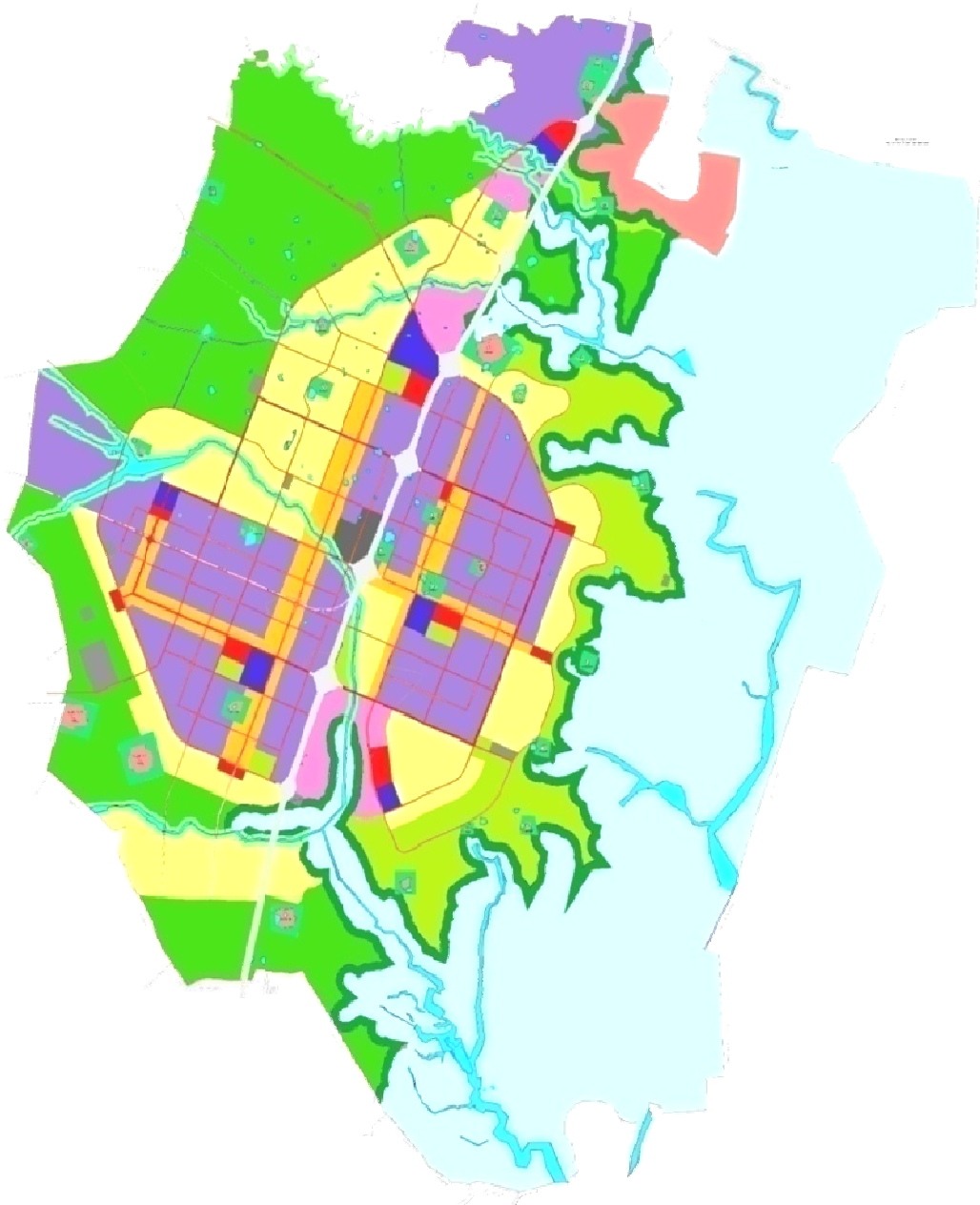


Dholera Special Investment Regional Development Authority

FINAL DEVELOPMENT PLAN – DSIRDA

REPORT – 2

GENERAL DEVELOPMENT CONTROL REGULATIONS



SANCTIONED BY APEX AUTHORITY (GIDB) ON
10TH SEPTEMBER, 2012 AND
CAME INTO FORCE ON 10TH SEPTEMBER, 2012

Table of Contents

1.	Definitions.....	1
1.1.	Act.....	1
1.2.	Additions And /Or Alterations	1
1.3.	Advertising Sign/Hoarding	1
1.4.	Agricultural Use	1
1.5.	Air-Conditioning	1
1.6.	Amenities.....	1
1.7.	Multi-storey Apartments or Flats	2
1.8.	Atrium (plural atria).....	2
1.9.	Automatic Sprinkler System	2
1.10.	Basement or Cellar	2
1.11.	Building	2
1.12.	Building Line	5
1.13.	Building Unit	5
1.14.	Built-Up Area	5
1.15.	Competent Authority.....	5
1.16.	Chimney.....	5
1.17.	Chhajja	5
1.18.	Chowk / Courtyard	5
1.19.	Combustible Material	5
1.20.	Contiguous Holding	5
1.21.	Corridor.....	6
1.22.	Common Plot.....	6
1.23.	CRZ.....	6
1.24.	Cul-De-Sac.....	6
1.25.	Developer	6
1.26.	Dharmashala.....	6
1.27.	Drain	6
1.28.	Dwelling Unit	6
1.29.	Enclosed Staircase	7
1.30.	Existing Building.....	7
1.31.	Existing Use.....	7
1.32.	Exit	7

Draft General Development Control Regulations (DGDCR)

1.33.	External Wall.....	7
1.34.	Escape Route	7
1.35.	Farm House.....	7
1.36.	Fire and/or Emergency Alarm System.....	7
1.37.	Fire Lift.....	7
1.38.	Fire Proof Door	7
1.39.	Fire Pump.....	8
1.40.	Fire Pump-Booster Fire Pump	8
1.41.	Fire Resistance	8
1.42.	Fire Separation	8
1.43.	Fire Service Inlet	8
1.44.	Fire Tower.....	8
1.45.	Floor.....	8
1.46.	Floor Space Index (F.S.I.)	8
1.47.	Floor Area	9
1.48.	Front	9
1.49.	Footing.....	9
1.50.	Foundation	9
1.51.	Gamtal (Village Settlement)	9
1.52.	Ground Coverage.....	9
1.53.	Ground Level	9
1.54.	Garage-Private.....	9
1.55.	Garage-Public	10
1.56.	Habitable Room.....	10
1.57.	Hazardous Material	10
1.58.	Height of Building	10
1.59.	Height of a Room.....	10
1.60.	Heavy Industry.....	10
1.61.	Home Occupation.....	10
1.62.	Hotel	11
1.63.	Light Industry	11
1.64.	Lift.....	11
1.65.	Loft.....	11
1.66.	L.P. Gas Delivery Centre	11

Draft General Development Control Regulations (DGDCR)

1.67.	Margin / Setback	11
1.68.	Mezzanine Floor	11
1.69.	Multiplex Complex.....	11
1.70.	Neighbourhood Centre and Civic Centre.....	11
1.71.	Natural Hazard.....	12
1.72.	Natural Hazard Prone Areas	12
1.73.	Non-Combustible.....	12
1.74.	Occupancy or Use	12
1.75.	Open Space.....	12
1.76.	Owner	12
1.77.	Parapet	12
1.78.	Parking Space.....	12
1.79.	Partition	12
1.80.	Percolation Well	12
1.81.	Permanent Open Air Space	13
1.82.	Permission	13
1.83.	Petroleum Products Retail Outlets.....	13
1.84.	Plinth.....	13
1.85.	Plinth Area	13
1.86.	Podium.....	13
1.87.	Porch.....	13
1.88.	Public Purpose	13
1.89.	Registered Architect / Engineer / Structural Designer, Clerk of Works, Site Supervisor, Developer	14
1.90.	Retention Activity	14
1.91.	Residential Use	14
1.92.	Road / Street.....	14
1.93.	Road / Street-Level or Grade.....	14
1.94.	Road / Street Line	15
1.95.	“Road Width” or “Width of Road / Street”	15
1.96.	Right-Of Way	15
1.97.	Rules	15
1.98.	Salt pan	15
1.99.	Self Use Development	15

Draft General Development Control Regulations (DGDCR)

1.100.	Service Road	15
1.101.	Septic Tank.....	15
1.102.	Sewerage	15
1.103.	Sewage.....	16
1.104.	Sewer	16
1.105.	Shopping Centre or Commercial Centre.....	16
1.106.	Shopping Mall.....	16
1.107.	Smoke-Stop Door.....	16
1.108.	Solar Park.....	16
1.109.	Stair Cover	16
1.110.	Storey.....	16
1.111.	Stub Street	16
1.112.	Subdivisions	16
1.113.	Tenement	16
1.114.	Tenement Building and Ownership Flats	17
1.115.	Travel Distance	17
1.116.	Water Closet (W.C).....	17
1.117.	Water Course.....	17
1.118.	Water Course, Major	17
1.119.	Water Harvesting.....	17
1.120.	Water Tanks or Talav or Pond or Lake.....	17
1.121.	Warehouse or Godown	17
1.122.	Window	17
1.123.	Width of a Street	17
2.	Procedure for Securing Development Permission	18
2.1.	Application for Development Permission.....	18
2.2.	Scrutiny Fee	18
2.3.	Forms of Application	19
2.4.	General Notation for Plan	22
2.5.	Documents to be furnished with the Application	22
2.6.	Plans and Specifications to be prepared by Registered Architect / Engineer	23
2.7.	Rejection of Application	23
2.8.	Cancellation of Permission	23

Draft General Development Control Regulations (DGDCR)

3.	General Requirements for Development	24
3.1.	Margin and/or Setback.....	24
3.2.	Development of land in the Development Area	24
3.3.	Development Work to be in Conformity with the Regulations.....	25
3.4.	Document at site	26
3.5.	Inspection	26
3.6.	General	26
4.	Decision of the Authority.....	28
4.1.	Grant or Refuse of the Permission Application	28
4.2.	Suspension of Permission.....	29
4.3.	Grant of Development Permission	29
4.4.	Liability.....	30
4.5.	Responsibilities of the Applicant	30
4.6.	Development without prior Legitimate Permission	30
4.7.	Deviation during course of Construction	30
5.	Inspection	31
5.1.	General Requirements.....	31
5.2.	Procedure during Construction	31
5.3.	Occupancy Certificate.....	32
5.4.	Illegal Occupation of Building.....	32
5.5.	Illegal Development.....	33
5.6.	Development without Permission.....	33
6.	Occupancy Certificate.....	34
6.1.	Application for Occupancy	34
6.2.	Issue of Occupancy Certificate	34
7.	Development Undertaken On Behalf Of Government.....	35
8.	Registrations of Professionals.....	36
8.1.	Application for Registration.....	36
8.2.	Revocation of Registration	36
8.3.	Duties & Responsibilities	36
8.4.	Appointment of Employees.....	43
9.	General Development and Building Requirements	44
9.1.	Development Control	44
9.2.	Open Spaces	44

Draft General Development Control Regulations (DGDCR)

9.3.	Sustainability	45
9.4.	Minimum Plot Sizes	45
9.5.	Parking	46
9.6.	Plantation and Maintenance of Trees	50
9.7.	Distance from Water Course	51
9.8.	Drainage and Flood Prevention	52
9.9.	Design for Wind and Seismic Loads	53
9.10.	Compound Walls and Gates	53
9.11.	General Building Requirements	54
9.12.	Recycle and Reuse of Water	64
10.	Zoning Regulations	65
10.1.	Introduction	65
10.2.	Residential Zone	67
10.3.	High Access Corridor Zone	70
10.4.	City Centre Zone	74
10.5.	Knowledge and IT Zone	78
10.6.	Industrial Zone	82
10.7.	Logistic Zone	85
10.8.	Village Buffer Zone	87
10.9.	Recreation, Sports and Entertainment Zone	90
10.10.	Green Space	92
10.11.	Agriculture Zone	92
10.12.	Solar Park Zone	95
10.13.	Tourism & Resorts	95
10.14.	Strategic Infrastructure	96
10.15.	Public Facilities Zone	97
11.	Development of Land and Sub-division Regulations	99
11.1.	Scope	99
11.2.	General Requirements	99
11.3.	Plan Requirements	100
11.4.	Community Facilities and Open Spaces	101
11.5.	Design Standards for Streets	101
11.6.	Design Standards for Lots	104
11.7.	Common Plot	104

Draft General Development Control Regulations (DGDCR)

12.	Development of Low Cost Housing	106
12.1.	Planning	106
12.2.	General Building Requirements.....	106
12.3.	Structural Requirements	107
12.4.	Roads and Path Ways	107
12.5.	Minimum Required Accommodation	107
13.	Fuel Filling and Service Stations	108
13.1.	Definitions	108
13.2.	Requirements of Filling Stations and Service Station.....	108
13.3.	Traffic Requirements	108
13.4.	Entry and Exit Considerations.....	109
14.	Control of Signs (Hoardings) and Outdoor Display Structures and Paging Tower and Telephone Tower and Outdoor Display Structures	110
14.1.	Permission	110
14.2.	Design and Size	110
14.3.	Prohibited Signs.....	110
14.4.	General Restrictions	110
14.5.	Hoarding on Roof.....	111
14.6.	Wall Signs.....	111
14.7.	Projecting Signs	112
14.8.	Signs In Urban Renewal Project Areas.....	112
14.9.	Historic Buildings	112
14.10.	Deposit and Fees	112
14.11.	Telecommunication Infrastructure (Paging, Cellular Mobiles, 'V' Sat., MTNL Etc.)	112
14.12.	Control Sign Board.....	113
15.	Mining, Quarrying and Brick Kiln	114
16.	Applicability of Regulations	115
16.1.	General	115
16.2.	Addition or Extension to a Building	115
16.3.	Safe-guard Against Reduction of Open Spaces	115
16.4.	Maintenance of Buildings.....	115
17.	Facilities for Physically Handicapped Persons	117
17.1.	Short Title, Extent & Commencement	117
17.2.	Definitions	117

Draft General Development Control Regulations (DGDCR)

17.3.	Scope	117
17.4.	Site Development	117
17.5.	Building Requirements	118
17.6.	Explanatory Notes	121
18.	Heritage Regulations	123
18.1.	Applicability	123
18.2.	Restriction on Development / Redevelopment / Repairs Etc.	123
18.3.	Preparation of List of Heritage Buildings, Heritage Precincts and Listed Natural Features...	123
18.4.	Power to Alter, Modify or Relax Other General Development Control Regulations	124
18.5.	Special Regulations for Listed Heritage Precincts	124
18.6.	Applicability of Development Proposals to Listed Heritage Building Listed Heritage Precincts	124
18.7.	Incentive Uses for Listed Heritage Buildings	125
18.8.	Creation of New Incentives for Heritage Conservation.....	125
18.9.	Maintaining Skyline and Architectural Harmony.....	125
18.10.	Restrictive Covenants	125
18.11.	Grading of the Listed Heritage Buildings / Listed Heritage Precincts.....	126
18.12.	Demolition / Reconstruction / Alteration.....	127
18.13.	Exterior Design and Height of Buildings	127
18.14.	Composition of Heritage Conservation Committee	127
18.15.	Provision of Letter Box	129
18.16.		129
19.	Regulations for Special Structures	130
19.1.	General Requirements.....	130
19.2.	Fire-protection: General	133
19.3.	Fire Escape Exits	133
19.4.	Individual Fire Escape Exits at Each Floor	134
19.5.	Structural Safety: General	136
19.6.	Building Services	138
19.7.	Communication Devices	138
19.8.	Renewable Energy Devices.....	139
20.	Pollution Control	140
20.1.	General	140
20.2.	Measures to Control Pollution	140

Draft General Development Control Regulations (DGDCR)

20.3.	Regulation.....	140
20.4.	Applicability	140
21.	Supplemental and Miscellaneous Provisions	141
21.1.	Interpretation	141
21.2.	Discretionary Powers.....	141
21.3.	Appeal Committee.....	141
22.	Penalties	142
23.	Relaxation	143
23.1.	In Case of Public Ownership	143
23.2.	In Case of Private Ownership	143
23.3.	In Case of Existing Building Units.....	143
24.	Regulations for Residential Township	144
24.1.	Short Title, Extent and Commencement	144
24.2.	Applicability	144
24.3.	Definition	144
24.4.	Duties of the Prescribed Officer:	145
24.5.	State Level Screening Committee:	146
24.6.	Procedure to Notify any Area	146
24.7.	Procedure for Securing the Permission	146
24.8.	Contents of the Township Proposals.....	146
24.9.	Public Purpose Infrastructure.....	147
24.10.	Socially & Economically Weaker Section Housing (SEWH) and Other Infrastructure	147
24.11.	Physical Planning Parameters;.....	147
24.12.	Responsibilities of the Township Developer	148
24.13.	Grant / Refusal of the Permission:	149
24.14.	Floor Area Ratio	149
24.15.	Built-Up Area and Height:.....	149
24.16.	Zoning, Ground Coverage & Other Regulations	150
24.17.	Development of External (Offsite Infrastructure)	150
24.18.	Supervision and Monitoring Of the Quality of Construction.....	150
24.19.	Grievance Redressal:	150
25.	Regulations for the Rehabilitation and Redevelopment of the Slums	153
25.1.	Short Title, Extent and Commencement	153
25.2.	Applicability	153

Draft General Development Control Regulations (DGDCR)

25.3.	Definitions	153
25.4.	Prescribed Authority.....	155
25.5.	Functions of the Slum Rehabilitation Committee (SRC).....	155
25.6.	Notification of the Slum Area	155
25.7.	Notification of the Slum Rehabilitation Zone	155
25.8.	Contents of a Rehabilitation Scheme	156
25.9.	Duties of the Scheme Developer	156
25.10.	Procedure for Securing the Permission:.....	156
25.11.	Grant or Refusal of the Permission:	157
25.12.	Planning Regulations for Rehabilitation Scheme	158
25.13.	Rehabilitation of the Project Affected Persons and Other Eligible Slum Dwellers	159
25.14.	Regulations for Allotment	159
25.15.	External Development Charges	159
25.16.	De-Notification of Slums.....	159
25.17.	Effect of Other Zones and Regulations;.....	160
25.18.	Supervision and Monitoring of the Quality of Construction	160
25.19.	Grievance Redressal	160
26.	Control Regulations within CRZ	161
26.1.	Definition	161
26.2.	Classification of the CRZ	161
26.3.	Declaration of CRZ	162
26.4.	Demarcation of HTL.....	162
26.5.	Prohibited activities within CRZ.....	163
26.6.	Regulation of permissible activities in CRZ area.....	165
26.7.	Preparation of Coastal Zone Management Plans.....	167
26.8.	Enforcement of the CRZ, notification, 2011	168
26.9.	Norms for regulation of activities permissible under this notification	168
27.	Grey Water Reuse	183
27.1.	Byelaws for DSIRDA (The Grey Water Recycling and Reuse Byelaws)	183
27.2.	Definitions	183
27.3.	Section – I: Grey Water Reuse Byelaws.....	186
27.4.	Section – II: Water incentive Byelaws	189
28.	Draft Regulations for Control of Pollution due to Sewage / Industrial Waste Water in Dholera Special Investment Region.....	192

Draft General Development Control Regulations (DGDCR)

29.	Special Regulations for Hospital	198
29.1.	Short Title, Extent and Commencement	198
29.2.	Applicability	198
29.3.	Definition	198
29.4.	Duties of DSIRDA:	199
29.5.	Procedure for Securing the Permission:	199
29.6.	Planning Provision	199
29.7.	Structure Safety	203
29.8.	Miscellaneous Provisions	203
29.9.	Special Planning Provisions (SPP) Where 4.0 or More FAR Is Granted:	203
30.	Special Regulations for Hotel	211
30.1.	Short Title Extent and Commencement	211
30.2.	Applicability	211
30.3.	Definition	211
30.4.	Duties of the DSIRDA:	212
30.5.	Procedure for Securing the Permission:	212
30.6.	Planning Provisions	212
30.7.	Structure Safety	215
30.8.	Miscellaneous Provisions	215
APPENDICES		222
Appendices		222
	Appendix A: Classification of Industries	222
	Appendix B: Protection of Buildings, Structures and Infrastructures in Hazard Prone Areas	227
	Appendix C: Guideline for Determination of Industrial Plot Sizes	229
	Appendix D: Forms	230

Draft General Development Control Regulations (DGDCR)

List of Figures

Figure 10-1: Spatial Development Plan with Road Hierarchy	66
Figure 27-1: Conceptual Grey Water Recycle system proposed under Bye-laws	191

List of Tables

Table 9-1: Minimum plot sizes for buildings	45
Table 9-2: Equivalent Car Space	47
Table 9-3: Standard for Minimum Parking Requirements by Building Use	47
Table 9-4: Planting Strip requirements for street trees	51
Table 9-5: Wall thicknesses for load bearing buildings	56
Table 9-6: Minimum clear corridor widths for buildings	57
Table 10-1: Development Control Regulations for Residential Zone	68
Table 10-2: Development Control Regulations for the High Access Corridor	72
Table 10-3: Development Control Regulations for the City Centre Zone	76
Table 10-4: Development Control Regulations for the Knowledge and IT Zone	81
Table 10-5: Buffer Requirements for Industrial Plots	83
Table 10-6: Development Control Regulations for Industrial Areas	84
Table 10-7: Development Control Regulations for Logistic Zone	86
Table 10-8: Development Control Regulations for Village Buffer Zone	89
Table 10-9: Development Control Regulations for the Recreation, Sports and Entertainment Zone	91
Table 10-10: Development Control Regulations for Green Space and Agricultural Zone	93
Table 10-11: Development Control Regulations for Solar Park, Tourism & Resorts, Strategic Infrastructure and Public Facility Zone	98
Table 11-1: Street Right-of-Way Standards	102
Table 14-1: Margin Space for Hoardings	111
Table 14-2: Hoarding Size	111
Table 14-3: Control Sign Board	113
Table 18-1: Grades and basic guidelines for Heritage Buildings	126

GENERAL DEVELOPMENT CONTROL REGULATIONS

1. Definitions

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

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

1.1. Act

The Gujarat Special Investment Region Act 2009 and The Gujarat Town Planning and Urban Development Act, 1976, hereinafter referred as the Act, 2009 and Act, 1976 respectively.

1.2. Additions And /Or Alterations

Any change in existing authorized building or change from one use to another use, or structural change such as additions to the area or height, or the removal of part of a building, or change to the structure such as the construction or cutting into or removal of any wall or part of a wall, partition, column, beam, joist, floor including a mezzanine floor or other support or a change to or closing of any required means of ingress or egress or a change to fixtures or equipments, as provided in these regulations. The addition to any existing structure shall only be permitted if it complies with the current relevant provisions of the GDCR.

1.3. Advertising Sign/Hoarding

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

1.4. Agricultural Use

‘Agricultural use’ means use of land for the purpose of the agriculture, horticulture, sericulture, animal husbandry, poultry farming, plant nursery, piggery, dairy farming, vegetable farming, any activity related to agriculture or milk chilling plant.

1.5. Air-Conditioning

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

1.6. Amenities

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

1.7. Multi-storey Apartments or Flats

Multi-storey Apartments or Flats shall mean residential buildings constructed in a detached or semi-detached manner being designed as ground floor plus more upper floors and constructed as separate dwelling unit with common staircase.

1.8. Atrium (plural atria)

Shall mean a large open space, generally give the building a feeling of space and light, often several stories high and having a soft roofing/ glazed roof and/or any roofing of any material for safety from weather, but not to give a space/support for any activity to be carried above it, often situated within an office building, shopping arcade, shopping centre, and usual located immediately beyond the main entrance.

1.9. Automatic Sprinkler System

An arrangement of pipes and sprinklers, automatically operated by heat and discharging water on fire, simultaneously sounding an audible alarm

1.10. Basement or Cellar

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

1.11. Building

All types of permanent building defined in (a) to (r) below, but structure of temporary nature like tents, hutment as well as shamianas erected for temporary purposes for ceremonial occasions, with the permission of the DSIRDA, shall not be considered to be “buildings”.

(a) “Assembly building”

A building or part thereof where groups of people congregate or gather for amusement,

(i) Recreation: drama and cinema theatres, town halls, auditoria, exhibition halls,

(ii) Social: marriage hall, eating or boarding houses, club, dance halls and club,

(iii) Religious: temple, derasar, girjaghar, masjid, church, gurudwara, agiyari etc.,

(a1) “Religious building” means a premise dedicated to accommodation and service of God or other such objects of religious nature. It may have different nomenclature in different religions like temple, mosque, choack, gurudwara, synagogue and may have ancillary facilities like ashram, bathing ghat, madarsa and ghaushala.

(b) “Business building”

Any building or part thereof used for transaction of record, offices, banks, all professional establishments, court houses classified as business buildings if their principal function is transaction of business and/or keeping of books and records.

(c) “Detached building”

A building with walls and roofs independent of any other building and with open spaces on all sides. Villas and Bungalows are types of detached buildings for residential purposes.

Draft General Development Control Regulations (DGDCR)

(d) "Semi-Detached Building"

A building having one or more side attached with wall and roof with other building. Terraced/row Houses are types of semi-detached buildings for residential purposes.

(e) "Educational building"

A building exclusively used for a school or college, recognized by the appropriate Board or University, or DSIRDA involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other uses incidental thereto such as a library or a research institution. It shall also include quarters for essential staff required to reside in the premises, and a building used as a hostel captive to an educational institution whether situated in its campus or not.

(f) "Hazardous building" means a building or part thereof used for:

Storage, handling, manufacture or processing of radioactive substances or of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or producing poisonous fumes or explosive materials.

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

(g) "Industrial building"

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

(h) "Institutional building"

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

(i) "Mercantile building"

A building or part thereof used as shops, stores or markets, for display and sale of wholesale or retail goods or merchandise, including office, storage and service facilities incidental thereto located in the same building.

(j) "Low rise building"

A building having height up to 16.50 m and having ground plus four floors. However hollow plinth up to 2.8m and parapet on terrace up to 1.5m shall not be counted.

(k) “High-rise building”

Building other than mentioned in 1.4 (j) “Low Rise Building” provided the maximum permissible height shall not exceed 150m

(l) “Office building”

A building or premises or part thereof whose sole or principal use is for an office or for office purposes or clerical work. “Office purposes” includes the purpose of administration, clerical work, handling money, telephone, telegraph and computer operation; and “clerical work” includes writing, book-keeping, sorting papers typing, filing, duplicating, punching cards or tapes, machines calculations, drawing of matter for publication and editorial preparation of matter of publication

“Grade A office space” defined by buildings with glass façade, plush interiors, excellent landscaping, efficient maintenance, power backup and good tenant profile will be reserved largely for service sector industries such as BFAR and real estate sector

“Non Grade A office space” is where the remaining service industries is assumed to operate out of.

(m) “Public Building”

A building constructed by Government, Semi-Government organisations, public sector undertakings, registered Charitable Trust or such other organizations for their non-profitable public activities

(n) “Residential Building”

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

(o) “Special Building”

- i. A building solely used for the purpose of a drama or cinema theatre, motion picture a drive-in-theatre, an assembly hall or auditorium, town hall, lecture hall, an exhibition hall, theatre museum, stadium, community hall, marriage hall.
- ii. A hazardous building;
- iii. A building of a wholesale establishment;
- iv. Centrally air-conditioned building which exceeds 15 m in height, in case where in building is constructed on stilt

(p) “Storage Building”

A building or part thereof used primarily for storage or shelter of goods, merchandise and includes a building used as a warehouse, cold storage freight depot, transit shed, store house, public garage, hanger, truck terminal grain elevator, barn and stable.

(q) “Unsafe Building”

A building which, is structurally unsafe,

- i. is insanitary,
- ii. is not provided with adequate means of egress,

- iii. constitutes a fire hazard,
 - iv. is dangerous to human life,
 - v. in relation to its existing use constitutes a hazard to safety or health or public welfare by reasons of inadequate maintenance, dilapidation or abandonment.
- (r) “Wholesale establishment”

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

1.12. Building Line

The line up to which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend and includes the lines prescribed, in any Town Planning scheme and/or Draft Development Plan.

1.13. Building Unit

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

1.14. Built-Up Area

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

1.15. Competent Authority

Means any person or persons or Authority or Authorities authorized by the Apex Authority (GIDB)/DSIRDA as the case may be to perform such functions as may be specified. Different persons or Authorities may be authorized to perform different functions.

1.16. Chimney

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

1.17. Chhajja

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

1.18. Chowk / Courtyard

A fully or partially enclosed space permanently open to the sky within a building at any level, inner chowk being enclosed on all sides except from above and an outer chowk having one unenclosed side.

1.19. Combustible Material

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

1.20. Contiguous Holding

A contiguous piece of land in one ownership irrespective of separate property register cards /record of rights.

1.21. Corridor

A common passage or circulation space including a common entrance hall

1.22. Common Plot

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

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

1.23. CRZ

The coastal stretches of seas, bays, estuaries, creeks, rivers and backwaters which are influenced by tidal action (in the landward side) up to 500m from the high tide line (HTL) and the land between low tide line (LTL) and the HTL is declared as Coastal Regulations Zone under clause (d) of sub – rule (3) of rule 5 of the Environmental (protection) Rules, 1986.

1.24. Cul-De-Sac

A street with a single means of ingress and egress and having a turnaround. The design of the turnaround may vary. Cul-de-sacs shall be designed according to anticipated Average Daily Traffic level and as per the turning radii of pre-dominantly used vehicles – for example a residential street will use the design standards of typical passenger cars; a non-residential street will use the design standards for buses and larger commercial vehicles.

1.25. Developer

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

1.26. Dharmashala

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

1.27. Drain

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

1.28. Dwelling Unit

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 sqm with a minimum side of 2.4m and a water closet

1.29. Enclosed Staircase

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

1.30. Existing Building

A building or an existing structure authorized before the commencement of these Development Control Regulations.

1.31. Existing Use

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

1.32. Exit

A passage, channel or means of egress from any building, storey or floor area to a street or other open space of safety; horizontal exit, outside exit and vertical exist having meanings at (i),(ii) and (iii) respectively as under:

“HORIZONTAL EXIT”:- means an exit which is a protected opening through or around at fire wall or bridge connecting two or more buildings.

“OUTSIDE EXIT”:- means an exit from a building to a public way, to an open area leading to public way or to an enclosed fire resistant passage leading to a public way.

“VERTICAL EXIT”:-means an exit used for ascending or descending between two or more levels, including stairways, smoke-proof towers, ramps, escalators and fire escapes.

1.33. External Wall

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

1.34. Escape Route

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

1.35. Farm House

‘Farm House’ means a plot of land including construction thereon in the area designated for agricultural use by the Authority.

1.36. Fire and/or Emergency Alarm System

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

1.37. Fire Lift

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

1.38. Fire Proof Door

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

1.39. Fire Pump

A machine, driven by external power for transmitting energy to fluids by coupling the pump to a suitable engine or motor, which may have varying outputs/capacity but shall be capable of having a pressure of 3.2 kg/cm² at the topmost level of multi-storey or high rise building.

1.40. Fire Pump-Booster Fire Pump

A mechanical/electrical device which boots up the water pressure at the top level of a multi-storied/high-rise building and which is capable of a pressure of 3.2 kg/cm² at the nearest point.

1.41. Fire Resistance

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

1.42. Fire Separation

The distance in metre measured from any other building on the site or from another site, or from the opposite side of a street or other public space to the building.

1.43. Fire Service Inlet

A connection provided at the base of a building for pumping up water through in-built fire-fighting arrangements by fire service pumps in accordance with the recommendation of the Chief Fire Officer.

1.44. Fire Tower

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

1.45. Floor

The lower surface in a storey on which one normally walks in a building, and does not include a mezzanine floor.

The floor at ground level with a direct access to a street or open space shall be called the ground floor; the floor above it shall be termed as floor 1, with the next higher floor being termed as floor 2, and so on upwards.

1.46. Floor Space Index (F.S.I.)

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

Floor Space Index = Total floor area including walls of all floors/Plot Area

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

- i. Parking spaces without any enclosures and partitions of any kind, with clear height of 2.4m and in case of slabs with beams, height should not exceed 2.8m.
- ii. Spaces of hollow plinth (also known as stilts) with maximum clear height of 2.8m including beams in residential buildings only (not even in mixed development) at ground level without any enclosures/walls and partitions in any form

Draft General Development Control Regulations (DGDCR)

- iii. Interior open spaces and ducts required under these Regulations.
- iv. Basement exclusively used for required parking with maximum clear height of 2.6m excluding beams.
- v. Security Cabin up to 4 sqm.
- vi. Weather shed up to 0.60m width.
- vii. Stair case with maximum intermediate landing width equal to the width of stair, maximum landing width at floor level shall be twice the width of stair.
- viii. Lift, lift well with lift cabin, stair cabin, lift landing of lift well and water tank.
- ix. Open air space/chowk / courtyards
- x. Electric room as specified by G.E.B. or competent power supply agency

1.47. Floor Area

Built up area excluding area of walls.

1.48. Front

Front as applicable to a plot; means the portion facing the road and in case of plot abutting on more than one road, or road more than 20m in width, the front shall be decided by the DSIRDA considering the orientation of the plot and existing and future development trend of the surrounding area.

1.49. Footing

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

1.50. Foundation

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

1.51. Gamtal (Village Settlement)

Shall mean all lands that have been declared by the Govt. /Collector within the site of village, Town or city under the provisions of Land Revenue Code.

1.52. Ground Coverage

The ratio of land within a plot directly under a building footprint, or in the case of stilts, under the maximum footprint of the immediate upper floor, to the total plot area expressed as a percentage.

% Ground Coverage = (Area under building Footprint / Total Plot Area) x 100

1.53. Ground Level

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

Note: - High flood level shall be decided by DSIRDA.

1.54. Garage-Private

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

1.55. Garage-Public

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

1.56. Habitable Room

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

1.57. Hazardous Material

Includes the following

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

1.58. Height of Building

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

The height of the sloping roof shall be taken as an average height of the relevant floor.

Note: High flood level shall be decided by the DSIRDA

1.59. Height of a Room

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

1.60. Heavy Industry

Shall mean manufacturing activities engaged in the conversion of large volumes of raw materials and partially processed materials into products of higher value; hallmarks of this form of industry are considerable capital investment in large machinery, heavy energy consumption, and final products of relatively low value per unit weight. These industries tend to be very polluting.

1.61. Home Occupation

Means customary home occupation other than the conduct of an eating or a drinking place offering services to the general public, customarily carried out by a member of the family residing on the premises without employing hired labour, and for which there is no display to indicate from the exterior of the building that it is being utilised in whole or in part for any purpose other than a residential or dwelling use and in connection with which no article or service is sold or exhibited for sale except that which is produced therein, which shall be non-hazardous and not affecting the safety of the inhabitants of the building and

the neighbourhood, and provided that no mechanical equipment is used except that as is customarily used for purely domestic or household purposes and /or employing licensable goods. If motive power is used, the total electricity load should not exceed 0.75 KW. "Home Occupation" may also include such similar occupations as may be specified by the DSIRDA and subject to such terms and conditions as may be prescribed.

1.62. Hotel

Means a premises with rooms and accessory facilities for lodging of people is provided in return of payment with or without meals. It may include accessory facilities like laundry cafeteria, restaurant, swimming pool, banquet hall, convention hall etc.

"Non Star Hotel" would mean, hotels other than ones complying with star grading

1.63. Light Industry

Shall mean 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 and grit.

1.64. Lift

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

1.65. Loft

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

1.66. L.P. Gas Delivery Centre

Means a premise used for retail outlet booking, storage and delivery of gas cylinders to customers.

1.67. Margin / Setback

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

1.68. Mezzanine Floor

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

1.69. Multiplex Complex

Shall mean an integrated entertainment and shopping centre/complex having at least three cinema halls with total minimum seating capacity of 1000 seats, set up in an area of 3344 sqm (4000 Sq. Yards) or above. The multiplex may include retail outlets, showrooms, restaurant, fast food outlet, video game parlours, bowling alleys, health spa/ centres and other recreational activities

1.70. Neighbourhood Centre and Civic Centre

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

1.71. Natural Hazard

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

1.72. Natural Hazard Prone Areas

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

Note: Moderate to very high damage risk zones of earthquakes are as shown in Seismic Zones III, IV and V specified in IS: 1893; moderate to very high damage risk zones of cyclones are those areas along the sea coast of India prone to having wind velocities of 39 m/s or more as specified in IS: 875(Part 3); and flood prone areas in river plains (unprotected and protected) are indicated in the Flood Atlas of India prepared by the Central Water Commission.

1.73. Non-Combustible

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

1.74. Occupancy or Use

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

1.75. Open Space

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

1.76. Owner

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

1.77. Parapet

A low wall or railing built along the edge of roof of a floor at least 0.9 m high from the finished floor level.

1.78. Parking Space

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

1.79. Partition

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

1.80. Percolation Well

Percolation Well is a small diameter (min 150 mm) well or bore done in the ground by boring or other method to facilitate artificial recharge of ground water. The well should be of depth sufficient to be able to recharge the aquifer (underground layer of water-bearing permeable rock or unconsolidated materials

(gravel, sand, or silt) from which groundwater can be usefully extracted). Recharge wells/Percolation Wells could be cased through the material overlying the aquifer and if the earth materials are unconsolidated, a screen can be placed in the well in the zone of injection. In some cases, several recharge wells may be installed in the same bore hole. Recharge wells are a suitable only in areas where a thick impervious layer exists between the surface of the soil and the aquifer to be replenished

1.81. Permanent Open Air Space

Spaces permanently open to air-

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

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

1.82. Permission

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

1.83. Petroleum Products Retail Outlets

Means a place of retail business engages in supplying and dispensing of petrol, Diesel and Motor-Oil and other petroleum products to consumers essential for the normal operation of automobiles.

1.84. Plinth

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

1.85. Plinth Area

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

1.86. Podium

A projecting lower structure (max. G+1) with ground coverage (max. 40%) around the base of a tower block.

1.87. Porch

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

1.88. Public Purpose

The expression "Public Purpose" includes-

- i. The provision of village sites, or the extension, planned development or improvement of existing village sites;
- ii. The provision of land for town or rural planning;

- iii. The provision of land for planned development of land from public funds in pursuance of any scheme or policy of Government and subsequent disposal thereof in whole or in part by lease, assignment or outright sale with the object of securing further development as planned ;
- iv. The provision of land for a corporation owned or controlled by the State;
- v. The provision of land for residential purposes to the poor or landless or to persons residing in areas affected by natural calamities, or to persons displaced or affected by reason of the implementation of any scheme undertaken by Government, any local Authority or a corporation owned or controlled by the State ;
- vi. The provision of land for carrying out any educational, housing, health or slum clearance scheme sponsored by Government or by any Authority established by Government for carrying out any such scheme or with the prior approval of the appropriate Government by a Local Authority or a society registered under the societies Registration Act, 1860 or under any corresponding law for the time being in force in a State, or a co-operative society within the meaning of any law relating to co-operative society for the time being in force in any State;
- vii. The provision of land for any other scheme of development sponsored by Government or with the prior approval of appropriate Government, by a local Authority;
- viii. The provision of any premises or building for locating a public office, but, does not include acquisition of land for Companies.

1.89. Registered Architect / Engineer / Structural Designer, Clerk of Works, Site Supervisor, Developer

Respectively a person registered by DSIRDA for the purpose of this Act as an Architect, Engineer, Structural Designer, Clerk of works, Site Supervisor, Developer, under these Regulations or any other Act prevailing for the area.

1.90. Retention Activity

An activity or use which is allowed to continue, notwithstanding its non-conforming nature in relation to the use permitted in the adjoining or surrounding area.

1.91. Residential Use

A use of any building unit for the purpose of human habitation only except hotels and hostels as commercial entities.

1.92. Road / Street

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

1.93. Road / Street-Level or Grade

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

1.94. Road / Street Line

The line defining the side limits of a road/street including the footpath and elements within the defined right-of-way of a street.

1.95. “Road Width” or “Width of Road / Street”

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

1.96. Right-Of Way

The total width of any land reserved or dedicated as a street, alley, pedestrian way, or for other public or private use.

1.97. Rules

The Gujarat Town Planning and Urban Development Rules – 1979, hereinafter referred as Rules - 1979

1.98. Salt pan

Shall mean a flat expanse of ground naturally covered with salt and other minerals; this is the accumulation of salts and minerals as water, unable to drain into the ground, evaporates; A man-made pond where salty water is evaporated to concentrate it during the making of salt

1.99. Self Use Development

Development undertaken by an owner for his use.

1.100. Service Road

A road/lane provided at the front, rear or side of a plot for service purposes providing continuous inter-plot / inter-plot access, at times parallel to the highway or limited access facility including arterial roads.

1.101. Septic Tank

A single-story, watertight, on-site treatment system for domestic sewage, consisting of one or more compartments, in which the sanitary flow is detained to permit concurrent sedimentation and sludge digestion. The septic tank is constructed of materials not subject to decay, corrosion, or decomposition, such as precast concrete, reinforced concrete, concrete block, or reinforced resin and fibreglass. The tank must be structurally capable of supporting imposed soil and liquid loads. Septic tanks are used primarily for individual residences, isolated institutions, and commercial complexes such as schools, prisons, malls, fairgrounds, summer theatres, parks, or recreational facilities. Septic tanks have limited use in urban areas where sewers and municipal treatment plants exist.

A tank, commonly buried, to which all of the wastewaters from the home should flow and in which, primary digestion of the organic matter occurs by anaerobic bacteria; the main part of a septic system where scum and solids accumulate; derived from asepsis meaning “putrid decay” or “decay without oxygen.

1.102. Sewerage

Shall mean system of pipes, pumps, devices and other appurtenant structures for the collection, transportation and final disposal of wastewater.

1.103. Sewage

Shall mean a combination of the liquid or water-carried wastes from residences, business buildings, and institutions, together with those from industrial establishments, and with such ground water, surface water, and storm water may be present.

1.104. Sewer

Shall mean a pipe, conduit or channel intended to convey sewage.

1.105. Shopping Centre or Commercial Centre

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

1.106. Shopping Mall

Shall mean building or multiple buildings consisting of complex shops representing leading merchandisers, with interconnecting walkways enabling visitors to easily walk from unit to unit and convenient parking area.

1.107. Smoke-Stop Door

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

1.108. Solar Park

A contiguous area which is used for installation of Equipments which are used for generation of power through Solar Energy. The area may be used by Single or multiple users.

1.109. Stair Cover

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

1.110. Storey

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

1.111. Stub Street

A short dead-end street which is a portion of a road that has been approved in its entirety is called as a stub street. Once the remaining portion of the road is constructed in future, a stub street will be called a road. Stub streets may extend to a property line to permit connection of streets in adjoining subdivisions.

1.112. Subdivisions

The division or re-division of a land parcel by any means into two or more plots, tracts, parcels, or other divisions of land, including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership, or building, or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easements of access or any residential dwelling shall not be considered as subdivisions

1.113. Tenement

An independent dwelling unit with a kitchen, or a cooking space.

1.114. Tenement Building and Ownership Flats

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

1.115. Travel Distance

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

1.116. Water Closet (W.C)

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

1.117. Water Course

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

1.118. Water Course, Major

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

1.119. Water Harvesting

"Water harvesting" is the general name used for all the different techniques to collect runoff or flood water for storage in the soil profile or in tanks so that it can be used for the production of crops, trees or fodder. "Water harvesting" also can be the collection of runoff water for human or livestock consumption.

1.120. Water Tanks or Talav or Pond or Lake

A natural existing low lying ground forming a natural water body or wherein rain water gets collected and/or plots designated as Talav under the revised Draft Development Plan or any other legitimate records.

1.121. Warehouse or Godown

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

1.122. Window

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

1.123. Width of a Street

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

2. Procedure for Securing Development Permission

2.1. Application for Development Permission

Any person intending to carry out any development as defined in the Act – 1976, in any building or in or over any land, within the limits of the development area in conformity with the Draft Development Plan proposals shall make an application in writing to DSIRDA in prescribed Form No. C or C (A) along with the receipt of the payment of the scrutiny fee, development charges betterment charges, net demand as per sanctioned final land pooling & land re-adjustment scheme and other charges and dues if any to be leviable under the Act and the regulations.

2.2. Scrutiny Fee

A person applying for permission to carry out any development shall have to pay scrutiny fees along with his application to DSIRDA at the following rates:

2.2.1. For Built Up Area

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

2.2.2. Commercial and Mix Development

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

2.2.3. Sub-Division and Amalgamation of Land

- a) Rs. 1.50 per sqm of building unit/plot area for subdivision and amalgamation of all types of development.
- b) Rs. 0.50 per sqm of building unit/plot area for subdivision and amalgamation for agricultural use.
- c) Minimum scrutiny fee shall not be less than Rs. 300.00

2.2.4. Urban Centres, Rural Centres and Area Outside Urban Complex and Falling In Agriculture Zone Only

50% of the scrutiny fee as mentioned in Regulation No.2.2.1, 2.2.2 and 2.2.3 for the respective uses and type of dwelling units subject to minimum scrutiny fee Rs. 300.00

2.2.5. Renewal of Development Permission

Development permission granted under this regulation shall be deemed to be lapsed, if such development work has not been commenced till the expiry of one year from the date of commencement certificate / development permission. Provided that, DSIRDA may on application made to it before the expiry of above period (one year) extended such period by a further period of one year at a time by charging Rs.300.00 for renewal of development permission. The extended period shall in no case exceed three years in the aggregate.

2.2.6. Public Charitable Trust

Rs.500.00 if the intended development is for hospitals, dispensaries, schools or colleges or a place of worship, dharmshala, hostels etc. constructed by a public charitable trust registered under Public Charitable Trust Act, 1950 or for any other purpose which the Authority may specify by a general or special order.

Draft General Development Control Regulations (DGDCR)

2.2.7. Development Permission For Mining, Quarrying And Brick Kiln Operations

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

- i. Mining, quarrying and brick kiln operation: Rs.500.00 per 0.4 hectare or part thereof and a maximum of Rs. 2500.00
- ii. Brick kiln without Chimney: Rs. 25.00 per 0.1 hectare or part thereof and a maximum of Rs. 500.00
- iii. Processing of lime sagol etc. without construction: Rs. 25.00 per 0.1 Hectare or part thereof and maximum of Rs. 250.00
- iv. Renewal of permission for mining, quarrying Rs. 50.00 for one year.
- v. Renewal of permission for brick kiln (without chimney) Rs.25.00 for one year.
- vi. Renewal of permission for processing of sagol, lime etc. without construction Rs. 10.00 for one year.

Note:- Fees to be revised by DSIRDA from time to time.

2.3. Forms of Application

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

- i.
 - ia. The applicant shall submit satisfactory documentary legal evidence of his right to develop or to build on the land in question including extract from the Property Register for city survey lands or an extract from the Record of Rights for Revenue lands or the copy of the index of registered sale deed as the case may be.
 - ib. He shall also submit a certified copy of approved sub- divisions/layout of final plot from the concerned Authority or latest approved sub-division/layout of city survey numbers or revenue numbers from relevant Authority, as the case may be, showing the area and measurements of the plot or land on which he proposes to develop (Refer to the Plot Sub-Division Guidelines – Chapter 11) ; provided that the Authority may dispense with this requirement in the cases where it is satisfied regarding the ownership of land on the basis of any documentary evidence or proof produced by the applicant.
- ii. A certificate of the licensed structural designer in regard to the proposed building shall be submitted under these Development Control Regulations.
- iii. A site plan (required copies) of the area proposed to be developed to a scale not less than 1:500 as the case may be showing the following details wherever applicable; In the case where plot is more than 10 hectares; scale shall not be less than 1:1000.
 - a. The boundaries of the plot and plot level in relation to neighbouring road level.
 - b. The positions of the plot in relation to neighbouring streets.
 - c. The name of the streets in which the plot is situated.
 - d. All the existing buildings and other development exists on or under the site.

Draft General Development Control Regulations (DGDCR)

- e. The position of buildings and of all other buildings and construction which the applicant intends to erect.
- f. Yards and open spaces to be left around the buildings to secure free circulation of air, admission of light and access
- g. The width of street in front and of the street at the side or rear of the building.
- h. The direction of north point relative to the plan of the buildings
- i. Any physical feature such as trees, wells, drains, well & pipeline, high tension line, railway line.
- j.
 - a. Existing streets on all the sides indicating clearly the regular line for streets if any prescribed under the Act, 1976, this Draft Development Plan or subsequent subsets of this Draft Development Plan; 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.
- k. Area classified for exemption of built-up area calculations.
- l. A plan indicating parking spaces, if required under these regulations.
- m. The positions of the building units immediately adjoining the proposed development.
- n. 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.
- o. 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.
- p. The position and level of the out fall of the drain.
- q. The position of sewer, where the drainage is intended to be connected to sewer.
- r. Open spaces required under these Development Control Regulations.
- s. Tree plantation required as per norms set in this Draft Development Plan
- iv. A detailed plan (4 copies) showing the plans, sections and elevations of the proposed development work to a scale of 1:100 showing the following details wherever applicable:
 - a. Floor plans of all floors together with the covered, area; clearly indicating the size and spacing of all framing members and sizes of rooms and the position of staircases, ramps and lift wells.
 - b. The use of all parts of the building.
 - c. Thickness of walls, floor slabs and roof slabs with their materials. The section shall indicate the height of building and height of rooms and also the height of the parapet, the drainage and the slope of the roof. At least one section should be taken through the staircase. The position, form and dimensions of the foundation, wall, floor, roofs, chimneys and various parts of the building, means of ventilation and accesses to the various parts of the building and its appurtenances also should be shown in one cross section.
 - d. The building elevation from the major street.

Draft General Development Control Regulations (DGDCR)

- e. The level of the site of the building, the level of lowest portions of building in relation to the level of any street adjoining the cartilage of the building in relation to one another and some known datum or crown of road.
- f. Security cabin plan, if any
- 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. One copy of the detailed working drawing including structural design calculation and details based on the approved building plan shall be submitted 7 days before commencement of the construction work at site for information and record. The applicant will inform the date for commencement of work to the DSIRDA. Provided that in the case of individual residential buildings up to G+2 on a plot not more than 500 sqm. in size, DSIRDA shall not enforce, on request of the owner/developer, to submit such details, subject to the condition that for such area similar types of structures and soil investigation report are already available on record.
- v. For high rise building and for special building like assembly, institutional, industrial storage and hazardous occupancy the following additional information shall be furnished/indicated in the following plans in addition to the items under clause 2.3.
 - a. Access to fire appliances/vehicles with details of clear motorable access way around the building and vehicular turning circle.
 - b. Size (width) of main and alternate staircase along with balcony approach, corridor, and ventilated lobby approach as the case may be.
 - c. Location and details of lift enclosures.
 - d. Location and size of fire lift.
 - e. Smoke stops lobby/door, where provided.
 - f. Refuse chutes, refuse chamber, service duct etc. where provided.
 - g. Vehicular parking space.
 - h. Refuge 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 exhaustor system, if any.
 - m. Details of fire alarm system network.
 - n. Location of Centralized control, connecting all for air, suste, built-in fire protection arrangements and public address system etc. where required.
 - o. Location and dimension of static water storage tank and pump room.
 - p. Location and details of fixed fire protection installations such as sprinkles wet risers, hose reels, drenchers, CO2 installations etc.
 - q. Location and details of first-aid, fire fighting equipment/installations.
 - r. Location for electric transformer.
- vi. In case of layout of land or plot:

Draft General Development Control Regulations (DGDCR)

- a. Certificate of undertaking: Certificate in the prescribed Form No. 2(A), 2(B), 2(C) and 2(D), the registered Architect/Engineer / Structural Designer /Clerk of Works/ /Developer/ Owner.
- b. Full information should be furnished in Form No 3 and Form No. 4, as the case may be along with the plan.

2.4. General Notation for Plan

The following notation generally shall be used for plans referred to in 2.3: (iii); (iv); (v) and (vi).

SR. NO.	ITEM	SITE PLAN	BUILDING PLAN
1	Plot line	Thick Black	Thick Black
2	Existing Street	Green	NA
3	Future street if any	Green dotted	NA
4	Permissible lines	Thick black dotted	NA
5	Open spaces	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	Work without permission if started on site	Grey	Grey
10	Drainage and Sewerage Work	Red dotted	Red dotted
11	Water supply work	Black dotted	Black dotted

2.5. Documents to be furnished with the Application

2.5.1.

A person who is required under relevant section of the Act, 1976 to give any notice or to furnish any plans/sections or written particulars by these Development Control Regulations, shall sign such notice, plans, sections or written particulars or cause them to be signed by him and his duly authorized registered Architect, Engineer, Developer etc. as the case may be. Such person or authorized registered Architect, Engineer, Developer shall furnish documentary evidence of his Authority. If such notice or other document is signed by such authorized registered Architect, Engineer, Developer it shall State the name and address of the person on whose behalf it has been furnished.

2.5.2.

Any notice or document shall be delivered to the office of DSIRDA, within such hours as may be prescribed by DSIRDA.

2.5.3.

The forms, plans, sections and descriptions to be furnished under these Development Control Regulations shall all be signed by each of the following persons:

1. A person making application for development permission
2. A person who has prepared the plans and sections with descriptions who may be registered, engineer or an architect
3. A person who is retained or engaged to supervise the said construction
4. A person who is responsible for the structural design of the construction i.e. a structural designer/engineer
5. A clerk of works who is to look after the day-to-day supervision of the construction
6. A Developer

2.5.4.

A person who is engaged either to prepare plan or to prepare a structural design and structural report or to supervise the building shall give an undertaking in Form No.2(A), 2(B), 2(C) and 2(D) prescribed under these Development Control Regulations.

Application shall be accompanied with the structural calculations and assumptions, with necessary soil and structural stability reports, duly certified by the appointed structural engineer.

2.5.5.

Every person who under the provisions of the relevant sections of the Act may be required to furnish to the Authority any plan or other documents shall furnish copies (in required numbers) of such plans and other documents and copies (in required numbers) 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 authorized officer of DSIRDA.

2.5.6.

It shall be incumbent on every person whose plans have been approved to submit amended plans for any deviation amounting to increase in built-up area, F.S.I., building height or change in plans he proposes to make during the course of construction of his building work and, the procedure laid down for plans or other documents here to before shall be applicable to all such amended plans.

2.5.7.

It shall be incumbent on every person whose plans have been approved, to submit a completion plan showing the final position of erected or re-erected building in duplicate or in required numbers and one copy of plan to be returned to the applicant after approval.

2.5.8.

Approval of drawings and acceptance of any Statement, documents, structural report, structural drawings, progress certificate, or building completion certificates shall not discharge the owner, engineer, architect, clerk of works and structural designer, Developer, Owner from their responsibilities, imposed under the Act, 1976, the Development Control Regulations and the local laws.

2.5.9.

The landowner shall be held responsible if any unauthorized construction, addition & alteration is done without prior permission of DSIRDA.

2.6. Plans and Specifications to be prepared by Registered Architect / Engineer

The plans and particulars prescribed under regulation No.2.3 above shall be prepared by a registered architect/engineer. The procedure for registration of architect/engineer shall be as laid down in these regulations.

2.7. Rejection of Application

If the plans and information given as per regulation No.2.1, 2.2 and 2.3 do not give all the particulars necessary to deal satisfactorily with the development permission application, the application may be liable to be rejected.

2.8. Cancellation of Permission

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

3. General Requirements for Development

3.1. Margin and/or Setback

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

3.2. Development of land in the Development Area

3.2.1. Conformity with other Acts and Regulations

- a. Situated and abutting on any of the classified roads of the Dholera Special Investment Region and the Panchayat shall be regulated and controlled by the Building line and Control line prescribed under the Govt. Department Resolution as amended from time to time
- b. Provided that the setback for the building line prescribed in the above resolution of the Department and the marginal distances to be kept open or setbacks to be observed from the road side, prescribed in the Development Control Regulations or in the Town Planning Scheme Regulations whichever is more shall be enforced.
- c. Whose right of user is acquired under the Petroleum Pipelines (Acquisition of right of user in land) Act, 1962 as amended from time to time shall be regulated and controlled according to the provision of the said Act, in addition to these regulations.
- d. Situated in the vicinity of an oil well installed by Oil & Natural Gas Commission shall be regulated and controlled according to the provision of the Indian Oil Mines Regulations, 1984 in addition to these regulations
- e. Situated in the vicinity of the Grid Lines laid by the Uttar Gujarat Vij Company Limited (UGVCL), Gujarat Energy Transmission Corporation Ltd. (GETCO) or other authority/co. under the grid line, the horizontal clear distances shall be kept as per Indian Electric Rules, 1956 and shall not be permitted under high tension grid line and under the clear horizontal distance as per Indian Electric Rules, 1956 and shall be kept permanently open to the sky.
- f. In restricted/critical zone near the Airport, construction of building shall be regulated as per the provisions of the Civil Aviation Department.
- g. Situated in the vicinity of the Railway Boundary shall be regulated and controlled according to the standing order/instructions in force of the Railway Authorities and as amended from time to time.
- h. Situated anywhere in the Development Area shall be subject to provisions of the Gujarat Smoke Nuisance Act, 1963.
- i. Situated anywhere in the Development area shall be subject to provisions of Water (Prevention and Control of Pollution) Act, 1974.
- j. Situated anywhere in the Development area shall be subject to provisions of the Air Pollution Control Act, 1981.
- k. Situated in the vicinity of the Jail, shall be regulated and controlled according to the standing orders/ instructions/ manual in force of the Jail Authority and as amended from time to time.
- l. Situated anywhere in the Development area shall be subject to provisions of the act related to telecommunication, I.S.R.O., archaeology and conservation/ preservation of monuments.
- m. Development Permission granted by DSIRDA on the basis of any document/NOC received is not final and conclusive. This Authority has no legal responsibility for such development permission.

Draft General Development Control Regulations (DGDCR)

- n. Situated anywhere in the Development area shall be subject to provisions of the act related to the protected monument or as per the proposals of the Draft Development Plan.

3.2.2. Requirements of Site

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

- (a) If DSIRDA considers that the site is in-sanitary or that it is dangerous to construct a building on it or no water supply is likely to be available within a reasonable period of time;
- (b) If the site is not drained properly or is incapable of being well drained;
- (c) If the building is proposed on any area filled up with carcasses, excreta, filthy or offensive manner, till the production of a certificate from DSIRDA to the effect that it is fit to be built upon from the health and sanitary point of view;
- (d) If the used of the said site is for a purpose which in DSIRDA's opinion may be a source of danger to the health and safety of the inhabitants of the neighbourhood;
- (e) If DSIRDA is not satisfied that the owner of the building has taken the required measures to safeguard the construction from constantly getting damp;
- (f) If the level of the site is lower than the Datum Level prescribed by DSIRDA depending on topography and drainage aspects.
- (g) For assembly use, for cinemas, theatres, places of public worship, residential hotels, lodging and boarding houses, unless the site has been previously approved by DSIRDA and the Competent Police Authority;
- (h) Unless it derives access from the authorised street/means of access described in these Regulations;
- (i) For industrial use other than a service industry unless the application is accompanied by a no objection certificate from the appropriate officer of the Industrial Location Policy.
- (j) If the proposed development is likely to involve damage to or have deleterious impact on or is against urban aesthetic of environment or ecology and/or on historical/architectural/esthetical buildings and precincts or is not in the public interest.
- (k) If the site is found to be liable to liquefaction by DSIRDA under the earthquake intensity of the area, except where appropriate protection measure are taken to prevent the liquefaction.
- (l) If DSIRDA finds that the proposed development falls in the area liable to storm surge during cyclone, except where protection measures are adopted to prevent storm surge damage.

3.3. Development Work to be in Conformity with the Regulations

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

Provided relaxation/special provisions mentioned against respective final plots shall prevail above these regulations

Provided in case of proposed road, town planning scheme road shall prevail

- b) Change of use: No building or premises should be changed or converted to a use other than the sanctioned use without prior permission of the Authority in writing. Change of use not in conformity with these regulations shall not be permissible

3.4. Document at site

- i) Development Permission: The person to whom a development permission is issued shall during construction, keep –
 - (a) Posted in a conspicuous place, on the site for which permission has been issued a copy of the development permission and
 - (b) A copy of the approved drawings and specification referred to in the Regulation No. 2.5 on the site for which the permission was issued.

3.5. Inspection

1) Inspection at various stages:-

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

2) Inspection by Fire Department:-

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

3) Unsafe Building:-

In case of unauthorised development, DSIRDA shall

- a) Take suitable action which may include demolition of unauthorised works as provided in the Act, 2009 and Act, 1976.
- b) Take suitable action against the registered architect/ engineer, developer and other as mentioned in Developer Regulation Clause.

3.6. General

1) Kabrastan, Burial Ground etc.

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

2) Educational Institution

No Educational institution except, K.G., primary, secondary schools and higher secondary school shall be permitted within the area of village buffer zone.

3) Improvement Scheme

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

4) Co-Owners Consent

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

5) Width of Approach at Bridge

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

4. Decision of the Authority

4.1. Grant or Refuse of the Permission Application

On receipt of the application for Development Permission, DSIRDA (Regional Development Authority for the DSIR) after making such inquiry and clearance from such an expert whenever considered necessary for the safety of building, as it thinks fit may communicate its decisions granting with or without condition, including condition of submission of detailed working drawing/ structural drawing along with soil investigation report before the commencement of the work, or refusing permission to the applicant as per the provisions of the Act, 1976.

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

As per the guidelines on “soil testing”, if the local site conditions do not require any soil testing or if a soil testing indicates that no special structural design is required, a small building having ground + 1 or 2 floors, having load bearing structure, may be constructed. If the proposed small house is to be constructed with load bearing type masonry construction technique, where no structural design is involved, no certificate from a Structural Designer will be required (to be attached with Form 2-D). Such load bearing masonry construction has to be done as per the following guidelines prepared by Dr. Anand Swarup Arya and published by Gujarat State Disaster Management Authority.

For buildings having heights more than 30 mt , the entire Structural Design which will include design of foundations and design of Superstructure will have to be designed by a experienced competent Geotechnical and Structural Engineer. The design calculations along with GFC (Good For Construction) drawings will have to be independently vetted / proof checked by an institute approved by DSIRDA for proof checking of such designs. The vetted designs and drawings should be submitted for approval.

On receipt of the application for Development Permission, DSIRDA after making such inquiry as it thinks fit may communicate its decisions granting or refusing permission to the applicant as per the provisions of the Act, 2009 and Act, 1976. The permission may be granted with or without conditions or subject to any general or special orders made by the GIDB/DSIRDA in this behalf. The development permission shall be in Form No. D; Act, 1976 and it should be issued by an officer authorized by DSIRDA in this respect. Every order granting permission subject to conditions or refusing permission shall state the grounds for imposing such conditions or for such refusal.

DSIRDA, after making preliminary scrutiny of the plans received, may give preliminary development permission by taking an affidavit from the owner. The margin, setbacks, ground coverage, built-up area, internal roads, open spaces, parking and common plots shall be kept as per G.D.C.R. after making final scrutiny of the plans the final development permission may be granted provided that the preliminary development permission shall be valid only for development up to plinth level. For development above the plinth level, regular development permission shall be taken; otherwise such development shall be considered as unauthorized development.

4.2. Suspension of Permission

Development permission granted under the relevant section of the Act, 1976 deems to be suspended in cases of resignation by any of the licenses till the new appointments are made. During this period, construction shall not be done on the site. Any work on site during this time shall be treated as unauthorized development without any due permission.

4.3. Grant of Development Permission

4.3.1. Grant of Development Permission

Grant of development permission shall mean acceptance of the following requirements by the Authority:

- a. Permissible built-up area.
- b. Permissible floor space index.
- c. Height of a building and its various stories.
- d. Permissible open spaces enforced under regulations, common plot areas, marginal spaces, other open spaces, setbacks, ground coverage etc.
- e. Permissible use of land and built spaces.
- f. Arrangements of stairs, lifts, corridors and parking.
- g. Minimum requirements of high-rise buildings including N.O.C. from Fire Officer/Fire Safety Consultant as appointed by DSIRDA/GIDB.
- h. Minimum requirement of sanitary facility and other common facility.
- i. 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:

- title of the land or building.
- easement rights.
- variation in area from recorded areas of a plot or a building.
- structural reports and structural drawings.
- workmanship and soundness of material used in construction of the building.
- location and boundary of the plot.

4.3.2. Service and Amenities Fees

Permission for carrying out any development shall be granted by DSIRDA only on payment of service and amenities fees for execution of works referred to in clause [(vi)-a] of subsection (I) of Section 23 of the Act, 1976 and for provision of other services and amenities at the following rates in Dholera Special Investment Region as delineated in the Draft Development Plan.

The fees and maintenance charges may be revised on review by DSIRDA from time to time.

1. Service and amenities fees shall be levied as under for any development within the Dholera Special Investment Region excluding agricultural zone, and gamtal.

Rs.100.00 per sq. mt. of built up area for the intended development of all uses.

Rs. 50.00 per sq. mt. of built up area of intended development for schools, colleges, educational institution, charitable trusts, Government and semi Government building.

Draft General Development Control Regulations (DGDCR)

These regulations shall not be applicable in the Town Planning Scheme area, for the approved existing buildings. These fees shall not be leviable once the intention of making a Town Planning Scheme is declared.

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

4.4. Liability

Notwithstanding any development permission granted under the Act - 2009, Act - 1976 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.

4.5. Responsibilities of the Applicant

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

4.6. Development without prior Legitimate Permission

In cases where development has already started/commenced on site for which development permission in writing of DSIRDA is not obtained, but where this development on site is in accordance with the provisions of these regulations, the development permission for such work on site without the prior permission may be granted by DSIRDA on the merits of each individual case.

For such development works, over and above such other charges/fees may be otherwise leviable, the additional amount shall be charged on such total built up area as per the following rates:

1. Application for development permission is made but development is commenced without permission: 5 times of regulation no. 2.2.1 to 2.2.4
2. Application is made and development has commenced but not as per submitted plan: 10 times of regulation no. 2.2.1 to 2.2.4
3. Application for development permission is not made and development is commenced: 15 times of regulation no. 2.2.1 to 2.2.4
4. All other open uses including layout and sub-division of land without permission: 2 times of regulation no. 2.2.1 to 2.2.4

NOTE: Minimum additional amount shall be Rs.1000.00 for residential and Rs.5000.00 for others.

4.7. Deviation during course of Construction

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

EXPLANATION: for 4.1 to 4.7:

This provision does not entitle the owner or his supervisor to make any deviations in Contravention of the provisions of the Act – 2009 and Act - 1976, these regulations.

5. Inspection

5.1. General Requirements

The building unit intended to be developed shall be in conformity with Regulation No. 3.2.2. Generally all development work for which permission is required shall be subject to inspection by DSIRDA.

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

5.2. Procedure during Construction

5.2.1. Recognized stages for progress certificate and checking

Following shall be the recognized stages in the erection of every building or the execution of every work:-

1. Plinth or basement, in case of basement before the casting of basement slab.
 - a. First storey.
 - b. Middle storey in case of High-rise building.
 - c. Last storey.

At each of the above stages, the owner / developer under these Development Control Regulations shall submit to the competent designated officer of DSIRDA a progress certificate in the given formats [Form Nos. 6(A) – 6(D)]. This progress certificate shall be signed by the architect and supervising engineer.

No person in-charge at any stage shall, except with previous written permission of DSIRDA, carry out further work after the issue of any requisition of these Development Control Regulations in respect of the any previous stage unless the requisition has been duly complied with and the fact reported to DSIRDA.

The progress certificate shall not be necessary in the following cases:

- a. Alteration in Building not involving the structural part of the building.
- b. Extension of existing residential building on the ground floor up to a maximum 15sqm area.
2. On receipt of the progress certificate from the owner/developer, it shall be the duty of DSIRDA, if found necessary, to check any deviation from the approved plan and convey decision within 7 days to the owner/developer accordingly for compliance.
3. Completion Report:
 - a. It shall be incumbent on every person whose plans have been approved, to submit a completion report in Form No.7.

- b. It shall also be incumbent on every person who is engaged under this Development Control Regulations to supervise the erection or re-erection of the building, to submit the completion report in Form No.7 prescribed under these Development Control Regulations.
 - c. No completion report shall be accepted unless completion plan is approved by DSIRDA.
4. The final inspection of the work shall be made by the concerned DSIRDA within 21 days from the date of receipt of notice of completion report.

5.3. Occupancy Certificate

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

5.4. Illegal Occupation of Building

1. Notwithstanding the provision of any other law to the contrary, DSIRDA may, by written notice, order any building or any portion thereof to be vacated forthwith or within the time specified in such notice:-
 - a. If such building or portion thereof has been unlawfully occupied in contravention of these regulation.
 - b. If a notice has been issued in respect of such building or part thereof requiring the
 - c. Alteration or reconstruction of any works specified in such notice have not been commenced or completed.
 - d. If the building or part thereof is in a ruinous or dangerous condition, which are likely to fall and cause damage to any person occupying, restoring to or passing by such building /structures or any other structure or place in the neighbourhood thereof.
2. The reasons for requiring such building or portion thereof to be vacated should be clearly specified in every such notice.
3. The affixing of such written notice on any part of such premises shall be deemed a sufficient intimation to the occupiers of such building or portion thereof.
4. On the issue of such notice, every person in occupation of the building or portion thereof to which the notice relates shall vacate the building or portion as directed in the notice and no person shall, so long as the notice is withdrawn, enter the building or portion thereof, except for the purpose of carrying out any work of reinstatement which he may lawfully be permitted to carry out.
5. DSIRDA may direct that any person who acts in contravention of above provision or who obstructs him in any action taken under these regulations shall be removed from such building or part thereof by any police officer, and may also use such force as is reasonably necessary to affect entry in the said premises.
6. The cost of any measures taken under this provision shall be recovered from the owners/occupants.

5.5. Illegal Development

1. If DSIRDA certifies that the erection of any building or the execution of any such work has been unlawfully commenced or is being unlawfully carried on upon any premises he may, by written notice, requires the person directing or carrying on such erection or execution to stop the same forthwith.
2. If such erection or execution is not stopped forthwith, DSIRDA may direct that any person directing or carrying on such erection or execution shall be removed from such premises by any police officer and may cause such steps to be taken as may consider necessary to prevent the re-entry of such person on the premises without permission.
3. The cost of any measures taken under sub-point (2) shall be paid by the said person.

5.6. Development without Permission

If any work or thing, requiring the written permission of DSIRDA under any provision of this Act or any rule/ regulation is done by any person without obtaining such written permission, is subsequently suspended or revoked for any reason by DSIRDA, such work or thing shall be deemed to be unauthorised and, subject to any other provision of Act, 1976; DSIRDA may at any time, by written notice, require that the same shall be removed, pulled down or undone, as the case may be, by the person so carrying out or doing the work. If the person carrying out such work or doing such thing is not the owner at the time of giving such notice, the owner shall be liable for carrying out the requisitions of DSIRDA.

If within the period specified in such written notice the requisitions contained there are not carried out by the person or owner, as the case may be, DSIRDA may remove or alter such work or undo such thing and the expenses thereof shall be paid by such person or owner as the case may be.

6. Occupancy Certificate

6.1. Application for Occupancy

DSIRDA shall, within twenty one days from the date of receipt of the completion report required under Regulation 5.2.1 (3) communicate its decision after necessary inspection about grant of occupancy certificate indicated in Regulation No. 5.3.

The Concerned Body issuing occupancy certificate before doing so shall consult DSIRDA/GIDB to inspect the building and issue a certificate that necessary requirements for the fire protection under these regulations pertaining to fire protection have been fulfilled and if not so, the applicant shall be asked to carry out necessary additions, alterations or rectification to the satisfaction of the designated Authority before issuing occupancy certificate.

6.2. Issue of Occupancy Certificate

The Authority issuing occupancy certificate before doing so shall ensure that

1. The trees are planted on site or ensure this by taking suitable deposits as decided from time to time for specific period by DSIRDA.
2. Parking space is properly paved & the lay-out of parking space is provided as per the approved plans. Sign-boards indicating the entrance, exit and location of parking space for different types of vehicles shall be permanently erected and maintained at the prominent place in every building unit.
3. Certificate of lift Inspector (Government of Gujarat) has been procured & submitted by the owner, regarding satisfactory erection of Lift.
4. Proper arrangements are made for regular maintenance of lift as provided in NBC
5. The Certificate of DSIRDA and or fire department for completion and or fire requirements as provided in these regulations has been procured and submitted by the owner.
6. Proper arrangements are made for regular maintenance of fire protection services as provided in NBC and in these regulations.
7. There shall be a percolating well in a building unit having area more than 1500 sqm.
8. If any project consists of more than one detached or semi-detached building, and any building/buildings thereof is completed as per provisions of this GDCR (such as Parking, Common Plots, Internal Roads, Height of the Building, Infrastructure facilities, lift and fire safety measures), DSIRDA may issue completion certificate for such one detached or semi-detached building/buildings in a building unit. The occupancy certificate shall not be issued unless the information is supplied by the owner and the Engineer / Architect concerned in the schedule as prescribed by DSIRDA from time to time.

7. Development Undertaken On Behalf Of Government

As per the provisions of Section 39 of the Act, 1976 and Rule 15 of the Rules, the Office-in-Charge of a Government Dept. shall inform in writing to the Authority of the intention to carry out development for its purpose along with such development or construction:

1. An official letter of Government Department addressed to the Authority or as the case may be to the authorized officer giving full particulars of the development work or any operational construction.
2. Building plan confirming to the provisions of Development Control Regulations and Draft Development Plan for the proposed development work to a scale of not less than 1:100.
3. Plans confirming to the provisions of Draft Development Plan showing complete details of the operational construction as defined under Clause (xvii) of Section 2 of the Act, 1976 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 Draft Development Plan or land pooling/re-adjustment scheme affecting the land.
6. A site plan (with required number of copies) of the area proposed to be developed to a scale of not less than 1:500.
7. Detailed plan (with required number of copies) showing the plans, sections and elevations of the proposed development work to a scale of 1:100.
8. In case of layout of land or plot:
 - A site plan (with required number of copies) drawn to a scale of 1:500 showing the surrounding land and existing access to the land included in the layout.
 - A layout plan (with required number of copies) drawn to a scale of not less than 1 : 500 showing subdivisions of the land or plot with dimensions and area of each of the proposed subdivisions and their use. Provided that in the case of works proposed to be undertaken by the local military Authority of the Defence Ministry, the provisions of clause (2) and (3) shall not apply and such Authority shall be required to submit only the layout plans.

8. Registrations of Professionals

8.1. Application for Registration

DSIRDA shall register architects, engineers, structural designers, clerk of works, site supervisors, and developers. Application for registration for all required professionals shall be in Form No.10. Registration shall be valid for the period of five years or part thereof and shall be renewable or part thereof.

8.2. Revocation of Registration

A registration shall be liable to be revoked temporarily or permanently by DSIRDA if the registered person is found guilty of negligence or default in discharge of his responsibilities and duties or of any breach of any of these Regulations; provided that he shall be given a show cause notice and afforded reasonable opportunity of being heard by DSIRDA for the purpose of these Regulations.

8.3. Duties & Responsibilities

8.3.1. General Duties and Responsibilities Applicable To All

- i. They shall study and be conversant with the provisions of Act, 2009 and Act, 1976 and other applicable acts rules and regulations made there-under, policy-orders and standing orders approved by DSIRDA and the other instructions circulated by DSIRDA and the provisions in force from time to time along with the instructions printed/mentioned on prescribed application forms and permission letter.
- ii. They shall inform DSIRDA of their employment/assignment /resignation for any work within 7 days of the date of such an event.
- iii. They shall prepare and submit all plans, new or revised when necessary. The required documents and other details will be submitted in a neat, clean, legible manner and on a durable paper properly arranged and folded in accordance with the provisions prevailing time to time.
- iv. They shall submit plans, documents and details without any scratches or corrections. Only small corrections will be permitted with proper initials. They shall correctly represent all the site conditions including existing trees.
- v. They shall personally comply with all requisitions/ queries received from DSIRDA in connection with the work under their charge, promptly expeditiously and fully at one-time. Where they do not agree with requisitions/ queries, they shall State objections in writing, otherwise for non-compliance of any requisition/query within stipulated time, the plans and applications shall be filed forthwith, and shall not be reopened.
- vi. They shall immediately intimate to the owners the corrections and other changes they make on the plans, documents and details as per requisitions/queries from DSIRDA.
- vii. They shall clearly indicate on every plan, document & submission, the details of their designation such as registered Engineer, registered Structural Designer etc. with registration number with date, full name and their address below the signature for identification.

- viii. They or their authorised agent or employee, shall not accept the employment for preparation and submission of plans-documents and supervision of any work if the same is intended or proposed to be or being executed or already executed in contravention of provisions of Local Acts, Act - 1976, rules, regulations and any orders made there under and any Regulations or rules for the time being in force under the Act.
- ix. The registered person shall apply for undertaking the responsibility for the particular work in the forms prescribed by DSIRDA.
- x. The registered person shall provide the information and undertaking for the work undertaken by him in the forms prescribed by DSIRDA from time to time.
- xi. It shall be mandatory to appoint a clerk of works irrespective of type of building/construction in all building units that have proposed built-up areas more than 1000sqm. The clerk of works shall be assigned constant supervision over all construction work on site and such person appointed shall not be allowed to supervise more than one site at a time.
- xii. The architect and structural designer shall be responsible for adhering to the provisions of the relevant and prevailing 'Indian Standard Specifications'. They will not be held responsible for the severe damage or collapse that may occur under the natural forces going beyond their design forces provided in the 'Indian Standard Specifications'.

8.3.2. Architect

A. Qualification And Experience:

A person registered under the provision of Architect Act, 1972 as an Architect or a person holding a Bachelors Degree in Architecture/Diploma in Architecture Equivalent to B.Arch. with 2 yrs. Experience and registered with the Council of Architecture.

B. Scope Work & Competence:

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

C. Duties And Responsibilities:

- i. The architect shall be responsible for making adequate arrangements to ensure that the work is executed as per the approved plans and also is confirms with the stipulations of the National Building Code (NBC) and the I.S.I. standards for safe and sound construction and non-hazardous functioning of the services incorporated in the building. The architect shall also be responsible for making adequate provisions for protection of services and equipment in the buildings from fire hazards as per the stipulations of the National Building Code (NBC) and shall obtain a No Objection Certificate (N.O.C) from the Chief Fire Officer or concerned designated Authority/Consultant before applying for occupation certificate.

- ii. The architect shall on behalf of the owner, submit the progress certificates, completion certificates and the occupation certificate and obtain the same as required under the regulations.
- iii. If the services of the registered architect are terminated, he shall immediately inform DSIRDA 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 DSIRDA 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 DSIRDA has inspected the site for his report, the newly appointed architect shall allow the work to proceed under his direction.
- iv. The registered architect appointed on the work shall inform DSIRDA immediately on termination of the services of the registered/structural designer, construction contractor, clerk of works, site supervisor, plumber or electrician and shall not allow the work to continue till the vacancy is filled by appointment of another person and the certificate of appointment of such person is submitted in DSIRDA.
- v. He or she shall instruct the relevant agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection.
- vi. He or she shall instruct the relevant agency that adequate provisions are made for providing safe and adequate temporary structures required for construction and development.

D. Registration:

- i. The registration fee if any shall be payable as prescribed by DSIRDA from time to time.
- ii. DSIRDA may black-list an architect in case of serious defaults or repeated defaults and shall inform the Council Of Architect, India to take suitable action against such person under the provisions of Architect Act, 1972. The registration shall be liable to be revoked temporarily or permanently by DSIRDA in such cases of negligence or default.

8.3.3. Engineer

A. Qualification And Experience

The required qualification for an engineer will be a degree in Civil Engineering or Associate Membership (Civil Engineering) of the Institution of Engineers, India (AMIE) or building construction or its equivalent qualification recognised by All India Board of Technical Education or a Diploma in Civil Engineering or Diploma in building construction recognised by State Board of Technical Examination of any State of India. In addition to the qualifications Stated above, the applicant should have at least five years experience in professional work if he is a holder of a Diploma in Civil Engineering/or AMIE.

B. Scope Of Work & Competence:

- i. Preparation and planning of all types of layouts and submission drawings and to submit certificate of supervision and completion for all types of buildings. Provided person having qualification of a Diploma in Civil Engineering shall be permitted for low rise buildings only.
- ii. Supervision and execution of construction work as per specifications & drawings prepared by authorised registered structural designer.

- iii. He/she can prepare and submit structural details & calculations for buildings of load bearing structures.

C. Duties And Responsibilities:

Duties and responsibilities of an engineer will be as per 8.3.2(C), with reference to 'engineer' in place of Architect.

D. Registration:

The registration fees if any shall be payable as prescribed by DSIRDA from time to time.

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

8.3.4. Structural Designer

A. Qualification And Experience:

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

OR

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

OR

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

B. Scope Of Work & Competence:

To prepare & submit structural details for:

- i. All types of Buildings,
- ii. Special structures.

C. Duties And Responsibilities:-

- i. To prepare report of the structural design.
- ii. To prepare detailed structural design and to prescribe the method and technique of its execution strictly on the basis of the National Building Code (NBC) or relevant Indian Standard specifications.
- iii. To prepare detailed structural drawings and specifications for execution indicating thereon, design live loads, safe soil bearing capacity, specifications of material, assumptions made in design, special precautions to be taken by contractor to suit the design assumptions etc. whatever applicable.

- iv. To supply two copies of structural drawings to the site supervisor.
- v. To inspect the works at all important stages and certify that the work being executed is up to the satisfaction of the Architect/Engineer.
- vi. To certify the structural safety and overall structural soundness of the building to the Architect/Engineer.
- vii. To advise the Owner/Architect/Engineer for arranging for tests and their reports for soil, building material etc. for his evaluation and design consideration.
- viii. He shall prepare the revised calculations & drawings in case of any revision with reference to the earlier submission of drawing & design in a particular case.
- ix. To submit the certificate of structural safety and over all structural soundness of building to DSIRDA.
- x. To inform in writing to DSIRDA within 7 days, if for any reason he is relieved of his appointment/responsibilities as the registered Structural designer for the development.
- xi. Not to provide services to further or advance work of any type on any development that does not comply with the regulation or is unauthorised as per the GDCR.

D. Registration:

Registration of the structural designer will be as per 8.3.2 (D), with reference to structural designer in place of Architect.

8.3.5. Clerk of Work / Site Supervisor

A. Qualification And Experience:-

The required qualification for the clerk of works or the site supervisor shall be a Degree in Civil Engineering or its equivalent qualification recognised by All India Board of Technical Education or Diploma in Civil Engineering recognised by State Board of Technical Examinations of any State in India.

- ii. In addition to the above qualifications, the applicant should have at least three years experience in professional work if he holds a Diploma in Civil Engineering or Architecture and must have at least one year experience if he holds a Degree in Civil Engineering or Architecture.

OR

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

OR

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

B. Scope Of Work:-

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

C. Duties And Responsibilities:

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

D. Registration

Registration of the clerk of works or site supervisor shall be as per 8.3.2 (D).

8.3.6. Developer

A. Qualification And Experience:

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

B. Duties And Responsibilities

The responsibilities of developers shall be:

- i. To obtain and submit to DSIRDA, along with application for development permission, each progress report and application for occupation certificate.
- ii. To appoint a Registered Architect/ Engineer and Structural Designer.
- iii. To obtain at relevant stages certificates from them, for submission to DSIRDA, that in designing the real estate development and providing detailed drawings and specifications for it they have complied with requirements as laid out in the GDCR.
- iv. To appoint a registered site supervisor.

Draft General Development Control Regulations (DGDCR)

- v. To obtain and adhere to the quality assurance procedure prepared by the registered site supervisor.
- vi. To adequately enable the site supervisor to carry out his responsibilities.
- vii. To certify along with the site supervisor that construction of the real estate development has been carried out as per the design, detailed drawings and specifications provided by the Architect/Engineer and the Structural Designer.
- viii. To obtain development permission from DSIRDA prior to commencement of construction of the real estate development
- ix. To regularly submit progress reports and certificates as required by DSIRDA.
- x. To inform in writing DSIRDA within 7 days, if for any reason he ceases to be the developer or is relieved of his responsibilities as the developer of the real estate development.
- xi. To inform in writing DSIRDA within 7 days, if for any reason any of the registered professionals appointed by him have been relieved of their responsibilities.
- xii. The appointment of the registered Architect/ Engineer shall mean that he has authorised the Architect/Engineer to do all things necessary and to take all adequate measures for preparing the design, drawings and specifications for the project and to appoint on his behalf appropriate persons to act as registered, clerk of works site supervisor, required for the proper execution of the project and to retain on behalf of the owner any other specialist or expert required on the work of the project.
- xiii. He shall not cause or allow any deviations from the approved drawings in the course of the execution of the project against the instruction the instruction of Architect /Engineer /Site Supervisor/Clerk of Works/Structural Designer and shall bear all responsibility for any irregularity committed in the use and function of the building or its parts for which the approval has been obtained.
- xiv. When no registered construction contractor or site supervisor is required to be appointed and not appointed he shall be responsible for their duties and responsibilities under the Regulations.
- xv. He shall not commence the use of building or shall not give the possession to occupy the building to any one before obtaining the occupancy certificate from DSIRDA.
- xvi. He shall provide adequate safety measures for structural stability and protection against fire hazards likely from installation of services like electrical installation, plumbing, drainage, sanitation, water supply etc. wherever required under the regulations.
- xvii. He shall exhibit the names of registered persons only, on site and no additional names will be exhibited/ displayed.
- xviii. He shall explain the construction design and its intended use as per approved plan only, to the prospective purchaser of the premises under construction.

C. Registration:

Registration of a developer shall be as per 8.3.2 (D).

8.3.7. Responsibilities of Owners

A. *The Responsibilities Of An Owner Shall Be:*

- i. To appoint a registered architect/engineer and structural designer;
- ii. To obtain at relevant stages, for submission to DSIRDA, certificates from them that in designing the development and providing detailed drawings and specifications for it they have complied with requirements as laid out in the GDCR.
- iii. To appoint a registered site supervisor.
- iv. To obtain and adhere to the quality assurance procedure prepared by the registered site supervisor.
- v. To adequately enable the site supervisor to carry out his responsibilities.
- vi. To certify along with the site supervisor that construction of the development has been undertaken as per designs, detailed drawings and specifications provided by the Architect/Engineer and the Structural Designer.
- vii. To obtain development permission from DSIRDA prior to the development.
- viii. To regularly submit progress reports and certificates as required by DSIRDA.
- ix. To obtain occupancy certificate from DSIRDA prior use being made of the development.
- x. To inform in writing DSIRDA within 7 days, if for any reason he ceases to be relieved of his responsibilities as the owner of the development.
- xi. To inform in writing DSIRDA within 7 days if for any reason any of the registered professionals appointed by him have been relieved of their responsibilities.

8.4. Appointment of Employees

8.4.1. Termination of Employees

In case of termination of employment of any of the persons employed under Regulations, it shall be the duty of the person employed to intimate immediately in writing to DSIRDA specifically indicating the stage up to which he has supervised the construction. In the absence of any such intimation and until such intimation has been received, person so last engaged shall be deemed to continue to supervise the work in question.

8.4.2. In Case of Death of Employees

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

9. General Development and Building Requirements

9.1. Development Control

Regulation of any development in terms of permissible FAR, building height & setbacks in all land use zones shall be governed by the width of the road which the plot is accessed by. These regulations are provided in a comprehensive form in Chapter 10, Zoning Regulations

This chapter deals with other general provisions for all developments such as parking, plantation and maintenance of trees, resource efficiency, water conservation, and general building requirements.

9.1.1. Relaxation in FAR or Other Development Controls

- A. DSIRDA shall permit the FAR and Built-up Area of any land/plot or building unit on the basis of its original area, if the owner of such land surrenders the land affected by road widening or for construction of new road without claiming any compensation thereof; provided that all other requirement mentioned in this regulations are fulfilled.

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

- B. In case of new construction, constructed according to the provisions of the sanctioned Draft Development Plan where permissible height is not achieved even after consumption of permissible FAR, additional FAR upto 25% of permissible FAR may be permitted subject to other provision of the regulation.

Provided for such construction, structural stability shall be furnished for the existing and new construction by an Authorised Structural Engineer. The above additional FAR may be permitted on payment of an amount towards additional infrastructure charge at the rate of Rs. 1500.00 per sqm.

- C. DSIRDA may give permission for public facilities (CETPs, STPs, substations etc.) in any zone as/if required irrespective of zoning designated in the Development plan in public interest
- D. DSIRDA can grant special permission in height, FAR, Ground Coverage for Special Buildings (Star Hotels, Hospitals etc.) which have special privileges (under various Government Policies issued time to time) (in reference to Special Regulations for Hospital & Hotels)

9.2. Open Spaces

In any layout or sub-division for all land use zones, minimum percent of plot area as given in Chapter 11 shall be reserved for open spaces as either park, play area or recreational space, which shall, as far as possible, be provided in one place and shall be of regular shape.

A minimum 50 percent of the minimum open space shall be left unpaved. Paving, if required shall be of pervious type with grid pavers or concrete blocks allowing percolation of water into the soil.

Tree plantation is encouraged in open spaces on large tracts of open spaces and native vegetation area may be left undisturbed in their natural State.

9.3. Sustainability

It is recommended that new construction buildings adhere to sustainability guidelines laid out by the Green Rating for Integrated Habitat Assessment (GRIHA) rating system developed by the Ministry of New and Renewable Energy, Government of India and The Energy Research Institute (TERI).

Of the complete criteria listed under the GRIHA rating system the following are of greater significance to these development regulations:

1. Preserve and protect landscape during construction/compensatory depository forestation
2. Soil conservation (post construction)
3. Design to include site features
4. Reduce hard paving on site
5. Plan utilities efficiently and optimise in-site circulation efficiency
6. Provide at least minimum level of sanitation/safety facilities or construction workers
7. Reduce air pollution during construction
8. Reduce landscape water requirement
9. Reduce building water use
10. Efficient water use during construction
11. Optimise building design to reduce conventional energy demand
12. Renewable energy utilization
13. Renewable energy based hot water system
14. Water recycle and reuse (including rainwater)
15. Storage and disposal of waste
16. Minimise ozone depleting substances
17. Ensure water quality
18. Tobacco and smoke control
19. Operations and maintenance protocol for electrical and mechanical equipment
20. Innovation

It is recommended that new construction should target achieving certification under the GRIHA evaluation system at a minimum, which entails achieving a minimum score of 50.

9.4. Minimum Plot Sizes

General

Minimum plot sizes for buildings shall be as per the Table 9.1 below.

Table 9-1: Minimum plot sizes for buildings

RESIDENTIAL BUILDING TYPE	MINIMUM PLOT SIZE
Low Rise Apartment	500sqm
Multi-story Apartment	2000sqm
Row House	200sqm
Villa	300sqm
Night Shelter / Dharamshala	500sqm

Draft General Development Control Regulations (DGDCR)

RESIDENTIAL BUILDING TYPE	MINIMUM PLOT SIZE
Religious Building	1000sqm
COMMERCIAL BUILDING TYPE	MINIMUM PLOT SIZE
Star Hotel	4000sqm
Lower Grade Hotel	3000sqm
Organised Retail Mall	8000sqm
Unbranded Retail	2000sqm
Non Grade A office	8000sqm
Grade A Office	12000sqm
Petrol /CNG/LPG Pump with service station	2000sqm
Petrol /CNG/LPG Pump without service station	1200sqm
Service Establishment/ workshop	500sqm
Community Hall/Theatre/Multiplex/Party Plot	3000sqm
Utility Buildings/Public Amenities	500sqm

Plots having area less than 300 sqm should have setbacks/margins on three sides (front – rear – any one side) and plots having area 300 sqm or more than should have setbacks/margin on four sides (front – rear – both sides)

9.5. Parking

9.5.1. General

The principle objective of the parking standards is to ensure that, in assessing development proposals, appropriate consideration is given to the accommodation of vehicles attracted to the site within the context of the recommended city-wide policy aimed at promoting more sustainable forms of transportation such as public transit by buses and trams.

Where developments incorporate more than one land use which is functioning simultaneously, e.g. a warehouse containing a large office or a multi-storey residential apartment containing a restaurant, the combined figures applicable to both uses will apply. Conversely, in multi-purpose development where it can be shown that separate uses operate at different times of the day greater flexibility will be applicable to consider shared parking strategies

Parking requirement for all building types is given in Table 9.2 in terms of Equivalent Car Space.

The minimum area of parking space will be as follows:

Equivalent Car Space:

- For open parking 18 sqm per ECS (3m x 6m)
- For ground floor covered parking 23 sqm per ECS (3.5m x 6.5m)
- For Basement 28 sqm per ECS (4m x 7m)
- Truck/bus: 3.75m x 7.5m

Draft General Development Control Regulations (DGDCR)

Table 9-2: Equivalent Car Space

VEHICLE TYPE	EQUIVALENT CAR SPACE
Car/taxi	1
Two-Wheeler	0.25
Auto rickshaw	0.5
Bicycle	0.1
Truck	2.25
Bus	2.25

9.5.2. Off Street Parking

The required minimum off-street parking spaces shall be provided for every new building constructed as mentioned in the Table 9.3 below.

The following reservations shall be provided within all plots

- 25% of the total parking area shall be reserved for 2-wheelers
- 5% of the total parking area shall be reserved for bicycles

Table 9-3: Standard for Minimum Parking Requirements by Building Use

BUILDING TYPE	EQUIVALENT CAR SPACE REQUIRED MINIMUM	UNIT	REMARKS (VISITORS PARKING)
Public Places			
Place of Worship	1	100sqm of gross BUA	No Visitors Parking
Auditorium, Cinema hall/Multiplex	2	20 seats	No Visitors Parking
Public Garden/Multi-purpose Ground	0.5	100sqm of plot area	No Visitors Parking
Hospital	2	100sqm of gross BUA	50% of the parking space reserved for visitors
Community Hall	0.5	100sqm of gross BUA	No Visitors Parking
Employment Centres			
Government Office, IT/Business Park, Commercial Office and Bank	2	100sqm of gross BUA	No visitors parking
Mixed Commercial Office and Retail	2	100sqm of gross BUA	50% of the parking space reserved for visitors
Industries			
Industrial establishments	1	100sqm of gross BUA	No visitors parking
Commercial Retail and Hospitality			
Restaurant/ Café	2	100sqm of gross BUA	No visitors parking
Mall	2	100sqm of gross BUA	No visitors parking
Hotel	2	150sqm of gross BUA	No visitors parking
Wholesale	2.5	100sqm of gross BUA	No visitors parking

Draft General Development Control Regulations (DGDCR)

BUILDING TYPE	EQUIVALENT CAR SPACE REQUIRED MINIMUM	UNIT	REMARKS (VISITORS PARKING)
trade/Freight Complex			
Convenience Shopping Centre	1	75sqm of gross BUA	No visitors parking
Residential			
Residential premises	2.5	for every one Tenement above 150 sqm of built up area	25% of the parking spaces to be reserved for visitors parking
	1.5	for every tenement of built up area more than 100 sqm and up to 150 sqm	25% of the parking spaces to be reserved for visitors parking
	1	for every two tenements of built up area more than 60 sqm upto 100 sqm	25% of the parking spaces to be reserved for visitors parking
	0.5	for every four tenements of built up area up to 60 sqm	25% of the parking spaces to be reserved for visitors parking
Parking for Retail in Mixed-use Apartments (in addition to parking for residential)	2	100sqm of net retail space	No Visitors Parking
Old Age Home/ Care Centre for Handicapped	1.25	100sqm of gross BUA	No Visitors Parking
Worker Housing/Dormitory	0.33	100sqm of gross BUA	No Visitors Parking
Education			
School	2.25	100sqm of gross BUA	50% of the parking space reserved for visitors parking
Professional College and University Campus	2.25	100sqm of gross BUA	25% of the parking spaces to be reserved for visitors parking
Training/Research Centre	0.7	100sqm of gross BUA	No Visitors Parking
Coaching Centre	2.25	100sqm of gross BUA	25% of the parking spaces to be reserved for visitors parking

NOTE:

- Building Units/Plots abuts on 9.00m or more width road Parking shall be provided as under.
For Ground floor Built-up Area without hollow plinth the Parking shall be provided as per Commercial Standards and for other floors Built-up Area Parking shall be provided as per Regulations.

Draft General Development Control Regulations (DGDCR)

2. Above space shall be provided in addition to adequate vehicular access from street to the parking space.
3. In a marginal space of 3.0 m or more may be allowed for parking if it forms part of parking layout as required given below this section
4. Parking requirement for mix development shall be calculated on prorata basis F.S.I. consumed for different uses.
5. In cases where misuse of parking space is noticed, the use of entire building shall be discontinued and the use shall be permitted only after the parking spaces are made possible for parking use. High penalty as decided by DSIRDA from time to time shall be levied considering the period of misuse of the parking space and the benefit derived out of misuse.
6. In cases where more parking space is requested, the Competent Authority may grant the request for providing parking in cellar or at upper floors with specific conditions to take care of genuine requirements.
7. Parking reserved for the visitors shall be provided on ground level only.
8. Provided parking space shall not be counted towards computation of F.S.I.

The Parking layout should fulfil the following conditions

- (1) The minimum width of access to street from parking space shall be
 - (a) For two wheeler - 2.0 m
 - (b) For car - 3.0 m
 - (c) For light weight vehicle like (minibus etc.) - 4.5 m
 - (d) For Heavy vehicle like (bus, truck etc.) - 6.0 m
- (2) The two wheeler and Car parking space shall have two independent ingress & egress leading street if its area capacity exceeds 500sqm having concerned width as per (a) and (b) above provided that one such access may be permitted if its minimum width is 6m.
- (3) In case of cellar for additional 1000sqm parking area an additional two independent ingress & egress points of width as per (a) and (b) above shall be provided.

The curves shall be provided at the junctions of ramp as prescribed below:

 - i. 1.5m radius if the width of the driveway width is 2.0 m
 - ii. 2m radius if the width of the driveway width is 3.0 m
 - iii. 4.5m radius if the width of the driveway width is 6.0 m
- (4) The light and heavy vehicles parking space shall have two independent ingress & egress leading street if its area capacity exceeds 1500sqm having concerned width as per (c) and (d) in sub point (1)
- (5) 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 1m over a horizontal distance of 7m.

- (6) Clear head way of 2.4m, shall be provided on every access leading to parking space and at any point in parking space.
- (7) The general arrangement of parking layout shall be in conformity with the general instruction as may be issued by DSIRDA from time to time.

9.5.3. Tree plantation in case of open parking

Shade trees shall be provided in open parking lots at the rate of 1 tree for every 10 car spaces provided. The mature trees shall be of a minimum 8" calliper measured at a height of 1.5m from the ground.

9.5.4. Bicycle Parking

Communal bicycle stands needed for residential areas and employment centres should be located so that they can readily be seen from front windows and entrances to provide informal surveillance.

They should be well-lit after dark to enhance personal and bicycle security.

To promote security, the parking facility should make it possible for the frame of the bicycle and if possible, both wheels to be locked to the fixture.

9.5.5. Parking Area Layout

A parking area layout shall fulfil the following conditions:

- The minimum width of access to street from parking space shall be 3m.
- The Car parking space shall have two independent accesses leading to a street if its area capacity exceeds 300sqm; one such access may be permitted provided its minimum width is 6m.
- If parking space is not provided at street level the gradient of ramp leading to parking space shall not be more than 1:10 i.e. the vertical rise shall not exceed more than 1m over a horizontal distance of 10m.
- Clear head way of 2.4m shall be provided on every access leading to parking space and at any point within the parking area.
- In case where a basement is used for parking, minimum width of the ramp to the cellar shall be 3m; If the basement is used exclusively for two wheeler parking, minimum width of the ramp shall be 2m in each direction.
- The general arrangement of parking layout shall be in conformity with the general instruction as may be issued by DSIRDA from time to time.

9.6. Plantation and Maintenance of Trees

9.6.1. Internal Tree Planting Plan for all Developments

All applications for building permits or development permits shall include a tree planting plan. The tree planting plan shall be submitted in written/design form and shall conform to the general provisions of this section and all specifications set out in the applicable guidelines as issued by the DSIRDA.

A. For developments in all zones excluding the industrial zone:

- At least one tree of a minimum calliper of 5 cm shall be planted per 100sqm of gross built-up area in case of non-industrial developments

Draft General Development Control Regulations (DGDCR)

- At least 60 percent of the total number of trees shall be large maturing shade trees with canopy greater than 5m

B. For developments in the industrial zone:

At least two trees of a minimum calliper of 5cm shall be planted per 100sqm of gross built-up/industrial shed area in case of non-industrial developments

At least 60 percent of the total number of trees shall be large maturing shade trees with canopy greater than 5m

C. For all commercial and public buildings with gross built up area more than 5000sqm, a continuous planting strip along the edge of the property shall be provided with spacing as per provisions below.

- For large maturing shade trees, with canopy greater than 5m – between 12m to 15m centre to centre
- For small maturing shade trees, with canopy between 2m and 5m – between 9m to 12m centre to centre

9.6.2. Tree Planting Plan for Public Road Rights of Way

A continuous perimeter planting strip, located between the street and sidewalk shall be required for the various road categories as given in Table 9.4. Spacing requirements shall be in accordance to sub-section 9.5.3 Planting Strip requirements for street trees

Table 9-4: Planting Strip requirements for street trees

ROAD ROW	MINIMUM CALIPER	MINIMUM WIDTH OF PLANTING STRIP
55m	8cm	2.5m
40m	8cm	2.0m
30m	5cm	1.5m
30m	5cm	1.5m
20m	5cm	1m
15m	5cm	1m

9.7. Distance from Water Course

No development whatsoever, whether by filling or otherwise shall be carried out within the distances from water bodies as given below:

1. 150m from the boundary of a river bank where there is no river embankment;
2. 30m from an embankment of a river and
3. 18m from a nala, canal, talav, lake, or any other water body.

Exception:

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

9.8. Drainage and Flood Prevention

9.8.1. General Requirement

Applications for development permission shall be accompanied by a drainage and grading plan. Development on a plot shall not be permitted unless the adjoining roads are constructed with the storm water drainage in place. Applications for large townships, industrial development and sub-division of large land parcels shall be accompanied with a storm water drainage plan.

9.8.2. Facilities

The developer of plot or sub-division shall provide for installation of all necessary facilities, including underground pipe, inlets, catch basins or open drainage ditches, for the adequate disposal of surface water, to maintain any natural drainage course and to establish easements for future sewers and outfalls, if needed. Other improvements, such as widening, deepening, relocating, clearing, protecting or otherwise improving stream beds and other watercourses for the control of mosquitoes and public health nuisances shall be provided by the developer in accordance with the standards and requirements of the appropriate local permitting authority and applicable regulations.

9.8.3. Contents of the Drainage and Grading Plan

Drainage and grading plan shall include the following information about the site:

1. Flow lines of surface waters onto and off the site.
2. Existing and proposed contours at 0.5m intervals.
3. Existing and proposed retaining walls.
4. Estimates of existing and increased runoff resulting from the proposed improvements.
5. Complete grading plan showing all proposed detention and retention facilities, swales, and drainage structures. Each plot should be graded at a minimum 1 percent slope for efficient drainage into the common storm water drains.
6. All proposed piping including size and location of proposed storm water lines, as well as plan and profile drawings for all proposed improvements.
7. Drainage facilities shall be provided to control runoff from all upstream drainage areas and from all areas within the site to a location adequate to receive such runoff. Furthermore, drainage facilities shall:
 - a. Be designed and constructed in accordance with city utilities department standards.
 - b. Be durable, easily maintained, retard sedimentation, and retard erosion.
 - c. Facilities shall not endanger the public health and safety, or cause significant damage to property.
 - d. Be sufficient to accept runoff from the site after development and the present water runoff from all areas upstream to achieve discharge rates meeting city utilities department standards.
 - e. Provide storm water runoff quality mitigation in compliance with city utilities department standards.
 - f. Existing water ways or channels should not be filled up; it shall be diverted through proper drains in to the natural water course.

9.8.4. Development on Sites that have Poor Natural Drainage

Development proposed for sites that are adjacent to a floodplain area, located in an area with converging drainage flows, located in an area characterized by documented drainage problems, or located in an area with closed, depressed contour lines shall be subject to a higher level of drainage plan review. Site plans for these areas are additionally subject to the submittal of drainage plans documenting that finished floor elevations of structures shall be at least 60cm above areas that would be flooded during a one hundred-year storm event. The Bench Mark set by the Authority in the nearest location should be referred for fixing the high flood level.

9.9. Design for Wind and Seismic Loads

All development within the DSIR shall be designed to meet the requirements of the Indian Standard (IS 1893, 2002) Criteria for Earthquake Resistant Design of Structures for the Seismic Zone III. Necessary wind load and other factors shall be considered as specified by the Indian Standard (IS 875: part 3, 1987 reaffirmed 1997). Every development application shall be accompanied by detailed structural calculations and assumptions, certified by the appointed structural engineer.

The guidelines suggested by the Institute of Seismological Research, Gandhinagar shall be followed while performing Structural Design of the buildings.

9.10. Compound Walls and Gates

9.10.1. Submission Requirement

Detailed drawings of gates and boundary walls shall be submitted along with the application for development permission. Cactus hedge shall not be allowed along the boundaries of a plot in any portion of the development area. Necessary arrangements shall be done to enable movement of natural water ways.

9.10.2. Height of Compound Walls

A road side compound wall not exceeding 1.5m 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 1.8m.

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

Except on the junction of the roads where heights shall be prescribed as per standard design of a compound wall approved by DSIRDA. In case of mills, buildings of DSIRDA, municipality and Government buildings, the Authority may allow the compound wall to be raised to a height not exceeding 3 m from the crown of the road in front and on sides; provided that the height above 1.5m is in the form of a fence grill within minimum 50% perforation.

9.10.3. Partition Walls

A partition wall shall not be allowed anywhere in the margins of building unit; provided that a partition wall up to 1.5m height shall be permitted on common boundary of semi-detached building and marginal distances between two structures.

9.10.4. Burial Grounds and Crematoriums

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 1.5m from the crown of the road in front.

9.10.5. Gates

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.

9.10.6. Access

The entry or exit to the plot situated on the junction of the roads having a width of 12m or more shall be located at least 15m 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 or exit shall be provided at the farthest end of the plot from the junction.

9.11. General Building Requirements

9.11.1. Elevators (Lifts)

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

1. In case of Building having height more than 13.0m from ground level
2. For residential buildings - one lift every 20 dwelling units of all the floors, or part thereof
3. For non-residential buildings - one lift per 1000sqm or part thereof of built-up area
4. The tenement and built-up area on ground floor and two upper floors shall be excluded in computing the above requirement.
5. Lift shall be provided from ground floor and shall have a minimum capacity of six persons. On the basis of detailed calculations based on the relevant provisions of National Building Code (NBC), the number of lifts can vary.
6. Notwithstanding anything contained in the Development Control Regulations, for buildings with height more than 21m or more, at least two lifts shall be provided.

9.11.2. Fire Protections

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

1. In addition to the requirement under Regulation 9.11.1, at least one lift designed as fire-lifts defined in the National Building Code (NBC) shall be installed.
2. At least one stair-case shall be provided as a fire staircase as defined in the National Building Code (NBC). Provided that this shall not be applicable if any two sides of a staircase are kept totally open to external open air space.
3. Underground water tank shall be provided as fire tank as specified in recommendation of expert committee on fire safety.
4. For high rise buildings, the internal fire hydrants shall be installed as provided in the National Building Code (NBC) or as prescribed in the Indian Standard Code (IS 14665, 14671, 15259, 15330, 4591 and 8216) of practice for installation of internal fire hydrants in high rise buildings. The

detailed plan showing the arrangement of pipe lines, booster pumps and water-tanks at various levels shall be submitted for approval of the concerned authority along with the plans and sections of the buildings. The same shall be displayed at each floor of the building.

5. For high rise buildings, an external fire hydrant shall be provided within the confines of the building site, and shall be connected with municipal water mains not less than 101.6 mm in diameter. In addition, the fire hydrant shall be connected with a booster pump from the static supply maintained on site.
6. 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.
7. All the requirements under the above regulations/ shall be clearly indicated on plans duly signed by the owner and the person who has prepared the plans. DSIRDA may direct the owner to submit such further drawings as may be necessary, to clarify the implementation of the provisions of the above regulations.
8. Every building with height of more than 25m shall be provided with diesel generators which can be utilized in case of power failure.
9. The standard of National Building Code (NBC) must be adopted fully in providing stair-case and alarm system.
10. There should be provision of dry-powder, fire extinguisher to the extent of two on each floor with a capacity of 5kg in all the high rise buildings.

9.11.3. Safety of Buildings

1. All external walls shall be as per the provisions of National Building Code (NBC) and Indian Standard Specifications.
2. The thickness of the load bearing walls in the case of masonry walled building shall be as under:

Draft General Development Control Regulations (DGDCR)

Table 9-5: Wall thicknesses for load bearing buildings

BUILDING FLOORS	THICKNESS OF WALL IN (CM)			
	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR
Ground + 1	23	23	-	-
Ground + 2	23	23	23	-
Ground + 3	35	23	23	23

In case of cellars the external walls shall be of R.C.C. only and it shall have minimum thickness of 0.23m or 0.46m in case of brickwork.

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

9.11.4. Plinth

1. Habitable rooms shall have minimum plinth height of 0.6m from ground level.
2. Parking garage may have no plinth.
3. Provided that the ground floor of a building may be permitted on stilts/pillars instead of a solid plinth with a clear height of 2.4m in case of slabs with beams height should not exceed 2.8m and further that this space shall at all times be kept free from any enclosure except for genuine stair-case. Provided further that a electric meter room, room for telephone D.B; bath-room, water-room, stair-case room, pump room, water closet, servant room, security cabin may be permitted subject to maximum built-up area of 15sqm allowed with a minimum plinth 0.3mand this area shall not be considered towards computation of F.S.I.

9.11.5. Cellar/ Basement

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

1. Area and extent: The total area of any cellar (basement) shall not exceed twice the plinth area of the building or the area of the plot whichever is less. It may be in one level or two. No cellar shall be permitted in the required minimum marginal space from plot boundary of building unit
2. Cellar shall be permitted under common plot, internal road and internal marginal space for exclusive use of parking only
3. Height of the cellar shall not be less than 2.6 m clear from top of the flooring to the bottom of the lowest structural member. Clear width of the stair of the regular staircase leading to upper floors.
4. No stairs to be constructed under these regulations shall consist of any wooden material.
5. Adequate opening for ventilation should be provided as directed by DSIRDA. The materials of the construction and fixtures of the cellar should be of fire resisting nature and in no case; wood shall be used as structural part of the cellar or any fixtures thereof. The extent of ventilation shall be the same

Draft General Development Control Regulations (DGDCR)

as required by the particular occupancy for which the basement is used. Any deficiency must be made good by resort to a mechanical system, viz. blowers, exhaust fans, air conditioning system, according to the standards in Part VIII Building Services, Section-I Lighting and Ventilation, National Building Code (NBC).

6. No water connection or drainage connection shall be permitted in the cellar.
7. In no case cellar shall be permitted to be connected with normal drainage line.
8. In all the cases necessary arrangements of sump and pumping device shall be made for dewatering.
9. Uses permitted:- parking, safe deposit vault, A.C. Plant, Storage other than inflammable material (NOTE: Area use for parking purpose only shall be deducted for counting FAR)
10. In genuine requirement of parking, DSIRDA may permit the second cellar if the parking space available at ground level and in first cellar is not sufficient, for the reasons Stated in writing.

9.11.6. Loft

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

9.11.7. Stairs, Lifts, Lobbies and Corridor

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

In case of residential and non-residential building except individual detached building minimum clear width of corridor shall be as under:

Table 9-6: Minimum clear corridor widths for buildings

LENGTH OF CORRIDOR (M)	WIDTH OF CORRIDOR	
	RESIDENTIAL	NON-RESIDENTIAL
Upto 6	1	1.2
Upto 9	1.2	1.5
Upto 15	1.2	2
Above 15	1.5	2.5

NOTE:-

- a. For every additional 9m length or part thereof the width of corridor shall be increased by 0.30m up to a maximum of 3m
- b. In case of starred hotels, the width of the corridor shall be as per the authorized standards of the starred hotels.
- c. In case of residential dwelling unit occupied by single family and constructed up to three floors width of the stairs shall not be less than 1.0m.
- d. 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 1.5m.
- e. Minimum stair width for more than 6 tenements on each floor shall be 1.5m
- f. The stair-case & lifts (elevators) shall be so located that it shall be within accessible distance of not more than 25 m from any entrance of tenement or an office provided on each floor.

- g. The design of the lift & stair along with the tread and riser shall comply with the provisions of the National Building Code (NBC) for that class of building.
- h. No winders shall be allowed except in case of individual dwelling unit.

9.11.8. 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.

1. 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:
 - a. Every office building or public building shall be provided with at least one water closet.
 - b. Water closets shall be provided for each sex and the number of such water closets for each sex shall in every case be based upon the maximum number likely to occupy such building at any one time.
 - c. 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.
 - d. 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.
 - e. One water-closet each for both sexes shall be sufficient and no urinal may be provided.
 - f. The building shall be deemed to be occupied by persons or employees at the rate of one per every 5sqm of the floor area and sanitary facilities shall be provided according to the number of employees or occupants so worked out.
 - g. Such water-closet 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.

2. Industrial Buildings and Warehouses:

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

- a. Every such building shall be provided with at least one water closet to privy:
- b. 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.
- c. Water-closets or privy accommodation shall be provided in every W.C. on the following scale:
 - i. Where females are employed there shall be at least one water closet or one privy for every 25 females.
 - ii. Where males are employed, there shall be at least one water-closet or one privy for every 25 males.

Draft General Development Control Regulations (DGDCR)

- iii. 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 up to the first 100, and one water closet or one privy for every 50 thereafter.
 - iv. 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.
 - d. In every such factory there shall be provided one urinal for every 100 persons of each sex or any less number thereof.
 - e. In every such factory there shall be provided one washing place of 3.6sqm in area with sufficient number of taps as per standards laid down by rules in respect of factories.
 - f. In every building of the warehouse class there shall be provided one water closet for every 50 males or any less number thereof and one water closet for every 50 females or any less number thereof and one water closet for every 50 females or any less number thereof. There after water closet shall be provided at the rate of one closet for every 70 persons.
 - g. 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.
 - h. For the purpose of determining the number of water-closets and urinals each 30sqm of the gross floor space of such building shall be deemed to be occupied by one person.
 - i. 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.
3. Educational Buildings
- a. Any building used for educational purpose shall be provided with minimum sanitary facilities as follows:
 - b. Subject to minimum provisions of two water-closets and five urinals for each sex, there shall be one water-closet and four urinals for every 200 students or part thereof.
 - c. DSIRDA may enforce the distribution of the above sanitary facilities to be provided at each floor of the building.
 - d. The building shall be deemed to be occupied by students at the rate of one student per every 1.00sqm of the floor area of all the class-rooms and sanitary facilities shall be provided according to the number of students so worked out.

4. Residential Building or Residential Tenements

Each residential building or residential tenement shall be provided with at least one water closet.

9.11.9. Ventilation

- 1. Ventilation of Rooms: Every such room whether it is living room or a kitchen shall be constructed that the same have for the purpose of ventilation:
 - a. A window or windows and/or ventilators clear of the such frames, opening directly into an interior or exterior open air space or into an open verandah or gallery abutting on such open air spaces

having an opening of not less than one tenth of the floor area of the room of an aggregate opening of doors, windows and ventilators of not less than one seventh of the floor area of the room.

- b. 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.
2. 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.
3. Provided that this requirement may be relaxed if artificial lighting and ventilation are installed to the satisfaction of DSIRDA.
4. 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 1sqm.
5. Windows in stair-case bay: There shall be provided a window or windows of an aggregate area of at least 1.2sqm on each storey in such of the wall of the stair-case room which abuts on such 1sqm open air space to light and ventilate such staircase.
6. Ventilation from the Top and Skylight: 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 movable louvers to the satisfaction of DSIRDA. The glazed roof of the skylight shall not be less than 3.7sqm in area. No lift or any other fixture shall be erected in such staircase well.

9.11.10. Location of Openings

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

Provided that if such opening is to be constructed flushed with floor level, its lower portion up to a height of 90cm shall be protected by bars or grill or similar other devices to the satisfaction of DSIRDA.

9.11.11. Stairway

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

1. Width: The minimum width of a staircase other than a fire escape shall be as given in Table here under:

Draft General Development Control Regulations (DGDCR)

Table 9-7: Minimum width of common Stairway/Corridors for occupancies

SR NO	TYPE OF OCCUPANCY	MINIMUM WIDTH OF STAIRCASE/ STAIRWAY/CORRIDOR(IN METRES)
1	Residential building:	
	Low rise	1.2
	High Rise	1.5
2	Hotels	1.5
3	Educational building	
	Up to 24 m. high	1.5
	Over 24 m. high	2
4	Institutional buildings - Hospitals	
	Upto 10 beds	1.5
	Over 10 beds	2
5	Assembly Buildings	2
6	Mercantile, business, industrial storage, hazardous buildings	
	Low Rise	1.5
	High Rise	2

2. Flight: A flight shall not contain more than 12 risers, but in residential buildings, in narrow plots and in high density housing a single flight staircase may be permitted.
3. Risers: The maximum height of a riser shall be 0.19 m. in a residential building and 0.16m in any other occupancy. However, on an internal stairway within a dwelling unit a riser may be 0.25 m high.
4. Treads: The minimum width of the tread without nosing shall be 0.25 m for staircase of a residential building, other than fire escapes. In other occupancies the minimum width of the tread shall be 0.3 m. It shall have a non-slippery finish and shall be maintained in that fashion.
5. Head room: The minimum head room in a passage under the landing of a staircase under the staircase shall be 2.2m.
6. Floor indicator: The number of each floor shall be conspicuously painted in figures at least 0.15m large on the wall facing the flight of a stairway or at such suitable place as is distinctly visible from the flights.
7. Hand Rail: Hand rail a minimum height of 0.9m from the centre of the tread shall be provided.

9.11.12. Ramps

1. Ramps for pedestrians:
 - a. General: The provisions applicable to stairway shall generally apply to ramps. A ramp in a hospital shall not be less than 2.25 m wide in addition to satisfy the fire fighting requirements,
 - b. Slope: A ramp shall have slope of not more than 1:10, it shall be of non-slippery material.
 - c. Handrail: A handrail shall be provided on both the sides of the ramp.

2. Ramps for handicapped people: The provision of the ramp with a handrail to every public building on ground floor only as compulsory for handicapped people, as per the revised National Building Code (NBC).
3. Ramp for basement or storied parking: For parking spaces in a basement and upper at least two ramps of adequate width and slope shall be provided preferably at the opposite and such ramps may be permitted in the side and rear marginal open spaces, after leaving sufficient space for movement of fire fighting equipments.

9.11.13. Roofs

Effective drainage of rain water: The roof a building shall be so constructed or framed as to permit effectual drainage of the rain water there from by means of rain water pipes. Such pipes shall be so arranged, jointed and fixed as to ensure that the rain water is carried away from the building without causing dampness in any part of the walls or foundations of the building or those of adjacent buildings.

Manner of fixing rain water pipes: Rain water pipes shall be affixed to the outside of the walls of the building or in recesses or chases cut or formed in such walls or in such other manner as may be approved by DSIRDA.

9.11.14. Terrace

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

9.11.15. Parapet

Parapet walls and handrails provided on the edges of the roof, terrace, balcony, etc. shall not be less than 1.15m from the finishing floor level and not more than 1.3m height above the unfinished floor level. Parapet construction shall be made of material and design, such that it ensures optimum safety to the user/occupants of the building.

9.11.16. Mosquito-Proof Water Tank

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

9.11.17. Refuse Area/Disposal of Solid Waste

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

1. The size of community bin (container) shall be calculated at the rate of 10 litres capacity per tenement/dwelling unit, for Residential use of building; provided that the maximum capacity of container shall be 80 litres. The numbers of bins shall be calculated on the basis of total no. of dwelling units/tenements. The waste shall be segregated and placed in the bins provided as per the MSW 2000 rules. All the recyclable waste and bio degradable waste shall be collected separately and disposed off as per the MSW 2000 rules.
2. The size of community bin (container) shall be calculated at the rate of the 20 litres capacity for each 100sqm of floor-area, in case of non-residential use of building; provided that the maximum capacity of container shall be 80 litres. The number of bins shall be calculated on the basis of total number of dwelling units/tenements. The waste shall be segregated and placed in the bins

provided as per the MSW 2000 rules. All the recyclable waste and bio degradable waste shall be collected separately and disposed off as per the MSW 2000 rules.

3. Provided that in case of hospitals, hotels, restaurants like uses the disposal of solid waste shall be carried out as per the norms decided by the authority from time to time.

9.11.18. Discharge of Rain Water

No roof or terrace abutting on a public street shall be constructed without providing sufficient number of down take pipes and such pipes shall be so fixed as to discharge the rainwater at a level not higher than 0.6 m above the street level.

9.11.19. Septic Tank

- (i) Location and sub-soil dispersion - `A sub-soil dispersion system shall not be closer than 12 m to any source of drinking water, such as a well, to mitigate the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building is economically feasible but not closer than 2 m to avoid damage to the structure.
- (ii) Dimensions etc.
- (iii)
 - a) Septic tank shall have a minimum inner width of 75 cm a minimum depth of 1m below the water level and a per capital minimum liquid capacity of 85 litres. The length of the tanks shall be least twice the width.
 - b) Septic tanks may be constructed of brick work, stone masonry, concrete or other suitable material as approved by DSIRDA.
 - c) Under no circumstances should effluent from a septic tank or allowed into an open channel drain or body of water without adequate treatment.
 - d) The minimum normal diameter of the pipe shall, be 100 mm. Further at junction of pipes in manholes, the direction of flow from a branch connection should not make an angle exceeding 45 with the direction of flow in the main pipe.
 - e) The gradients of land-drains, under-drainage as well as the bottom of dispersion trenches and soak wells should be between 1:300 and 1:1400.
 - f) Every septic tank shall be provided with a ventilating pipe of at least 50 mm diameter. The top of the pipe shall be provided with a suitable cage of mosquito proof wire mesh. The ventilating pipe shall extend to a height which would cause no smell or nuisance to any building in the area. Generally, the ventilating pipe should extend to a high of about 2 m above the septic tank building when it is located closer than 15 m
 - g) When the disposal of a septic tank effluent is to a seepage pit, the seepage pit may be of sectional dimension of 90 cm and not less than 100 cm in depth below the inner level of the inlet pipe. The pit may be lined with stone, brick and concrete blocks with dry open joint which should be backed with at least 7.5 cm of clean coarse aggregate. The lining above the inlet level should be narrowed to reduce the size of the R.C.C. cover slabs. Where no lining is used, especially near trees the entitled pit should be filled with loose stones. A masonry ring should be constructed at the top of the pit to prevent damage by flooding of the pit by surface run off.

The inlet pipe should be taken down to a depth of 90 cm from the top an anti Mosquito Measure.

- h) When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm wide excavated to a slight gradient and shall be provided with a layer of shed gravel or crushed stones 15 to 25 cm deep. Open joined pipes placed inside the trench shall be made of unglazed earthenware clay or concrete and shall have a minimum internal diameter or 70 to 100 mm. Each dispersion trench should not be longer than 30 m and trenches should not be placed closer than 1.8 m to each other.

The above mentioned Regulations shall be subject to modification from time to time as required by Gujarat Pollution Control Board/DSIRDA

9.11.20. Percolating well with Rain Water harvesting and recycling system

For the area of building unit above 500sqm and upto 1500sqm, the owner/developer shall carry out water harvesting system as specified by the authority.

In the case where the area of building unit exceeds 1500sqm and upto 4000sqm owner/developer has to provide/construct percolating well with rain water harvesting system in building unit and at the rate of one percolating well for every 4000sqm or part there of building

- i. Conservation and harvesting of rainwater in buildings
Having plinth built-up area of 80sqm or more, every such building shall be provided with required facilities and infrastructure for conservation and harvesting of rain water viz.
- ii. Percolation pits
The ground surface around the building shall have percolation pit or bore as recommended by DSIRDA covering within the building site, or bore recharge. Such pits shall be filled with small pebbles or brick jelly or river sand and covered with perforated concrete slabs
- iii. Terrace water collection
The terrace may be connected to a sump or bore well through a filtering tank by PVC pipe as recommended by DSIRDA. A valve shall be incorporate to enable the first part of the rain water collected to be discharged out to the ground if it is dirty

9.12. Recycle and Reuse of Water

9.12.1. Use of Recycled Water or Desalinated Water for Industries

For Industries requiring the use of water exceeding 5000 m³ per day, it will be mandatory for them to use Industrial Grade Recycled Water or desalinated water. This may be through captive recycling plant or desalination plant or through a merchant recycling plant/merchant desalination plant. In case the use or recycled water or desalinated is not found feasible or not permitted under another law/rule/rules, a No objection for the same shall be obtained from DSIRDA.

10. Zoning Regulations

10.1. Introduction

The Draft Development Plan for the DSIR comprises of 15 land use zones. Development within the land use zones will be regulated on the basis of hierarchy of the road from which any given land parcel is accessed. Figure 10.1 illustrates the land use zones and road hierarchy respectively of the Draft Development Plan. This chapter describes the permitted uses and development control regulations applicable for each land use zone.

10.1.1. Special Regulation

DSIRDA may give permission for public facilities (CETPs, STPs, substations etc.) in any zone as/if required irrespective of zoning designated in the Development plan in public interest

10.1.2. Regulation in Notified Forest

Regulations and Permissions in Notified forest will be in adherence to the Forest Conservation Act – 1980. Permission will be given on obtaining NOC from Competent Forest Authority.

Draft General Development Control Regulations (DGDCR)

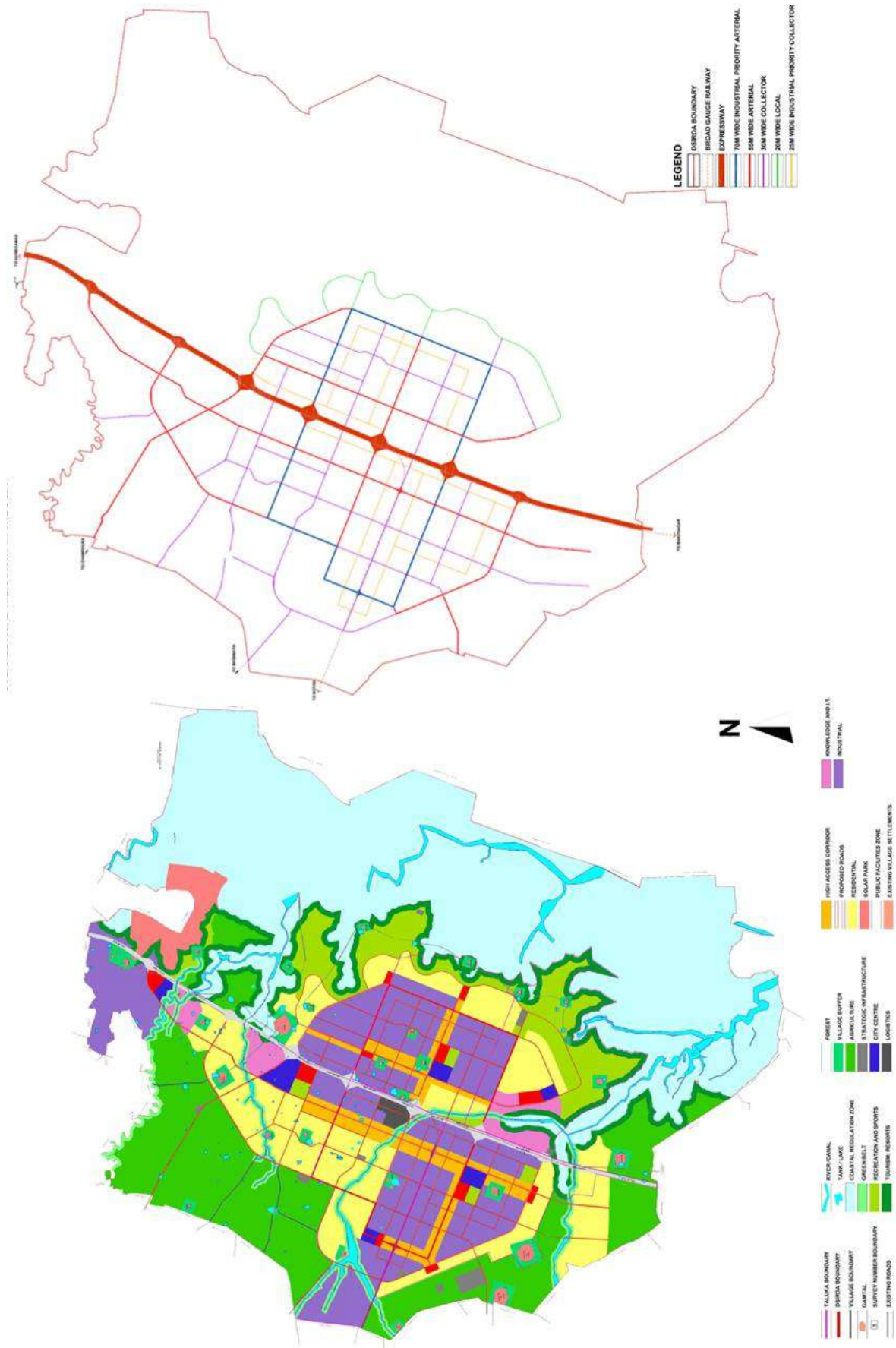


Figure 10-1: Spatial Development Plan with Road Hierarchy

10.2. Residential Zone

10.2.1. Intent

The intent in establishing a residential zone is:

- To promote residential development on a range of building typologies on existing undeveloped land;
- To provide for the development of recreational, religious and educational facilities as basic elements of a balanced community;
- To protect the residential communities from nuisances arising from incompatible uses.

10.2.2. Uses Permitted

A. The residential zone is primarily intended for the following building uses

- Residential multi-storey apartment
- Terraced /Row House
- Villas /Bungalow
- Site and services /other housing schemes for the EWS
- Old-age home

B. Non-residential building uses that are complimentary to the residential development will be permitted

- Banquet/Community hall
- Library
- Garden/playground
- Recreational club house
- Places for Worship
- Night shelter
- Neighbourhood retail

10.2.3. Development Control Regulations

Table 10.1 provides development control regulations for development density (FAR), minimum requirements for open space, setbacks and permitted uses. These regulations are applicable for plots measuring 3ha or smaller. For plots larger than 3ha, additional requirements as per the Subdivision Guidelines (Chapter 11) shall apply.

10.2.4. General Development Requirements

In addition to the above given development control regulations, all developments shall adhere to the common development requirements (Chapter 9) which cover the following elements:

- Sustainability
- Parking (refer table 9.3)
- Minimum Plot sizes (refer table 9.1)
- Plantation and maintenance of trees
- Drainage and flood prevention
- Seismic design
- Compound walls and gates
- General building requirements

Draft General Development Control Regulations (DGDCR)

Table 10-1: Development Control Regulations for Residential Zone

SR NO	MINIMUM ROAD ROW (METRES)	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT	MINIMUM SETBACKS (FRONT- REAR- BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
RESIDENTIAL ZONE							
1	55 and above	2	60%	G+5 or 18m whichever is less	5m – 6m – 6m – 6m	Cinema Hall, Retail Mall, Petrol/CNG/LPG Pump, Bank, Hospital A and B and all uses given in (2) and (3) below	The following uses may be permitted subject to approval of a special permit on a case-by-case basis: • Cemeteries/ Burial Ground • Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval. 1. Part of a residence may be permitted for use as professional office for advocates, chartered accountants, architects, doctors, engineers or the like, or as a small scale home based workshop subject to the following conditions: • it is not located in a multi-storey apartment; • the number of employees do not exceed 10; • it does not involve installation and use of heavy machinery, and does not create noise, vibration, fume or dust; • separate means of access and a designated parking area for staff and visitors is provided and marked on the site plan submitted for approval. 2. Devices for generation of non-conventional energy, such as solar panels, wind power 3. Servant quarters or lodging facilities for
2	25 to Below 55	1.5	60%	G+3 or 15m whichever is less	5m – 5m – 5m – 5m	(2) Neighbourhood Retail/Service Shop, Restaurant/Café, Hawker Zone, Designated Vegetable Market/bazaar, Commercial Centre, Primary and Secondary School; Multi-purpose ground larger than 5 ha; Place of Worship on Plot larger than 1000 sq m; Service/Repair Shop; Veterinary Hospital; Public Facility/Infrastructure/Utility Buildings; and all uses given in (3) below	
3	Below 25	1	50%	G+2 or 10m whichever is less	3m - 3m - 3m – 3m	(3) Multi-storey apartment and clusters thereof; Row-house, Villa/Bungalow; Multi-purpose ground smaller than 5 ha; Terraced/Row House; Villa/Bungalow; Housing for EWS; Night Shelter; Old-Age Home; Maternity Home, Nursing Home, Kindergarten, Day-care, Dispensary, Veterinary Clinic, Health-club, Place of Worship on plot smaller than 1000sqm, Community Hall, Health-Club, Swimming Pool	

Draft General Development Control Regulations (DGDCR)

SR NO	MINIMUM ROAD ROW (METRES)	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT	MINIMUM SETBACKS (FRONT- REAR- BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
RESIDENTIAL ZONE							
							caretaker/security personnel DSIRDA can grant special permission in height, FAR, Ground Coverage for Special Buildings (Star Hotels, Hospitals etc.) which have special privileges (under various Government Policies issued time to time) (in reference to Township, Special Regulations for hospitals, Special Regulations for Hotels)

Draft General Development Control Regulations (DGDCR)

10.3. High Access Corridor Zone

10.3.1. Intent

The intent in establishing a High Access Corridor zone is:

- To promote high density, mixed-use, transit oriented development on existing undeveloped land along planned public transport routes and encourage use of public transit;
- To achieve higher levels of mobility in the zone and choice for residents and visitors to access employment centres, services and recreational activities;
- To achieve high residential density
- To create dense walk-able communities in proximity to public transport infrastructure, providing for a high quality public realm and community facilities.

10.3.2. Uses Permitted

A. The high access corridor zone is primarily intended for the following premises:

- Residential multi-storey apartment
- Worker Housing/ Dormitories
- Site and services/other housing schemes for the EWS
- Old-age home
- Night shelter/ Dharamshala

B. The following non-residential use premises will be permitted:

Community Facilities

- Banquet /community hall
- Library
- Garden /playground
- Recreational club house
- Places of worship
- Health-club/ swimming Pool
- Crèche/ day-care centre

Education

- Anganwari / kindergarten
- Primary and secondary school
- School for physically/mentally challenged
- Coaching / Training Centres
- Junior, Senior and Professional College

Service / Commercial

- Neighbourhood Retail Shop
- Commercial Centre
- Designated Bazaar / Hawker Zone
- Service / Repair Shop

Draft General Development Control Regulations (DGDCR)

- Light Industrial Workshop with area less than 50sqm
- Auto Service Station
- Restaurant / Informal Eatery
- Bank
- Hotel
- Cinema Hall / Multiplex
- Mall
- Multi-level Parking Garage
- Health
- Dispensary
- Nursing Home and Maternity Home (upto 25 beds)
- Hospital C (upto 100 beds) and D (upto 200 beds)
- Diagnostic / Radiology Centre / Blood Bank
- Veterinary Clinic and Hospital

10.3.3. Development Control Regulations

Table 10.2 provides development control regulations for development density (FAR), minimum requirements for open space, setbacks and permitted uses. These regulations are applicable for plots measuring 3ha or smaller. For plots larger than 3ha, additional requirements as per the Subdivision Guidelines (Chapter 11) shall apply. Minimum road width shall be 18m.

10.3.4. General Development Requirements

In addition to the above given development control regulations, all developments shall adhere to the common development requirements (Chapter 9) which cover the following elements:

- Sustainability
- Parking (refer table 9.3)
- Minimum Plot sizes (refer table 9.1)
- Plantation and maintenance of trees
- Drainage and flood prevention
- Seismic design
- Compound walls and gates
- General building requirements

Draft General Development Control Regulations (DGDCR)

Table 10-2: Development Control Regulations for the High Access Corridor

SR NO	MINIMUM ROAD ROW (METRES)	MIN. PLOT SIZE	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT*	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
HIGH ACCESS CORRIDOR								
1	55m & above	5000 sqm**	5	0-10%	150m	10m-8m-6m-6m	Multi-storey apartment and clusters thereof; Serviced apartments; Dormitories/ Worker Housing; Dharamshala;	The following uses may be permitted subject to approval of a special permit on a case-by-case basis: • Cemeteries/ Burial Ground • Broadcasting towers and line-of- site relay devices for telephonic, radio or television communications The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval. 1. Part of a residence may be permitted for use as professional office for advocates, chartered accountants, architects, doctors, engineers or the like, or as a small scale home based workshop subject to the following conditions: • it is not located in a multi-storey apartment; • the number of employees do not exceed 10; • it does not involve installation and use of heavy machinery, and does not create noise, vibration, fume or dust;
			4	Above 10-20%	126m	9m-7m-6m-6m	Cinema Hall, Mall Petrol/CNG/LPG Pump, Auto Service Station, Light Industrial Workshop with area less than 50sqm; Hospital C and D, Budget and 3 Star Hotel, Junior, Senior and Professional Colleges; Multi-level Parking and all use premises given in the categories below	
			3	Above 20-30%	32m	8m-6m-6m-6m		
2	25m & Below 55	1500 sqm	2.5	40%	20m	8m-6m-6m-6m	Multi-storey apartment and clusters thereof; Serviced apartments; Dormitories/ Worker Housing; P Petrol/CNG/LPG Pump Dispensary, Maternity home/Nursing Home, Diagnostic/Radiology Centre/Blood Bank, Place of Worship larger than 1000sqm; Commercial Centre; Public Facility/ Infrastructure/Utility	

Draft General Development Control Regulations (DGDCR)

SR NO	MINIMUM ROAD ROW (METRES)	MIN. PLOT SIZE	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT*	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
HIGH ACCESS CORRIDOR								
3	Below 25m	1500 sqm	2	40%	16m	8m-6m-6m-6m	Buildings; Hostels for working professionals; Restaurants, Food Plazas and Food Streets Multi-storey apartment and clusters thereof; Serviced apartments; Dormitories/ Worker Housing; Neighbourhood Retail Shop; Place of Worship smaller than 1000sqm; Service and Repair Shops smaller than 25sqm; garden	• separate means of access and a designated parking area for staff and visitors is provided and marked on the site plan submitted for approval. 2. Devices for generation of non-conventional energy, such as solar panels, wind power 3. Servant quarters or lodging facilities for caretaker/security personnel DSIRDA can grant special permission in height, FAR, Ground Coverage for Special Buildings (Star Hotels, Hospitals etc.) which have special privileges (under various Government Policies issued time to time) (in reference to Township, Special Regulations for hospitals, Special Regulations for Hotels)

* Height of the building must comply to the prevalent Fire Safety Norms, with permissions from DSIRDA

** For Plot sizes of 5000 sqm and above – In case of a building with podium and tower, a ground coverage of maximum 40% will be allowed for a maximum height upto 8 m, including G or G+1 whichever is less. The upper typical floors above podium will have a maximum plan area of 10%. The maximum FAR allowed in this case will be 5.

10.4. City Centre Zone

10.4.1. Intent

The intent in establishing a City Centre zone is:

- To promote concentration of and mixture of commercial office and retail, institutional, health, civic and medium to high density residential uses;
- To create a vibrant urban environment through achieving a balance in the share of land between the public and private realm, providing opportunities for the creation of pedestrian friendly streetscape and public plazas;
- To provide a development pattern that supports pedestrian movement, bicycles and use of public transportation

10.4.2. Uses Permitted

A. The following non-residential uses shall be permitted:

Commercial

- Integrated Commercial Office and Retail Complex
- Banking and Financial Institutions
- Hotel
- Cinema Hall/ Multiplex
- Mall
- Restaurant/ Informal Eatery
- All Retail Stores
- Large Departmental Store
- Multi-level Parking Structure

Public Buildings

- City Administrative Complex
- Police Headquarters
- City Court
- Regional Post Office
- Telephone Exchange
- Research / Training Centre
- Integrated multi-modal passenger transport hub

Community Facilities

- Convention and Exhibition Centre
- Public Library
- Museum / Art Gallery
- Auditorium / Theatre
- Integrated Sports Complex
- Regional Park / Local Garden
- Recreational Club
- Place of Worship

Draft General Development Control Regulations (DGDCR)

- Health-club/ swimming Pool
- Crèche/ day-care centre
- Education
- Junior, Senior and Professional College

Health

- Polyclinic
 - Hospital A, B, C and D
 - Diagnostic / Radiology Centre
 - Other health/family welfare centre
- B. The following residential use premises is intended for the following premises, subject to the development norms:
- Residential multi-storey apartment /Serviced Apartment

10.4.3. Development Control Regulations

Table 10.3 provides development control regulations for development density (FAR), minimum requirements for open space, setbacks and permitted uses. These regulations are applicable for plots measuring 3ha or smaller. For plots larger than 3ha, additional requirements as per the Subdivision Guidelines (Chapter 11) shall apply. Minimum road width shall be 18m.

10.4.4. General Development Requirements

In addition to the above given development control regulations, all developments shall adhere to the common development requirements (Chapter 9) which cover the following elements:

- Sustainability
- Parking (refer table 9.3)
- Minimum Plot sizes (refer table 9.1)
- Plantation and maintenance of trees
- Drainage and flood prevention
- Seismic design
- Compound walls and gates
- General building requirements

Draft General Development Control Regulations (DGDCR)

Table 10-3: Development Control Regulations for the City Centre Zone

SR NO	MINIMUM ROAD ROW (METRES)	MIN. PLOT SIZE	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT*	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
CITY CENTRE								
1	55m & above	5000 sqm**	5	0-10%	150m	10m-8m-6m-6m	Convention and Exhibition Centre; Sports Complex; Auditorium; Integrated Multimodal Passenger Transport Hub; Dormitories; Museum; Super specialty Hospital Residential Multi-storey Apartments; Serviced Apartments, Petrol/CNG/LPG Pump and all uses given below	The following uses may be permitted subject to approval of a special permit on a case-by-case basis: • Cemeteries/ Burial Ground • Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval. 1. Part of a residence may be permitted for use as professional office for advocates, chartered accountants, architects, doctors, engineers or the like, or as a small scale home based workshop subject to the following conditions: • it is not located in a multi-storey apartment; • the number of employees do not exceed 10; • it does not involve installation and use of heavy machinery, and does not create
			4	Above 10-20%	126m	9m-7m-6m-6m		
			3	Above 20-30%	32m	8m-6m-6m-6m		
2	25m & Below 55	1500 sqm	2.5	40%	20m	8m-6m-6m-6m	Multi-level Parking; Office Complex, Retail Mall, Cinema Hall; Commercial Complex, Restaurants, Food Plazas and Food Streets; Other Retail; Public/ Govt Institutional Buildings, Training Centre; Art Gallery; Diagnostic/Radiology Centre; Hospital C and D; Health/Welfare Centre; Place of Worship larger than 1000sqm; Public Facility/Infrastructure/	

Draft General Development Control Regulations (DGDCR)

SR NO	MINIMUM ROAD ROW (METRES)	MIN. PLOT SIZE	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT*	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
CITY CENTRE								
3	Below 25m	1500 sqm	2	40%	16m	8m-6m-6m-6m	Utility Buildings; Petrol/CNG/LPG Pump Restaurants, Food Plazas and Food Streets; Neighbourhood Retail Shop; Community Hall; Health Club; Dispensary; Place of Worship smaller than 1000sqm;	noise, vibration, fume or dust; • separate means of access and a designated parking area for staff and visitors is provided and marked on the site plan submitted for approval. 2. Devices for generation of non-conventional energy, such as solar panels, wind power 3. Servant quarters or lodging facilities for caretaker/security personnel DSIRDA can grant special permission in height, FAR, Ground Coverage for Special Buildings (Star Hotels, Hospitals etc.) which have special privileges (under various Government Policies issued time to time) (in reference to Township, Special Regulations for Hospitals, Special Regulations for Hotels

* Height of the building must comply to the prevalent Fire Safety Norms, with permissions from DSIRDA

** For Plot sizes of 5000 sqm and above – In case of a building with podium and tower, a ground coverage of maximum 40% will be allowed for a maximum height upto 8 m, including G or G+1 whichever is less. The upper typical floors above podium will have a maximum plan area of 10%. The maximum FAR allowed in this case will be 5.

10.5. Knowledge and IT Zone

10.5.1. Intent

The intent in establishing a Knowledge and IT zone is:

- To create a conducive environment for development of business/IT parks and educational campuses;
- To provide an environment for campus residential use such as guest houses, staff quarters and students hostel, supporting the intended primary uses;
- To provide for supporting commercial retail, services and civic uses within planned business/IT and educational campuses

10.5.2. Pre-requisite for Development

Any development to be carried out as part of this zone will require approval of a Campus Master Plan which shall be subject to the Subdivision Guidelines (Chapter 11). The master plan should at a minimum, cater to the following:

- Illustration of activity zones/building uses
- Traffic and transportation study
- Landscape master plan
- Pedestrian and vehicular circulation
- Urban design guidelines
- Infrastructure and utilities plan

10.5.3. Uses Permitted

A. The following non-residential use premises will be permitted:

Office

- Office Complex
- Business / IT Park Campus

Educational Uses

- Educational campus with integrated education, administrative, residential buildings and supporting facilities
- Junior, senior and professional college
- Medical college with attached hospital
- Technical institute for research and development
- Scientific research centre
- Vocational training centre
- K-12 integrated school with or without hostel

Commercial

- Hotels
- Neighbourhood retail
- Restaurant / Informal eating places

Draft General Development Control Regulations (DGDCR)

Community Facilities

- Local Garden
- Recreational Club
- Place of Worship
- Health-club/ swimming Pool
- Crèche/ day-care centre

Health

- Polyclinic
- Medical college with attached hospital
- Diagnostic / radiology centre
- Other health/family welfare centre

B. The following residential use premises shall be permitted only as components within the Campus Master Plan. Single use development for these uses is not allowed unless the area is designated as a campus district/zone or is under guidance of a comprehensive master plan primary serving educational or IT campuses.

- Hostel
- Serviced apartment
- Terraced / row house
- Villa / bungalow

10.5.4. Development Control Regulations

Table 10.4 below provides development control regulations for development density (FAR), minimum requirements for open space, setbacks and permitted uses. These regulations are applicable for plots measuring 3ha or smaller. For plots larger than 3ha, additional requirements as per the Subdivision Guidelines (Chapter 11) shall apply. Minimum road width shall be 18m.

10.5.5. General Development Requirements

In addition to the above given development control regulations, all developments shall adhere to the common development requirements (Chapter 9) which cover the following elements:

- Sustainability
- Parking (refer table 9.3)
- Minimum Plot sizes (refer table 9.1)
- Plantation and maintenance of trees
- Drainage and flood prevention
- Seismic design
- Compound walls and gates
- General building requirements

Draft General Development Control Regulations (DGDCR)

Table 10-4: Development Control Regulations for the Knowledge and IT Zone

SR NO	MINIMUM ROAD ROW (METRES)	MIN. PLOT SIZE	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT*	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
KNOWLEDGE AND IT								
1	55m & above	5000 sqm**	5	0-10%	150m	10m-8m-6m-6m	University Campus; Four and Five Star Hotel, Multistorey Serviced Apartment; Hostel and all use premises in (2) and (3) except Villa/Bungalow and terraced/Row House; Petrol/CNG/LPG Pump	Auditorium/Cinema Hall may be permitted within a recreation centre meant for university students and staff. Such a building will not be permitted to support large scale retail use such as a mall. The following uses may be permitted subject to approval of a special permit on a case-by-case basis: • Cemeteries/ Burial Ground • Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications
			4	Above 10-20%	126m	9m-7m-6m-6m		
			3	Above 20-30%	32m	8m-6m-6m-6m		
2	25m & Below 55	1500 sqm	2.5	40%	20m	8m-6m-6m-6m	Multi-level Parking; Office Business Park; Commercial Office; IT Park; Professional College; 3 Star Hotel; Commercial Retail; Restaurants, Food Plazas and Food Streets; Cinema Hall/Multiplex; Multi-storey Serviced Apartment; and all use premises in (2) and (3) except Villa/Bungalow and terraced/Row House; Petrol/CNG/LPG Pump	The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval: • Devices for generation of non-conventional energy, such as solar panels, wind power • Servant quarters or lodging facilities for

Draft General Development Control Regulations (DGDCR)

SR NO	MINIMUM ROAD ROW (METRES)	MIN. PLOT SIZE	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT*	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
KNOWLEDGE AND IT								
3	Below 25m	1500 sqm	2	40%	16m	8m-6m-6m-6m	Office Building with less than 100 employees; Budget Hotel; Restaurants, Food Plazas and Food Streets Neighbourhood Retail; Dispensary, Community Hall; Library; Health Club; Day Care Centre; Public Facility/Infrastructure/Utility Building Villa/Bungalow; Terraced/Row House	caretaker/security personnel DSIRDA can grant special permission in height, FAR, Ground Coverage for Special Buildings (Star Hotels, Hospitals etc.) which have special privileges (under various Government Policies issued time to time) (in reference to Township, Special Regulations for Hospitals, Special Regulations for Hotels

* Height of the building must comply to the prevalent Fire Safety Norms, with permissions from DSIRDA

** For Plot sizes of 5000 sqm and above – In case of a building with podium and tower, a ground coverage of maximum 40% will be allowed for a maximum height upto 8 m, including G or G+1 whichever is less. The upper typical floors above podium will have a maximum plan area of 10%. The maximum FAR allowed in this case will be 5.

10.6. Industrial Zone

10.6.1. Intent

The intent in establishing an Industrial zone is:

1. To create a conducive environment for development industries with priority for the following sectors:
 - Automobile and auto ancillary
 - Hi-tech and electronics
 - General manufacturing
 - Heavy engineering
 - Metals and metallurgical products
 - Agro/food processing
 - Pharma and Biotech
2. To provide for retail and convenience uses supporting industrial establishments
3. To minimize the nuisance caused by industrial activities to adjacent non-industrial uses

10.6.2. Use Premises Permitted

- A. Industrial establishments in the orange and green categories as listed by the Ministry of Environment and Forests, Government of India will be permitted. Special approval will be required for industries belonging to the red category, or for industries which are not listed in any of the categories, by the competent committee within the DSIRDA.
- B. The following use premises will be permitted
 - Light and service industry / workshop
 - Petrol/CNG/LPG station with service station
 - Truck terminal with supporting amenities
 - Warehouse / Godown and storage facility
 - Fire Station
 - Restaurants/Foodcourt/ Canteen
 - Industrial convenience centre
 - Retail establishments supporting industrial zone
 - Solid waste segregation facility
 - Bank

10.6.3. Special Regulations for Industrial Development

In case of industrial plots adjacent to non-industrial uses, buffer as indicated in Table 10.5 shall be maintained on all common edges of the plot adjacent to the non-industrial zone. This buffer shall be planted with trees of minimum 6" calliper at the rate of 1 tree per 6sqm of area within the buffer. This buffer shall supersede the minimum set-back requirements for all edges of the plot adjacent to non-industrial uses.

Draft General Development Control Regulations (DGDCR)

Table 10-5: Buffer Requirements for Industrial Plots

INDUSTRIAL CATEGORY*	MINIMUM BUFFER
Green Industry	10m
Orange Industry	15m
Red Industry	20m

* Note: Refer to Appendix A for list of industries in Green, Orange and Red Categories.

10.6.4. Development Control

Table 10.6 provides development control regulations for development density (FAR), minimum requirements for open space, setbacks and permitted uses. These regulations are applicable for plots measuring 3ha or smaller. For plots larger than 3ha, additional requirements as per the Subdivision Guidelines (Chapter 11) shall apply. Minimum road width shall be 18m.

10.6.5. General Development Requirements

In addition to the above given development control regulations, all developments shall adhere to the common development requirements (Chapter 9) which cover the following elements:

- Sustainability
- Parking (refer table 9.3)
- Minimum Plot sizes (refer table 9.1)
- Plantation and maintenance of trees
- Drainage and flood prevention
- Seismic design
- Compound walls and gates
- General building requirements

Draft General Development Control Regulations (DGDCR)

Table 10-6: Development Control Regulations for Industrial Areas

SR NO	MINIMUM ROAD ROW (METRES)	MIN. PLOT SIZE	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT*	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
INDUSTRIAL								
1	55 m & above	1000sqm	1.8	50%	25m	8m-8m-6m-6m	Truck terminal; and all uses in (2) and (3) below	The following uses may be permitted subject to approval of a special permit on a case-by-case basis: - Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval: - Devices for generation of non-conventional energy, such as solar panels, wind power - Lodging facilities for caretaker/security personnel
2	Below 55m upto 30m		1.6	50%	25m	8m-8m-6m-6m	Industrial Convenience Centre; Petrol/CNG/LPG Station; Auto Service Station; Weighing Station; Fire Station; Solid Waste Segregation Facility; Public Facility/Infrastructure/Utility Building; All uses in (3) below	
3	Below 30m		1.2	50%	25m	8m-8m-6m-6m	All industrial establishments Industrial sheds, utility buildings, industrial plants; Light industry; Service workshop; Café/Restaurant/Canteen; Bank; Warehouse/Godown/Storage Facility; Dormitories	

* Height of the building must comply to the prevalent Fire Safety Norms, with permissions from DSIRDA

10.7. Logistic Zone

10.7.1. Intent

The intent in establishing a Logistics zone is as follows:

- To provide for the development of a State of the art integrated logistics facility that is Centrally located from all industrial areas and has direct access to the broad gauge rail line;

10.7.2. Pre-requisite for Development

All development permissions will be accompanied by a site plan with related traffic/circulation studies.

10.7.3. Use Premises Permitted

A. The following use premises will be permitted:

- Central warehousing and storage facility
- Logistics Parks
- Multi-modal freight transport station
- Container freight Station
- Inland container depot
- Truck terminal
- Truck service station
- Rail yard
- Petrol/CNG/LPG station
- Agricultural produce market

10.7.4. Development Control Regulations

Table 10.7 provides development control regulations for development density (FAR), minimum requirements for open space, setbacks and permitted uses. These regulations are applicable for plots measuring 3ha or smaller. For plots larger than 3ha, additional requirements as per the Subdivision Guidelines (Chapter 11) shall apply.

10.7.5. Additional Regulations for Logistics Zone

In case of plots adjacent to non-industrial uses, 10m wide buffer shall be maintained on all common edges of the plot adjacent to the non-industrial zone. This buffer shall be planted with trees of minimum 6" calliper at the rate of 1 tree per 6sqm of area within the buffer.

10.7.6. General Development Requirements

In addition to the above given development control regulations, all developments shall adhere to the common development requirements (Chapter 9) which cover the following elements:

- Sustainability
- Parking (refer table 9.3)
- Minimum Plot sizes (refer table 9.1)
- Plantation and maintenance of trees
- Drainage and flood prevention
- Seismic design
- Compound walls and gates
- General building requirements

Draft General Development Control Regulations (DGDCR)

Table 10-7: Development Control Regulations for Logistic Zone

SR NO	MINIMUM ROAD ROW (METRES)	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
LOGISTIC							
1	18 and above	1	30%	25m	6 m from all four sides	Integrated Logistics Hub, Container Freight Station, Warehouse, Go-down, Inland Container Depot, Petrol/CNG/LPG station,	The following uses may be permitted subject to approval of a special permit on a case-by-case basis: - Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval: - Devices for generation of non-conventional energy, such as solar panels, wind power - Lodging facilities for caretaker/security personnel

10.8. Village Buffer Zone

10.8.1. Intent

The intent in establishing physical buffer zones around existing village settlements is:

- Demarcation of a boundary for implementation of Town Planning Schemes
- Protection of continued agriculture based activities around villages settlements
- Ease the integration of settlements with the surrounding urban land uses over time,
- Give a sense of ownership and control to the village residents on their immediate environs,
- Prevent over-development in the vicinity of the sensitive village fabric
- Allow development of residential premises with supporting community facilities

10.8.2. Uses Permitted

A. The following residential uses will be permitted:

- Townhouse/Row house
- Independent detached house/ Villa

B. The following non-residential use premises will be permitted:

- Neighbourhood Retail
- Restaurant/Café/Informal eating place
- Hawker Zone
- Designated Vegetable Market/bazaar
- School
- Multi-purpose ground
- Service/Repair Shop
- Public Utility Buildings
- Maternity Home, Nursing Home
- Day-care, Dispensary
- Veterinary Clinic
- Health-club
- Place of Worship on plot smaller than 100sqm
- Community Hall
- Playground/ Garden
- Petrol/ CNG/ LPG Pump

10.8.3. Development Control Regulations for Individual Plots

Table 10.8 provides development control regulations for development density (FAR), minimum requirements for open space, setbacks and permitted uses. These regulations are applicable for individual plots defined within the Town Planning Scheme.

10.8.4. General Development Requirements

In addition to the above given development control regulations, all developments shall adhere to the common development requirements (Chapter 9) which cover the following elements:

Draft General Development Control Regulations (DGDCR)

- Sustainability
- Parking (refer table 9.3)
- Minimum Plot sizes (refer table 9.1)
- Plantation and maintenance of trees
- Drainage and flood prevention
- Seismic design
- Compound walls and gates
- General building requirements

10.8.5. Relaxation in General Development Requirements

The plots within the Village Buffer Zone can avail relaxation up to 50 percent with regard to parking provision within the general development requirements given in sub section 9.5.

10.8.6. Areas within CRZ

The village buffer areas that fall within the CRZ regulation zone will be governed by the development control regulations of the CRZ.

Draft General Development Control Regulations (DGDCR)

Table 10-8: Development Control Regulations for Village Buffer Zone

SR NO	MINIMUM ROAD ROW (METRES)	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
VILLAGE BUFFER							
1	9 to 12	1	70%	G+2 or 10m whichever is less	2m-2m-1.5m-1.5m	Residential: Townhouse/Row house Independent detached house/ Villa Non-Residential: Neighbourhood Retail Restaurant/Café/Informal eating place; School; Multi-purpose ground; Service/Repair Shop; Public Utility Buildings; Maternity Home, Nursing Home; Day-care, Dispensary; Veterinary Clinic; Health-club; Place of Worship on plot smaller than 100sqm; Petrol/CNG/LPG Pump; Community Hall; Playground/ Garden	The following uses may be permitted subject to approval of a special permit on a case-by-case basis: Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval: 1. Devices for generation of non-conventional energy, such as solar panels, wind power 2. Lodging facilities for caretaker/security personnel

10.9. Recreation, Sports and Entertainment Zone

10.9.1. Intent

The intent in establishing the Entertainment Recreation and Sports zone is to provide for an area for promotion of specialised large scale tourism activities that are land intensive and large parks and sports related activities.

10.9.2. Pre-requisite for Development

Any development to be carried out as part of this zone will require approval of a master plan which shall be subject to the Subdivision Guidelines (Chapter 11). The master plan should at a minimum, cater to the following:

- Illustration of activity zones/building uses
- Traffic and transportation study
- Landscape master plan
- Pedestrian and vehicular circulation
- Urban design guidelines
- Infrastructure and utilities plan

10.9.3. Uses Permitted

A. The following uses shall be permitted:

- Theme Park
- Outdoor adventure sports
- Film city
- Sports complex
- Stadium
- Park
- Botanical garden
- Zoo
- Nature Park

10.9.4. Development Control Regulations

Table 10.9 provides development control regulations for development density (FAR), minimum open space and maximum heights for structures within the approved master plan. These regulations are applicable for plots measuring 3ha or smaller. For plots larger than 3ha, additional requirements as per the Subdivision Guidelines (Chapter 11) shall apply.

10.9.5. General Development Requirements

In addition to the above given development control regulations, all developments shall adhere to the common development requirements (Chapter 9) which cover the following elements:

- Sustainability
- Parking (refer table 9.3)
- Minimum Plot sizes (refer table 9.1)
- Plantation and maintenance of trees
- Drainage and flood prevention
- Seismic design
- Compound walls and gates
- General building requirements

Draft General Development Control Regulations (DGDCR)

Table 10-9: Development Control Regulations for the Recreation, Sports and Entertainment Zone

SR NO	MINIMUM ROAD ROW (METRES)	MIN. PLOT SIZE	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT*	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
RECREATION SPORTS & ENTERTAINMENT								
1	From 55 m to 12 m	-	0.5	25%	25m	6m-5m-3m-3m	Theme Park Outdoor Adventure Sports, Film City; Restaurants, Food Plazas and Food Streets, Sports complex; Stadium; Park Botanical garden; Zoo; Nature Park; Petrol/CNG/LPG Pump	The following uses may be permitted subject to approval of a special permit on a case-by-case basis: - Broadcasting towers and line-of- site relay devices for telephonic, radio or television communications - Special non-habitable structures for entertainment in theme parks or for outdoor adventure sports The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval: - Devices for generation of non- conventional energy, such as solar panels, wind power - Lodging facilities for caretaker/security personnel DSIRDA can grant special permission in height, FAR, Ground Coverage for Special Buildings (Star Hotels, Hospitals etc.) which have special privileges (under various Government Policies issued time to time) (in reference to Township, Special Regulations for Hospitals, Special Regulations for Hotels)

*The relaxation of maximum building height may be applicable on the basis of conditional use permits from DSIRDA. Special approval with regard to fire safety norms shall be required in such cases from DSIRDA.

10.10. Green Space

10.10.1. Intent

The intent in establishing the Green Space is:

- Provision of a 200m wide protective buffer zone along the natural streams, rivers
- Protection of the natural ecology along the environmentally sensitive areas
- Prohibition of any development or construction activity within the zone

10.10.2. Uses Permitted

A. The following uses will be permitted:

- Open parks, with no permanent structures
- Nature trails
- Botanical garden

10.11. Agriculture Zone

10.11.1. Intent

The intent in establishing the Agriculture Zone is as the protection of the existing farmland that is suitable for continued farming activity from development pressure exerted by the surrounding urbanisation

10.11.2. Uses Permitted

A. The following use premises that are an integral part of the farmland will be permitted

- Ancillary farm-shed or farmhouse not exceeding built area more than 300sqm, for agricultural labourers or farm owners

Draft General Development Control Regulations (DGDCR)

Table 10-10: Development Control Regulations for Green Space and Agricultural Zone

SR NO	MINIMUM ROAD ROW (METRES)	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
GREEN SPACE						
1	NA	NA	NA	NA	Open parks with no permanent structures, nature trail	The following uses may be permitted subject to approval of a special permit on a case-by-case basis: • Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval: 1. Devices for generation of non-conventional energy, such as solar panels, wind power 2. Lodging facilities for caretaker/security personnel
AGRICULTURE						
1	NA	NA	NA	NA	Horticulture, poultry keeping subject to the N.O.C./approval and conditions laid down by the Department of poultry, Dairy Development, fisheries, animal rearing and breeding, open storage of drying manure. Farm house located in land of not less than 4000 sq. Mts., Camp for recreation of any type natural reserves and sanctuaries, race track, shooting range, zoo, nursery, stadium, botanical garden, agricultural equipment, repair of tools and equipment of agricultural use, tannery, saw mill, timber depot,	Touring cinema, drive-in-cinema, storage of inflammable materials and explosive goods subject to NOC/Approval and conditions laid down by concerned department/ authority dealing with such work. Dumping of solid industrial waste subject to N.O.C. and conditions laid down by Pollution Control Board. Institutional Buildings, govt., semi govt. buildings, Buildings of public

Draft General Development Control Regulations (DGDCR)

SR NO	MINIMUM ROAD ROW (METRES)	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
					uses pertaining to processing of agro/farm/milk products, institutional uses, vocational training centre, for agriculture purposes wayside shops, restaurant, ice factory & cold storage, godowns and warehouses subject to N.O.C./approval & conditions laid down by warehousing corporation/ FCI/ Appropriate Govt./ Semi Govt. Department, hospital for infectious and contagious diseases, mental hospital and sanitarium subject to NOC/Approval and conditions laid down by Civil Surgeon. Petrol/CNG/LPG pump with or without service station, garages, and workshop, Studio, roofing tiles and cement pipes, brick kiln, mining and quarrying, cemetery and burial ground, jail. Camp, for recreation of any type, club, aquarium, , planetarium, amusement park. Development activity related to tourism sponsored/recommended by tourism Department of the Government.1)Recreation of any type, Residential accommodation and shops incidental to recreation, aquarium, Natural reserve and sanctuary race track, shooting range, zoo, nursery, stadium, botanical garden, planetarium, amusement park, swimming pool, exhibition and mela, drive- in -cinema, motion picture hall, cinema, restaurants, party plots, recreational use of water park, Resorts, hotels and Motels as per norms notified by the tourism corporation of Gujarat	sector undertakings, Garden houses, petrol filling station, educational and Medical institutions (excluding infectious and contagious diseases, mental hospitals), Training and research centres, building for autonomous bodies related to their activities statutory organisations, convention centres. Development activities related to Information Technology.

10.12. Solar Park Zone

10.12.1. Intent

The intent in establishing the Solar Park Zone is:

- Provision of land for creating large scale solar park for generation of renewable energy
- Protection of the zone from the pressures of development exerted by the rapidly urbanising surroundings

10.12.2. Use Premises Permitted

A. The following use premises that are an integral part of the Solar Park will be permitted provided a plot for such uses is clearly demarcated on the solar park plan.

- Administrative block
- Storage of maintenance equipment
- Any other structure required for the operation and maintenance of the facility, provided it is demarcated on the site plan submitted for approval

10.12.3. Development Control Regulations

Table 10.11 provides development control regulations for provision of facility, minimum open space and maximum heights for structures within the forest map.

10.12.4. General Development Requirements

In addition to the above given development control regulations, all developments shall adhere to the common development requirements (Chapter 9) which cover the following elements:

- Sustainability
- Parking (refer table 9.3)
- Minimum Plot sizes (refer table 9.1)
- Plantation and maintenance of trees
- Drainage and flood prevention
- Seismic design
- Compound walls and gates
- General building requirements

10.13. Tourism & Resorts

10.13.1. Intent

The intent in establishing the Resorts Zone is to permit development of beach resorts/hotels within the designated area of CRZ-III for temporary occupation of visitors with prior approval of the Ministry of environment and Forests.

10.13.2. Uses Permitted

All activities/uses permitted under the prescribed norms and regulations under the designated CRZ III.

10.13.3. Development Control Regulations

As indicated in Table 10.11, all developments intended in this zone will be subject to the development control norms Stated for CRZ II&III (chapter 26).

10.13.4. General Development Requirements

In addition to the above given development control regulations, all developments shall adhere to the common development requirements (Chapter 9) which cover the following elements:

- Sustainability
- Parking (refer table 9.3)
- Minimum Plot sizes (refer table 9.1)
- Plantation and maintenance of trees
- Drainage and flood prevention
- Seismic design
- Compound walls and gates
- General building requirements

10.14. Strategic Infrastructure

10.14.1. Intent

The intent in establishing the Strategic Infrastructure Zone is:

- Provision of land for strategic infrastructure facilities such as water treatment plants, sewage treatment plant, power station, solid waste management site

10.14.2. Uses Permitted

A. The following buildings that support the main strategic infrastructure facility will be permitted:

- Administrative block
- Storage of maintenance equipment
- Any other structure required for the operation and maintenance of the facility, provided it is demarcated on the site plan submitted for approval

10.14.3. Development Control Regulations

Table 10.11 provides development control regulations for the strategic infrastructure zone.

10.14.4. Permitted Accessory Uses and Structures

- Lodging facilities for caretaker/security personnel

10.14.5. General Development Requirements

In addition to the above given development control regulations, all developments shall adhere to the common development requirements (Chapter 9) which cover the following elements:

- Sustainability
- Parking (refer table 9.3)
- Minimum Plot sizes (refer table 9.1)

- Plantation and maintenance of trees
- Drainage and flood prevention
- Seismic design
- Compound walls and gates
- General building requirements

10.15. Public Facilities Zone

10.15.1. Intent

The intent in demarcating the Public Facilities Zone is:

- To make the DSIR self-contained in terms of health, education, cultural, Government, sports and open space facilities
- Using “land as a resource” strategy to reserve key land parcels for city level facilities and for potential development of catalyst projects by DSIRDA

It is important to note that the city level community facilities do not form a separate land use zone, but are more of an overlay zone located within the base land use zones.

10.15.2. Use Permitted

Uses permitted in this zone will generally be the same as the base land use zone. However, priority will be given project requirements.

10.15.3. Development Control Regulations

Table 10.11 provides development control regulations for the strategic infrastructure zone.

10.15.4. General Development Requirements

In addition to the above given development control regulations, all developments shall adhere to the common development requirements (Chapter 9) which cover the following elements:

- Sustainability
- Parking (refer table 9.3)
- Minimum Plot sizes (refer table 9.1)
- Plantation and maintenance of trees
- Drainage and flood prevention
- Seismic design
- Compound walls and gates
- General building requirements

Draft General Development Control Regulations (DGDCR)

Table 10-11: Development Control Regulations for Solar Park, Tourism & Resorts, Strategic Infrastructure and Public Facility Zone

SR NO	MINIMUM ROAD ROW (METRES)	MINIMUM PLOT SIZE (SQ. M)	MAXIMUM FAR	MAXIMUM BUILDING HEIGHT	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MIN PLOT SIZE	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
SOLAR PARK ZONE								
1	NA	-	0.2	G+2 or 10m whichever is less	20%		Administrative Office or other storage building	The following uses may be permitted subject to approval of a special permit on a case-by-case basis: - Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval: - Devices for generation of non-conventional energy, such as solar panels, wind power - Lodging facilities for caretaker/security personnel
TOURISM & RESORTS								
1	NA	4000	0.33	9 m & G+1	33%	4000 sqm	All activities/uses permitted under the prescribed norms and regulations under the designated CRZ III	All activities/uses permitted under the prescribed norms and regulations under the designated CRZ III
STRATEGIC INFRASTRUCTURE								
1	NA	-	NA	NA	NA		All uses permissible as decided by DSIRDA in public interest	All uses permissible as decided by DSIRDA in public interest
PUBLIC FACILITY ZONE								
1	NA	-	1	NA	50%		All uses permissible as decided by DSIRDA	All uses permissible as decided by DSIRDA

11. Development of Land and Sub-division Regulations

11.1. Scope

This section provides general requirements used in the design, review and approval of any subdivision plan and applies to any private developer as well as Government agencies involved in such development. Questions of interpretation of any of these subsections should be discussed with the planning staff of the Regional Development Authority at the earliest possible time in the development of a subdivision proposal.

11.2. General Requirements

11.2.1. Consistence with adopted Land-Use plan

All layout subdivision of land approved under this chapter should be consistent with the adopted Land-Use plan and the applicable zone regulations. This would include specific area level plans for public facilities, such as streets, parks and open spaces, schools and other similar facilities.

11.2.2. Conformity

The proposed street system shall be designed to provide a network of interconnected streets so as to facilitate the most advantageous development of the entire neighbouring area. Stub streets be provided to adjacent properties where feasible, so as to provide for future inter-parcel access and potential public right of way.

The proposed street system shall extend existing streets on their proper projections. A cul-de-sac shall not be used to avoid connection with an existing street or to avoid future extension. Cul-de-sac and other permanently dead-end streets are permitted where one or more of the following conditions offer no practical alternative for connectivity:

- 1) Topographical conditions.
- 2) Environmental conditions.
- 3) Property shape.
- 4) Property accessibility.
- 5) Incompatible land use relationships

11.2.3. Discouragement of cut-through traffic

Residential street system shall be designed to establish circuitous routes to discourage cut-through traffic. The street design shall have multiple connections, existing and future, to disperse traffic impacts and reduce speeding. Where feasible, all new development shall provide more than one access for ingress and egress at the time of development. Consideration for Cut-through traffic shall not apply when a street is designated as a thoroughfare.

11.2.4. Relationship to Railroad Rights-of-way

When a subdivision adjoins a railroad right-of-way, the subdivider may be required to arrange the street pattern to provide for future grade separation of street and railroad crossing.

11.2.5. Mature Trees and Natural Vegetation

Streets and development sites shall be designed to protect and preserve the shafts of matured trees and existing natural vegetation to the greatest extent possible.

Draft General Development Control Regulations (DGDCR)

11.2.6. Access to Parks, Schools and Greenways

Streets should be designed and walkways dedicated for easy access to parks, schools and greenways and other areas of public assembly. The width of the dedicated street shall be enough to accommodate service vehicles for maintenance purpose.

11.2.7. Parallel Streets along Thoroughfares

When a tract of land to be subdivided adjoins a highway, an arterial or sub-arterial road, the developer may be required to provide a street, parallel to the highway. Direct access to properties shall be allowed only through public streets which in turn form a part of the larger circulation network. No direct access to properties shall be provided from highway arterial and sub arterial roads. Direct access to properties shall be restricted to major public facilities and large developments at the discretion of the DSIRDA.

11.2.8. Public School and Park Sites

When a tract of land that appears in any adopted plan as a future public school, Public Park, greenway or open space and this site falls within an area proposed to be subdivided, the planning staff will notify the appropriate agency of the proposed subdivision and its effect on the future public site. The agency shall decide, in the time period spelled out by the planning authority after preliminary approval, whether to reserve the site. If the agency does not wish to reserve the site then the subdivision plan shall not be approved. The appropriate agency will have time available from the date of preliminary approval to acquire the site by purchase.

11.2.9. Public Facilities

When a tract of land that appears in any adopted plan or policy document as a future site for any community service facility, including but not limited to police and fire stations, libraries, public housing or other public use sites, falls within an area proposed to be subdivided, the planning staff will notify the appropriate agency of the proposed subdivision and its effect on the future public site. The agency shall decide, in the time period spelled out by the planning authority after preliminary approval, whether to reserve the site. If the agency does not wish to reserve the site then the subdivision plan shall be approved.

11.2.10. Easements

Easements established to the width and in the locations required by the engineering department or the utility department, but in no case less than 3m wide, should be provided for open or piped storm drainage, sanitary sewers and water lines. This requirement applies to such lines installed at the time of the development of the subdivision and to easements for such lines which may reasonably be expected to be installed in the future.

11.3. Plan Requirements

The subdivision plan submitted for approval must be drawn to the following specifications and must contain or be accompanied by the information listed. No processing or review of a preliminary plan will proceed without all of the information listed.

- 1) The name of the subdivision project; the name and signature of the owner or the owner's duly authorized agent; the name of the surveyor, engineer or designer; the names of proposed streets; the names of adjoining subdivisions or property owners.
- 2) The scale of the plan, which shall not be smaller than 1:1000; north point; date.

Draft General Development Control Regulations (DGDCR)

- 3) The boundary of the area to be subdivided and the location within the area, or contiguous to it, of any existing streets, railroad lines, watercourses, easements or other significant features of the tract.
- 4) A small-scale location map showing the location of the subdivision with respect to adjacent streets and properties.
- 5) Original contours at intervals of not less than 1m for the entire area to be subdivided and extended into adjoining property for a distance of 100m at all points where street rights-of-way connect to the adjoining property. These contours shall be referenced to a datum points established by the DSIRDA. Proposed contours must be shown for the all areas where extensive grading is proposed. These requirements shall not apply where the size of the subdivision and the topography make such information unnecessary.
- 6) The location, sizes and elevations of existing sanitary sewers, storm drains and culverts within the tract and immediately adjacent thereto.
- 7) The area Statement for all proposed uses.
- 8) In case the sub-division includes residential uses, list and areas of community facilities provided with corresponding to the resident population within the development.
- 9) The location of proposed streets, alleys, easements, lots, parks or other open spaces, reservations, other property lines and building setback lines with street dimensions, tentative plot dimensions, other property lines and the location of any building restriction flood-lines.
- 10) The location of all proposed storm drains and utilities with grades, inverts and sizes indicated, together with a map of the drainage areas tributary to the proposed storm drains, a copy of the data used in determining the sizes of drainage pipes and structures, use the building restriction flood-line and flood-protection elevation for each plot subject to flooding. The proposed method of water supply and sewage disposal.
- 11) Typical cross sections of proposed streets, showing widths and proposed construction of roadways.
- 12) Where the sub-division includes a street or an access way with a gradient more than 1:20, a profile of the street shall be illustrated. The profile should be extended to include 30m of the existing roadway and storm drains if present, and a cross section of the existing street shall be shown. Where a proposed street within the subdivision abuts a tract of land that adjoins the subdivision and where the street may be expected to extend into the adjoining tract of land, the profile shall be extended to include 30m of the adjoining tract.
- 13) A timetable for estimated project completion of the area covered by the preliminary plan.

11.4. Community Facilities and Open Spaces

The sub-division plan shall make adequate provision for community facilities and open spaces as per the requirement given in Section 5.2, Chapter 5 of the Draft Development Plan.

11.5. Design Standards for Streets

This section contains specifications for streets which must be followed in the subdivision process.

Draft General Development Control Regulations (DGDCR)

11.5.1. Right-of-way

A proposed street right-of-way must be of sufficient width to accommodate the required cross section. However in no case will the dedicated and reserved right-of-way be proposed to be less than the following standards, unless the Regional Development Authority engineer certifies that such special circumstances exist, which make the dedication or reservation of the full right-of-way unnecessary or impractical.

Table 11-1: Street Right-of-Way Standards

STREET TYPE	MINIMUM RIGHT-OF-WAY (METRES)
Access controlled expressway	250
Industry Priority Arterial	70
Arterial Roads	55
Sub Arterial Roads	40
Collector Roads	30
Truck Corridor	25
Local Roads	20
Narrow Streets	15, 12

Additional right-of-way may be necessary in the area of interchanges, intersections, cut/fill areas, or areas where horizontal or vertical alignments must be improved and will be determined on a case-by-case basis.

When a developer elects to establish a roadway divided with a median, the right-of-way width must be at least the proposed width of the median, plus 15m. The 12m wide street may only be used subject to the following conditions:

1. It serves no more than 50 dwelling units.
2. All land which touches the street must be subdivided into plots or must be otherwise plotted so that a further street extension is not possible.
3. It is designed to be permanently dead ended or is a loop street with no additional street connections except at the ends.

11.5.2. Arterial Roads Right-of-way

Whenever a tract of land to be subdivided includes any part of an arterial road shown on the thoroughfare plan approved by the planning body of the DSIRDA, a right-of-way for the arterial street must be reserved in the location and to the width specified in the plan.

The developer is responsible for the dedication of the right-of-way up to 30m (15m on either side of the centreline) or the reservation of the right-of-way. The remainder of the minimum required right-of-way over 30m must be reserved for future right-of-way use and must be shown as such on the final layout plan. All measurements involving minimum lot standards under this chapter and under the zoning ordinance will be made at the edge of the full right-of-way.

All of the area of the dedicated right-of-way, for any public street except 20mwide road or 12m & 15m wide roads, may be used in the computation of development rights, but may not be used for the computation of plot area, open space, required parking, storm-water retention, or to fulfil any other mandatory requirements.

11.5.3. Street Intersection Geometry

Where there is an offset in the alignment of a street across an intersection, the offset of the centrelines may not be less than 30m.

11.5.4. Block lengths

Smaller block lengths between 140m to 180m are preferred but in no situation, blocks lengths will be more than 300m. DSIRDA may authorize block lengths in excess of 300m where one or more of the following conditions exist:

- 1) Topographical conditions.
- 2) Environmental conditions.
- 3) Property shape.
- 4) Property accessibility.
- 5) Incompatible land use relationships.

Block widths must be sufficient to allow two tiers of plots except where single tiers of lots will facilitate non-residential development and the separation of residential and non-residential developments or the separation of residential development from thoroughfares.

11.5.5. Cul-de-sac

Cul-de-sac or other permanently dead-end streets shall not be longer than 150m. The planning staff may authorize longer cul-de-sac lengths. The distance of a cul-de-sac shall be measured from the centreline intersection to the centre point of the cul-de-sac. The cul-de-sac shall be terminated by a circular right-of-way not less than 25m in diameter. Alternate turnaround designs as accepted by the engineer may be considered. If a vehicular connection is impractical, a pedestrian and/or bicycle connection may be required from the cul-de-sac to the nearest streets.

11.5.6. Narrow Streets

In certain circumstances, streets may be constructed on a 15m right-of-way and with a 9m cross section. When a street serves 50 dwelling units or less and is permanently dead ended, this smaller standard may be used. All other appropriate standards of this chapter still apply to the construction of such a street.

11.5.7. Collector street designation

The designation of a collector street, or the determination of the need for a collector street, will be based on the following criteria. If the street in question meets at least two of the criteria, the street will be designated as a collector street and must be built to the appropriate collector street standard:

- The street intersects directly with an arterial street and provides access to an area with an overall density of more than five dwelling unit per hectare, or provides access to more than 125 dwelling units.
- The street by its general configuration, in relationship to the existing development of the area, in effect serves a collector function.
- The street extends into an undeveloped area in such a manner as to serve a future collector function.

Draft General Development Control Regulations (DGDCR)

- The street serves as a primary access to a significant non-residential, institutional or recreational land use, as well as an access to a residential area.

11.6. Design Standards for Lots

11.6.1. Frontage on Street

Each plot in a subdivision must have frontage on a street. However, lots designed for certain multifamily dwellings need not front on a street, provided that all portions of the dwelling unit proposed for such plots are located within 100m of a public street or private street that furnishes direct access to the property, and that access to each such plot be made available via either a public right-of-way or a private vehicular or pedestrian way owned by the individual plot owner in fee or in common ownership.

Plots designed for certain one-family, semidetached dwellings need not front on a street, provided that at least one unit of each dwelling group has frontage on a street and that access to each dwelling unit is made available via either a public right-of-way or a private vehicular or pedestrian way owned by the individual lot owner in fee or in common ownership.

Plots or building sites which are part of a larger non-residential development, such as a shopping centre, need not abut a street so long as the overall site abuts a street in such a way that access is furnished to all interior lots or building sites.

11.6.2. Sidelines

Side lot lines shall, as nearly as practicable, be at right angles or radial to street lines. Where side lot lines intersect at the rear of the lot, the angle of intersection shall not be less than 60 degrees.

11.6.3. Building lines

Building lines shall be established on all plots in accordance with the appropriate zoning classification. The building line shall not encroach upon the required setback and the setback requirements shall regulate the placement of any structure relative to the street right-of-way including all front, side and rear plot setbacks.

11.6.4. Driveway Connections

Prior to the construction of any driveway or other connection within the right-of-way of a public street, a permit must be secured from the planning department of the Regional Development Authority.

11.7. Common Plot

Common Plot for the development shall be provided as under:

11.7.1. For residential use and commercial use:

- a) In a building unit of 2000 sqm 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.
- c) Common plot shall be provided in high rise building irrespective of area of building unit

11.7.2. For Industrial Use:

- a) In a building unit of 5000 sqm or more in area, the common plot shall be provided.
- b) In a building unit of 5000 sqm and upto 20000 sqm in area, the common plot shall be provided at the rate of 8% of the area of the building unit.

Draft General Development Control Regulations (DGDCR)

- c) In a building unit of more than 20000 sqm in area the common plot shall be provided at the rate of 1600 sqm plus 5% of the area of the building unit in excess of 20000 sqm.

11.7.3. Other than Residential, Commercial & Industrial

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

11.7.4. General Requirement

1. The common plot area shall be exclusive of approaches, margins. No projection shall be permitted in common plot.
2. Minimum size of the common plot shall be 200 sqm with no side less than 10.50 m.
3. No construction shall be permitted in the common plot. Only electric substation, over head water tank, underground water tank, watchman room, community hall for occupier of respective sub plots or tenements or flats, tube well and rain water recharge well shall be permitted subject to margin as per this regulations and maximum 15% of respective common plot area.
4. The area of the common plot may be permitted to be sub-divided provided that the common plot has a minimum area of 200 sqm with no sides less than 10.50 m.
Provided for a group housing, (building with Ground floor plus two upper floors without hollow plinth), further sub-divisions of the common plot may be allowed by the Competent Authority
5. The area of this common plot shall be not deducted for the consideration of Floor Space Index of a building unit.
6. (a) In the case of "all uses accept residential" total common plot may be allowed to be used as parking space including drive-way and the aisles.
(b) In the case of residential use 50% of the total common plot may be allowed to be used as parking space including drive way and aisles.
7. In cases where in layout or subdivision of building unit is sanctioned with provision of required common plot, common plots shall not be insisted in case of sub division of such sub divided new building unit and / or amalgamation of such sub plots and / or further development of such sub divided new building unit irrespective of its area.

Provided for a building unit to be developed for other than residential use exclusive visitors parking should be provided at road side margin at the rate of 5% of plot area in addition to the parking requirements under this regulation. This parking space shall have required margin from the building.

12. Development of Low Cost Housing

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

12.1. Planning

Low cost housing developments shall conform to the following conditions:

1. The maximum gross density of 225 dwelling units per hectare.
2. The minimum and the maximum plot size shall be between 18sqm and 40sqm respectively with built up area not exceeding 70% of the plot area leaving front as well as rear margin of 1.5m.
3. The minimum frontage of plot shall be 3.0m in width.
4. At every 20 such continuous plots, 2.0m wide open to sky space shall be provided.
5. The maximum numbers of stories in a building construction on the plot shall be ground plus one upper storey only.
6. Common plot at the rate of 10% percent of the area of the plot / land developed shall be provided for open space/ community open space which shall be exclusive of approach roads, path ways, or margins.

12.2. General Building Requirements

1. The minimum height of the plinth shall be 30cm from the top surface of approach road or path way.
2. The maximum floor space index permissible shall be as per the development control regulations for land use zones.
3. Sizes of rooms shall be as given below:
 - a. The size of living room, bed room shall not be less than 8sqm with minimum width of 2.4m.
 - b. Size of independent Bath-room and w.c shall be 0.9sqm with minimum width of 0.9m each
 - c. Size of combined bath room and w.c. shall be 1.8sqm with minimum width of 1m.
4. The minimum height of rooms shall be as given below:
 - a. Living room: 2.4m
 - b. Kitchen room: 2.4m
 - c. Bath /w.c: 2.1m
 - d. Corridor: 2.1m
5. The minimum heights of rooms in case of sloping roofs:
 - a. Average height of the roof shall be 2.1m
 - b. The minimum height of the eaves shall be 2.4m.
 - c. The minimum slopes of the slopping roof shall be 300 for G.I sheets, asbestos sheets or tiled roof while for R.C.C slopping roof, the minimum slop shall be 120.
6. The fenestrations such as windows, ventilators and other opening for light and ventilation shall be as under:
 - a. One tenth of the room floor area.

Draft General Development Control Regulations (DGDCR)

- b. For W.C and bath not less than 0.2sqm
- 7. Stairs:
 - a. There shall be one staircase for every 12 dwelling units or part thereof.
 - b. The minimum width of stair case shall be 0.75m.
 - c. The maximum height of the riser shall be 0.2m.
 - d. The minimum width of the tread shall be 0.225m.
 - e. The minimum clear head roof of the stair case shall be 2.10m.

12.3. Structural Requirements

- 1. Load bearing walls of the building shall be of Brick stone or pre cast block in any mortar, however framed structures are preferred;
- 2. In the case of R.C.C framed structure or wooden framed structure:
 - a. Filler walls may be of suitable local materials.
 - b. Roof of the building shall be of galvanized iron sheets, tiles roof or R.C.C. roof. In the case of upper storied buildings, middle floor shall be of wooden or R.C.C. and rest as per choice.
- 3. Doors and windows of building shall be of any material.
- 4. Use of asbestos sheets shall not be permitted.
- 5. Rest of the work of building shall be as per locally available resources and as per choice.

12.4. Roads and Path Ways

- 1. The area under the roads and pathways in such housing project shall normally not exceed 20 percent of the total area of the project.
- 2. Access to the dwelling units where motorized vehicles are not normally expected shall be by means of paved foot paths with right of way of 6m and pathways of 2m only. The right of way shall be adequate to allow for plying of emergency vehicles and also for side drains and plantation.
- 3. Where access ways for motorized vehicles are not provided and pedestrian path ways are provided, the minimum width of such pathway shall be 4.0m which shall not exceed 50m in length.

12.5. Minimum Required Accommodation

- 1. The minimum accommodation provided in every dwelling unit shall be one living room and a W.C; wherever there is a drainage system, the agency developing the area shall install and maintain the internal drainage system; where there is no drainage system the individual soak-pit shall be provided as per provision of National Building Code (NBC).
- 2. The loft if provided in the room shall not cover more than 30 % of the floor area of the room.

13. Fuel Filling and Service Stations

13.1. Definitions

The term “fuel filling and service station” is a place of retail business engaged in supplying goods and services essential for the normal operation of automobiles. These include dispensing gasoline and motor oil, the sales and services of tyres, batteries and other automobiles accessories and replacement item and washing and lubrication. They do not include the body of tender work, painting or other major motors repairs and over hauling.

13.2. Requirements of Filling Stations and Service Station

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

1. Filling station: 30m x 36.5m (In intensely developed areas the minimum frontage may be relaxed by the Authority after complete investigation).
2. Filling cum service station shall be 2000sqm having frontage not less than 30m.
3. The plot should be on level ground.
4. Every filling station should provide for one parking space for each four employees with a minimum of two car parking space.
5. In the case of combined filling and service stations, additional parking space should be provided at the rate of one car parking space for each service station.

13.3. Traffic Requirements

1. A filling station or filling cum service station is a major generator of traffic and as such present a degree of traffic hazard on the road on which it is sited. This potential traffic hazard determines the number of station that can be permitted in any section of the road or the highway or in a section of a city, the objective being to keep the traffic hazard to the minimum.
2. A filling station or filling cum service station should not be located opposite a break or opening in the Central verge on a dual carriage as this will encourage the traffic to cross the road while entering a filling station or filling cum service station.
3. A filling station or filling cum service station preferably may not be sited too close to an intersection to a traffic island on the main road. To assure satisfactory weaving distances, the minimum desirable distance between an access to a station and the tangent point of the traffic island or intersection should be 80m.
4. In the case of main road provided along with a service road or a marginal access road, the access to the station should be provided from the service/ marginal access road and not from the main road.
5. On road having heavy traffic, it is desirable to provide one station on either side of the road so that vehicles are not required to cross the road. On roads the traffic cannot support two filling station open on either side, one may be located on either sides provided the site is not close to a junction and confirm to the requirements of (3) above.
6. Sitting of the stations on road curves or bends are a safety hazard and should be avoided.

Draft General Development Control Regulations (DGDCR)

7. The minimum distance of the property line of the filling station from the Central line of the road must not be less than 15m or half the proposed right of way of the road, whichever is more. In the case of National Highways, and major road in the urban areas, they should be set back so as to be outside the ultimate right-of-way of the highway along which it is to be located.
8. However, variations can be approved in special cases if allowed by DSIRDA after complete investigation.

13.4. Entry and Exit Considerations

1. The basic principle governing entry and exit to filling stations is to minimizing interference with normal flow of traffic on the access road.
2. To enable easy traffic flow a minimum frontage of 30m shall be provided with easy entrance and exit kerbs. Vehicles entering and leaving the station should be fully visible to the traffic on the main road.
3. There should not be any obstruction to view between the filling station pumps and the road.
4. The following minimum requirements for the ingress should be observed:
 - a. Maximum width of the drive ways at the side walk: 5m
 - b. Minimum angle of intersection of drive ways with the street pavement 60 (degree)
 - c. Minimum angle of intersection of drive ways with the street pavement 60 (degree)
 - d. Minimum distance from any drive way to any exterior property line: 6m
 - e. Minimum distance from any driveway to any interior plot line: 3m
 - f. Minimum distance between kerbs sides: 9m c/c

14. Control of Signs (Hoardings) and Outdoor Display Structures and Paging Tower and Telephone Tower and Outdoor Display Structures

14.1. Permission

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

14.2. Design and Size

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

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

Size of the hording along the various roads shall be permitted as prescribed by DSIRDA. DSIRDA shall prescribe size of the hoarding according to local conditions and requirements.

14.3. Prohibited Signs

The following signs are prohibited along major roads, having width beyond 18m

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

14.4. General Restrictions

- 1) No hoarding shall be permitted in the margin of the building
- 2) No ground sign shall be erected to a height according to local condition and requirements. Lighting, reflections may extend beyond the top of face of the sign.
- 3) Every ground sign shall be firmly supported and anchored to the ground. Supports and anchors shall be of treated timber in accordance with good practice or metal treated for corrosion resistance or masonry or concrete.
- 4) No ground sign shall be erected so as to obstruct from access to or egress from any building and;
- 5) No ground sign shall be set nearer to the street line than the established building line,
- 6) Distance from the junction of roads: No sign or hoarding along roads shall be permitted. In such away that it is not obstructing the vision required for safe traffic movement.
- 7) Any hoarding which in the opinion of the Authority is likely to be confused with unauthorised traffic sign or signal shall not be permitted.
- 8) No hoarding on road less than 10m wide shall be permitted.
- 9) Any hoarding containing the words "Stop", "Look", "Danger" or other similar words that might mislead or confuse the travellers shall not be permitted.

Draft General Development Control Regulations (DGDCR)

- 10) No hoarding shall be permitted after keeping distance, according to local condition and requirements from any public park.
- 11) The hoarding shall be permitted in the margin space of the building and on roof top as under
- 12) All permission for hording shall be given only after getting certificate from registered structural engineer for the stability, safety of hording to be erected.

Table 14-1: Margin Space for Hoardings

SR. NO.	LOCATION	MAXIMUM HOARDING SIZE	MARGIN		
			Road Side	Between Buildings and Hoardings	Between two hoardings
1	Parallel to Road	6 m x 3 m (width x height)	1.5 m	4.5 m	4.5 m
2	Perpendicular to Road	As per G.D.C.R.	1.5 m	4.5 m provided the hoarding is not crossing building line, shall not be applicable	4.5 m
3	On roof top	As per G.D.C.R.			

Table 14-2: Hoarding Size

ROAD WIDTH RANGE (M)	HEIGHT OF HOARDING (WIDTH)	MAXIMUM LENGTH OF HOARDING
18.0 m and less than 30.0 m	4.5 m	9.0 m
30.0 m and more	9.0 m	27.0 m

14.5. 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 confirm the building height regulations.
- b) **Projection:** No roof sign shall project beyond the existing building line of the building on which it is erected or shall extend beyond the roof in any direction.
- c) **Support & Anchorage:** Every roof sign shall be thoroughly secured and anchored to the building on or over which it is erected. All loads shall be safety distributed to the structural members of the building.

14.6. Wall Signs

Following provisions shall apply for wall signs.

- a) **Dimensions:** The total area of the sign shall not exceed 25 percent of the total area of the facade on which the sign is erected. The facade of the building shall be subdivided into blocks of uniform height and the area of the sign erected on particular block shall not exceed 25 percent of the area of that block.
- b) **Projection:** No wall sign shall extend above the top of the wall or beyond the ends of the wall to which it is attached. At any place where pedestrians may pass along a wall, any wall sign attached

Draft General Development Control Regulations (DGDCR)

there to shall not project more than 7.5cm there from within a height of 2.5m 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 2.4m beyond the face of the wall provided such reflectors are at least 4m above the footpath level, but in no case shall such reflectors project beyond a vertical plane one metre inside the kerb line.

14.7. Projecting Signs

No projecting sign or any part of its supports or frame work shall project more than 2m 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 2.5m 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.

14.8. Signs In Urban Renewal Project Areas

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

14.8.1. Banners, Sign—Boards Etc

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

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

14.9. Historic Buildings

DSIRDA is empowered to deny the permission on the ground of ambiance of heritage buildings and precincts.

14.10. Deposit and Fees

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

14.11. Telecommunication Infrastructure (Paging, Cellular Mobiles, 'V' Sat., MTNL Etc.)

- 1) Following provisions shall apply for telecommunication infrastructure.
 - a) Location: The Telecommunication Infrastructure shall be either placed on the building rooftops or on the ground or open space within the premises subject to other regulations.
 - b) Type of structure:
 - (i) Steel fabricated tower or antennae's on pole.

Draft General Development Control Regulations (DGDCR)

- (ii) Pre-fabricated shelters of fibre glass or P.V.C. on the building rooftop/terrace for equipment
 - (iii) Masonry Structure/Shelter on the ground for equipment.
 - (iv) D.G. set with sound proof cover to reduce the noise level.
 - c) Requirement:
 - (i) Every applicant has to obtain/procure the necessary permission from the "Standing Advisory Committee on Radio Frequency Allocation" (SACF A) issued by Ministry of Telecommunications.
 - (ii) Every applicant will have to produce the structural stability certificate from the registered structural engineer which shall be the liability of both parties
 - (iii) Applicants have to produce/submit plans of the structure to be erected.
 - d) Projection: No Pager and/or Telephone Tower shall project beyond the existing building line of the building on which it is erected in any direction.
- 2) Critical Infrastructure Sites:
- a) Every Building shall be enables per the norms of (TRAI) Telecom Regulatory Authority/DOT. so that service provider can provide broadband and cable service to all the occupants by connection at single point.
 - b) Authority shall grant permission to setup tower of Telecommunication in a notified site by joint working group/joint working committee
 - c) Any service provider/Infrastructure Provider shall have to give a commitment that the site would be shared by at least three service providers
- 3) DEPOSIT AND FEES: The fees for erection and maintenance of the telecommunication infrastructure shall be charged as decided by DSIRDA from time to time

14.12. Control Sign Board

Table 14-3: Control Sign Board

WIDTH AT THE LOCATION	COLOUR CODE		
	FOR SIGN BOARD	FOR LETTERS	FOR BUILDING
1) Till 9 m	Maroon/Grey	White	White
2) 9 m to 18 m	Maroon/Grey	White/Pink	Pink
3) 18 m to 40 m	Red/Grey	White/Pink	Ivory
4) more than 40 m	Grey	White	Light Green

Note:

- 1) *Length of the sign board shall be according to length of the road beside the shop*
- 2) *Height of the sign board shall be 0.6 m to 1.0 m according to the length of the shop*
- 3) *Size of the letters on the signboard shall be 0.2 m to 0.4 m according to the size of the signboard*

15. Mining, Quarrying and Brick Kiln

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

15.1.

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

15.2.

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

15.3.

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.

15.4.

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

- 1) The mining, quarrying and brick kiln operations 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.

16. Applicability of Regulations

16.1. General

These regulations except Regulation No.16.4 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 construction and also in case of change of use in existing building. The Regulation No.16.2 shall apply to existing buildings.

16.2. Addition or Extension to a Building

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

16.3. Safe-guard Against Reduction of Open Spaces

No construction work on a building shall be allowed if such work operates to reduce an open air space of any other adjoining building belonging to the same owner to an extent less than what is prescribed by any of the regulation in force at the time of the proposed work or to further reduce such open space if it is already less than what is prescribed.

16.4. Maintenance of Buildings

16.4.1. Structural

For the purpose of these Regulations, buildings shall be divided into the following classes:

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

Class 2: Masonry walled residential buildings constructed with more than ground + two floors.

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

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

- a) Within three years from the coming into force of these regulation and thereafter at the interval of every fifteen years from the date of submission of the first report. For Class-I buildings which are erected fifteen years earlier from the date on which these Regulations has come into force, building inspection needs to be carried out within 5 years of enforcement of these regulations.
- b) Within five years from the coming into force of these Regulation and thereafter at the interval of every fifteen years from the date of submission of the first report for Class-II buildings which are erected fifteen years earlier from the date on which these Regulation has come into force or which become fifteen years old thereafter.

16.4.2. Fire-safety

Fire safety norms shall be followed according to NBC 2003 (part 4). It shall be the duty of every owner to maintain and keep in working order the arrangement of internal fire hydrants, fire-lifts and fire-stair provided in his building. At intervals of not more than twelve months he shall submit a certificate from the Fire Department or Fire Consultant registered with DSIRDA certifying that the system of internal fire hydrant, fire lifts & fire stairs and other protections required are properly maintained and is in good working conditions.

17. Facilities for Physically Handicapped Persons

17.1. Short Title, Extent & Commencement

17.1.1. Applicability

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

They shall extend to the whole of the Dholera Special Investment Region.

17.2. Definitions

17.2.1. Non - ambulatory Disabilities

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

17.2.2. Semi-ambulatory Disabilities

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

17.2.3. Hearing Disabilities

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

17.2.4. Sight Disabilities

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

17.2.5. Wheel Chair

Chair used by Disabled people for mobility. The standard size of wheel chair shall be taken as 1.05 m X 0.75m.

17.3. Scope

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

17.4. Site Development

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

17.4.1. Access Path / Walk Way

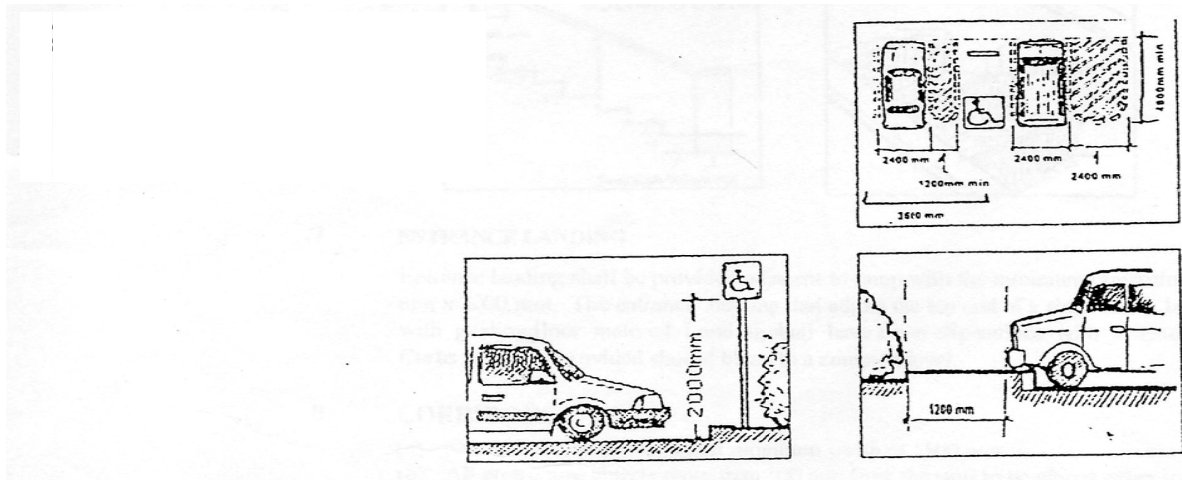
Access path from the entry and surface parking to building entrance shall be minimum of 1.8m wide having even surface without any steps. Slope if any, shall not have gradient greater than 5%. Selection of floor material shall be made suitably to attract or to guide visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons herein after referred to as “guiding floor material”. Finishes shall have a non slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

Draft General Development Control Regulations (DGDCR)

17.4.2. Parking:

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

1. Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30m from building.
2. The width of parking bay shall be minimum 3.60m.
3. The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
4. Guiding floor materials shall be provided or a device which guides visually impaired persons with audible signals or other devices which serves the same purpose shall be provided.



17.5. Building Requirements

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

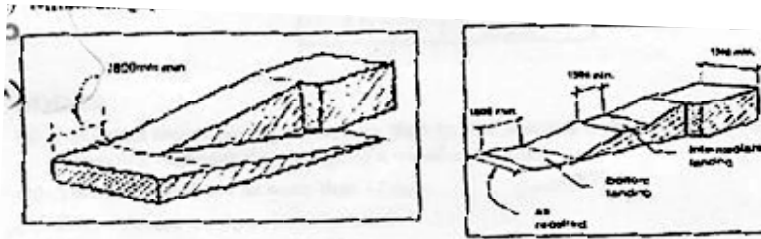
1. Approach to plinth level.
2. Corridor connecting the entrance/ exit for the handicapped.
3. Stair- ways.
4. Lift.
5. Toilet.
6. Drinking water

17.5.1. Approach to Plinth Level

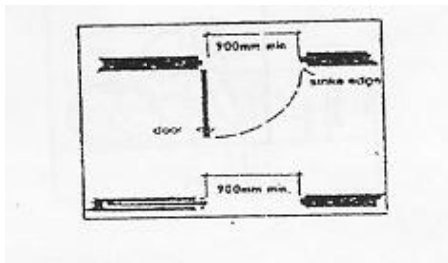
Every building should have at least one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

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

Draft General Development Control Regulations (DGDCR)



- b. Stepped Approach: For stepped approach size of tread shall not be less than 300mm and maximum riser shall be 150mm. Provision of 800mm high hand rail on both sides of the stepped approach similar to the ramped approach.
- c. Exit / Entrance Door Minimum clear opening of the entrance door shall be 900mm and it shall not be provided with a step that obstructs the passage of a wheel chair user. Threshold shall not be raised more than 12mm.

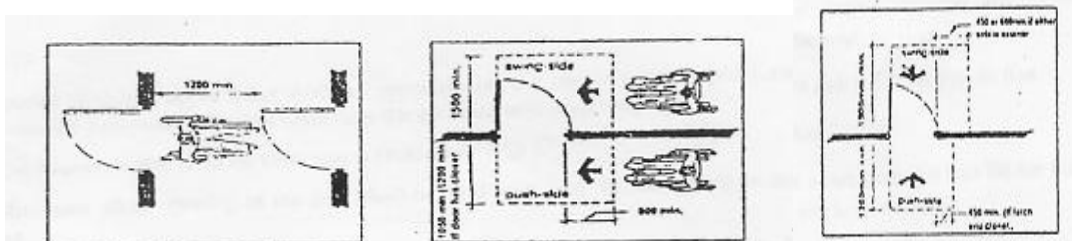


- d. Entrance Landing: Entrance landing shall be providing adjacent to ramp with the minimum dimension 1800x2000mm. The entrance landing that adjoin the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as “guiding floor material” (regulation section no.17.6). Finishes shall have a non slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

17.5.2. Connecting the Entrance/Exit for the Handicapped

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

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

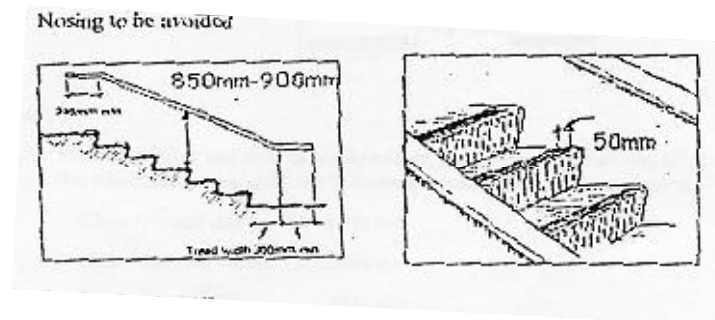


Draft General Development Control Regulations (DGDCR)

17.5.3. Stair Ways

One of the stair - ways near the entrance / exit for the handicapped shall have the following provisions:

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



17.5.4. Lifts

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

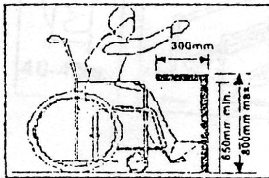
- Clear internal depth: 1300mm
- Clear internal width: 2000mm
- Entrance door width: 900mm
- A hand rail not less than 600mm long at 1000mm. above floor level shall be fixed adjacent to the control panel.
- The lift lobby shall be of an inside measurement of 1800x1800mm or more.
- The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 m/sec.
- The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance/exit is either open or closed.

17.5.5. Toilets

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

- The minimum size shall be 1000x1750mm.
- Minimum clear opening of the door shall be 900 mm and the door shall be swing out
- Suitable arrangement of vertical/ horizontal hand rails with 50 mm clearance from wall shall be made in the toilet.
- The W.C seat shall be 500mm from the floor.

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



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

17.6.1. Guiding / Warning Floor Material

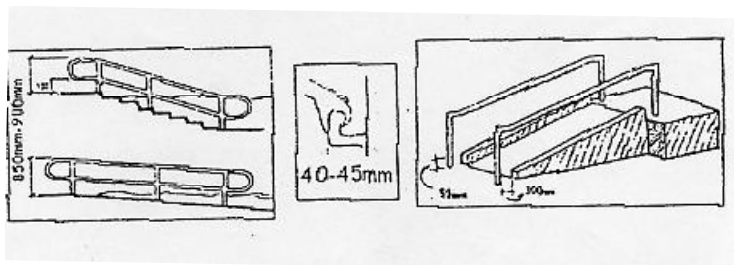
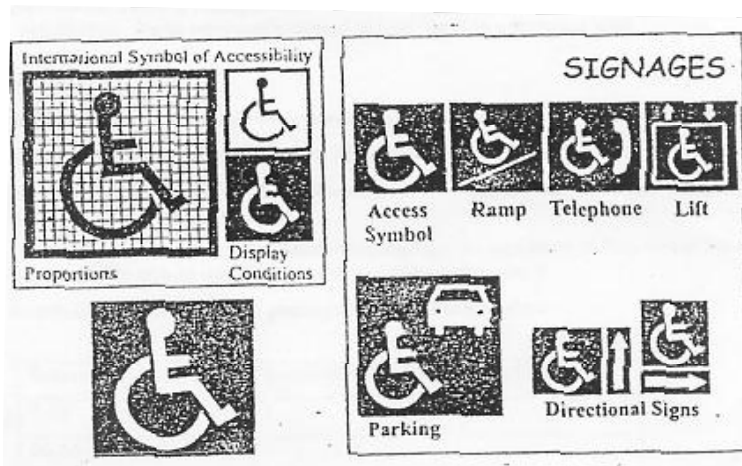
- The access path to the building and to the parking area.
- The landing lobby towards the information board, reception, lifts, stair-cases and toilets.
- Immediately at the beginning / end of walkway where there is a vehicular traffic.
- At locations of abrupt changes in levels or at ramps.
- Immediately in front of an entrance / exit and the landing.

Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signage. Visually impaired persons make use of other senses such as hearing and touch to

Draft General Development Control Regulations (DGDCR)

compensate for the lack of vision, whereas visual signals benefit those with hearing disabilities. Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm. high). For visually impaired persons information board in Braille should be installed on the wall at a suitable height and it should be possible to approach them closely.

To ensure safe walking there should not be any protruding sign which creates obstruction in walking. Public Address System may also be provided in busy public areas. The symbols /information should be in contrasting colour and should be properly illuminated because people with limited vision may be able to differentiate only amongst primary colours. International symbol mark for wheel chair as shown below should be installed at the lift, toilet, staircase, parking areas etc., which have been provided for the handicapped.



18. Heritage Regulations

18.1. Applicability

This regulation will apply to those buildings, artefacts, structures, areas and precincts having aesthetic and / or architectural and / or cultural and / or environmental significance (hereinafter referred as listed heritage buildings listed heritage precincts) and natural areas of scenic beauty including but not limited to sacred groves, hills, hillocks, water bodies (and the area adjoining the same), open areas, wooded areas (hereinafter referred to as 'natural features') which will be listed in a notification to be issued by Government.

For the purpose of this regulation, 'precinct' will hereinafter refer to any area delineated within the DSIR area, containing listed heritage buildings, artefacts, structures of historic and / or aesthetic and / or architectural and / or cultural and / or environmental significance being bound on all sides by paths and / or roads and / or water bodies and / or railway lines and / or plot lines and / or buildings for which special regulations may henceforth be devised.

18.2. Restriction on Development / Redevelopment / Repairs Etc.

- i. No development or redevelopment or engineering operation or additions - alterations, repairs, renovation including the painting of buildings, replacement of special features or plastering or demolition of any part thereof of the listed heritage buildings or listed heritage precincts or listed natural features shall be allowed except with the prior written permission of DSIRDA
- ii. Before granting any such permission, DSIRDA shall consult the Heritage Conservation Committee to be appointed by Government (hereinafter referred to as the said Heritage Conservation Committee) and shall act on the advice of the Heritage Conservation Committee.
- iii. Provided that before granting any permission for demolition or major alterations/additions to listed heritage building (or buildings within listed heritage precincts), or construction at any listed natural features, or alteration of boundaries of any listed natural features, objections and suggestions from the public shall be invited and duly considered by the Heritage Conservation Committee.
- iv. Providing that only in exceptional cases, for reasons to be recorded in writing, DSIRDA may refer the matter back to the Heritage Conservation Committee for reconsideration.
- v. It shall be the duty of the owners of heritage building and building in heritage precincts to carry out regular repairs and maintenance of the building at their own cost. The Government, the Municipality or the local bodies and authorities shall not be responsible for such repair and maintenance except for the building owned by the Government, the Municipality or the local bodies.
- vi. However, the decision of the Heritage Conservation Committee after such reconsideration shall be final.

18.3. Preparation of List of Heritage Buildings, Heritage Precincts and Listed Natural Features

The list of buildings, artefacts, structures, areas and precincts or historic, and / or aesthetic and / or architectural and / or cultural significance and / or environmental significance and the said list of those natural features of environmental significance and / or scenic beauty including sacred groves, hills, hillocks, water bodies (and the areas adjoining the same), open areas, wooded areas, etc to which this regulation applies shall not form part of this Regulation for the purpose of Section 19 of the Act, 1976.

Draft General Development Control Regulations (DGDCR)

The list shall be supplemented / altered / deleted / modified from time to time by Government and / or DSIRDA on the advice of the said Heritage Conservation Committee, or by the Government suo moto or by DSIRDA suo moto, or by the Heritage Conservation Committee suo moto, provided that after the list is supplemented / altered / deleted / modified, the modifications to the list shall be published in the official gazette and in such other manner as may be prescribed along with a notice in the prescribed manner, inviting objections and suggestions from the public within a period of 30 days from the date of its publication. The objections and suggestions received shall be duly considered by Government and / or DSIRDA and on the advice of the Heritage Conservation Committee the list shall be finalized and notified.

When a building or group of buildings or natural features is listed it would automatically mean unless otherwise indicated that the entire property including its compound subsidiary structures etc., form part of the list.

18.4. Power to Alter, Modify or Relax Other General Development Control Regulations

On the advice of the said Heritage Conservation Committee and for reasons to be recorded in writing, DSIRDA may / shall alter, modify or relax the provisions of other General Development Control Regulations of the Draft Development Plan for AUDA (hereinafter referred to as the said Regulations if it is needed for the conservation, preservation, or retention of historic and / or aesthetic and / or cultural and / or architectural quality of any listed heritage buildings or listed heritage precincts and / or the preservation of any listed natural features. Provided that any list which is in draft form and pending for approval will, in the interim period, also be deemed to be a part of the heritage list for purposes of development permission.

18.5. Special Regulations for Listed Heritage Precincts

In case of heritage precincts and (where deemed necessary by the Heritage Conservation Committee) of natural features notified as per the provisions of this Heritage Conservation Regulation no.17.20.2 above, development permissions shall be granted in accordance with the special regulations prescribed for respective precincts natural features which shall be framed by DSIRDA on the advice of the Heritage Conservation Committee.

Before finalizing the special regulations for precincts / natural features, the draft of the same shall be published in the official gazette and in leading newspapers for the purpose of inviting suggestions and objections from the public. All suggestions and objections received within a period of 60 days from the date of publication in the official gazette shall be considered by the DSIRDA / Heritage Conservation Committee.

After consideration of the above suggestions and objections, DSIRDA acting on the advice of the Heritage Conservation Committee, shall modify (if necessary) the aforesaid draft special regulations for precincts / natural features and forward the same to Government for sanction.

Provided that pending consideration of suggestions and objections and pending final sanction from Government to the above draft special regulations for precincts, DSIRDA / Heritage Conservation Committee shall have due regard to the above draft special regulations while considering applications for development / re-development, etc. in the respective precincts / natural features.

18.6. Applicability of Development Proposals to Listed Heritage Building Listed Heritage Precincts

- i. If road widening lines are prescribed under Section 12 (2) (d) and / or Section 40 (3) (c) of the Act, 2009 and Act, 1976, or any other act. They shall be such so that they will protect and not detract from the listed heritage precincts / natural features.

Draft General Development Control Regulations (DGDCR)

- ii. If there are any new roads or road widening lines proposed in the Development Plans, DSIRDA shall consider the heritage provisions and environmental aspects while considering applications for development permissions in these precincts. Necessary steps may be taken to modify the Development Plan accordingly. Pending this action, the road widening / development of new roads shall not be carried out.
- iii. No widening of the existing roads in the Development Plan for DSIR shall be carried out in a manner which may affect the existing heritage buildings (even if they are not included in a Heritage Precinct) or which may affect listed natural features.
- iv. If there are any Development Plan reservations shown on heritage buildings, or on listed natural features the same shall not be implemented. If required, DSIRDA on the advice of the Heritage Conservation Committee shall move to Government to get these reservations deleted modified as need be.

18.7. Incentive Uses for Listed Heritage Buildings

Chapter 10 and 11 of these regulations define areas where commercial / office / hotel uses are not permitted. However, in cases of buildings included in the Heritage Conservation List, if the owner / owners / lessees agree to maintain the listed heritage building as it is in the existing state and to preserve its heritage state with due repairs and the owner / owners / lessees give a written undertaking to that effect, the owner / owners / lessees may be allowed by DSIRDA on the advice of the Heritage Conservation Committee to convert part or the whole thereof of the non-commercial area within such a heritage building to commercial office use / hotel use. Provided that if the heritage building is not maintained suitably or if the heritage value of the building is allowed to be spoiled in any manner, the commercial / office / hotel use shall be disallowed.

18.8. Creation of New Incentives for Heritage Conservation

Incentives may be created for heritage conservation of listed heritage buildings / listed heritage precincts by DSIRDA on the advice of the Heritage Conservation Committee. Where applicable under the provisions of the General Development Control Regulations of the Development Plan for DSIRDA or special regulations for listed heritage buildings / listed heritage precincts, these incentives may include Transfer of Development Rights, the creation of a Repair Fund, Tax incentive etc.

The specific provisions for these incentives, where applicable, may be framed by DSIRDA on the advice of the Heritage Conservation Committee following the Bombay and Hyderabad models for heritage regulation, and the same submitted to the Government for sanction.

18.9. Maintaining Skyline and Architectural Harmony

Buildings within listed heritage precincts and in the vicinity of listed Grade I heritage buildings / listed natural features shall maintain the skyline and follow those architectural styles so as not to diminish or destroy the value and beauty of or the view from the said listed heritage precinct / listed heritage building or of the listed natural features. The term “vicinity” shall be interpreted by the Heritage Conservation Committee. The development within the listed heritage precinct or in the vicinity of the listed Grade I heritage building / listed natural features shall be in accordance with the guidelines framed by the Heritage Conservation Committee.

18.10. Restrictive Covenants

Restrictions existing as on date of this Notification imposed under covenants, terms and conditions by the leasehold plots either by Government or by DSIRDA / Panchayat shall continue to be imposed in addition to

Draft General Development Control Regulations (DGDCR)

the General Development Control Regulations. However, in case of any conflict with the heritage preservation interest / environmental conservation, this Heritage Regulation shall prevail.

18.11. Grading of the Listed Heritage Buildings / Listed Heritage Precincts

The meaning of these grades and basic guidelines for development permissions are as follows.

Listing does not prevent change of ownership or usage. However, such usage should be in harmony with the said listed precinct / building. Care will be taken to ensure that the development permission relating to these buildings is given without delay.

Table 18-1: Grades and basic guidelines for Heritage Buildings

GRADE I	GRADE II	GRADE III
A) Definition		
Heritage Grade I comprises buildings and precincts of national or historical importance, embodying excellence in architectural style, design, technology and material usage and / or aesthetics, they may be associated with a great historic event, personality, movement or institution. They have been and are the prime landmarks of the region. All natural sites shall fall within Grade I.	Heritage II (A&B) comprises buildings and precincts of regional or local importance possessing special architectural or aesthetic merit or cultural or historical significance though of a lower scale than in Heritage Grade I. They are local landmarks which contribute to the image and identity of the region. They may be the work of master craftsmen or may be models of proportion and ornamentation, or designed to suit a particular climate.	Heritage Grade III comprises buildings and precincts of importance for townscape, they evoke architectural, aesthetic, or sociological interest though not as much as in Heritage Grade II. These contribute to determining the character of the locality and can be representative of the lifestyle of a particular community or region and may also be distinguished by setting on a street line, or special character, of the façade and uniformity of height, width and scale.
B) OBJECTIVE		
Heritage Grade I richly deserves careful preservation	Heritage Grade II required intelligent conservation	Heritage Grade III deserved intelligent conservation (though on a lesser scale than Grade II) and special protection to unique features and attributes.
C) SCOPE FOR CHANGES		
No interventions are permitted either on exterior or interior of the heritage building or natural feature unless it is necessary in the interest of strengthening and prolonging the life of the building/s or precincts or any part or features thereof. For this purpose, absolutely essential and minimal changes would be allowed and they must be in accordance with the original.	GRADE II(A) Internal changes and adaptive reuse and external changes may by and large be allowed but subject to strict scrutiny. Care would be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade II, Grade II (B). In addition to the above, extension or additional building in the same plot or compound could, in certain circumstances, be allowed provided that the	External, internal changes and adaptive reuse would by and large be allowed. Changes can include extensions, and additional buildings in the same plot or compound. However, any changes should be such that they are in harmony with the surrounding area and should be such that they do not detract from the existing heritage building Precinct.

Draft General Development Control Regulations (DGDCR)

GRADE I	GRADE II	GRADE III
	extension / additional building is in harmony with land does not detract from) the existing heritage, building(s) or precincts, especially in terms of height and façade.	
D) PROCEDURE		
Development permission for the changes would be given by the DSIRDA on the advice of the Heritage Conservation Committee to be appointed by the State Government	Development permission for the changes would be given by the DSIRDA on the advice of the Heritage Conservation Committee to be appointed by the State Government	Development permission for the changes would be given by the DSIRDA on the advice of the Heritage Conservation Committee to be appointed by the State Government
E) VISTAS – SURROUNDING DEVELOPMENT		
All development in areas surrounding Heritage Grade I shall be regulated and controlled, ensuring that it does not mar the grandeur of, or the view from Heritage Grade I.		

18.12. Demolition / Reconstruction / Alteration

Nothing mentioned under these regulations should be deemed to confer a right on the owner / occupier of the plot to demolish and / or reconstruct and / or make alterations to his listed heritage building / buildings in a listed heritage precinct if in the opinion of the Heritage Conservation Committee, such demolition / reconstruction / alteration is undesirable.

18.13. Exterior Design and Height of Buildings

So as to preserve the beauty of the heritage precincts and / or buildings, the Heritage Conservation Committee shall have the power to direct, especially in areas designated by them, that the exterior design and height of buildings should have their prior approval.

18.14. Composition of Heritage Conservation Committee

- A. The Government shall constitute a Heritage Conservation Committee and frame the terms of reference.
- B. The composition and qualifications of the Heritage Committee shall be as follows:

NO.	DESIGNATION	QUALIFICATION
01	Chairperson	Retired Municipal Commissioner of the Municipal Corporation or retired Secretary of Govt. of Gujarat with relevant experience.
02	Member	A Structural Engineer having experience of 10 years in the field.
03	2 Members	Two Architects having 10 years experience in design and membership in the Council of Architecture: i) Urban designer ii) Architect having experience in conservation architecture.

Draft General Development Control Regulations (DGDCR)

NO.	DESIGNATION	QUALIFICATION
04	Member	A technical officer of the Archaeological Survey of India (not below the rank of Asst. Director)
05	Member	A technical officer of the State Archaeological Dept. (not below the rank of Asst. Director)
06	Member	An Environmentalist having in-depth knowledge and experience of 10 years of subject matter.
07	Member	An Architectural / Urban Historian having 10 years experience in the field.
08	Member	Chief Town Planner, Govt. of Gujarat or his representative not below the rank of Senior Town Planner.
09	Member	Chief Executive Authority, DSIRDA
10	Member	Senior Town Planner, DSIRDA
11	Member Secretary	Head of Adviser of the Heritage Cell, DSIRDA

The tenure of the members of category (2), (3), (6), and (7) above shall change after every three years provided that the same person shall be eligible for re-appointment as Member.

The Committee shall have the powers to co-opt upto three additional members who may have lesser experience, but who have special knowledge of the subject matter provided that the additional members may be co-opted for special purposes or on sub-committees of the Heritage Conservation Committee.

C. The terms of reference of the Committee shall be inter-alia.

- i. To advise DSIRDA whether development permission should be granted (under section 18.2), and the conditions of such permissions.
- ii. to prepare a supplementary list of buildings, artefacts, structures, areas, precincts of historic, aesthetic, architectural, cultural, or environmental significance and a supplementary list of natural features of environmental significance or scenic beauty including sacred groves, hills, hillocks, water bodies (and the areas adjoining the same), open areas. Wooded areas, etc., to which this Regulation shall apply (vide section 18.3).
- iii. To advise whether any relaxation, modification, alteration, or variance of any of the General Development Control Regulations, is called for (vide section 18.4).
- iv. To advise DSIRDA in framing special regulations for listed heritage precincts (vide section 18.5).
- v. To advise DSIRDA on applicability of development proposals affecting listed heritage buildings/listed precincts and on moving the Government to modify the same (vide section 18.6).
- vi. To advise DSIRDA whether it should allow commercial / office / hotel uses in the listed heritage buildings / heritage precincts and when to terminate the same (vide section 18.7).
- vii. To advise DSIRDA in creating new incentives to heritage conservation (vide section 18.8).
- viii. To recommend to DSIRDA guidelines to be adopted by those private parties or public / government agencies who sponsor beautification schemes at public intersections and elsewhere within listed heritage buildings / listed heritage precincts.
- ix. To prepare special designs and guidelines / publications for listed heritage buildings, control of height and essential façade characteristics such as maintenance of special types of balconies and other heritage items of the buildings and to suggest suitable designs adopting appropriate materials for replacements keeping the old form intact to the extent possible.
- x. To prepare guidelines relating to design elements and conservation principals to be adhered to; and

Draft General Development Control Regulations (DGDCR)

- xi. To prepare other guidelines for the purposes of this Regulation.
- xii. To advise DSIRDA on any other issues as may be required from time to time during the course of scrutiny of development permission and in overall interest of heritage / environmental conservation.
- xiii. To appear before the Government either independently or through or on behalf of DSIRDA in cases of appeals related to listed heritage buildings / listed heritage precincts.
- xiv. Criteria for listing of Heritage sites as of below:

ABBREVIATIONS		
1.	Value for architectural, historical or cultural reasons	A
	Architectural	A(arc)
	Historical	A(his)
	Cultural	A(cul)
2	The date and / or design and / or unique use of the building or artefact	B
	Period	B(per)
	Design	B(des)
	Use	B(uu)
3	Relevance to social or economic history	C(she)
4	Association with well-known persons or events	D(bio)
5	A building or groups of building and / or areas of a distinct architectural design and / or style, historic period or way of life having sociological interest and / or community value	E
	Style	E(sty)
	Historical	E(his)
6	The unique value of a building or architectural features or artefact and / or being part of a chain of architectural development that would be broken if it were lost	F
7	Its value as a part of a group of building	G(grp)
9	Representing forms of technological development	H(tec)
10	Vistas of natural / scenic beauty or interest, including water-front areas, distinctive and / or planned lines of sight, street line, sky line or topographical	I(sec)
11	Open space sometimes integrally planned with their associated areas having a distinctive way of life and for which are have the potential to be recreation.	J
12	Natural heritage sites	NH
13	Sites of scenic beauty	(sec)

18.15. Provision of Letter Box

In all case of building having more than two floors including ground floor a letter boxes for each separate unit shall be provided at ground floor level in such a way that post man can easily deliver the posts in them.

18.16.

shall be newly added as "The outer colour of newly constructed buildings and colour of size and sign boards, size & colours of letters of sign boards of newly constructed shops & buildings as decided by DSIRDA"

19. Regulations for Special Structures

19.1. General Requirements

In addition to the requirements specified under General Building Regulations (Section 9.11), the following regulations shall also be applicable for places of public assembly such as cinemas, theatres, meeting halls, lecture halls and town-halls.

19.1.1. Location

The building for the above purpose shall be located directly on a road with minimum right-of-way required as per the regulations applicable to the land use zone that are described in Chapter 10, Zoning Regulations.

19.1.2. Open Spaces

In case of above uses, open spaces shall be provided as under:

1. Front open space of 12m width from the side abutting on the road shall be provided. Such open spaces may be permitted to be covered up to 6m from the building line with a projected cantilever structure at a height of not less than 3m from the ground level.
2. Side and rear open spaces of 6m width shall be provided. In addition to the above, the Bombay Cinema Rules adopted by the GIDB/DSIRDA for cinemas and 'Janta theatres' as amended from time to time, will also be applicable.

19.1.3. Minimum Requirements

The following requirement shall be provided:

1. The aggregate area of foyer exclusive of all passages shall be provided at every sitting-level at the rate of 0.1sqm per seat at that level, subject to minimum foyer width of 4.5m.
2. Entry and exit passages of minimum 3m width shall be provided.
3. Water-room and snack-bar shall be provided.
4. The booking-office shall always be so located that intending purchasers of tickets have not to queue up in open space.
5. Plinth: The plinth shall be measured at the foyer level and it shall not be less than 45cm.
6. Corridor: No landing, lobby, corridor or passage, not being an internal passage between and/or across rows of seats, intended for use as an exit; shall be less than 3m in width and there shall be no recess or projections in the walls of such passages or corridors within 1.8m from the ground.

19.1.4. Doors

The auditorium doors shall be provided at the rate of not less than one door of 1.5m wide and 2.1m in clear height for every 150 seats or part thereof.

All outside doors for the use of the public shall be made to open outwards and in such manner that when opened, they shall not obstruct any gangway, passage, stairway or landing. These doors shall be provided in such a way that they open in aisles or cross-aisles provided under these regulations.

Draft General Development Control Regulations (DGDCR)

19.1.5. Balcony

Balcony, its height, floor of an auditorium and arrangement of seats:

1. The height of the bottom balcony of the gallery shall not be less than 3m from the floor of the auditorium.
2. The clear distance between the backs of two successive rows shall not be less than 100cm, but for seats with rocking backs it may be 90cm.
3. The minimum width of balcony steps shall be 80 cm; provided that for the front and rear steps this distance shall be 90cm.
4. The minimum height of the roof or ceiling at the highest steps of the balcony shall be 3.0m and at no place the distance between the nodding and lowest projection ray shall be less than 2.4m.
5. The minimum width of the seat shall be 50cm; provided that 25 percent of the total seats may be permitted up to the width of 45cm to adjust the staggering of the seats. The width of the seats shall be measured from centre to centre of hand rails or arm rests.

19.1.6. Aisles

1. Clear aisles not less than 1.2m in width shall be formed at right angles to the line of seating in such number and manner that no seat shall be more than 3.8m away from any aisles measured in the line of seating.
2. 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 7m away from cross-aisles.
3. In computing the number of cross-aisles, the door connecting the aisles with foyer shall be considered as cross-aisles. The first cross-aisles in such a case shall be provided after the fourteen rows from the door.
4. The width of cross aisles shall be 1.2m.

19.1.7. Sanitary Accommodations

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

19.1.8. Visibility Requirement

1. The seat nearest to the screen shall not be nearer than the effective width of the normal picture (ratio 1:1.33). This distance shall be 3/4 in case of cinema scope and other wide angles techniques and one half in case of 70 mm presentations.
2. The elevation of the balcony seats shall be such that line of sight is not inclined more than 30 degree 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.

Draft General Development Control Regulations (DGDCR)

4. The position and height of the screen shall be regulated in such a way that the maximum angle of the line of vision from the front seat to the top of the screen shall not exceed 50.

19.1.9. Ventilation

1. 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 DSIRDA.
2. Permission shall not be given for converting existing air-conditioned cinema theatre into non-air-conditioned cinema theatre.

19.1.10. Air Conditioning

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

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

19.1.11. Staircases

1. Minimum clear width of all the stairs shall be 1.5m except where otherwise provided under these Regulations/bye-laws
2. 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 30cm.
3. The riser shall not be higher than 10cm.
4. No space less than 2.4m in height shall be allowed under the floor of auditorium.
5. 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 next stairs shall not be less than 2m.
6. The access to balcony floor from auditorium floor shall be provided by not less than three stairs, two of which shall be exit stairs.
7. Provided that if one exit stair is to be provided instead of two, its minimum width shall be 2.4m.

In case of double-decker-cinema or theatre:

8. The access to upper class auditorium from ground floor shall be provided by at least three stairs out of which two shall be exit stairs with minimum clear width of 2m.
9. The access to lower class auditorium from ground floor shall be provided by at least two stairs, one of which shall be exit stair.

19.2. Fire-protection: General

1. The planning design and construction of any building shall be such as to ensure safety from fire. For this purpose, unless otherwise specified in these Regulations, the provisions of Part IV: Fire Protection Chapter, National Building Code (NBC), shall apply.
2. For multi-storied, high-rise and special building, additional provisions relating to fire protection shall also apply. The approach to the building and open spaces on all sides up to 6m width and their layout shall conform to the requirements of the Chief Fire Officer.
3. They shall be capable to taking the weight of a fire engine weighing up to 15 tones. These open spaces shall be free of any obstruction and shall be motorable.

19.3. Fire Escape Exits

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

19.3.1. Type of Exit

1. Exits should be horizontal or vertical.
2. A horizontal exit may be a door-way a corridor, a passage-way to an internal or external stairway or to an adjoining building, a ramp, a verandah or a terrace which has access to the street or to the roof of a building.
3. A vertical exit may be a staircase or a ramp, but not a lift.

19.3.2. General Requirements

Exits from all the part of the building, except those not accessible for general public use, shall

1. Provide continuous egress to the exterior of the building or to an exterior open space leading to the street;
2. Be so arranged that, except in a residential building, they can be reached without having to cross another occupied unit;
3. Be free of obstruction;
4. Be adequately illuminated;
5. Be clearly visible with the routes reaching them clearly marked and signs posted to guide any person to the floor concerned;
6. Be fitted if necessary, with fire fighting equipment suitably located but not as to obstruct the passage, clearly marked and with its location clearly indicated on both sides of the exit way;
7. Be fitted with a fire alarm device, if it is either a multi-storied, high-rise or a special building so as to ensure its prompt evacuation;
8. Remain unaffected by any alteration of any part of the building so far as their number, width, capacity and protection thereof is concerned;
9. Be so located that the travel distance on the floor does not exceed 22.5m, in case of residential, educational institutional and hazardous occupancies

Draft General Development Control Regulations (DGDCR)

10. Be so located that the travel distance on the floor does not exceed 30m, in case of assembly, business, mercantile, industrial and storage buildings.

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

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

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

19.4. Individual Fire Escape Exits at Each Floor

The requirements of individual fire escape exits at each floor are given below

19.4.1. Corridors

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

19.4.2. Doorways

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

19.4.3. Revolving Doors

Revolving doors shall not be used as fire escape exits in any type of building.

19.4.4. Internal Stairways

1. Stairways shall be constructed of non-combustible materials throughout.
2. Any interior staircase shall be constructed as a self-contained unit with at least one side adjacent to an external wall and shall be completely closed.
3. A staircase shall not be arranged around a lift unless the later is entirely enclosed by a material of fire resistance rating as that for type of construction itself. For multi-storeyed, high rise and special buildings, the staircase location shall be to the satisfaction of the Chief Fire Officer.

Draft General Development Control Regulations (DGDCR)

4. In multi-storied/high rise and special building, access to main staircases shall be gained through at least half-an-hour fire-resisting automatic closing doors placed in the enclosing walls of the staircases. They shall swing type doors opening in the direction of the escape.
5. No living space, store or other space, involving fire risk, shall open directly into a staircase.
6. The external exit door of a staircase enclosure at ground level shall open directly to the open space or should be accessible without passing through any door other than a door provided to form a draught lobby.
7. In multi-storied high rise and special buildings, exit signs with arrows indicating the escape route shall be provided at a height of 1.5m from the floor level on the wall and shall be painted with fluorescent paint. All exit way signs should be flush with the wall and so designed that no mechanical damage to them can result from the moving of furniture or other heavy equipment.
8. Where a building has a single staircase, it shall terminate at the ground floor level, and the access to the basement shall be by a separate staircase.
9. Where the building is served by more than one staircase, one of the staircases shall lead to the basement level by either a ventilated lobby or a cut-off screen wall without opening, having a fire resistance of not less than 2 hours with discharge point at two different ends or through enclosures. The staircase shall also be cut-off from the basement area at various basement levels by protected and ventilated lobby/lobbies.

19.4.5. External Stairs

Multi-story/high rise and special buildings shall be provided with fire escape stairs, which will be free of FAR, and they should conform to the following:

1. They shall not be taken into account in calculating the evacuation time of a building.
2. All of them shall be directly connected to the ground.
3. Entrance to them shall be separate and remote from the internal stair-case.
4. Routes to the fire escape shall be free of obstruction at all times, except for a doorway leading to the fire escape, which shall have the required fire resistance.
5. They shall be constructed of non-combustible materials.
6. They shall have a straight flight not less than 75cm wide with 15cm tread and risers not more than 19cm. The number of risers shall be limited to 16 per flight.
7. They shall be provided with handrails at a height not less than 90cm above the tread.

19.4.6. Ramps

1. All the requirements of 19.4.4 (Internal Stairways) shall apply to any ramp.
2. Ramps shall lead directly to outside open spaces at ground level or courtyards or other safe places.
3. In multi-storey, high rise and special buildings, access to ramps from any floor shall be through a smoke-stop door.

19.4.7. Refuge Area

1. In multi-storey and high-rise buildings, at least one refuge area shall be provided on the floor immediately above every 15m of building height.

2. Such space should abut on external walls.
3. It shall have a minimum area of 1.5sqm and a minimum width of 0.75m.

19.5. Structural Safety: General

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

19.5.1. Earthquake Protection

1. IS:1893-1984 "Criteria for Earthquake Resistant Design of Structures (Fourth Revision)"
2. IS:13920-1993 "Ductile Detailing of Reinforced Concrete Structures subjected to Seismic Forces - Code of Practice"
3. IS:4326-1993 "Earthquake Resistant Design and Construction of Buildings - Code of Practice (Second Revision)"
4. IS:13828-1993 "Improving Earthquake Resistance of Low Strength Masonry Buildings - Guidelines"
5. IS:13827-1993 "Improving Earthquake Resistance of Earthen Buildings - Guidelines",
6. IS:13935-1993 "Repair and Seismic Strengthening of Buildings - Guidelines"
7. "Improving Earthquake Resistance of Buildings - Guideline", by Expert Group, Government of India, Ministry of Urban Affairs & Employment, published by Building Materials and Technology Promotion Council, 1998.
8. National Building Code (NBC) Guidelines

19.5.2. Cyclone/Wind Storm Protection

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

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

In pursuance of the requirements in 19.5.1 and 19.5.2, a certificate as indicated in Form-2(D) shall be submitted along with building plans/drawings and other building information schedule annexed thereto.

19.5.3. Quality Control

1. The quality of all materials and workmanship shall conform to accepted standards and Indian Standard Specifications and Codes as included in Part V Building Materials and Part VII Constructional Practices and Safety, National Building Code (NBC) of India.
2. All borrow pits dug in the course of construction and repair of buildings, embankments etc shall be deep and connected with each other in the formation of a drain directed towards the lowest level

Draft General Development Control Regulations (DGDCR)

and properly stepped for discharge into a river, stream, channel or drain, and no person shall create any isolated borrow pit which is likely to cause accumulation of water that may breed mosquitoes.

3. Alternative materials, method of design and construction and tests: The provisions of the Regulations are not intended to prevent the use of any material or method of design of construction not specifically prescribed in them provided any such alternative has been approved. Nothing of the provisions of these Regulations is intended to prevent the adoption or architectural planning and layout conceived as an integrated development scheme. DSIRDA may approve any such alternative if it conforms to the provisions of the relevant parts of the National Building Code (NBC), regarding material, design and construction, and the material, method, or work offered is, for the purpose intended, at least equivalent to that prescribed in these Regulations in quality, strength, compatibility, effectiveness, fire and water resistance, durability and safety.
4. All buildings shall be constructed on a quality control requirements
5. In case of existing building under construction based on approved building permission, structural safety requirements shall have to be observed. However, due to such structural work of strengthening/retrofitting if certain setbacks and margin get reduced, special permission may be granted on case to case basis.

19.5.4. Tests

Whenever there is insufficient evidence of compliance with the provisions of the Regulations or evidence that any material or method of design or construction does not conform to the requirements of the Regulations, in order to substantiate claims for alternative materials, design or methods of construction, DSIRDA may require tests, sufficiently in advance, as proof of compliance. These tests shall be made by an approved agency at the expense of the owner.

1. Test methods shall be as specified by the Regulations for the materials or design or construction in question. If there are no appropriate test methods specified in the Regulations, DSIRDA shall determine the test procedure. For methods or tests for building materials, reference shall be made to the relevant Indian Standards as given in the National Building Code (NBC) of India published by the Bureau of Indian Standards.
2. Copies of the result of all such tests shall be retained by DSIRDA for not less than two years after the acceptance of the alternative material.
3. The testing of the materials as per Indian Standards shall be carried out by laboratories approved by DSIRDA on this behalf.
4. The laboratory/agency shall work out in consultation with the construction agency a testing programme of materials such as cement, steel and quality of concrete including its mixing, laying and strength at site as well as in the laboratory.
5. This should cover various stages of construction from foundation to completion as per Regulation. The laboratory shall maintain a duly authenticated report in a bound register, copy of which will be submitted to the construction agency, which will in turn forward the testing report to DSIRDA.

Draft General Development Control Regulations (DGDCR)

19.5.5. Structural Stability and Fire Safety of Existing Buildings

1. DSIRDA shall have the assessment of structural and/or fire safety of an existing building/structure damaged/undamaged carried out at stipulated periodical intervals through expert(s) chosen from a panel of experts identified by DSIRDA.
2. The owner/developer/occupant on advice of such expert(s) shall carry out such repair/restoration and strengthening/retrofitting of the building found necessary so as to comply with the safety standards laid down in the National Building Code (NBC) and the Indian Standards as specified.
3. In case, the owner/developer/occupant does not carry out such action, DSIRDA or any agency authorized by DSIRDA may carry out such action at the cost of owner/developer/occupant.
4. DSIRDA shall specify the period within which such compliance is to be carried out.
5. DSIRDA may also direct the owner/developer/occupant, whether the building could be occupied or not during the period of compliance.
6. In case of existing building under construction based on approved building permission, structural safety requirements shall have to be observed. However, due to such structural work of strengthening/ retrofitting if certain setbacks and margin get reduced, special permission.

19.6. Building Services

19.6.1. Electrical Installations

The planning, design and installation of electrical installation, air-conditioning and heating work shall confirm to the provisions of Part VIII Building Services, section 2- Electrical Installations, section 3-Air-conditioning and Heating; National Building Code (NBC) of India.

19.6.2. Lift

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

Maintenance of installed lifts shall conform to the following:

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

19.7. Communication Devices

Following provisions shall apply for all structures erected as communication infrastructure.

Draft General Development Control Regulations (DGDCR)

19.7.1. Location

The Telecommunication Infrastructure shall be either placed on the building roof tops or on the ground or open space within the premises subject to other regulations.

19.7.2. Type of Structure

The following types of structures shall be permitted:

1. Steel fabricated tower or antennae's on M.S pole.
2. Pre-fabricated shelters of fibre glass or P.V.C on the building roof top/terrace for equipment.
3. Masonry Structure/ Shelter on the ground for equipment.
4. Diesel Generator (DG) sets shall have permitted only if they have sound proof cover to reduce the noise level.

19.7.3. General Requirements

Every applicant has to obtain/ procure the necessary permission from the "Standing Advisory Committee on Radio Frequency Allocation" (SACFA) issued by Ministry of Telecommunications.

Every applicant will have to produce the structural stability certificate from the registered structural engineer which shall be the liability of both parties

Applicants have to produce/ submit plans of the structure to be erected.

19.7.4. Projection

Any communication device shall not project beyond the existing building line of the building on which it is erected in any direction

19.7.5. Deposit and Fees

The fees for erection and maintenance of the hoarding shall be charged as decided by DSIRDA from time to time.

19.8. Renewable Energy Devices

19.8.1. Location

Installation of devices for generation or utilization of non-conventional energy such as photo-voltaic cell, wind turbine, solar water heater, solar cooker and any other similar device shall be either placed on the building roof top or on the open space within the premises.

19.8.2. General Requirements

No Pager and/or Telephone Tower shall project beyond the existing building line of the building on which it is erected in any direction.

20. Pollution Control

20.1. General

Industrial effluent shall not be disposed or exposed so as to cause nuisance and endanger to public health.

20.2. Measures to Control Pollution

Without prejudice to the generality of the above provisions, DSIRDA 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.

20.3. Regulation

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

20.4. Applicability

Controls as prescribed from time to time by the pollution control board (GPCB)/ DSIRDA shall be applicable to all development and redevelopment.

21. Supplemental and Miscellaneous Provisions

21.1. Interpretation

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

21.2. Discretionary Powers

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

21.3. Appeal Committee

The authority shall form an appeal committee of:

1. Chairman R.D.A
2. Chief Executive Authority of R.D.A. (member secretary)
3. Chief Town Planner of R.D.A
4. Representative of G.I.D.B
5. Representative of C.E.P.T., Ahmedabad

This committee shall only function for any dispute arising for interpretation of the development control regulations. In case of any person, referring his case to the committee, the person shall have to pay appeal fee equal to the amount paid as scrutiny fee, to DSIRDA.

22. Penalties

Any person contravening any of the aforesaid regulations or any of the provisions of the Draft Development Plan shall on such contravention be liable to a punishment as provided in the Act, 2009 and Act, 1976 and Rules framed there under as in force from time to time.

23. Relaxation

23.1. In Case of Public Ownership

In the case of plot owned by any of the following bodies given below, DSIRDA may for reasons to be recorded in writing relax or waive any of the regulations in the public interest. Provided that no relaxation or waive of any of the development regulations concerning maximum built-up-area on any floor, common plot, COP, marginal open space, provisions of high rise buildings, F.S.I. and parking shall be made, unless specifically provided in these regulations.

1. DSIRDA,
2. Government,
3. Housing Board, and
4. Any corporate body constituted under a statute,

23.2. In Case of Private Ownership

Notwithstanding anything contained in foregoing Regulations of the Draft 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, DSIRDA after considering the merits of each individual case may relax or waive, for reasons to be recorded in writing and regulation of the Draft Development Plan, provided that this relaxation shall not be made in any regulations for high rise building.

23.3. In Case of Existing Building Units

In the case of existing building units in respect of which the layout and sub-division may have been approved by a DSIRDA or building units affected by road widening and by the Draft Development Plan proposals made in the Draft Development Plan, if DSIRDA is of the opinion that such building units have become incapable of reasonable development unless all or any of the requirements of the relevant regulations are suitably relaxed or waived DSIRDA 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 23.1, 23.2 & 23.3, in case of development for religious building, e.g. temple, church, mosque, agiari etc. up to 0.6 or less F.S.I. only, DSIRDA 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.

24. Regulations for Residential Township

24.1. Short Title, Extent and Commencement

These regulations shall be applicable within the jurisdiction of DSIRDA constituted under The Act, 2009 and The Act, 1976

24.2. Applicability

These regulations shall apply to any Residential Townships proposed under these regulations.

24.3. Definition

24.3.1. "Act"

shall mean the Gujarat Special Investment Region Act, 2009 and the Gujarat Town Planning and Urban Development Act, 1976.

24.3.2. "Appropriate Authority"

shall mean authority as defined under Act

24.3.3. "Township Developer"

shall mean and include a owner/person/persons/registered cooperative society/ association/ firm/ company/ joint ventures/institution/ trusts entitled to make an application to develop any township;

Provided that the, Residential Townships having Foreign Direct Investments (FDI), the shall be regulated as per Govt. of India norms

24.3.4. "Gross Plot Area"

shall mean area after subtracting of the land under Public purpose infrastructure from the total area of the township. .

24.3.5. "Global FAR"

shall mean "FAR permissible under this regulation irrespective of the zone.

24.3.6. "Residential Township"

under these regulations shall mean a parcel of land owned by a township developer subject to;

- a. Minimum 60 % of the land eligible for developing after deducting the land used for public purpose infrastructure, is put to residential use;
- b. Minimum area or not less than 40.0 ha in case of DSIRDA;

24.3.7. "Notified Areas"

shall mean an area requiring special attention considering its overall balanced development and is notified under these regulations.

24.3.8. "Infrastructure"

shall includes roads, streets, open spaces, parks, playgrounds, recreational grounds, water and electric supply, street lighting, sewerage, drainage, storm water drainage public works and other utility services and convenience;

Draft General Development Control Regulations (DGDCR)

24.3.9. "Cross Over infrastructure"

shall be the part of the infrastructure which is required to pass through the township so as to provide the facility to the township vicinity area.

24.3.10. "Public Purpose Infrastructure (PPI)"

shall mean the infrastructure provided as per these regulations which the developer shall:

- Develop, as per prescribed guidelines and on completion transfer it to DSIRDA;
- operate and maintain for the maintenance period;
- Development shall be carried out as per the specifications approved by DSIRDA.
- For the purpose of administration the PPI shall vest with DSIRDA

24.3.11. "Zone"

shall mean the zone as designated in the prevalent sanctioned Draft Development Plan

24.3.12. "GDCR"

shall mean the prevalent General Development Control Regulations applicable for the relevant DSIRDA.

24.3.13. "Maintenance period"

shall mean minimum period of seven years after which the developer may handover to DSIRDA, the infrastructure and land for public purpose. This period shall be calculated from issue of building use permit.

24.3.14. "Prescribed Officer"

shall be as under:

	JURISDICTION	PRESCRIBED OFFICERS
1	DSIRDA in its periphery constituted under section 8, 9, 10 and 15 of Act, 2009 ¹	Chief Executive Officer and Chief Town Planner of DSIRDA and GIDB ²

24.4. Duties of the Prescribed Officer:

For the purpose of these regulations, the prescribed officer:

- 1) shall, within 30 days from the receipt of the application, recommend to the State Government to approve or refuse the proposal with reasons;
- 2) shall evaluate and approve the progress;
- 3) may deny, after giving reasons in writing, if the proposal of the township forms a part of any notified water body or any difficult area;
- 4) may recommend to the Government to allow the benefits available under any scheme of the State or Central Government;
- 5) shall carryout survey and studies for any area to be considered for allowing specific benefits under these regulations and recommend to the Government to declare any area to be a notified area;

^{1, 2} The section has been modified and shall be read in accordance with the GSIR Act 2009.

Draft General Development Control Regulations (DGDCR)

24.5. State Level Screening Committee:

State level screening committee of the member mentioned hereunder shall review the proposals received from DSIRDA / Prescribed Authority or other wise and recommend to the Govt. for approval

Members of the Committee¹:

1	Principal Secretary, Industries and Mines Department	Chairman
2	Principal Secretary, Finance Department	Member
3	CEO, GIDB	Member
4	CEO, DSIRDA	Member Secretary

24.6. Procedure to Notify any Area

- 1) Subject to the provisions of these regulations and the GDCR, State Govt. may on recommendation from DSIRDA or otherwise, notify any area, which would require special benefits under these regulations.
- 2) The Government shall notify such area in the official gazette declaring any area to be notified area specifying the extent of limits of such area.
- 3) For awareness the Government shall publish in at least two daily local news papers.

24.7. Procedure for Securing the Permission

- 1) Subject to the provisions of these regulations and- the GDCR, any township developer intending to develop under these regulations, may apply under section 29 (1) (ii) of the Act, 2009 and Act, 1976; to DSIRDA along with the required documents and forward copy to the prescribed officer.
- 2) With regard to procedure, the manner application, the documents to be submitted along with the applications, the protocols of drawings to be submitted, unless otherwise prescribed, the provisions of GDCR shall apply mutatis mutandis.

24.8. Contents of the Township Proposals

The proposal shall include:

- 1) master plan of the area;
 - a) demarcating the details for all parcels of land separately for
 - a. Public purpose infrastructure;
 - b. Primary infrastructure;
 - c. Rest of the uses;
- 2) detailed area Statement of each parcel of land as mentioned in 8.1, the FAR calculations;
- 3) layout of buildings and infrastructure as per norms;
- 4) detailed plans for the buildings and infrastructure;
- 5) estimates to develop the infrastructure separately for crossover infrastructure, other infrastructure;
- 6) details of project finance;

¹ The section has been modified and shall be read in accordance with the GSIR Act 2009.

Draft General Development Control Regulations (DGDCR)

- 7) management plan including proposals maintenance and upkeep;
- 8) proposal expressing the ability to develop and maintain such project;

24.9. Public Purpose Infrastructure

24.9.1. Cross over infrastructure & Road

The crossover infrastructure shall be provided as per the specifications of DSIRDA and shall:

- 1) Sync with the T.P. /D.P. roads in the vicinity.
- 2) Include, at least 30 m wide road on a part of the boundary where T.P./D.P. road does not abut to the boundary.
- 3) The total area of the crossover infrastructure shall be minimum 10% of the Township area of 40.0 ha, and for each additional area of 20.0 ha the cross over infrastructure shall be provided @ 12 %

24.9.2. Other amenities

- 1) 5% for School, Hospital and Public Amenities; and
- 2) 5%, for Parks and Garden, catering to the neighbourhood with public access. Such plots shall have minimum area not be less than 3000sqm;

Provided that in case if the township consists of buildings exceeding height more than 40m, the developer shall have to provide space for fire brigade services, Such services shall be operated and maintained by the township developer but for the purpose of administration it shall be manned by DSIRDA.

24.10. Socially & Economically Weaker Section Housing (SEWH) and Other Infrastructure

24.10.1. Socially Economically Weaker Section, Housing (SEWH)

- 1) SEWS housing shall be provided as 5 % land for Socially & economically weaker section housing and 5% consumed FAR as floating floor space, attached with other residential dwelling units to be used for the servants , drivers etc,
- 2) the township developer shall develop the SEWH as per the regulations in , annexure -1;
- 3) the township developer shall develop and dispose such housing in consultation with DSIRDA.

24.10.2. Roads

- 1) Minimum area of roads shall be 15% excluding the crossover infrastructure road.
- 2) The road network shall- be provided in proper hierarchy, and. as per standard road widths.

24.10.3. Other Infrastructure

- 1) Minimum Area of open spaces including gardens shall be 5% excluding the crossover infrastructure road.

24.11. Physical Planning Parameters;

- 1) Fill up or reclamation of low-lying, swampy or unhealthy areas, or levelling up of land as required; ·
- 2) Layout the new streets or roads, construction, diversion, extension, alteration, improvement and closing up of streets and roads and discontinuance of communications in all cases;
- 3) Layout of new street/ road / Cycle track giving access to the existing habitation if any within or in its vicinity or likely for any town planning scheme in the vicinity to develop in future. Width and alignment of such roads shall be as suggested by DSIRDA. `

Draft General Development Control Regulations (DGDCR)

- 4) Cycle tracks shall have to be provided along the roads.
- 5) Design the circulation pattern to include segregation of pedestrian and vehicular traffic, entry control, access of emergency vehicles to every block, provision of adequate parking etc.
- 6) Plan and design the neighbourhood regarding circulation system, including safety requirements shall be governed by the BIS or per the norms of the concerned agencies.
- 7) Designs the sewerage system for reuse of water and zero discharge and arrange to operate permanent basis.
- 8) Provide system to harvest rainwater which may be an integral part of the storm water drainage plan or standalone;
- 9) The developer shall plan to provide 140 lpcd
- 10) Ensure to collect, treat and dispose drainage in the township area. However for future shall make provision for connecting it to the city drainage system;
- 11) Ensure continuous & quality power supply;
- 12) Provide connectivity to nearest 30 m wide road;
- 13) The natural drainage pattern shall be maintained without any disturbances. Provided that improvements shall be permitted for efficiency improved improvement.
- 14) Transit space and facility of segregation of biodegradable and recyclable solid waste shall have to be provided;
- 15) Space and separate access required as per rules shall have to be provided for power distribution;
- 16) For public areas and commercial building, so far possible, provide energy of non-conventional sources.
- 17) Street lights shall be operated using Solar Power.
- 18) Make provision for Harvesting & Recharging system of rain Water.
- 19) Within 3.0 m distance on either side of the road, trees shall have to be planted and maintain till the maintenance period.
- 20) Minimum 200 trees per hectare, of appropriate species, shall have to be planted and nurtured for the maintenance period.
- 21) Suitable landscape shall have to be provided for open space and gardens;
- 22) Urban Design and Heritage to be ensured;

24.12. Responsibilities of the Township Developer

The Township Developer shall with regard to the township shall:

- 1) acquire/ own / pool the land at his own expenses;
- 2) provide at his own expenses the facilities mentioned in clause 8 and 9 in this sub section;
- 3) develop the township at his cost as approved;
- 4) develop the land & buildings within for public purpose infrastructure as approved;
- 5) provide and an undertaking about the terms and conditions the plan to maintain and upkeep of the infrastructure;
- 6) disclose to the beneficiaries the entire details of the plan, design, the, contracts and other details effecting to the beneficiaries;
- 7) for the maintenance period, maintain and upkeep as per the undertaking, the infrastructure other than the public purpose infrastructure;
- 8) for the maintenance period, maintain and upkeep the land and property used for public purpose infrastructure;

Draft General Development Control Regulations (DGDCR)

- 9) develop the public purpose infrastructure as per the specifications prescribed by the prescribed committee;
- 10) on issue of building use permission, the township developer shall execute a bank guarantee equivalent to 2% of the cost incurred for the infrastructure. The authority shall revoke this; bank guarantee if required to maintain the infrastructure. On the expiry of the maintenance period, this guarantee shall be converted into a corpus fund of the members of the cooperative society.
- 11) on expiry of the maintenance period, he shall transfer the public purpose infrastructure, free from all the encumbrance to DSIRDA. To this effect the township developer gives an undertaking;
- 12) On issue of the building use permit, organize to form a Registered Cooperative Society of all beneficiaries elects a promoter / president, issue share capital to each of the beneficiary
- 13) The scheme developer shall create a common facilities and community utilities as per clause no. 8 (public purpose infrastructure) and handed over to DSIRDA.

24.13. Grant / Refusal of the Permission:

- 1) On the receipt of the recommendation of the authority or otherwise, GIDB/DSIRDA under section 29 (1) (ii) of the Act, 2009 and Act, 1976; may relax the GDCR and these regulations to grant or refuse the proposal.
- 2) Validity and lapse of the permission shall be according to section 32 of the Act, 1976.
- 3) Development to be commenced within one year from the issue of the permission to construct or the NA order, whichever is earlier;
- 4) Interpretation of these regulations
 - a. If any question or dispute arises with regard to interpretation of any of these regulations the decision of the Government shall be final.
 - b. In conformity with the intent and spirit of these regulations, the Government may, if required in appropriate cases, use the discretionary powers to decide in any of the matters.

24.14. Floor Area Ratio

For the purpose of these regulations, irrespective of the Floor Area Ratio (FAR) prescribed in any zone, it shall be regulated as under:

- 1) Total FAR permitted on Gross plot area and shall be sum of Global FAR and Additional FAR as under;
 - a. Global FAR (GFAR) shall be 1.0
 - b. Additional Premium FAR shall be permitted on payment to DSIRDA, as below:

SR. NO.	ADDITIONAL FAR	PREMIUM RATES
1	25% of GFAR	Additional 40% of the Jantri Rates
2	Additional 25% of GFAR	Additional 50% of the Jantri Rates

Maximum permissible use FAR - 1.5

24.15. Built-Up Area and Height:

- 1) Built-up area shall be regulated as under:
45 % in case of low-rise building and 30% in case of High-rise building
- 2) Height of the buildings shall be permitted as per GDCR. However additional height maximum up to 70 m shall be permitted on payment at 7 % of the jantri.

Draft General Development Control Regulations (DGDCR)

24.16. Zoning, Ground Coverage & Other Regulations

- 1) Irrespective of any zone, uses in the township shall be permissible as proposed in the application under these regulations. Provided that such permission can be denied by the Government on account of safety.
- 2) Where ever not mentioned, the provisions of GDCR shall be apply mutatis mutandis
- 3) Even after approval under these regulations, permissions from Airport Authority of India, Department of Forest and Environment for EIA clearance, and necessary permission from relevant department, as required, shall be mandatory.

24.17. Development of External (Offsite Infrastructure)

The Township Developer shall provide the offsite infrastructure shall:

- 1) Connect to the existing road or Draft Development Plan road or town planning scheme road having width not less than 30 m.
- 2) The developer shall himself provide water supply at his own or connected with the city system.
- 3) Arrange to collect, treat and dispose in the township area. However for future shall make provision connect to the city drainage system;
- 4) Arrange for the power supply;
- 5) Bear the entire cost for the offsite infrastructure;

24.18. Supervision and Monitoring Of the Quality of Construction

- 1) To ensure that the quality of construction of public purpose infrastructure, DSIRDA, shall appoint a consultant who would supervise the quality and timely execution of the project.
- 2) The scheme developer for supervision, deposit 2% of the estimated cost of cost of public purpose infrastructure. Such deposit shall be refunded once the consultant issue of completion certificate.

24.19. Grievance Redressal:

- 1) Any occupant of any of the buildings who is entitled to use the facilities shall have a right to lodge his complain before DSIRDA;
- 2) DSIRDA shall, on the merits, address the issues to:
 - a. Direct the developer to resolve the issue;
 - b. May resolve the issue to by reconstructing/ repairing at the cost of developer
- 3) DSIRDA shall recover the cost by revoking the bank guarantee for the cost incurred for the works required to be done by DSIRDA as per above clause.

ANNEXURE – 1

Regulations to develop Socially & Economically Weaker Section Housing

1. Planning

Housing for socially and economically backward class of people shall be as per the following:

1. The maximum permissible net density in dwelling shall be 225 dwelling per hectare of designated land.
2. The carpet area of dwelling unit should be minimum 25 sqm and that for other towns, the plinth area (built up area) of minimum 25 sqm may be ensured.

Draft General Development Control Regulations (DGDCR)

Each dwelling unit design should have the following features:

- a. Two rooms with independent access. For independent use of the rooms it may be essential to provide sliding door. The size of the rooms shall be as under:

	SHORTER SIDE (M)	AREA (M)	HEIGHT (M)
Living/ Multi-purpose room	2.5	9	2.6
Bedroom	2.1	6.5	2.6
Kitchen	1.5	3.3	2.6
Bath, toilet, corridor	1 & 0.9	1.2 & 0.9	2.1

- b. Kitchen indicating L-shaped cooking platform, storage cupboards, placement of sink, provision of 1 ft x 1 ft window to enable the beneficiary to install exhaust fan later, window in the kitchen should preferably be on top of the sink.
- c. Independent bath and WC, WC to be provided with 1 ft x 1 ft ventilator with double shutters (for jali & glass), to enable the beneficiary to install exhaust fan later.
- d. Provision of minimum 0.9 m wide balcony and built in cupboards in the rooms. The depth- of such cubicles be at least 600 mn. In drawing rooms/living rooms (other than bedrooms) the min. depth of 450*mm maybe considered.
- e. From health point of view, the dwelling unit should be vector free. In order to make the unit vector free, the main door of the unit should be provided with double door shutters having a jali door and a normal door. The windows may also be provided with jali shutters.
- f. Staircase flight

Winding 2 Storey, 3 Storey and above	0.9 m
Riser	180 mm maximum
Tread	250 mm minimum
Headroom	2.1 m

- g. Minimum Height of the floors be taken as 2.7 m.
- h. The minimum height of the plinth shall be 30 cm from top surface of approach road or path way;
- i. The maximum Floor Area Ratio permissible shall be as per GDCR
3. Buildings up to height of 15m need not be provided with a lift. There shall be one staircase for every 12 (twelve) dwelling units or part thereof.

2. Structural Requirements:

- i. Load bearing walls of the building shall be of Brick stone or pre cast block in any mortar in the case of R.C.C framed structure or wooden structure filler walls maybe of suitable local materials.
- ii. Roof of the building shall be of galvanized iron sheets asbestos sheet tiles roof or R.C.C roof in the case of upper storied buildings middle floor shall be of wooden or R.C.C and rest as per choice.
- iii. Doors and windows of building shall be of any material.
- iv. Rest of the building shall be as per locally available resources and as per choice.

Draft General Development Control Regulations (DGDCR)

3. Social Facilities

The social facilities shall be provided as under:

The developer shall provided social infrastructure facilities as below:

i. Angandwadi, Nursery School @ 0.1 Ha/1000p	0.8 Ha
Ideally, area per school	
ii. Primary School (Class 1-5), 1 for every 5000 p	
Area of school site	
School building area	0.20 Ha
Playfield area of 18m x 36m to be ensured for effective play	0.20 Ha
iii. Senior-Secondary School (Class 6-12) 1 for every 7500 p	
Area of the school site	1.80 Ha
School building area	0.60 Ha
Playfield area of 68m x 126 m to be ensured for effective play	1.00 Ha
Parking area	0.20 Ha
iv. Healthcare Facilities (1 for every 15000 p)	0.08 – 0.12 Ha
v. Socio – cultural Facilities	
a) Community Facilities (1 for every 5000 p)	750 sqm
b) Community Hall, Work Area, (1 for every 15000 p) Welfare Centre, Library	2000 sqm

The locations of schools and health care centre should be such that they are equally accessible from all the housing clusters, preferably by pedestrian pathways with minimum road crossovers. They are also to be located adjacent to parks, playfield etc.

25. Regulations for the Rehabilitation and Redevelopment of the Slums

25.1. Short Title, Extent and Commencement

- 1) These regulations may be called "The Regulations for the Rehabilitation and Redevelopment of the Slums "
- 2) These regulations shall be applicable within the jurisdiction of DSIRDA constituted under Act, 2009
- 3) It shall come into force on such date as decided by order of the State Government.

25.2. Applicability

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

25.3. Definitions

25.3.1. "Beneficiary"

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

25.3.2. "Competent Authority"

means any person or persons or authority or authorities, authorized by DSIRDA as the case may be, to perform such functions as may be specified under these regulations

25.3.3. "Dwelling Unit"

means a unit constructed under the slum rehabilitation scheme.

25.3.4. "Eligible Slum Dweller"

means a Slum dweller, who is not a foreign national and is the occupant of hutment for a period of minimum of 10 years and has a domicile of Gujarat for 25 years or his descendant.

As a proof of occupancy, the person shall, for the period of minimum occupancy, produce any two of the following documents: `

- a. Copy of ration card;
- b. Copy of the electricity bills;
- c. Proof of being included in the electoral rolls;
- d. any other proof as decided by DSIRDA

25.3.5. "GDCR"

means the prevalent General Development Control Regulations applicable for the DSIRDA.

25.3.6. "Notified Slums"

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

Draft General Development Control Regulations (DGDCR)

25.3.7. "Prescribed authority"

shall be as under:

	JURISDICTION	PRESCRIBED OFFICER
1	DSIRDA in its periphery constituted under section 8, 9, 10 and 15 of Act, 2009	Chief Executive Officer of DSIRDA

The State Government on the approval of these regulations shall by notification in the official Gazette appoint DSIRDA under section 2(j) of Gujarat Slum Area (improvement, Clearance and Redevelopment), Act, 1973.

25.3.8. "Project Affected Person"

means an- eligible slum dweller occupying a part of any town planning scheme, road or Draft Development Plan road or a part under road widening.

25.3.9. "Private land"

means any land other than public land;

25.3.10. "Public land"

means any land owned by the urban local body or by the Government or authority constituted under Act, 2009 and Act, 1976.

25.3.11. "Slum Area"

means and include;

- slums which are censused or declared or notified by the municipal corporation or Nagarpalika;

25.3.12. "Scheme Developer"

means the owner or owners of the plot or institute or Co-operative society or company or Gujarat Housing Board and similar organization or any developer permitted to develop by DSIRDA.

25.3.13. "Slum Rehabilitation Scheme (SRS)"

means any notified slum approved under these regulations.

25.3.14. "Slum Rehabilitation Plot (SRP)"

means any plot where the slum dwellers are rehabilitated.

25.3.15. "Slum Plot [SP]"

means any plot in a notified slum which forms a part of a slum rehabilitation scheme

25.3.16. "Slum Rehabilitation Zone (SRZ)"

means an area which shall be delineated by the Slum Rehabilitation Committee.

- a. The Slum Rehabilitation Zone shall correspond to the area of equal FAR as per the GDCR.
- b. The following shall be permissible within a zone
 - i. Clubbing of two or more plots in each slum rehabilitation scheme;
 - ii. Use of spare FAR from one plot to another, within a scheme

Draft General Development Control Regulations (DGDCR)

25.3.17. "Slum Rehabilitation Committee (SRC)"

A committee which shall comprise of:-

DSIRDA:

SR. NO	OFFICIALS/ IN-CHARGE	DESIGNATION
1	Chairman, DSIRDA	Chairman
2	Chief Executive Officer, GIDB	Member
3	Chief Town Planner of Apex Body/GIDB or his representative not below the rank of Senior Town planner	Member
4	Collector, Ahmedabad	Member
5	District Development Officer, Ahmedabad	Member
6	Chief Executive Officer, DSIRDA	Member Secretary

25.4. Prescribed Authority

- 1) DSIRDA shall be vested with all the powers made available under the Gujarat Slum Area (improvement, clearance and Redevelopment), Act 1973.
- 2) The DSIRDA exercise all the powers, to scrutinize and implement any rehabilitation and redevelopment scheme as recommended by the SRC.
- 3) DSIRDA shall assist the scheme developer in eviction.
- 4) DSIRDA shall notify the Slum Rehabilitation Zone (SRZ) as delineated by the Slum Rehabilitation Committee

25.5. Functions of the Slum Rehabilitation Committee (SRC)

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

25.6. Notification of the Slum Area

The State Government, on the recommendation of the Slum Rehabilitation Committee or otherwise may declare any slum area under sub section (1) of section of the Gujarat Slum Area (Improvement, clearance and Redevelopment), Act 1973.

25.7. Notification of the Slum Rehabilitation Zone

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

Draft General Development Control Regulations (DGDCR)

25.8. Contents of a Rehabilitation Scheme

- 1) The rehabilitation scheme shall contain the following:
Proposals for the dwelling units to accommodate the beneficiaries on the same plot or on plots which are clubbed or bundled;
 - i. Water supply, drainage, power supply to the individual dwelling units;
 - ii. Provide for every 500 dwelling units
 - five room school of minimum total area 100sqm,
 - one Community Centre of minimum area 50sqm,
 - one Anganwadi or Health Post of minimum area 50sqm
 - iii. Provided that in case the dwelling unit less than 500, the facility for community centre, school, anganwadi or health post shall have to be provided as decided by the slum rehabilitation committee.
- 2) May contain the following Proposal for the construction of building for commercial or residential or any other purpose, which the scheme developer may sale or dispose or rent or lease.

25.9. Duties of the Scheme Developer

The scheme developer shall:

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

25.10. Procedure for Securing the Permission:

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

Draft General Development Control Regulations (DGDCR)

25.11. Grant or Refusal of the Permission:

- 1) The right to recommend for grant or to refuse the proposal shall be vested with SRC. The SRC shall:
 - i. Decide the proposal within 30 days from the receipt of the application and shall communicate its decision to the Government.
 - ii. For same slum pocket, entertain any application after satisfying that no other application is pending before it to decide;
 - iii. Deny any slum rehabilitation if the rehabilitation plot forms a part of any area of military or cantonment or railways, airport authority or any notified water body or any difficult area.
- 2) The Government may review the decision of the SRC or if necessary ask reconsider or give direction to the SRC with respect to its decision.
- 3) In conformity with the intent and spirit of these regulations, for application, the Government may, with diligence and judicious consideration, waive any part of these regulations and give directions to the SRC.
- 4) Grant of any permission under these regulations shall mean acceptance by authority of the following requirements:
 - i. Benefits under any scheme as admissible;
 - ii. Layout of buildings in SRP;
 - iii. Permissible built-up area;
 - iv. Permissible Floor Area Ratio;
 - v. Height of a building and its various stories;
 - vi. Permissible open spaces enforced under regulations, common Marginal spaces, other open spaces, setbacks etc.;
 - vii. Permissible use of land and built spaces;
 - viii. Arrangements of stairs, lifts, corridors and parking;
 - ix. Minimum requirements of high-rise buildings including N.O.C. from Officer or Fire Safety Consultant as appointed by DSIRDA
 - x. Minimum requirement of sanitary facility and other common facility.
 - xi. 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:

- title of the land or building;
 - easement rights;
 - variation in area from recorded areas of a plot or a building;
 - structural reports and structural drawings;
 - workmanship and soundness of material used in construction of the building.
 - location and boundary of the plot.
- 5) Interpretation of these regulations
 - i. If any question or dispute arises with regard to interpretation of any of regulations the decision of the Government shall be final.
 - ii. In conformity with the intent and spirit of these regulations, the Government if required in appropriate cases, use the discretionary powers to decide in any matters. ,

Draft General Development Control Regulations (DGDCR)

- 6) Any proposal submitted by any slum developer which is in conformity within the spirit of these regulations, the Government may, after considering the merits of the proposals, sanction as it is or with modifications.
- 7) The slum developer may without tampering the intent and spirit of these regulations may provide facility or compensation in addition that is required under the regulations.

25.12. Planning Regulations for Rehabilitation Scheme

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

- 1) The minimum height of the plinth shall be 45 cm from the top surface of approach road or path way.
- 2) The built-up area of any dwelling unit shall be minimum 36sqm excluding common areas.
- 3) The dwelling unit shall at least include two rooms, kitchen, and a bath, a water closet excluding, common areas, such as stairs passages etc.
- 4) Permissible built-up area, for the purpose of rehabilitation scheme under these regulations, shall mean the area covering the ground, after leaving margins.
- 5) Floor Area Ratio. (FAR)
- 6) For the purpose of these regulations, the floor space shall be computed as under:
 - i. The FAR permitted under GDCR for the remaining plot shall be on the basis of Gross Building unit/ Plot area;
 - ii. The FAR shall be granted as under:
 - FAR shall be computed for the total area of the clubbed plots.
 - Clubbing of plots shall be allowed for rehabilitation of slum and also for other use; -
 - Additional FAR shall be available to the developer equivalent to the area used for slum rehabilitation.
 - Within the clubbed plots, transfer of FAR from one plot to the other shall be permitted proportionate to the jantri value of respective plots;
- 7) Margins for the purpose of these regulations shall be applicable as under:

MARGIN	LOW RISE BUILDING	HIGH RISE BUILDING
Road side margin	4.50 m	6.00 m
Other than road side margin	3.00 m	6.00 m
Building to building margin	4.50 m	6.00 m
Common plot to building margin	3.00 m	3.00 m

- 8) Prevailing GDCR shall apply for development other than slum rehabilitation. For the purpose of FSL the plot shall be considered at a single plot.
- 9) Rehabilitation scheme shall be permitted on 9m and more wide roads.
- 10) Parking, height, common plots and all other provisions which are not included in the regulations shall be provided as per GDCR. However for the purpose of these regulations parking shall also be permitted in the common plot
- 11) Shops having maximum size of 25sqm have to provide on ground floor up to maximum 25% of the ground cover. The scheme developer may dispose them by allotting it to the occupants of shops in the SP or otherwise

Draft General Development Control Regulations (DGDCR)

25.13. Rehabilitation of the Project Affected Persons and Other Eligible Slum Dwellers

The scheme developer under any proposed slum rehabilitation scheme shall,

- 1) In addition to the dwelling units required to rehabilitate the occupants of concerned notified slums, shall for the PAP's provide minimum of 10% of extra dwelling units;
- 2) Surrender for disposal such dwelling units to DSIRDA at no cost

25.14. Regulations for Allotment

- 1) The scheme developer shall provide a transit accommodation facility for all the beneficiaries as per requirement.
- 2) The newly developed dwelling units shall be allotted, to the eligible slum dwellers, by computerized random draw or with the unanimous consent of the eligible slum dwellers.
- 3) The scheme developer shall transfer the absolute ownership rights of all the dwelling units and the related infrastructure free from all encumbrances to the Co—operative Registrar Society of the slum dwellers free of cost.
- 4) The allottee or his legal heirs shall not transfer the dwelling unit for at least 20 years from the date of owning the possession. In case if it is found that any sale or any mode of transfer during the above specified period, such allotment shall be considered to be null and void. Such null and void units shall be the property of DSIRDA.
- 5) The individual occupier of the dwelling unit shall bear the responsibility of payments towards Government and Municipal Taxes applicable from time to time.
- 6) Minimum 10% of the cost of rehabilitation dwelling units shall have to be deposited with DSIRDA which later on shall be transferred to the co-operative housing society.
- 7) The scheme developer shall be permitted to construct buildings other than those of slum rehabilitation only after the construction of dwelling units and infrastructure relating to slum rehabilitation is completed.
- 8) Joint ownership with spouse: The reconstructed tenement shall be the ownership of the hutment dweller and spouse conjointly, and shall be so entered and deemed to be so entered in the record of the co-operative housing society, including the share certificates or all other relevant documents.
- 9) If at any point of time it is found that the slum dweller, after the allotment under the slum rehabilitation scheme, has encroached any land, then in such cases, the allotment under the scheme shall stand cancelled and dwelling of dwelling unit shall be forfeited and such dwelling unit shall be the ownership of the authority.

25.15. External Development Charges

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

25.16. De-Notification of Slums

- 1) The Slum Rehabilitation Committee shall scrutinize the rehabilitation work and on satisfaction and request to the State Government to de-notify any slum area;

Draft General Development Control Regulations (DGDCR)

- 2) The State Government may consider the request of the Slum Rehabilitation Committee to de-notify any slum area;

25.17. Effect of Other Zones and Regulations;

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

25.18. Supervision and Monitoring of the Quality of Construction

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

25.19. Grievance Redressal

- 1) For any grievance related to benefits available-under this scheme, any eligible slum dwellers, availing the benefits under the scheme shall be entitled to lodge his complain before DSIRDA.
- 2) DSIRDA shall, on the merits resolve the grievance(s) by giving direction to the developer to resolve the issue.

26. Control Regulations within CRZ

26.1. Definition

26.1.1. High Tide Line

Means the line on the land up to which the highest water line reaches during the spring tide

26.1.2. Coastal Regulation Zone

The coastal stretches of seas, bays, estuaries, creeks, rivers and backwaters which are influenced by tidal action (in the landward side) up to 500m from the high tide line (HTL) and the land between low tide line (LTL) and the HTL is declared as Coastal Regulations Zone under clause (d) of sub – rule (3) of rule 5 of the Environmental (protection) Rules, 1986.

26.2. Classification of the CRZ

For the purpose of conserving and protecting the coastal areas and marine waters, the CRZ area shall be classified as follows, namely:-

- A. The areas that are ecologically sensitive and the geomorphological features which play a role in the maintaining the integrity of the coast,-
 - i. CRZ I
 - a. Mangroves, in case mangrove area is more than 1000sqm, a buffer of 50m along the mangroves shall be provided;
 - b. Corals and coral reefs and associated biodiversity;
 - c. Sand Dunes;
 - d. Mudflats which are biologically active;
 - e. National parks, marine parks, sanctuaries, reserve forests, wildlife habitats and other protected areas under the provisions of Wild Life (Protection) Act, 1972 (53 of 1972), the Forest (Conservation) Act, 1980 (69 of 1980) or Environment (Protection) Act, 1986 (29 of 1986); including Biosphere Reserves;
 - f. Salt Marshes;
 - g. Turtle nesting grounds;
 - h. Horse shoe crabs habitats;
 - i. Sea grass beds;
 - j. Nesting grounds of birds;
 - k. Areas or structures of archaeological importance and heritage sites.

- B. The area between Low Tide Line and High Tide Line;

- ii. CRZ-II

The areas that have been developed upto or close to the shoreline.

Explanation: For the purposes of the expression “developed area” is referred to as that area within the existing municipal limits or in other existing legally designated urban areas which are substantially built-up and has been provided with drainage and approach roads and other infrastructural facilities, such as water supply and sewerage mains;

Draft General Development Control Regulations (DGDCR)

iii. CRZ-III

Areas that are relatively undisturbed and those do not belong to either CRZ-I or II which include coastal zone in the rural areas (developed and undeveloped) and also areas within municipal limits or in other legally designated urban areas, which are not substantially built up.

iv. CRZ-IV

- a. the water area from the Low Tide Line to twelve nautical miles on the seaward side;
- b. shall include the water area of the tidal influenced water body from the mouth of the water body at the sea upto the influence of tide which is measured as five parts per thousand during the driest season of the year.

26.3. Declaration of CRZ

The Central Government hereby declares the following areas as CRZ and imposes with effect from the date (6th January, 2011) of the notification the following restrictions on the setting up and expansion of industries, operations or processes and the like in the CRZ,

- i. The land area from High Tide Line (hereinafter referred to as the HTL) to 500mts on the landward side along the sea front.
- ii. CRZ shall apply to the land area between HTL to 100 mts or width of the creek whichever is less on the landward side along the tidal influenced water bodies that are connected to the sea and the distance upto which development along such tidal influenced water bodies is to be regulated shall be governed by the distance upto which the tidal effects are experienced which shall be determined based on salinity concentration of 5 parts per thousand (ppt) measured during the driest period of the year and distance upto which tidal effects are experienced shall be clearly identified and demarcated accordingly in the Coastal Zone Management Plans (hereinafter referred to as the CZMPs).

Explanation - For the purposes of this sub-point the expression tidal influenced water bodies means the water bodies influenced by tidal effects from sea, in the bays, estuaries, rivers, creeks, backwaters, lagoons, ponds connected to the sea or creeks and the like.

- iii. the land area falling between the hazard line and 500m from HTL on the landward side, in case of seafront and between the hazard line and 100m line in case of tidal influenced water body the word 'hazard line' denotes the line demarcated by Ministry of Environment and Forests (hereinafter referred to as the MoEF) through the Survey of India (hereinafter referred to as the Sol) taking into account tides, waves, sea level rise and shoreline changes.
- iv. land area between HTL and Low Tide Line (hereinafter referred to as the LTL) which will be termed as the inter-tidal zone.
- v. the water and the bed area between the LTL to the territorial water limit (12 Nm) in case of sea and the water and the bed area between LTL at the bank to the LTL on the opposite side of the bank, of tidal influenced water bodies.

26.4. Demarcation of HTL

For the purposes of this notification, the HTL means the line on the land upto which the highest water line reaches during the spring tide and shall be demarcated uniformly in all parts of the country by the demarcating authority(s) so authorized by the MoEF in accordance with the general guidelines issued at Annexure-I. HTL shall be demarcated within one year from the date of issue of this notification.

26.5. Prohibited activities within CRZ

The following are declared as prohibited activities within the CRZ,

- i. Setting up of new industries and expansion of existing industries except,
 - a. those directly related to waterfront or directly needing foreshore facilities;
Explanation: The expression “foreshore facilities” means those activities permissible under this notification and they require waterfront for their operations such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, lighthouses, navigational safety facilities, coastal police stations and the like;
 - b. projects of Department of Atomic Energy;
 - c. facilities for generating power by non-conventional energy sources and setting up of desalination plants in the areas not classified as CRZ-I based on an impact assessment study including social impacts.;
 - d. reconstruction, repair works of dwelling units of local communities including fishers in accordance with local town and country planning regulations.
- ii. manufacture or handling oil storage or disposal of hazardous substance as specified in the notification of Ministry of Environment and Forests, No. S.O.594 (E), dated the 28th July 1989, S.O.No.966 (E), dated the 27th November, 1989 and GSR 1037 (E), dated the 5th December ,1989 except,
 - a. transfer of hazardous substances from ships to ports, terminals and refineries and vice versa;
 - b. facilities for receipt and storage of petroleum products and liquefied natural gas as specified in Annexure-II appended to this notification and facilities for regasification of Liquefied Natural Gas (hereinafter referred to as the LNG) in the areas not classified as CRZ- I subject to implementation of safety regulations including guidelines issued by the Oil Industry Safety Directorate in the Ministry of Petroleum and Natural Gas and guidelines issued by MoEF and subject to further terms and conditions for implementation of ameliorative and restorative measures in relation to environment as may be stipulated by in MoEF.

Provided that facilities for receipt and storage of fertilizers and raw materials required for manufacture of fertilizers like ammonia, phosphoric acid, sulphur, sulphuric acid, nitric acid and the like, shall be permitted within the said zone in the areas not classified as CRZ-I(i).

- iii. Setting up and expansion of fish processing units including warehousing except hatchery and natural fish drying in permitted areas;
- iv. Land reclamation, bunding or disturbing the natural course of seawater except those,
 - a. required for setting up, construction or modernisation or expansion of foreshore facilities like ports, harbours, jetties, wharves, quays, slipways, bridges, sea-link, road on stilts, and such as meant for defence and security purpose and for other facilities that are essential for activities permissible under the notification;
 - b. measures for control of erosion, based on scientific including Environmental Impact Assessment (hereinafter referred to as the EIA) studies
 - c. maintenance or clearing of waterways, channels and ports, based on EIA studies;
 - d. measures to prevent sand bars, installation of tidal regulators, laying of storm water drains or for structures for prevention of salinity ingress and freshwater recharge based on carried out by any agency to be specified by MoEF.

Draft General Development Control Regulations (DGDCR)

- v. Setting up and expansion of units or mechanism for disposal of wastes and effluents except facilities required for,
 - a. discharging treated effluents into the water course with approval under the Water (Prevention and Control of Pollution) Act, 1974 (6 of 1974);
 - b. storm water drains and ancillary structures for pumping;
 - c. treatment of waste and effluents arising from hotels, beach resorts and human settlements located in CRZ areas other than CRZ-I and disposal of treated wastes and effluents.
- vi. Discharge of untreated waste and effluents from industries, cities or towns and other human settlements. The concerned authorities shall implement schemes for phasing out existing discharge of this nature, if any, within a time period not exceeding two years from the date of issue of this notification.
- vii. Dumping of city or town wastes including construction debris, industrial solid wastes, fly ash for the purpose of land filling and the like and the concerned authority shall implement schemes for phasing out any existing practice, if any, shall be phased out within a period of one year from date of commencement of this notification.

Note:-The MoEF will issue a separate instruction to the State Government and Union territory Administration in respect of preparation of Action Plans and their implementation as also monitoring including the time schedule thereof, in respect of paras (v), (vi) and (vii).

- viii. Port and harbour projects in high eroding stretches of the coast, except those projects classified as strategic and defence related in terms of EIA notification, 2006 identified by MoEF based on scientific studies and in consultation with the State Government or the Union territory Administration.
- ix. Reclamation for commercial purposes such as shopping and housing complexes, hotels and entertainment activities.
- x. Mining of sand, rocks and other sub-strata materials except,-
 - a. those rare minerals not available outside the CRZ area,
 - b. exploration and exploitation of Oil and Natural Gas.
- xi. Drawl of groundwater and construction related thereto, within 200mts of HTL; except the following:-
 - a. in the areas which are inhabited by the local communities and only for their use.
 - b. In the area between 200m - 500m zone the drawl of groundwater shall be permitted only when done manually through ordinary wells for drinking, horticulture, agriculture and fisheries and where no other source of water is available.

Note:-Restrictions for such drawl may be imposed by the Authority designated by the State Government and Union territory Administration in the areas affected by sea water intrusion.

- xii. Construction activities in CRZ-I except those specified in section 26.9 of this notification.
- xiii. Dressing or altering the sand dunes, hills, natural features including landscape changes for beautification, recreation and other such purpose.
- xiv. Facilities required for patrolling and vigilance activities of marine/coastal police stations.

Draft General Development Control Regulations (DGDCR)

26.6. Regulation of permissible activities in CRZ area

26.6.1. The following activities shall be regulated except those prohibited in section 26.5 above

- i.
 - a. clearance shall be given for any activity within the CRZ only if it requires waterfront and foreshore facilities;
 - b. for those projects which are listed under this notification and also attract EIA notification, 2006 (S.O.1533 (E), dated the 14th September, 2006), for such projects clearance under EIA notification only shall be required subject to being recommended by the concerned State or Union territory Coastal Zone Management Authority (hereinafter referred to as the CZMA).
 - c. Housing schemes in CRZ as specified in section 26.9 of this notification;
 - d. Construction involving more than 20,000sqm built-up area in CRZ-II shall be considered in accordance with EIA notification, 2006 and in case of projects less than 20,000sqm built-up area shall be approved by the concerned State or Union territory Planning authorities in accordance with this notification after obtaining recommendations from the concerned CZMA and prior recommendations of the concern CZMA shall be essential for considering the grant of environmental clearance under EIA notification, 2006 or grant of approval by the relevant planning authority.
 - e. MoEF may under a specific or general order specify projects which require prior public hearing of project affected people.
 - f. construction and operation for ports and harbours, jetties, wharves, quays, slipways, ship construction yards, breakwaters, groynes, erosion control measures;
- ii. the following activities shall require clearance from MoEF, namely:-
 - a. those activities not listed in the EIA notification, 2006.
 - b. construction activities relating to projects of Department of Atomic Energy or Defence requirements for which foreshore facilities are essential such as, slipways, jetties, wharves, quays; except for classified operational component of defence projects. Residential buildings, office buildings, hospital complexes, workshops of strategic and defence projects in terms of EIA notification, 2006;
 - c. construction, operation of lighthouses;
 - d. laying of pipelines, conveying systems, transmission line;
 - e. exploration and extraction of oil and natural gas and all associated activities and facilities thereto;
 - f. Foreshore requiring facilities for transport of raw materials, facilities for intake of cooling water and outfall for discharge of treated wastewater or cooling water from thermal power plants. MoEF may specify for category of projects such as at (f), (g) and (h) of sub section 26.6.1;
 - g. Mining of rare minerals as listed by the Department of Atomic Energy;
 - h. Facilities for generating power by non-conventional energy resources, desalination plants and weather radars;
 - i. Demolition and reconstruction of (a) buildings of archaeological and historical importance, (b) heritage buildings; and buildings under public use which means buildings such as for the purposes of worship, education, medical care and cultural activities;

Draft General Development Control Regulations (DGDCR)

26.6.2. Procedure for clearance of permissible activities - All projects attracting this notification shall be considered for CRZ clearance as per the following procedure, namely:-

- i. The project proponents shall apply with the following documents seeking prior clearance under CRZ notification to the concerned State or the Union territory Coastal Zone Management Authority,
 - a. Form-1 (Annexure-IV of the notification);
 - b. Rapid EIA Report including marine and terrestrial component except for construction projects listed under 4(c) and (d)
 - c. Comprehensive EIA with cumulative studies for projects in the stretches classified as low and medium eroding by MoEF based on scientific studies and in consultation with the State Government and Union territory Administration;
 - d. Disaster Management Report, Risk Assessment Report and Management Plan;
 - e. CRZ map indicating HTL and LTL demarcated by one of the authorized agency (as indicated in section 26.4) in 1:4000 scale;
 - f. Project layout superimposed on the above map indicated at (e) above;
 - g. The CRZ map normally covering 7km radius around the project site.
 - h. The CRZ map indicating the CRZ-I, II, III and IV areas including other notified ecologically sensitive areas;
 - i. No Objection Certificate from the concerned State Pollution Control Boards or Union territory Pollution Control Committees for the projects involving discharge of effluents, solid wastes, sewage and the like.;
- ii. The concerned CZMA shall examine the above documents in accordance with the approved CZMP and in compliance with CRZ notification and make recommendations within a period of sixty days from date of receipt of complete application,-
 - a. MoEF or State Environmental Impact Assessment Authority (hereinafter referred to as the SEIAA) as the case may be for the project attracting EIA notification, 2006;
 - b. MoEF for the projects not covered in the EIA notification, 2006 but attracting sub section 26.6.1(ii) of the CRZ notification;
- iii. MoEF or SEIAA shall consider such projects for clearance based on the recommendations of the concerned CZMA within a period of sixty days.
- iv. The clearance accorded to the projects under the CRZ notification shall be valid for the period of five years from the date of issue of the clearance for commencement of construction and operation.
- v. For post clearance monitoring:
 - a. it shall be mandatory for the project proponent to submit half-yearly compliance reports in respect of the stipulated terms and conditions of the environmental clearance in hard and soft copies to the regulatory authority(s) concerned, on 1st June and 31st December of each calendar year and all such compliance reports submitted by the project proponent shall be published in public domain and its copies shall be given to any person on application to the concerned CZMA.
 - b. the compliance report shall also be displayed on the website of the concerned regulatory authority.
- vi. To maintain transparency in the working of the CZMAs it shall be the responsibility of the CZMA to create a dedicated website and post the agenda, minutes, decisions taken, clearance letters,

Draft General Development Control Regulations (DGDCR)

violations, action taken on the violations and court matters including the Orders of the Hon'ble Court as also the approved CZMPs of the respective State Government or Union territory.

26.7. Preparation of Coastal Zone Management Plans

- i. The MoEF may obtain the CZMPs prepared through the respective State Government or Union territory;
- ii. The CZMPs may be prepared by the coastal State Government or Union territory by engaging reputed and experienced scientific institution(s) or the agencies including the National Centre for Sustainable Coastal Management (hereinafter referred to as the NCSCM) of MoEF and in consultation with the concerned stakeholders;
- iii. The hazard line shall be mapped by MoEF through Sol all along the coastline of the country and the hazard line shall be demarcated taking into account, tide, waves, sea level rise and shoreline changes;
- iv. For the purpose of depicting the flooding due to tides, waves and sea level rise in the next fifty and hundred years, the contour mapping of the coastline shall be carried out at 0.5m
- v. interval normally upto 7km from HTL on the landward side, and the shoreline changes shall be demarcated based on historical data by comparing the previous satellite imageries with the recent satellite imageries;
- vi. Mapping of the hazard line shall be carried out in 1:25,000 scale for macro level planning and 1:10,000 scale or cadastral scale for micro level mapping and the hazard line shall be taken into consideration while preparing the land use plan of the coastal areas;
- vii. The coastal States and Union Territory will prepare within a period of twenty four months from the date of issue this notification, draft CZMPs in 1:25,000 scale map identifying and classifying the CRZ areas within the respective territories in accordance with the guidelines given in Annexure-I of the notification, which involve public consultation;
- viii. The draft CZMPs shall be submitted by the State Government or Union territory to the concerned CZMA for appraisal, including appropriate consultations, and recommendations in accordance with the procedure(s) laid down in the Environment (Protection) Act, 1986;
- ix. The State Government or Union territory CZMA shall submit the draft CZMPs to MoEF along with its recommendations on the CZMP within a period of six months after incorporating the suggestions and objections received from the stakeholders;
- x. MoEF shall thereafter consider and approve the CZMPs within a period of four months from the date of receipt of the CZMPs complete in all respects;
- xi. All developmental activities listed in this notification shall be regulated by the State Government, Union Territory Administration, the local authority or the concerned CZMA within the framework of such approved CZMPs as the case may be in accordance with provisions of this notification;
- xii. The CZMPs shall not normally be revised before a period of five years after which, the concerned State Government or the Union territory may consider undertaking revision of the maps following the above procedures;
- xiii. The CZMPs already approved under CRZ notification, 1991 shall be valid for a period of twenty four months unless the aforesaid period is extended by MoEF by a specific notification subject to such terms and conditions as may be specified therein.

Draft General Development Control Regulations (DGDCR)

26.8. Enforcement of the CRZ, notification, 2011

- a. For the purpose of implementation and enforcement of the provisions this notification and compliance with conditions stipulated there under, the powers either original or delegated are available under Environment (Protection) Act, 1986 with the MoEF, State Government or the Union territory Administration NCZMA and SCZMAs ;
- b. The composition, tenure and mandate of NCZMA and State Government or the Union territory CZMAs have already been notified by MoEF in terms of Orders of Hon'ble Supreme Court in Writ Petition 664 of 1993;
- c. the State Government or the Union territory CZMAs shall primarily be responsible for enforcing and monitoring of this notification and to assist in this task, the State Government and the Union territory shall constitute district level Committees under the Chairmanship of the District Magistrate concerned containing atleast three representatives of local traditional coastal communities including from fisherfolk;
- d. The dwelling units of the traditional coastal communities including fisherfolk, tribals as were permissible under the provisions of the CRZ notification, 1991, but which have not obtained formal approval from concerned authorities under the aforesaid notification shall be considered by the respective Union territory CZMAs and the dwelling units shall be regularized subject to the following condition, namely-
 - i. these are not used for any commercial activity
 - ii. these are not sold or transferred to non-traditional coastal community.

26.9. Norms for regulation of activities permissible under this notification

- i. The development or construction activities in different categories of CRZ shall be regulated by the concerned CZMA in accordance with the following norms, namely:-

Note: The word existing use hereinafter in relation to existence of various features or existence of regularisation or norms shall mean existence of these features or regularisation or norms as on 19.2.1991 wherein CRZ notification, was notified.

I. CRZ-I

- i. no new construction shall be permitted in CRZ-I except,-
 - a. projects relating to Department of Atomic Energy;
 - b. pipelines, conveying systems including transmission lines;
 - c. facilities that are essential for activities permissible under CRZ-I;
 - d. installation of weather radar for monitoring of cyclones movement and prediction by Indian Meteorological Department;
 - e. construction of trans harbour sea link and without affecting the tidal flow of water, between LTL and HTL.
 - f. development of green field airport already approved at only Navi Mumbai;
- ii. Areas between LTL and HTL which are not ecologically sensitive, necessary safety measures will be incorporated while permitting the following, namely:
 - a. exploration and extraction of natural gas;
 - b. construction of dispensaries, schools, public rain shelter, community toilets, bridges, roads, jetties, water supply, drainage, sewerage which are required for traditional inhabitants living within the biosphere reserves after obtaining approval from concerned CZMA.

Draft General Development Control Regulations (DGDCR)

- c. necessary safety measure shall be incorporated while permitting such developmental activities in the area falling in the hazard zone;
 - d. salt harvesting by solar evaporation of seawater;
 - e. desalination plants;
 - f. storage of non-hazardous cargo such as edible oil, fertilizers and food grain within notified ports;
 - g. construction of trans harbour sea links, roads on stilts or pillars without affecting the tidal flow of water.
- II. CRZ-II
- i. buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures;
 - ii. buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations including the 'existing' norms of Floor Space Index or Floor Area Ratio;
 - iii. Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road;
 - iv. reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use;
 - v. facilities for receipt and storage of petroleum products and liquefied natural gas as specified in Annexure-II appended to this notification and facilities for regasification of Liquefied Natural Gas subject to the conditions as mentioned in sub point (ii) of section 26.5;
 - vi. desalination plants and associated facilities;
 - vii. storage of non-hazardous cargo, such as edible oil, fertilizers and food grain in notified ports;
 - viii. facilities for generating power by non-conventional power sources and associated facilities;
- III. CRZ- III
- A. Area upto 200mts from HTL on the landward side in case of seafront and 100m along tidal influenced water bodies or width of the creek whichever is less is to be earmarked as "No Development Zone (NDZ)",
- i. the NDZ shall not be applicable in such area falling within any notified port limits;
 - ii. No construction shall be permitted within NDZ except for repairs or reconstruction of existing authorized structure not exceeding existing Floor Area Ratio, existing plinth area and existing density and for permissible activities under the notification including facilities essential for activities; Construction/reconstruction of dwelling units of traditional coastal communities including fisherfolk may be permitted between 100m and 200m from the HTL along the seafront in accordance with a comprehensive plan prepared by the DSIRDA in consultation with the traditional coastal communities including fisherfolk and incorporating the necessary disaster management provision, sanitation and recommended by the concerned State or the Union territory CZMA to NCZMA for approval by MoEF;
 - iii. however, the following activities may be permitted in NDZ
 - a. agriculture, horticulture, gardens, pasture, parks, play field, and forestry;
 - b. projects relating to Department of Atomic Energy;
 - c. mining of rare minerals;
 - d. salt manufacture from seawater;

Draft General Development Control Regulations (DGDCR)

- e. facilities for receipt and storage of petroleum products and liquefied natural gas as specified in Annexure-II;
- f. facilities for regasification of liquefied natural gas subject to conditions as mentioned in sub point (ii) of section 26.5;
- g. facilities for generating power by non conventional energy sources;
- h. Foreshore facilities for desalination plants and associated facilities;
- i. weather radars;
- j. construction of dispensaries, schools, public rain shelter, community toilets, bridges, roads, provision of facilities for water supply, drainage, sewerage, crematoria, cemeteries and electric sub-station which are required for the local inhabitants may be permitted on a case to case basis by CZMA;
- k. construction of units or auxiliary thereto for domestic sewage, treatment and disposal with the prior approval of the concerned Pollution Control Board or Committee;
- l. facilities required for local fishing communities such as fish drying yards, auction halls, net mending yards, traditional boat building yards, ice plant, ice crushing units, fish curing facilities and the like;
- m. development of green field airport already permitted only at Navi Mumbai.

B. Area between 200mts to 500mts,

The following activities shall be permissible in the above areas;

- i. development of vacant plot in designated areas for construction of hotels or beach resorts for tourists or visitors subject to the conditions as specified in the guidelines at Annexure-III ;
- ii. facilities for receipt and storage of petroleum products and liquefied natural gas as specified in Annexure-II;
- iii. facilities for regasification of liquefied natural gas subject to conditions as mentioned in sub-point (ii) of section 26.5;
- iv. storage of non-hazardous cargo such as, edible oil, fertilizers, food grain in notified ports;
- v. foreshore facilities for desalination plants and associated facilities;
- vi. facilities for generating power by non-conventional energy sources;
- vii. construction or reconstruction of dwelling units so long it is within the ambit of traditional rights and customary uses such as existing fishing villages and goathans. Building permission for such construction or reconstruction will be subject to local town and country planning rules with overall height of construction not exceeding 9mts with two floors (ground + one floor);
- viii. Construction of public rain shelters, community toilets, water supply drainage, sewerage, roads and bridges by CZMA who may also permit construction of schools and dispensaries for local inhabitants of the area for those panchayats, the major part of which falls within CRZ if no other area is available for construction of such facilities;
- ix. reconstruction or alteration of existing authorized building subject to sub-points (vii), (viii);
- x. development of green field airport already permitted only at Navi Mumbai.

IV. CRZ-IV

The activities impugning on the sea and tidal influenced water bodies will be regulated except for traditional fishing and related activities undertaken by local communities as follows:-

Draft General Development Control Regulations (DGDCR)

- a. No untreated sewage, effluents, ballast water, ship washes, fly ash or solid waste from all activities including from aquaculture operations shall be let off or dumped. A comprehensive plan for treatment of sewage generating from the coastal towns and cities shall be formulated within a period of one year in consultation with stakeholders including traditional coastal communities, traditional fisherfolk and implemented;
- b. Pollution from oil and gas exploration and drilling, mining, boat house and shipping;
- c. There shall be no restriction on the traditional fishing and allied activities undertaken by local communities.

ANNEXURE I

Guidelines for Preparation of Coastal Zone Management Plans

I.

A. Demarcation of High Tide Line

1. Demarcation of High Tide Line (HTL) and Low Tide Line (LTL) shall be carried out by one of the agencies authorised by MoEF based on the recommendations of the National Centre for Sustainable Coastal Management (NCSCM).
2. Demarcation of the High Tide Line or LTL shall be made on the Coastal Zone Management (CZM) Maps of scale 1:25,000 prepared by the agencies identified by the MoEF.
3. Local level CZM Maps shall be prepared for use of officials of local bodies for determination of the CRZ.
4. The local level CZM Maps shall be prepared on a Cadastral scale in accordance with the CZM Maps approved by the Central Government.

B. Preparation of CZM Maps

5. Base Maps of 1:25,000 scale shall be acquired from the Survey of India (SOI) and wherever 1:25,000 maps are not available, 1:50,000 maps shall be enlarged to 1:25,000 for the purpose of base map preparation and these maps will be of the standard specification given below:

Unit:	7.5 minutes X 7.5minutes
Numbering:	Survey of India Sheet Numbering System
Horizontal Datum:	Everest or WGS 84
Vertical Datum:	Mean Sea Level (MSL)
Topography:	Topography in the SOI maps will be updated using latest satellite imageries or aerial photographs

6. The High Water Level (HWL) and Low Water Level (LWL) marked on the Base maps will be transferred to the CZM maps.
7. Coastal geomorphological signatures in the field or satellite imageries or aerial photographs will be used for appropriate adjustment, in the HWL or LWL for demarcating HTL or LTL in accordance with the CRZ notification.
8. The following geomorphological features shall be considered while demarcating in HTL or LTL:
 - a. Landward (monsoonal) berm crest in the case of sandy beaches
 - b. Rocks, Headlands, Cliffs

Draft General Development Control Regulations (DGDCR)

- c. Seawalls or revetments or embankments
9. 500m and 200m lines will be demarcated with respect of HTL.
10. HTL (as defined in the CRZ notification) and LTL shall also be demarcated in the CZM maps along the banks of tidal influenced inland water bodies with the help of the geomorphological signatures or features.
11. Classification of different coastal zones shall be done as per the CRZ notification
12. Standard national or international colour codes shall be used to highlight sub-classification of data.

C. Local level CZM Maps

Local level CZM Maps are for the use of local bodies and other agencies to facilitate implementation of the Coastal Zone Management Plans

13. Cadastral (village) maps in 1:3960 or the nearest scale, shall be used as the base maps.
14. These maps are available with revenue Authorities and are prepared as per standard norms.
15. HTL (as defined in the CRZ notification) and LTL will be demarcated in the cadastral map based on detailed physical verification using coastal geomorphological signatures or features in accordance with the CZM Maps approved by the Central Government.
16. 500m and 200m lines shall be demarcated with respect to the HTL thus marked.
17. HTL (as defined in the CRZ notification, 1991) and LTL will also be demarcated along the banks of tidal influenced inland water bodies with the help of geomorphological signatures or features.
18. Classifications shall be transferred into local level CZM maps from the CZM Plans.
19. Symbols will be adopted from CZM Maps.
20. Colour codes as given in CZM Maps shall be used.
21. Demarcation of cadastral maps will be done by local agencies approved by the Central Government. The local agencies shall work under the guidance of the concerned State Government or Union Territory Coastal Zone Management Authorities.

D. Hazard mapping

II. Classification of CRZ areas

1. The CZM Maps shall be prepared in accordance with section 26.7 of the CRZ notification demarcating CRZ I, II, III, IV and V.
2. The CZM Maps shall clearly demarcate the land use plan of the area and lists out the CRZ-I areas. All the CRZ-I areas listed under section 26.2 A and B shall be clearly demarcated and colour codes given so that each of the CRZ-I areas can be clearly identified.
3. Buffer zone along mangrove areas of more than 1000sqm shall be stipulated with a different colour distinguishing from the mangrove area.
4. The buffer zone shall also be classified as CRZ-I area.
5. The hazard line to be drawn up by MoEF shall be superimposed on the CZM maps in 1:25,000 scale and also on the cadastral scale maps.
6. The CRZ-II areas shall be those areas which have been substantially built-up with a ratio of builtup plots to that of total plots is more than 50%.
7. In the CRZ areas, the fishing villages, common properties of the fishermen communities, fishing jetties, ice plants, fish drying platforms or areas infrastructure facilities of fishing and local communities such as dispensaries, roads, schools, and the like, shall be indicated on the cadastral scale maps. States shall prepare detailed plans for long term housing needs of coastal fisher

Draft General Development Control Regulations (DGDCR)

communities in view of expansion and other needs, provisions of basic services including sanitation, safety, and disaster preparedness.

8. No developmental activities other than those listed above shall be permitted in the areas between the hazard line and 500mts or 100mts or width of the creek on the landward side. The dwelling unit of the local communities including that of the fishers will not be relocated if the dwelling units are located on the seaward side of the hazard line. DSIRDA will provide necessary safeguards from natural disaster to such dwelling units of local communities.
9. The water areas of CRZ IV shall be demarcated and clearly demarcated if the water body is sea, lagoon, backwater, creek, bay, estuary and for such classification of the water bodies the terminology used by Naval Hydrographic Office shall be relied upon.
10. The fishing Zones in the water bodies and the fish breeding areas shall be clearly marked.
11. The water area shall be demarcated indicating the pollution levels as per Central Pollution Control Board standards on water quality.
12. In the CRZ V areas the land use maps shall be superimposed on the Coastal Zone Management Plan and clearly demarcating the CRZ I, II, III, IV.
13. The existing authorized developments on the sea ward side shall be clearly demarcated.
14. The features like cyclone shelters, rain shelters, helipads and other infrastructure including road network may be clearly indicated on the CZM Maps for the purpose of rescue and relief operations during cyclones, storms, tsunami and the like.

III. CZMPs approved by MoEF in accordance with CRZ notification, 1991

1. While preparing the CZMPs under CRZ notification, 2011, the CZMPs that have been approved under the CRZ Notification, 1991 shall be compared. A justification shall be provided by the concerned CZMA in case the CZMPs prepared under CRZ notification, 2011 varies with respect to the approved CZMP prepared under CRZ notification, 1991.

IV. Public Views on the CZMP.

- a. The draft CZMPs prepared shall be given wide publicity and suggestions and objections received in accordance with the Environment (Protection) Act, 1986. Public hearing on the draft CZMPs shall be held at district level by the concerned CZMAs.
- b. Based on the suggestions and objections received the CZMPs shall be revised and approval of MoEF shall be obtained.
- c. The approved CZMP shall be put up on the website of MoEF, concerned website of the State, Union Territory CZMA and hard copy made available in the panchayat office, District collector office and the like.

V. Revision of Coastal Zone Management Plans

1. Whenever there is a doubt the concerned State or Union territory Coastal Zone Management Authority shall refer the matter to the National Centre for Sustainable Coastal Management who shall verify the CZMP based on latest satellite imagery and ground truthing.
2. The rectified map would be submitted to MoEF for its record.

Draft General Development Control Regulations (DGDCR)

Annexure-II

List of petroleum and chemical products permitted for storage in [CRZ except CRZ-I(A)]

- i. Crude oil;
- ii. Liquefied Petroleum Gas;
- iii. Motor spirit;
- iv. Kerosene;
- v. Aviation fuel;
- vi. High speed diesel;
- vii. Lubricating oil;
- viii. Butane;
- ix. Propane;
- x. Compressed Natural Gas;
- xi. Naphtha;
- xii. Furnace oil;
- xiii. Low Sulphur Heavy Stock;
- xiv. Liquefied Natural Gas;
- xv. Fertilizers and raw materials for manufacture of fertilizers.

Annexure-III

Guidelines for development of beach resorts or hotels in the designated areas of CRZ-III and CRZ-II for occupation of tourist or visitors with prior approval of the Ministry of Environment and Forests

- I. Construction of beach resorts or hotels with prior approval of MoEF in designated areas of CRZ-II and III for occupation of tourist or visitors shall be subject to the following conditions, namely:-
 - a. The project proponent shall not undertake any construction within 200m in the landward side of High Tide Line and within the area between Low Tide Line and High Tide Line;
 - b. The proposed constructions shall be beyond the hazard line or 200m from the High Tide Line whichever is more;
 - c. live fencing and barbed wire fencing with vegetative cover may be allowed around private properties subject to the condition that such fencing shall in no way hamper public access to the beach;
 - d. no flattening of sand dunes shall be carried out;
 - e. no permanent structures for sports facilities shall be permitted except construction of goal posts, net posts and lamp posts;
 - f. Construction of basement may be allowed subject to the condition that no objection certification is obtained from the State Ground Water Authority to the effect that such construction will not adversely affect the flow of groundwater in that area;
 - g. the State Ground Water Authority shall take into consideration the guidelines issued by Central Government before granting such no objection certificate;
 - h. though no construction is allowed in the no development zone for the purposes of calculation of Floor Area Ratio, the area of entire plot including the portion which falls within the no development zone shall be taken into account;

Draft General Development Control Regulations (DGDCR)

- i. the total plot size shall not be less than 0.4 ha and the total covered area on all floors shall not exceed 33 percent of the plot size i.e., the Floor Area Ratio shall not exceed 0.33 and the open area shall be suitably landscaped with appropriate vegetal cover;
 - j. the construction shall be consistent with the surrounding landscape and local architectural style;
 - k. the overall height of construction upto the highest ridge of the roof, shall not exceed 9m and the construction shall not be more than two floors (ground floor plus one upper floor);
 - l. groundwater shall not be tapped within 200m of the High Tide Line; within the 500m zone it can be tapped only with the concurrence of the Central or State Ground Water Board;
 - m. extraction of sand, leveling or digging of sandy stretches except for structural foundation of building, swimming pool shall not be permitted within 500m of the High Tide Line;
 - n. the quality of treated effluents, solid wastes, emissions and noise levels and the like, from the project area must conform to the standards laid down by the competent authorities including the Central or State Pollution Control Board and under the Environment (Protection) Act, 1986;
 - o. necessary arrangements for the treatment of the effluents and solid wastes must be made and it must be ensured that the untreated effluents and solid wastes are not discharged into the water or on the beach; and no effluent or solid waste shall be discharged on the beach;
 - p. to allow public access to the beach, atleast a gap of 20m width shall be provided between any two hotels or beach resorts; and in no case shall gaps be less than 500m apart; and
 - q. if the project involves diversion of forestland for non-forest purposes, clearance as required under the Forest (Conservation) Act, 1980 shall be obtained and the requirements of other Central and State laws as applicable to the project shall be met with; and
 - r. approval of the State or Union territory Tourism Department shall be obtained.
- II. In ecologically sensitive areas (such as marine parks, mangroves, coral reefs, breeding and spawning grounds of fish, wildlife habitats and such other area as may be notified by the Central or State Government Union territories) construction of beach resorts or hotels shall not be permitted

Draft General Development Control Regulations (DGDCR)

Annexure-IV

Form-I for seeking clearance for project attracting CRZ notification

I. Basic information:

Name of the Project:

Location or site alternatives under consideration:

Size of the project (in terms of total area):

CRZ classification of the area:

Expected cost of the project:

Contact Information:

II. Activity

1. Construction, operation or decommissioning of the Project involving actions, which will cause physical changes in the locality (topography, land use, changes in water bodies, and the like)

S. NO.	INFORMATION/CHECKLIST CONFIRMATION	YES/NO	DETAILS THEREOF (WITH APPROXIMATE QUANTITIES /RATES, WHEREVER POSSIBLE) WITH SOURCE OF INFORMATION DATA
1.1	Permanent or temporary change in land use, land cover or topography including increase in intensity of land use (with respect to local land use plan)		
1.2	Details of CRZ classification as per the approved Coastal Zone Management Plan?		
1.3	Whether located in CRZ-I area?		
1.4	The distance from the CRZ-I areas.		
1.5	Whether located within the hazard zone as mapped by Ministry of Environment and Forests/National Disaster Management Authority?		
1.6	Whether the area is prone to cyclone, tsunami, tidal surge, subduction, earthquake etc.?		
1.7	Whether the area is prone for saltwater ingress?		
1.8	Clearance of existing land, vegetation and buildings?		
1.9	Creation of new land uses?		
1.10	Pre-construction investigations e.g. bore hole, soil testing?		
1.11	Construction works?		
1.12	Demolition works?		
1.13	Temporary sites used for construction works or housing of construction workers?		
1.14	Above ground buildings, structures or earthworks including linear structures, cut		

Draft General Development Control Regulations (DGDCR)

S. NO.	INFORMATION/CHECKLIST CONFIRMATION	YES/NO	DETAILS THEREOF (WITH APPROXIMATE QUANTITIES /RATES, WHEREVER POSSIBLE) WITH SOURCE OF INFORMATION DATA
	and fill or excavations		
1.15	Underground works including mining or tunnelling?		
1.16	Reclamation works?		
1.17	Dredging/reclamation/land filling/disposal of dredged material etc.?		
1.18	Offshore structures?		
1.19	Production and manufacturing processes?		
1.20	Facilities for storage of goods or materials?		
1.21	Facilities for treatment or disposal of solid waste or liquid effluents?		
1.22	Facilities for long term housing of operational workers?		
1.23	New road, rail or sea traffic during construction or operation?		
1.24	New road, rail, air waterborne or other transport infrastructure including new or altered routes and stations, ports, airports etc?		
1.25	Closure or diversion of existing transport routes or infrastructure leading to changes in traffic movements?		
1.26	New or diverted transmission lines or pipelines?		
1.27	Impoundment, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers?		
1.28	Stream and river crossings?		
1.29	Abstraction or transfers of water from ground or surface waters?		
1.30	Changes in water bodies or the land surface affecting drainage or run-off?		
1.31	Transport of personnel or materials for construction, operation or decommissioning?		
1.32	Long-term dismantling or decommissioning or restoration works?		
1.33	Ongoing activity during decommissioning which could have an impact on the environment?		
1.34	Influx of people to an area in either temporarily or permanently?		
1.35	Introduction of alien species?		
1.36	Loss of native species or genetic diversity?		
1.37	Any other actions?		

Draft General Development Control Regulations (DGDCR)

2. Use of Natural resources for construction or operation of the Project (such as land, water, materials or energy, especially any resources which are non-renewable or in short supply):

S. NO.	INFORMATION/CHECKLIST CONFIRMATION	YES/NO	DETAILS THEREOF (WITH APPROXIMATE QUANTITIES /RATES, WHEREVER POSSIBLE) WITH SOURCE OF INFORMATION DATA
2.1	Land especially undeveloped or agricultural land (ha)		
2.2	Water (expected source & competing users) unit: KLD		
2.3	Minerals (MT)		
2.4	Construction material – stone, aggregates, sand/soil (expected source – MT)		
2.5	Forests and timber (source – MT)		
2.6	Energy including electricity and fuels (source, competing users) Unit: fuel (MT), energy (MW)		
2.7	Any other natural resources (use appropriate standard units)		

3. Use, storage, transport, handling or production of substances or materials, which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health.

S. NO.	INFORMATION/CHECKLIST CONFIRMATION	YES/ NO	DETAILS THEREOF (WITH APPROXIMATE QUANTITIES/RATES, WHEREVER POSSIBLE) WITH SOURCE OF INFORMATION DATA
3.1	Use of substances or materials, which are hazardous (as per MSIHC rules) to human health or the environment (flora, fauna, and water supplies)		
3.2	Changes in occurrence of disease or affect disease vectors (e.g. insect or water borne diseases)		
3.3	Affect the welfare of people e.g. by changing living conditions?		
3.4	Vulnerable groups of people who could be affected by the project e.g. hospital patients, children, the elderly etc.,		
3.5	Any other causes, that would affect local communities, fisherfolk, their livelihood, dwelling units of traditional local communities etc		

Draft General Development Control Regulations (DGDCR)

4. Production of solid wastes during construction or operation or decommissioning (MT/month)

S. NO.	INFORMATION/CHECKLIST CONFIRMATION	YES/ NO	DETAILS THEREOF (WITH APPROXIMATE QUANTITIES/RATES, WHEREVER POSSIBLE) WITH SOURCE OF INFORMATION DATA
4.1	Spoil, overburden or mine wastes		
4.2	Municipal waste (domestic and or commercial wastes)		
4.3	Hazardous wastes (as per Hazardous Waste Management Rules)		
4.4	Other industrial process wastes		
4.5	Surplus product		
4.6	Sewage sludge or other sludge from effluent treatment		
4.7	Construction or demolition wastes		
4.8	Redundant machinery or equipment		
4.9	Contaminated soils or other materials		
4.10	Agricultural wastes		
4.11	Other solid wastes		

5. Release of pollutants or any hazardous, toxic or noxious substances to air (Kg/hr)

S. NO.	INFORMATION/CHECKLIST CONFIRMATION	YES/ NO	DETAILS THEREOF (WITH APPROXIMATE QUANTITIES/RATES, WHEREVER POSSIBLE) WITH SOURCE OF INFORMATION DATA
5.1	Emissions from combustion of fossil fuels from stationary or mobile sources		
5.2	Emissions from production processes		
5.3	Emissions from materials handling including storage or transport		
5.4	Emissions from construction activities including plant and equipment		
5.5	Dust or odours from handling of materials including construction materials, sewage and waste		
5.6	Emissions from incineration of waste		
5.7	Emissions from burning of waste in open air (e.g. slash materials, construction debris)		
5.8	Emissions from any other sources		

Draft General Development Control Regulations (DGDCR)

6. Generation of Noise and Vibration, and Emissions of Light and Heat:

S. NO.	INFORMATION/CHECKLIST CONFIRMATION	YES/ NO	DETAILS THEREOF (WITH APPROXIMATE QUANTITIES/RATES, WHEREVER POSSIBLE) WITH SOURCE OF INFORMATION DATA WITH SOURCE OF INFORMATION DATA
6.1	From operation of equipment e.g. engines, ventilation plant, crushers		
6.2	From industrial or similar processes		
6.3	From construction or demolition		
6.4	From blasting or piling		
6.5	From construction or operational traffic		
6.6	From lighting or cooling systems		
6.7	From any other sources		

7. Risks of contamination of land or water from releases of pollutants into the ground or into sewers, surface waters, groundwater, coastal waters or the sea:

S. NO.	INFORMATION/CHECKLIST CONFIRMATION	YES/ NO	DETAILS THEREOF (WITH APPROXIMATE QUANTITIES/RATES, WHEREVER POSSIBLE) WITH SOURCE OF INFORMATION DATA WITH SOURCE OF INFORMATION DATA
7.1	From handling, storage, use or spillage of hazardous materials		
7.2	From discharge of sewage or other effluents to water or the land (expected mode and place of discharge)		
7.3	By deposition of pollutants emitted to air into the land or into water		
7.4	From any other sources		
7.5	Is there a risk of long term build up of pollutants in the environment from these sources?		

8. Risk of accidents during construction or operation of the Project, which could affect human health or the environment

S. NO.	INFORMATION/CHECKLIST CONFIRMATION	YES/ NO	DETAILS THEREOF (WITH APPROXIMATE QUANTITIES/RATES, WHEREVER POSSIBLE) WITH SOURCE OF INFORMATION DATA WITH SOURCE OF INFORMATION DATA
8.1	From explosions, spillages, fires etc from storage, handling, use or production of hazardous substances		
8.2	From any other causes		
8.3	Could the project be affected by natural disasters causing environmental damage (e.g., floods, earthquakes, landslides, cloudburst etc)?		

Draft General Development Control Regulations (DGDCR)

9. Factors which should be considered (such as consequential development) which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality

S. NO.	INFORMATION/CHECKLIST CONFIRMATION	YES/ NO	DETAILS THEREOF (WITH APPROXIMATE QUANTITIES/RATES, WHEREVER POSSIBLE) WITH SOURCE OF INFORMATION DATA WITH SOURCE OF INFORMATION DATA
9.1	Lead to development of supporting. lities, ancillary development or development stimulated by the project which could have impact on the environment e.g.: Supporting infrastructure (roads, power supply, waste or waste water treatment, etc.) housing development extractive industries supply industries other		
9.2	Lead to after-use of the site, which could have an impact on the environment		
9.3	Set a precedent for later developments		
9.4	Have cumulative effects due to proximity to other existing or planned projects with similar effects		

III. Environmental Sensitivity

S. NO.	AREAS	NAME/ IDENTITY	AERIAL DISTANCE (WITHIN 15 KM.) PROPOSED PROJECT LOCATION BOUNDARY
1	Areas protected under international conventions, national or local legislation for their ecological, landscape, cultural or other related value		
2	Areas which are important or sensitive for ecological reasons - Wetlands, watercourses or other water bodies, coastal zone, biospheres, mountains, forests		
3	Areas used by protected, important or sensitive species of flora or fauna for breeding, nesting, foraging, resting, over wintering, migration		
4	Inland, coastal, marine or underground waters		
5	State, National boundaries		
6	Routes or facilities used by the public for access to recreation or other tourist, pilgrim areas		
7	Defence installations		
8	Densely populated or built-up area		
9	Areas occupied by sensitive man-made land uses (hospitals, schools, places of worship, community facilities)		

Draft General Development Control Regulations (DGDCR)

S. NO.	AREAS	NAME/ IDENTITY	AERIAL DISTANCE (WITHIN 15 KM.) PROPOSED PROJECT LOCATION BOUNDARY
10	Areas containing important, high quality or scarce resources (ground water resources, surface resources, forestry, agriculture, fisheries, tourism, minerals)		
11	Areas already subjected to pollution or environmental damage. (those where existing legal environmental standards are exceeded)		
12	Areas susceptible to natural hazard which could cause the project to present environmental problems (earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions)		

27. Grey Water Reuse

27.1. Byelaws for DSIRDA (The Grey Water Recycling and Reuse Byelaws)

Whereas it is expedient to regulate the activities such as –

- a) Acceptance of long-term, intermittent, or temporary reuse and / or discharge of grey water waste to the Grey Water / Sewerage system.
- b) Establishment of Grey Water Criteria
- c) Classification of domestic / industrial waste discharges against specified criteria.
- d) Pre-treatment of grey water before it is accepted for reuse for the purpose of non-potable uses.
- e) Installation of flow meters, samplers or other devices to measure flow and quality of recycled grey water.
- f) Pre-treatment of Grey water as per criteria before it is accepted for discharge to the sewerage system
- g) Separation of unpotable water plumbing and potable water plumbing systems.
- h) Sampling and monitoring of Grey Water discharges to ensure compliance of conditions under the byelaw.
- i) DSIRDA to accept or refuse Grey Water discharge.
- j) Taxes to be levied to cover the cost of conveying, treating and / or disposing of Grey Water and associated costs of administration and monitoring.
- k) Establishment of waste minimization and management programmes for commercial waste and household waste producers.
- l) Encouraging the use of treated recycled grey water for non-potable and non-contact uses.

27.2. Definitions

In this byelaw

27.2.1. 'Access Point'

means a place where access may be made to a private sewer for inspection (including sampling or measurement), cleaning or maintenance that meets the requirements of the DSIRDA norms in that respect and also termed as an opening before "discharge".

27.2.2. 'Approved'

means approved in writing by an authorized officer of the DSIRDA.

27.2.3. 'Authorized Officer'

means any person appointed by the DSIRDA for the purposes of acting as an authorized officer under this Byelaw.

27.2.4. 'Characteristic'

means any of the physical, chemical and biological characteristics of commercial waste or / domestic waste (Grey Water).

27.2.5. 'Discharge Management Plan'

means a plan for the monitoring, programming and controlling of the effluent from recycling (grey water) treatment plant and discharges in to the sewerage system of DSIRDA.

27.2.6. 'Discharge' or 'Discharge of wastes'

means the removal of wastes from premises into the Grey Water system or by means of any other system;

27.2.7. 'Disconnection'

means the physical cutting and / or sealing of the private sewer from the waste water system.

27.2.8. 'Domestic Waste Water'

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

27.2.9. 'Grey Water'

means involving water from sinks, tubs, showers, washing and kitchen through which no animal / human excreta is allowed to pass.

27.2.10. 'Commercial premises'

means any premises which being used or intended to be used (whether for profit or not) for carrying on any trade, business, education, research or institution.

27.2.11. 'Commercial waste' or 'wastes'

are the waste removed from commercial premises or other premises by way of discharge of any liquid, with or without matter in suspension or solution therein. It may be discharged from trade premises.

27.2.12. 'Inspector'

includes whomever the DSIRDA has appointed in writing for the purpose of implementation of this Byelaw;

27.2.13. 'ISO 5667'

means the latest edition, complete with any amendments, of International standard ISO 5667:1994 Water Quality – Sampling:

Part-1 : 1980 Guidance on the design of sampling programmes

Part-2 : 1991 Guidance on sampling techniques

Part-3 : 1994 Guidance on the preservation and handling of samples

Part-10 : 1992 Guidance on sampling of Grey Waters

27.2.14. 'ISO TR 9824'

means the latest edition, complete with any amendments, of International standard ISO TR 9824:Measurement of liquid flow in open channels.

- Part-1 : 1990 Measurement of free surface flow in closed conduits – Methods
- Part-2 : 1990 Measurement of free surface flow in closed conduits – Equipment

27.2.15. 'Laboratory'

means the agency permitted to test the samples of waste water or waste.

27.2.16. 'License'

means the license, is issued and / or renewed annually for the discharge of waste, given in writing by DSIRDA for purposes of this byelaw;

27.2.17. 'Mass limit'

means the total mass of any characteristic that is allowed to be discharged to the waste water system over any twenty four hour period from any single point of discharge or collectively from several points of discharge.

27.2.18. 'Maximum concentration'

means the peak concentration, in the waste water, of any characteristic that may not be exceeded.

27.2.19. 'Occupier'

for the purposes of an industrial plant complexes, or premises whoever in fact occupies a industry / premises or part of one, either as an owner, on rent or on lease or in any other way;

27.2.20. 'Person'

includes a corporation sole and also a body of persons whether corporate or incorporate or partnership firm;

27.2.21. 'Point of discharge'

is the physical point where waste discharge enters the waste water system.

27.2.22. 'Pretreatment'

means any processing of grey water designed to reduce any characteristic in a waste, before discharge to the waste water system or for reuses.

27.2.23. 'Notice'

means a written communication issued by the DSIRDA or his authorized officer to the 'occupier' of 'property' to provide the recycle facility within the premises.

27.2.24. 'Premises'

means either

- a property which is led under a separate card of title or for which a separate title card may be issued and in respect to which a building plans have been or may be issued, or
- a building which is in possession as an individual unit by a cross-lease, unit title or company lease and for which a certificate of title is available, or
- land held in public ownership, for a particular purpose, or
- separately assessed to DSIRDA taxes, individual unit within buildings.

27.2.25. 'Private Sewer'

means that section of a sewer between the premises and the sewerage system.

27.2.26. 'Prohibited industrial waste'

means a industrial waste having physical, chemical as well as biological characteristics in excess of what is defined in this Byelaw.

27.2.27. 'Publicly notified'

means published on atleast one occasion in a newspaper circulating in the DSIRDA territory, or under emergency conditions by the most practical means available at that time.

27.2.28. 'Receiving waters'

means coastal waters or any natural waters, which will receive treated wastes.

27.2.29. 'Sewerage system'

means all types of sewers, appurtenances, pumping stations, storage tanks, waste water treatment facility plants, marine outfalls and other related structures owned by the urban local body / DSIRDA and used for reception, treatment and disposal of waste water and also termed as 'waste water system'

27.2.30. 'Standard methods for the examination of water and waste water'

means the latest edition complete with any amendments and supplements as published by Pollution Control Board.

27.2.31. 'Storm water'

means all surface water run-offs resulting from precipitation.

27.2.32. 'Temporary discharge'

means any discharge of an intermittent or short duration. Such discharges include the short-term discharge of an unusual waste from premises subject to an existing permit and the discharge of tinkered wastes.

27.2.33. 'Urban Local Authority'

means a local municipal authority of a town, regional council, or a union of towns conforming to Article 243Q of the Constitution of India.

27.2.34. 'Waste'

means any water with matter in solution or suspension, domestic waste water, (grey waste water) or liquid waste but excluding sewage and industrial waste water for the purpose of this byelaw.

27.2.35. 'Waste minimization'

means the implementation on trade premises, of operations and restrictions, appropriate to the goal of reducing or eliminating the quantity and toxicity of wastes.

27.2.36. 'Waste water system'

means all types of sewer, appurtenances, pumping stations, storage tanks, waste water treatments facility / plants, marine outfalls and other related structures owned by the urban local authority / DSIRDA and used for the reception, treatment and disposal of waste water and also termed 'sewerage system'.

27.2.37. 'Zones'

means the drainage catchments areas of a project area that are served by a separate waste water / sewerage treatment plants.

27.3. Section – I: Grey Water Reuse Byelaws

27.3.1. Application of the Byelaws

These byelaws are applicable to all commercial and industrial premises which fall in one of the following categories.

- Category-1 : Three star or higher category hotels
- Category-2 : Commercial, industrial and all other establishments (except any residential) having built up area 2000 sq.m. or more.

27.3.2. Separation and reuse of Grey Water

The grey water is the waste water from bathroom, sink, tub and kitchen. The wastes from toilets in each premise shall be separated from the grey water by separate down-take discharge system. This separated grey water shall be recycled by providing recycling treatment plant in each premises and the treated grey water shall be reused for non-potable and / or non-contact uses, after storing the grey water in the distinctly separate tanks by means of purple colour down-take plumbing pipes. This shall be done by each person, industrial unit, processing unit or any other establishment in DSIRDA area, who may be consuming water and creating any waste in their premises.

In addition to separation and recycling the grey water in their units in DSIRDA, each person, industrial as well as process units and all other establishments, shall reuse the grey water in their premises for non-potable and non-contact purposes or shall obtain permission from DSIRDA to discharge such grey water into the proposed DSIRDA irrigation reuse waste distribution network, if the same is of the accepted quality.

Exemptions could be accorded under following circumstances, as decided by the DSIRDA:

- In case the existing premises cannot permit the provision of additional overhead tank for the purpose of the use of treated (grey) water
- If, in the existing structure, there is no space for installation of grey water treatment facility and collection chamber

27.3.3. Discharge of grey water

The owner or occupier of premises shall utilize their grey water in their premises as far as possible. If this is not feasible, they shall discharge grey water into the sewerage system and / or shall allow any other person to discharge the same from his premises into the system

Only in a manner, quantity, or quality that shall not cause damage to the sewerage system or to the flow of the grey water or to the treatment process thereof or not in excess of water supply received.

Only with a valid permission in accordance with the provisions of this byelaw will be allow the occupier to connect the grey water to the DSIRDA sewer.

In a nature or manner or in a way that shall not constitute a nuisance of foul gases or cause a public hazard or otherwise in compliance of this Byelaw.

The **recycled grey water shall be used for non-potable, no-contact purposes within premises and shall not be connected to sewage / waste water system of DSIRDA** without the permission, provided the quality of grey water is acceptable by DSIRDA. However, the waste generated by the recycling plant can be connected to DSIRDA sewer network if it is of the **accepted quality**.

27.3.4. Enforcement of Byelaws

In case of **existing properties**, DSIRDA or his authorized officer will issue a notice to the occupier **for making arrangements of Reuse of Grey Water within specified time**.

In case of proposed / intending / under redevelopment properties, the occupier / developer / builder will submit an application directly or through his authorized consultant to the DSIRDA with details of proposed 'Discharge Management Plan' along with the application for demand of water and permission to connect the Grey Water for discharging into sewage system of DSIRDA.

27.3.5. Granting a Permission

Every premise will be granted permission for the discharge of domestic wastes or wastes to the DSIRDA sewerage system **only if the recycling measures for Grey Water and conditions set forth in this Byelaw are fulfilled.**

27.3.6. Grey water tests and their results

An occupier of an industrial plant or premises requiring a license shall provide to the DSIRDA or an authorized officer once a year for the purpose of receiving a license, test results of the industrial wastes discharged from the plant or premises.

Without derogating the provisions specified in clause of byelaw 27.3.5, the occupier of a premises requiring a license or the occupier of a controlled plant or premise, shall provide to the DSIRDA test results of industrial wastes or waste discharged from the plant or premises at any time he is required in writing to do so by the DSIRDA.

The testing of wastes and the submission of the results shall be done in a manner in accordance with the terms and conditions prescribed by the DSIRDA or an authorized officer in this regard.

This byelaw accords the authority of DSIRDA, his agent or an authorized officer of their authority to visit the plant / premises at all reasonable time.

27.3.7. Notice for testing of grey water discharge

The DSIRDA may order the testing of samples of industrial wastes or sewage / grey water wastes as described in clause of byelaw 27.3.6 if he feels that the circumstances so demand and he may, by written notice, direct the plant or premises occupier to pay the expenses of performing such tests.

A controlled plant whose occupier received notice as stated in clause of byelaw 27.3.6 shall comply the provisions of byelaw (27.3.5) prescribed above for that purpose.

27.3.8. Operational Permission for the Grey Water Recycling Treatment Plant

The DSIRDA may determine on the basis of test results of the wastes that were provided to him or that were performed at his instance or behalf, that a recycled grey water plant is fulfilling the requirements and will issue permission in writing to put the plant on permanent basis to the occupier.

The occupier shall operate the plant as specified.

27.3.9. Separation of Grey Water

The wastes from toilets in the premises will be separated from grey water that is of bathroom and kitchen wastes by means of separate down take discharge system. The grey water shall be recycled by providing recycling plant and shall be reused for non-potable and non-contact purposes after storing the same in the distinctly separate tank by means of purple colored down take pipes. The grey water quality shall conform to standards of non potable water. The recycled grey water shall be tested once in six months and the results shall be made available to the DSIRDA or his authorized officer whenever demanded.

27.3.10. Conditional Grey Water Discharge Permission

Waste discharges of the conditional type plant will be allowed on the issue of a conditional permission provided the conditional type plant has recycling and reuse of grey water facility and not exceeding limits given in as per GPCB / DSIRDA norms.

27.3.11. Mandatory notice regarding charges

An occupier of a premises shall inform the DSIRDA or his authorized officer of any change in the quantity, nature or quality of the grey water discharged from his plant or premises, the manner of their discharge or extra requirement of external supply of water immediately if the change is likely to cause discharge of grey water in variation or violation of license issued under these byelaws.

27.3.12. Authority to change license / notice conditions

The DSIRDA or his authorized officer, having given a license or a notice in writing by the authority vested in him by this byelaw, may revoke, modify or stipulate conditions to the license or notice if satisfied on inspection of the plant, premises or test reports.

27.3.13. Interference with the Authority

Interference with the authority of the DSIRDA or his agent or with the authorized officer is strictly prohibited.

27.3.14. Delivery of Notice / Permission

Notice / Permission required by this Byelaw shall be deemed to have been delivered lawfully if it is given into the hand of their intended receiver acknowledgement, or delivered to his place of residence or his place of occupation or place known to be so with acknowledgement, or if sent by registered mail to the same person according to his place of residence, or normal place of employment recently known to be so if it is not possible to make the delivery as stated, the notice will be assumed to have been delivered lawfully if the notice is pasted in a conspicuous place in one of the above stated locations.

27.3.15. Corrective action

Any person violating the provisions of these byelaws shall be fined Rs. 5000/- only on the day of detection and if the violation continues shall be fined Rs. 100/- for every day as corrective action after a written notice from the authorized officer is delivered to him.

Failure to operate (as determined by the Inspector or authorized officer of DSIRDA from the observations of test results and / or physical verification) from the recycling plant will attract a penalty of Rs. 500/- per day and / or disconnection of water and / or sewage connection.

27.3.16. Authorization of officers

The DSIRDA will authorize his officers / inspectors and will delegate the necessary powers for carrying various duties under this byelaw.

27.4. Section – II: Water incentive Byelaws

27.4.1. Separate plumbing for grey water (in purple colour) and provisions of recycling for new buildings

Every developer / builder shall provide the newly constructed building with the provision of separate down take plumbing for grey water (in purple colour), recycling grey water treatment plant, storage and reuse fittings before selling the building.

27.4.2. Separate plumbing for grey water (in purple colour) and provision of recycling for existing buildings

Every existing building structure shall provide with the provision of recycled grey water treatment plant and relevant adequate separate plumbing for grey water and reuse fittings in purple colour.

27.4.3. Reuse of grey water strictly for not potable and non contact uses

The reuse of water will be strictly for not potable use by means of providing a distinctly separate reuse plumbing system coloured in purple. The non-contact uses shall be restricted to toilet flushing, drip irrigation of trees / shrubs, sub-surface irrigation of lawns and recharge of ground water.

27.4.4. No cross-connection of potable water and not potable water (grey water)

There shall not be any cross-connection of fitting of the potable and not potable water pipelines at any point. The recycled grey water systems shall be maintained at a lower operating pressure than that of the potable water system. Precautions should be taken at the make-up connection to prevent cross contamination.

27.4.5. Recycled grey water measurement

The recycled grey water will be measured by means of flow meter / water meter before storing the same in a separate storage tank. The flow meter / water meter will be sealed by DSIRDA. The flow meter / water meter shall be read monthly by the occupier and shall make available the results whenever demanded.

27.4.6. Dispute resolution

All the disputes arising in the enforcement of this bye law shall be referred to the DSIRDA who in turn will resolve the disputes in consultation with his Authorized officers / Technical committee and intimate to the occupier / builder / developer. The decision of the DSIRDA will be final and binding on the occupier.

Draft General Development Control Regulations (DGDCR)

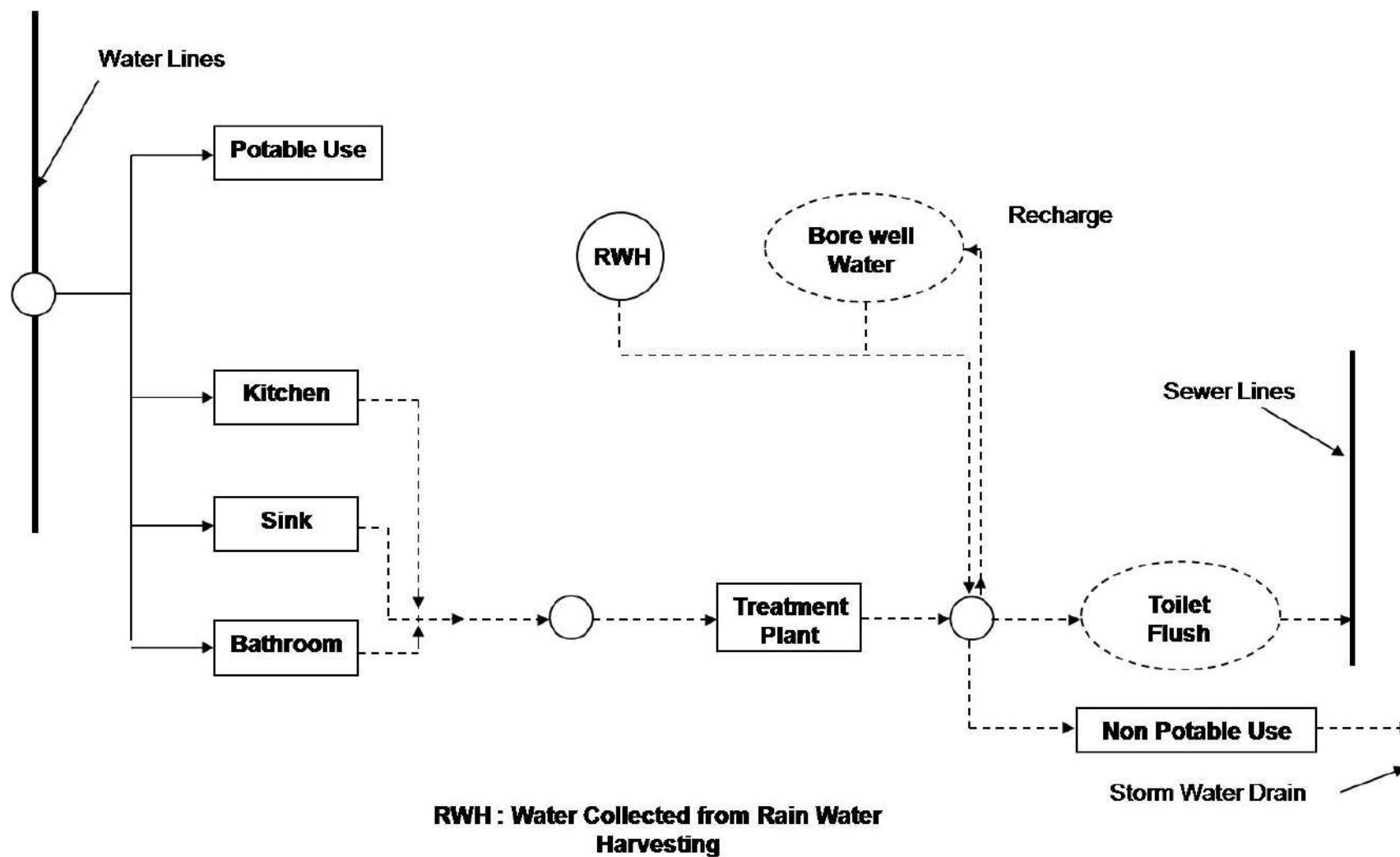


Figure 27-1: Conceptual Grey Water Recycle system proposed under Bye-laws

28. Draft Regulations for Control of Pollution due to Sewage / Industrial Waste Water in Dholera Special Investment Region

28.1.

It shall be unlawful act for any person, organization, industry, production unit or any other establishment in DSIRDA area to place, deposit or incinerate in any manner in public or private property within the jurisdiction of DSIRDA, any human / animal excreta and / or other hazardous / objectionable waste(s).

28.2.

It shall be unlawful for any person, organization, industry, production unit or any other establishment in DSIRDA area to discharge any sewage / industrial waste water or other polluted waste water, except where suitable treatment has been provided in accordance with the provisions prescribed by DSIRDA.

28.3.

For permission to discharge into the sewerage / waste water system from establishments / industries etc. producing industrial wastes, the owner or his authorized agent shall apply to the DSIRDA alongwith the proposal / plans for primary treatment of waste water, specifications, method of primary and secondary treatment, sample test reports or other information, considered pertinent in Judgment of DSIRDA. All industrial units and trade establishment—whether existing or proposed- are / will be discharging industrial waste into the sewer / waste water system of DSIRDA shall require permission from the DSIRDA to discharge the same into the sewerage / waste water system, if the quality of such waste water is found permissible.

28.4.

No person, industry, establishment etc. shall discharge or cause to be discharged any storm water, surface water, roof run-off or sub-surface drainage to any sewer / waste water system of DSIRDA without such permission.

28.5.

Storm water and other unpolluted drainage, unpolluted industrial cooling water or unpolluted process water shall be allowed to be discharged to a storm water system or natural outlet, for which the written permission of DSIRDA would be required.

28.6.

The interceptors for removal of grease, oil, sand, silt etc. shall be provided by each industry / manufacturing units, when and where required for proper handling of liquid wastes.

28.7.

No storage units where acids, cyanide and any other hazardous materials (Raw material or by-product) are stored, shall be connected directly to the sewage / storm water / waste water or natural outlet. The holding pit or other approved arrangements shall be required to be provided by each unit so that accidental discharge can be caught and disposed off in a safe manner.

28.8.

No person, organization, industry or any other establishments in DSIRDA area shall discharge or caused to be discharged into any system, water bodies within or entering DSIRDA area

- Any liquid or vapour having a temperature higher than 45°C.
- Any water or waste having a pH lower than 5.5 or higher than 9.5.
- Any water or liquid waste containing fats, wax, grease, tars or oils whether emulsified or not or containing substances which may solidify or become viscous at temperatures between 0°C and 65°C.
- Fuel oil, calcium carbide, benzene, cleaning solvents or other inflammable or explosive material in solid, liquid or gaseous form and having a **flash point lower than 187°C**.
- Any solid or viscous substances in quantities or of such size or specific gravity as **would be capable of causing obstructions to the flow in any sewerage system or other interference with the proper operation of sewage / storm water / liquid waste water system** such as, but not limited to ash, cinders, dust, clay, mud, straw, glass, rags, feathers, plastics, lime slurries and residues, pulp and paper, mill wastes, garbage, paper dishes, cups, food containers etc. either whole or grounded etc.
- Any soluble substances in such concentration as to increase the viscosity of the water or greater than 1.10 specific viscosity.
- Any waters or wastes **containing toxic, poisonous, solids, liquids or gaseous materials in sufficient quantity either singly or by interaction with other wastes likely to injure or interfere with any waste water treatment processes, constitute a hazard to humans or animals, create a public nuisance or create any hazard in the receiving waters, including but not limited to –**
 - (1) Cyanides in excess of 0.2 mg/l as CN
 - (2) Hexavalent chromium in excess of 1.0 mg/l as Cr.
 - (3) Total iron in excess of 3.0 mg/l as Fe.
 - (4) Copper upto 3.0 mg/l.
 - (5) Zinc upto 15 mg/l.
 - (6) Lead upto 1.0 mg/l.
 - (7) Nickel upto 2 mg/l.
 - (8) Phenols or other tastes and odour producing substances in concentrations in excess of 0.005 mg/l.
- Any **radioactive waste** shall not exceed the following limits –
Radioactive material
 - (i) Alpha - (-7)
Emitters Maximum: 1.0 mc/ml
 - (ii) Beta - (-6)
Emitters Maximum: 1.0 mc/ml
- Any malodorous gases and acetylene generation sludge.
- Any water or waste water containing sulfides, sulphur dioxide, nitrous oxide or any of the halogens exceeding 10 mg/l in concentration.

Draft General Development Control Regulations (DGDCR)

- Any water or waste containing sulphates in excess of 1000 mg/l in concentration.
- Any water or waste having BOD more than 300 mg/l.
- Any water or waste having average suspended solids more than 600 mg/l.
- Any water or waste having dissolved solids in excess of 2100 mg/l in concentration.
- Any water or waste containing the following elements in excess of respective concentration mentioned against each.

ELEMENTS	STANDARD MG/L
Chloride (as cl), max	600
Fluoride	15
Ammonia Nitrogen (as N), max	50
Percent sodium, max	60
Boron (as B) max	2
Free Ammonia (as NH)	5
Pesticide	Absent
Arsenic (as As)	0.2
Mercury (as Hg)	0.01
Cadmium (as Cd)	2

28.9.

No person, industry, organization or any other establishment in DSIRDA area shall discharge or caused to discharge substances, materials, waters or wastes, **if it appears likely in opinion of DSIRDA that such wastes are –**

- **not amenable to satisfactory treatment**
- **harmful either to sewerage / drainage system, waste water treatment process or equipment / to the environment**
- **having an adverse effect on the receiving stream or**
- **causing danger to life, limbs, property or constitute a nuisance**

28.10.

If any waters or wastes which are discharged or are proposed to be discharged in the sewerage / drainage system of DSIRDA, contain the substances or process characteristics and which in the judgment of DSIRDA **may have a deleterious effect upon the collection, treatment systems, processes, equipment or receiving water bodies or which otherwise create a hazard to life or constitute a public nuisance, the DSIRDA may -**

- Reject the wastes**
- Require primary and secondary treatment in a private waste treatment system to an acceptable level for safe discharge to the DSIRDA system.**
- Require provision of flow equalizing facilities for control over the quantities and rates of discharge to avoid unusual volumes or flow or concentration of waste, constituting slugs.**
- Require payment of surcharge as detailed below in (28.11).**

Draft General Development Control Regulations (DGDCR)

28.11.

The permission as per regulations will be given by DSIRDA on payment of surcharge, in addition to the usual changes and it shall be liable to be withdrawn on 3 months' notice. The rates for surcharge etc. will be decided by DSIRDA from time to time.

28.12.

For any person, organization, industry, production / manufacturing unit or any other organization in DSIRDA area, **using water of 1000 m³/day or more**, shall have to carryout the following –

Atleast 30% of total water usage by each one unit, (to be achieved at the rate of 10% every year, subject to total 30% within 3 years of starting operations), shall re-use the re-cycled waste water, either supplied by DSIRDA or through private agency(ies) for non-potable and non-contact uses in their premise(s). In case, due to certain reasons of process requirements etc. if this is not feasible, special permission shall have to be sought from DSIRDA with complete details and data for the same.

28.13.

Any person, industrial / processing / manufacturing unit or any other establishment in DSIRDA area **shall have full waste treatment facilities of their sewage / industrial waste water (in case there is water consumption of such unit will be 1000 m³/day or more) in their area like segregation / sedimentation / equalization / neutralization / screening / oil and grease removal as well as primary and secondary biological waste treatment facilities or any such units etc. as may be necessary at their own cost and shall have to operate and maintain continuously and effectively at their expense, conforming to the prescribed standards, before discharging (if and when permitted by DSIRDA) to the main sewerage / waste water collecting system.** The quality of fully treated effluent shall be prescribed by DSIRDA and / or GPCB from time to time.

28.14.

The owner of any property creating sewage / industrial waste water shall provide suitable control manhole (structure / arrangement) together with such necessary appurtenances to facilitate to take test samples and measure the volume of waste water being discharged. Such facilities when required shall be accessible at all times to DSIRDA. In a default of the owner to install and maintain a control system alongwith necessary appurtenances within one month of written notice from the DSIRDA to do so, the latter shall be entitled to estimate the quality and quantity of waste water in any manner or method practicable for computing the volume of the surcharge of waste water and the presence of objectionable constituents, laid down in these Regulation No. 8, 9, 10 and 11 above.

28.15.

Waste water sampling shall be carried out to reflect the effect of constituents of waste water upon the sewerage as well as sewage treatment processes, equipment, material etc. and also to determine the adverse and hazardous effects to life, properties and total environment also. The waste water analysis shall

Draft General Development Control Regulations (DGDCR)

be carried out on grab samples and / or composite samples based on 24 hours collection, as decided by DSIRDA.

28.16.

All samples shall be collected in the presence of representatives of all the concerned parties and be analyzed by the approved laboratories of GPCB and / or DSIRDA. All tests and analysis of the parameters of collected samples of waste water shall be carried out in accordance of the latest edition of **“Standard Methods for the examination of water, sewage and industrial wastes” published jointly by the American Public Health Engineers Association, the American Water Works Association and the Water Pollution Control Federation. However, the use of identified analytical procedures, outlined by WHO or ISI of Government of India, from time to time, whenever such procedures exist, will also be permitted.**

28.17.

The DSIRDA may at any time before or after issue of permit or grant of connection, run additional sampling and analysis of sewage / waste water being discharged by any industry, unit or establishment over such period, as it may be found necessary, cost of such tests shall be borne by the DSIRDA.

28.18.

In the event of such tests, showing higher degree to pollution than permissible under these regulations, the above surcharge, if any to be paid, shall be computed on the basis of latest test(s) and shall be levied from the billing period in which the tests are carried out. If any such tests by DSIRDA shall show reduced degree of pollution in the waste water sufficient to exempt from payment of surcharge, the same shall be effective from the next billing period.

28.19.

If the owner is of the opinion that for any reason, the nature of sewage / industrial waste water presently being discharged into the collecting system has a substantially lessened degree of pollution than as shown by the prior tests, he may request the DSIRDA to carry out new tests, more than once in each billing period at his own costs. Such new tests will be carried out by the DSIRDA at its discretion within 3 months from the date of application. If the DSIRDA is satisfied that such new tests were carried out when the plant was running under normal conditions, the results of the latest tests shall be adopted in computing / exempting from the surcharge.

28.20.

Authorized personnel of the DSIRDA shall be permitted to all properties of the owner for the purpose of inspection, observation of these regulations and having direct bearing on the nature and source(s) of waste water discharge.

28.21.

Any person, unit, establishment found to be violating any provisions of these regulations, shall be served by the DSIRDA with written notice stating the violation and providing a reasonable time limit, not less than

Draft General Development Control Regulations (DGDCR)

one month, for satisfactory correction thereof. The offender shall within the period of time limit stated in such notice, **permanently cease all the violations.**

28.22.

Any person, unit, establishment who shall continue any violation for these regulations, shall be liable for prosecution and will be punished with a fine, which may extend to Rs. 500/- for each violation and in case of a continuing breach to Rs. 50 / day after the date of first conviction.

28.23.

Any person, unit, establishment violating any of the provisions of these regulations shall become liable to the DSIRDA for any expenses, loss or damaged occurred to DSIRDA by the reason of such violation and shall be liable to suspension, revocation or cancellation, if permissions were granted under the regulations.

28.24.

Should any court of competent jurisdiction declare any provision of this regulation ultra vires (beyond one's legal power or authority), then the decision shall effect only such provision so declared to be ultra vires and shall not affect any other provisions.

28.25.

These regulations shall be subject to modification from time to time as required by GPCB and / or DSIRDA.

29. Special Regulations for Hospital

29.1. Short Title, Extent and Commencement

- Shall be applicable within the jurisdiction of DSIRDA constituted under GSIR Act – 2009 and GTPUD Act 1976

29.2. Applicability

- These regulations shall apply to any Hospital buildings proposed under these regulations.

29.3. Definition

29.3.1. “Act”

means Gujarat Special Investment Region Act – 2009 & Gujarat Town Planning & Urban Development Act 1976.

29.3.2. “Appropriate Authority”

means authority as defined under Act

29.3.3. “Competent Authority”

means any person/persons or authority or authorities; authorized by the Prescribed Officer as the case may be to perform such functions as may be specified under these regulations.

29.3.4. “Developer”

means and include a owner / person / persons / registered society / association / firm / company / joint ventures / institution / trusts entitled to make an application to develop any hospitality project;

29.3.5. “Escape routes”

means any well ventilated corridor, staircase or other circulation space, or any combination of the same, designed for the purpose of evacuation and by means of which, the occupants can reach to safe place in the open air at ground level.

29.3.6. “Floor Spaces”

means the sum of the area of each floor calculated for the purpose of FAR;

29.3.7. “Fire escape stairways and routes”

means escape routes designed and placed as advised and approved by the fire officer;

29.3.8. “Fire Officer”

means the Chief fire officer of the Competent Authority;

29.3.9. “GDCR”

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

29.3.10. “Entrance Canopy”

means the canopy at the main entrance.

29.3.11. “Atrium (plural atria)”

means a large open space, generally give the building a feeling of space and light, often several stories high and having a soft roofing / glazed roof and / or roofing of any material for safety from weather, but not to

Draft General Development Control Regulations (DGDCR)

give a space / support for any activity to be carried above it, often situated within an office building, shopping arcade, shopping centre, and located immediately beyond the main entrance.

29.3.12. “Refuge Area”

means an area designed and provided at various levels or floors in the building as per requirements in NBC, to hold occupants during a fire or any other emergency.

29.3.13. “Hospital”

means under Single Management, any building or group of buildings or multiple buildings consisting of a complex accommodating facilities to prevent, treat, and manage illness and the preservation of mental and physical well-being through the services offered by the medical and allied health professions including research and health club and physiotherapy centres.

29.3.14. “Global FAR”

means FAR permissible under these regulations irrespective of the zone.

29.3.15. “Zone”

means the zone as designed in the prevalent sanctioned development plan of the appropriate authority.

29.4. Duties of DSIRDA:

For the purpose of these regulations, the competent authority shall;

- Within 30 days from the receipt of the application, recommend to the apex authority to approve or refuse the proposal;
- May deny, after giving reasons in writing, if the proposal forms a part of any notified water body or any difficult area;
- May recommend to the government to allow the benefits available under any scheme of the state or central government;

29.5. Procedure for Securing the Permission:

- Subject to the provisions of these regulations and the GDCR, any developer intending to develop under special planning provisions of these regulations shall apply to the competent authority under section 26 of the Act, 1976, along with the required documents and shall forward copy to the State Government.
- The State Government shall under section 29(1)(ii) take decision and make necessary orders. In accordance to such orders the authority shall grant permission.
- With regard to procedure to be followed the manner of application, the documents to be submitted along with the applications, the protocols of drawings to be submitted, etc. unless otherwise prescribed, the provisions of GDCR of the appropriate authority shall apply mutatis mutandis.

29.6. Planning Provision

1. Floor Area Ratio:

- 2.1 Irrespective of any zone, permissible Floor Area Ratio (FAR) under these regulations be as under:

Draft General Development Control Regulations (DGDCR)

2.2 Maximum FAR shall be as under

MIN ROAD ROW (M)	MIN. PLOT SIZE	MAX FAR	MAX GROUND COVERAGE	MAX HEIGHT* (M)	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)
55m & above	5000 sqm**	5	0-10%	150m	10m-8m-6m-6m
		4	Above 10-20%	126m	9m-7m-6m-6m
		3	Above 20-30%	32m	8m-6m-6m-6m
25m & Below 55	1500 sqm	2.5	40%	20m	8m-6m-6m-6m
Below 25m	1500 sqm	2	40%	16m	8m-6m-6m-6m

** For Plot sizes of 5000 sqm and above – In case of a building with podium and tower, a ground coverage of maximum 40% will be allowed for a maximum height upto 8 m, including G or G+1 whichever is less. The upper typical floors above podium will have a maximum plan area of 10%. The maximum FAR allowed in this case will be 5.

2.3 The FAR on any plot shall be the sum of the Global FAR and Premium FAR where

- Global FAR (GFAR) shall be...
 - 0.6 in any area or
 - Permissible FAR in any zone, not having premium and applicable for residential use.
- Premium Floor Area Ratio (PFAR). PFAR shall be available on payment for the area at 40% of land jantri rates to the competent authority.

2.4. The built up area of following shall be excluded from the computation of the FAR:

- Basement and other floors used for the parking;
 - Refuge area as required as per NBC;
 - Entrance Canopy area;
 - Atrium;
 - Fire escape stairways and routes, Escape routes,
 - Ramps leading to parking spaces or any other floors;
 - Control room for security and Fire Control
 - Equipment / Air Handling Rooms (AHU) for air conditioning and ventilation requirements.
2. Entrance Canopy, Porch and Lift for the access to parking, at the ground level shall be permitted. Such canopy may be permitted to be on raised level not exceeding 2.5 m
 3. On each floor, for safety emergency exit, provide escape routes and refuge areas, on locations as required in design.
 4. The refuge and the escape area shall be regulated as under:
 - To hold occupants during a fire or terror attack or any other emergency until rescued;
 - Refuge Area shall be regulated as under:

Draft General Development Control Regulations (DGDCR)

- One or more refuge spaces, not necessarily be contiguous but connected with escape routes;
- Minimum area of 15 sqm and a minimum width of 3.0 m.
- At least one refuge space be provided for every 6 floors or part thereof;
- The refuge and the escape area shall be designed for safety of the occupants;
- Design of refuge area should comply with the provisions of NBC

5. Margins and Built-up area:

6.1 Notwithstanding anything contained in GDCR, margins shall be regulated as under:

- a. Nothing except cabin and structures related to security may be permitted in the margins;
- b. Vehicle lifts shall be permitted within the margin spaces. However a clear margin of 9.0 m in the front and 3.5 m on other sides shall have to be maintained.

6.2 Built-up Area: Built-up area shall be regulated as under;

- 45% in case of low-rise building and 30% in case of High-rise building

6.3 Area under the atrium shall not be considered while calculating the ground coverage and built-up area;

Provided that;

- a. Such area under the atrium shall not exceed 40% of the ground coverage;
- b. No intermediate covered spaces at any floor shall be permitted in the area under the atrium;
- c. Only elevators, Reception counter, inquiry counter spaces for sitting and circulation lobbies shall be permitted under the atrium;
- d. Projection in margin in GDCR shall apply mutatis mutandis to projections within the atrium;

7. Height of Building

- a. Higher than that permitted under the GDCR shall be known as additional height. The Additional height (AH) shall be regulated as under:
- b. Maximum height of 70 m shall be permitted;
 - a) AH shall be permitted on payment. Such payment shall be based on applicable rates (AR), which would be equivalent to 15% of the land jantri rates.
 - b) The calculation shall be as under:
 - i. For individual floors, multiply the floor area for which AH is asked for with AR; or
 - ii. For building, multiply the sum of the floor area of all the floors which are above the permissible height with AR;

Draft General Development Control Regulations (DGDCR)

- c. Additional Floor to Floor Height more floor height than as prescribed in GDCR for public areas, plant rooms, banquets, ball rooms, restaurant, entrance canopy / porch, entrance lobby, basements can be availed on payment as per above sub clauses.

8. Basements

8.1 The following may be permitted in the basements:

8.1.1 Parking on more than one level;

8.1.2 Space for services which may include, electric cabin, substation, A.C. plant room, boiler, housekeeping, rooms for the care takers, morgue, collection of waste, such as biomedical, plastic, paper, glass, diagnostics, etc., central laundry, CSSD change room, library room, rest room for the reserve staff. However such services shall only be permitted on one level of basement. Such uses shall strictly be ancillary to the principal use. However these areas shall not exceed 20% of the total basement area and for such area payment at the rate of 5% of the jantri shall have to be made.

8.1.3. Security cabins may be permitted at every level of basement;

8.1.4. Basements may be permitted in the marginal spaces, however for the safety requirements. It shall not be permitted in 3 m wide area along the perimeter of the building unit;

9. Parking, Movement and Mobility (PMM) shall be regulated as under

9.1 Parking shall be permitted on any floor / basements at any levels;

9.2 Parking shall not be insisted at Ground level or as surface parking. However parking for physically challenged people shall have to be provided on ground level;

9.3 Ramp leading to parking place may be permitted in margins after leaving all around the building, minimum 3.5 m wide space.

9.4 Minimum parking equivalent to 50% of the consumed FAR shall be provided;

9.5 The parking can be provided in one or more lots. However it shall have to be provided within the same building unit;

9.6 Access for private cars, cyclists, pedestrians, service vehicles, emergency vehicles and public utility vehicles shall be designed for safety and convenience;

9.7 Access Points onto public roads should be located and designed in such a way as to minimize traffic hazards, queuing on public roads.

9.8 On each floor minimum of one service corridor of minimum 2.5 mts width having access from each floor and is connected to the lift shall be provided;

Draft General Development Control Regulations (DGDCR)

29.7. Structure Safety

29.7.1. Structure safety regulations as per annexure -1 shall be applicable

29.8. Miscellaneous Provisions

- 29.8.1.** Lifts – planning and design: The planning and design of lifts shall be in accordance with National Building Code of India.
- 29.8.2.** Eco-friendly Practices (a) Sewage Treatment Plant (b) rain water harvesting (c) waste management (d) pollution control method for air, water and light (e) introduction of non CFC equipment for refrigeration and air conditioning.
- 29.8.3.** Provisions reuse of water (annexure-2), solar water heating (annexure-3) shall be applicable.
- 29.8.4.** The building shall preferably be designed as per Energy Conservation Building Code.
- 29.8.5.** For public safety, in consultation with security experts, CCTV Cameras, Night vision devices, Motion sensors, Control Room, Refuge Areas, escapes routes, etc. shall be included in building planning & design and be installed on completion
- 29.8.6.** Where ever not mentioned, the provision GDCR shall apply mutatis mutandis.
- 29.8.7.** Hospital under this provision shall be permitted in any zone in the development plan.
- 29.8.8.** Provided that such permission can be denied by the government on account of safety
- 29.8.9.** Even after approval under these regulations, permissions from Airport Authority of India, Department of Forest and Environment for EIA clearance, and all other relevant department, as required, shall be mandatory.
- 29.8.10.** The structural safety of the building shall be the responsibility of the developer. The developer shall, at his cost, get an audit of Structural Stability and Safety through any independent Competent Authority or a Structural expert of adequate experience and good reputation identified and advised by the competent authority.
- 29.8.11.** Deduction as decided by the competent authority shall be applicable in case where the plots are not the part of the Town Planning Scheme area.
- 29.8.12.** Fire safety provision shall be made in accordance to GDCR
- 29.8.13.** Entrance Canopy, Porch and Lift for the access to parking at the ground level shall be permitted. Such canopy may be permitted to be on raised level not exceeding 2.5 mts.
- 29.8.14.** On each floor, for safety and emergency exit, provide escape routes and refuge areas, as per NBC
- 29.8.15.** For poor and middle class patients, 10% of the total nos. of beds shall be designated and 30% of the decided rates shall be charged. The competent authority shall monitor the implementation.

29.9. Special Planning Provisions (SPP) Where 4.0 or More FAR Is Granted:

- 29.9.1.** Minimum requirements of the Hospital shall be as under;
1. 100 beds
 2. Two operation theatres, ICU, Code blue room
 3. Designated Space for Teaching, Research & Library facilities, centralized sterilization facilities, indoor pharmacy & dispensing pharmacy, Housekeeping facilities and Lenin room, Cafeteria / Restaurant, Indoor catering facilities.

Draft General Development Control Regulations (DGDCR)

4. Compulsory HVAC (centralized air conditions) systems for ICU, operation theatres & other critical facilities.
5. Designated area for Gas manifold & piped supply of Medical Gas.
6. Staking, material receiving areas
7. Power backup for critical facilities & on-conventional energy use shall only be compulsory in case non critical facilities;
8. The design should comply with WHO standards or equivalent
9. Waste management as per GSPC rules.

Annexure -1

Structural Safety and Service

1. Structural Design

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

a. For Earthquake Protection

- i. IS: 1893-1984 "Criteria for Earthquake Resistant Design of Structures (Fourth Revision)".
- ii. IS: 13920-1993 "Ductile Detailing of Reinforced Concrete Structures Subjected to Seismic Forces – Code of Practice".
- iii. IS: 4326-1993 "Earthquake Resistant Design and Construction of Building – Code of Practice (Second Revision)".
- iv. IS: 13828-1993 "improving Earthquake Resistance of Low Strength Masonry Buildings – Guidelines".
- v. IS: 13827-1993 "improving Earthquake Resistance of Earthen Buildings – guidelines".
- vi. IS: 13935-1993 "Repair and Seismic Strengthening of Buildings – Guidelines".
- vii. "Improving Earthquake Resistance of Buildings – guidelines", by Expert Group, Government of India, Ministry of Urban Affairs & Employment, published by Building Materials and technology Promotion Council, 1998.

b. For Cyclone / Wind Storm Protection.

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

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

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

Draft General Development Control Regulations (DGDCR)

2. Quality Control Requirements

- i. The quality of all materials and workmanship shall conform to accepted standards and Indian Standard Specifications and Codes as included in Part V Building Materials and Part VII Constructional Practices and Safety, National Building Code of India.
- ii. All borrow pits dug in the course of construction and repair of buildings, embankments etc. shall be deep and connected with each other in the formation of a drain directed towards the lowest level and properly stepped for discharge into a river, stream, channel or drain, and no person shall create and isolated borrow pit which is likely to cause accumulation of water that may breed mosquitoes.
- iii. Alternative materials, method of design and construction and tests:-

The provisions of the Regulations are not intended to prevent the use of any material or method of design of construction not specifically prescribed in them provided any such alternative has been approved. Nothing of the provisions of these Regulations is intended to prevent the adoption or architecture planning and layout conceived as an integrated development scheme. The Competent authority may approve any such alternative if it conforms to the provisions of the relevant parts of the National Building Code, regarding material, design and construction, and the material, method, or work offered is, for the purpose intended, at least equivalent to that prescribed in these Regulations in quality, strength, compatibility, effectiveness, fire and water resistance, durability and safety.

- iv. All buildings shall be constructed on a quality control requirement.
- v. In case of existing building under construction based on approved building permission, structural safety requirements shall have to be observed. However, due to such structural works of strengthening / retrofitting certain setbacks and margin get reduced, special permission may be granted on case to case basis.

3. Tests

Whenever there is insufficient evidence of compliance with the provisions of the Regulations or evidence that any material or method of design or construction does not conform to the requirement of the Regulations, in order to substantiate claim for alternative materials, design or methods of construction, the Competent these tests, shall be made by an approved agency at the expense of the owner as follows:-

- i. **TEST METHODS:** - Test methods shall be as specified by the Regulations for the materials or design or construction in question. If there are no appropriate test methods specified in the Regulations, the Competent Authority shall determine the test procedure. For methods or tests for building materials, reference shall be made to the relevant Indian Standards as given in the National Building Code of India published by the Bureau of Indian Standards.
- ii. **TEST RESULT TO BE PRESERVED:** - Copies of the result of all such tests shall be retained by the competent Authority for not less than two years after the acceptance of the alternative material.

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

Draft General Development Control Regulations (DGDCR)

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

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

4. Structural Stability and Fire Safety of Existing Buildings

- i. The Competent Authority shall have the assessment of structural and / or fire safety of an existing building / structure damaged / undamaged carried out at stipulated periodical intervals through expert(s) chosen from a panel of experts identified by the Competent Authority.
- ii. The owner / developer / occupant on advice of such expert(s) shall carry out such repair / restoration and strengthening / retrofitting of the building found necessary so as to comply with the safety standards laid down in the National Building Code and the Indian Standard as specified.

In case, the owner / developer / occupant do not carry out such action, the competent authority or any agency authorized by the competent authority may carry out such action at the cost of owner / developer / occupant.

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

The structural safety of the building shall be responsibility of the developer. The developer shall, at his cost, get an audit of the Structural Stability and Safety through independent Competent Authority or a Structural expert of adequate experience and good reputation identified and advised by the competent authority.

Annexure-2

Regulation for Re-use of water

1. Definitions

- 1.1. 'domestic waste water' means either water that is typically discharged from premises that are used solely for residential activities or waste water of the same character discharged from other premises.
- 1.2. 'grey water' means involving non-potable water from sinks, tubs, showers and washing.
- 1.3. 'Pre-treatment' means any processing of industrial waste or waste designed to reduce any characteristic in waste, before discharge to the waste water system.
- 1.4. 'premises' means either
 - a. A property which is held under a separate card of title or for which a separate title card may be issued and in respect to which a building plan has been or may be issued, or a building which

Draft General Development Control Regulations (DGDCR)

is in possession as an individual unit by a cross-lease, unit title or company lease and for which a certificate of title is available, or

- b. Land held in public ownership, for a particular purpose, or
- c. Separately assessed to local authority taxes, individual unit within building.

1.5 'Non-portable water means the use of water for non-contact uses, non domestic consumption like car washing, toilet flushing, gardening, construction purposes, landscaping, drip irrigation of trees / shrubs, sub surface irrigation of lawns and recharge of ground water & uses is for bidden by virtue of powers vested with government.

1.6 'Prohibited industrial waste' means a industrial waste having physical and chemical characteristics in excess as decided by GPCB.

2. Applicability:

Re-use of water shall be provided in case of following categories of building.

2.1. All new buildings under the following use

- a) Any low rise / high rise building having number of units 10 or more or having total built up area more than 750 sq. meters
- b) Hospital and Nursing homes
- c) Hotels, Lodges and guest houses
- d) Hostels of schools, Colleges, Training centres.
- e) Barracks of armed force, paramilitary forces and police
- f) Individual residential buildings having more than 150 sq meter plinth area
- g) Functional buildings of Railway stations and Airport like waiting rooms, retiring rooms, rest room, inspection bungalows and catering units
- h) Community centres, Banquet hall, and buildings of similar use
- i) Commercial establishments having total built up area of 2000 sq meters or more.
- j) All hazardous / water polluting / Chemical industries

Note: In case of category of mentioned in “b, c, g, h & j” above it shall not be mandatory to provide the assisted heating system.

2.2. Exemptions could be accorded under following circumstances, as decided by the authority;

- a. in case the existing premises cannot permit the provision of additional overhead tank for the purpose of the use of treated water.
- b. If, in the existing structure, there is no space for installation of treatment facility and collection chamber.
- c. In exceptional cases due to dearth of land or water logged areas exempt (with the approval from competent authority) from providing facility for recycling the grey water.

3. Installation of the System for the Re-use of water

3.1. **New Building** : Clearance of plan for the construction of new buildings of the aforesaid categories shall only be given if they have a provision in the building design itself for :

- 3.1.1. Every developer / builder shall provide with the provision of down take plumbing for grey water, recycling water plant, storage and reuse fitting in purple colour.

Draft General Development Control Regulations (DGDCR)

- 3.1.2. Provide additional arrangements for carrying the excess grey water to the sewerage system may also be provided
- 3.1.3. No nuisance of foul gases / public hazard or any other aspect endangering life
- 3.1.4. There shall not be cross-connection of fitting of the potable and not potable water at any point. The recycled water system shall be maintained at a lower operating pressure that of the portable water system. Precautions should be taken at the make-up connection to prevent cross contamination.

3.2. **Old buildings:** In case of additions and alterations, systems for the Re-use of water shall be provided in accordance to these regulations.

4. Quality of water, treatment & specification:

- 4.1. The water quality shall conform to standard of non portable water. The recycled water shall be tested once in six months and results shall be made available to competent authority whenever demanded.
- 4.2. Every existing building / residential structure shall provide with the provision of recycled water plant and relevant adequate separate plumbing for grey water and reuse fitting
- 4.3. The testing of wastes and the submission of the results shall be done in a manner in accordance with the terms and conditions prescribed by the Municipal Commissioner or the Gujarat pollution control board / the competent authority.
- 4.4. Installations for Re-use of water shall conform to relevant codes of practices

5. General Provisions:

- 5.1. **Mandatory disclosure:** An occupier / owner of premises shall inform the competent authority of any change in the quality, nature of the wastes discharged from his plant or premises, the manner of their discharge of water likely to cause variations or violation under these regulations.
- 5.2. **Corrective action:** In the event it is found any person violating the provisions of these regulations, the competent authority shall issue notice and after inquiry and personal hearing take necessary corrective action.
- 5.3. **Rebate:** The competent authority may satisfy itself on the performance of recycling of the water and thereafter can give rebate on the taxes / fees leviable for the development. The competent authority may give such rebate on the capital or recurring recoveries which the developer is liable to pay.
- 5.4. **Dispute Resolution:** All the disputes arising in the enforcement of this by these rules shall be referred to Municipal Commissioner who in turn will resolve the disputes in advise with his authorized technical officer or any experts and intimate to the occupier / builder / developer. The decision of the competent authority will be final and binding on the occupier.
- 5.5. **List of Authorized Laboratories** shall be as authorized by Gujarat State Pollution Control board or the Municipal Corporation

Draft General Development Control Regulations (DGDCR)

Annexure-3

Regulation regarding Installations of solar assisted water Heating System.

1. Solar assisted water heating system shall be provided in case of following categories of buildings.
 - a. Hospital & Nursing Homes.
 - b. Hotel's, Lodges and Guest Houses.
 - c. Hostels of schools, colleges, training centres.
 - d. Barracks of armed forces, paramilitary forces and police.
 - e. Individual residential buildings having more than 150.00 sqmt plinth area.
 - f. Functional buildings of railways stations and airports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units.
 - g. Community centres, Banquet Hall, Barat Ghars, KalyanMandaps, and Buildings for similar use.

Note: in case of category of mentioned in “e” above it shall not be mandatory to provide the solar assisted heating system.

2. “No new buildings in the category mentioned in '1' above in which there is a system or installation for supplying hot water shall be built unless the system or the installation is also having an auxiliary solar assisted water heating systems.

Schedule

1. Definitions:

- | | | |
|-----|-------------------------------------|--|
| i | Solar Assisted Water Heating System | : a device to heat water using solar energy as heat source. |
| ii | “Auxiliary backup” | : Electrically operated or fuel fired boilers/systems to heat water coming out from solar water heating system to meet requirement of hot water. |
| iii | “New Building” | : Such building of above said categories for which construction plans have been submitted to competent authority for clearance |
| iv | “Existing Building” | : Such building which are licensed to perform their respective business. |

2. Installation of Solar Water Heating System

- a) **New Buildings:** Clearance of plan for the construction of new buildings of the aforesaid categories shall only be given if they have a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distributions from the rooftop in the building to various distribution points where hot water is required. The building must have a provision for continuous water supply to the solar water heating system. The building should also have open space on the rooftop, which receives direct sun light. The load bearing capacity of the roof should at least be 50 kg per sqmt. All new buildings of above said categories must complete installation of solar water heating systems before obtaining necessary license to commence their business.

Draft General Development Control Regulations (DGDCR)

- b) **Existing Buildings:** Installation of Solar Assisted Water Heating system in the existing building shall be made mandatory at the time of change of use to above said category provided there is a system or installation for supplying hot water.
- 2.1 **Capacity:** The capacity of solar water heating system to be installed on the building of different categories shall be decided in consultation with the local bodies. The recommended minimum capacity shall not be less than 25 litres per day for each bathroom and kitchen subject to the condition that maximum of 50% of the total roof area is provided with the system.
- 2.2 **Specification:** Installation of solar Assisted Water Heating Systems shall conform to BIS (Bureau of Indian Standards) specifications IS 12933. The solar collectors used in the system shall have the BIS certification mark.
- 2.3 **Auxiliary System:** Wherever hot water requirement is continuous, auxiliary heating arrangement either with electric elements or oil of adequate capacity can be

30. Special Regulations for Hotel

30.1. Short Title Extent and Commencement

- Shall be applicable within the jurisdiction of DSIRDA constituted under GSIR Act – 2009 and GTPUD Act 1976

30.2. Applicability

These Regulations shall apply to any Hotel Buildings proposed under these regulations

30.3. Definition

- a) **“ACT”** means the Gujarat Special Investment Region Act 2009 & Gujarat Town Planning & Urban Development Act 1976.
- b) **“Appropriate Authority”** means authority as defined Act.
- c) **“Competent Authority”** means any person/persons or authority or authorities; authorized, as the case may be, to perform such functions as may be specified under these regulations.
- d) **“Developer”** means and include a owner/ person / persons / registered society / association / firm / joint ventures / institution / trusts entitled to make an application to develop any hospitality project;
- e) **“Escape Routes”** means any well ventilated corridor, staircase or other circulation space, or any combination of the same having, provided at various levels or floors in the building as per requirements in NBC and designed for the purpose of evacuation and by means of which, the occupants can reach to safe place in the open air at ground level.
- f) **“Fire escape stairways and routes”** means escape routes, provided at various levels or floors in the building as per requirements in NBC, and designed and placed as advised and approved by the fire officer;
- g) **“Fire Officer”** means the Chief fire officer of the Competent Authority;
- h) **“GDCR”** means the prevalent General Development Control Regulations applicable for the relevant appropriate authority.
- i) **“Guest Drop Off Canopy”** means the canopy at the main entrance.
- j) **“Hotel”** means any building or group of buildings under Single Management, in which sleeping accommodation is provided, with or without dining facilities, activity relating to recreation, entertainment, tourist shopping, lobby/lounge, restaurants, bar, shopping area, banquet / conference halls, health club, dedicated business centre area, swimming pool, parking facilities attached food services, restaurant.
- k) **“Refuge Area”** means an area desired and provided at various levels or floors in the building as per requirements in NBC, to hold occupants during a fire or any other emergency and design for safety.
- l) **“Service Floor”** means a floor not exceeding 2.2mt height, which shall be buffer to take care of structural transit, laying and tooping of the service lines, and other purposes.
- m) **“Atrium”** means a large open space, generally give the building a feeling of space and light, often several stories high and having a soft roofing / glazed roof and/or roofing of any material for safety from weather, but not to give a space / support for any activity to carried above it.
- n) **“Zone”** means the zone as designated in the prevalent sanctioned development plan of the appropriate authority.

Draft General Development Control Regulations (DGDCR)

30.4. Duties of the DSIRDA:

- a) The competent authority shall;
 - i. within 30 days from the receipt of the application, recommend to the apex authority to approve or refuse the proposal;
 - ii. Part any proposal if forms a part of any notified water body or any area which the authority decides for not being appropriate may after an inquiry deny with reasons in writing.

30.5. Procedure for Securing the Permission:

- a) Subject to the provisions of these regulations and GDCR, any developer intending to develop under these regulations shall apply, along with the required documents and drawings as per GDCR, to the competent authority under section 26 of the Act, and the competent authority shall forward with its opinion to the State Government.
- b) The State Government shall under section 29(1)(ii) take decision and make necessary orders. The competent authority shall grant permission in accordance to such Government orders.

30.6. Planning Provisions

- a) Minimum Nos. of rooms shall be as under;

PLOT AREA	ROOMS
a) Equal to or above 5000 & up to 8000	100
b) Above 8000 & up to 10000	150
c) Above 10000	200

- b) Floor Area Ratio:

- i. Irrespective of any zone, maximum permissible Floor Area Ratio (FAR) shall be as under:

MIN ROAD ROW (M)	MIN. PLOT SIZE	MAX FAR	MAX GROUND COVERAGE	MAX HEIGHT* (M)	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)
55m & above	5000 sqm**	5	0-10%	150m	10m-8m-6m-6m
		4	Above 10-20%	126m	9m-7m-6m-6m
		3	Above 20-30%	32m	8m-6m-6m-6m
25m & Below 55	1500 sqm	2.5	40%	20m	8m-6m-6m-6m
Below 25m	1500 sqm	2	40%	16m	8m-6m-6m-6m

** For Plot sizes of 5000 sqm and above – In case of a building with podium and tower, a ground coverage of maximum 40% will be allowed for a maximum height upto 8 m, including G or G+1 whichever is less. The upper typical floors above podium will have a maximum plan area of 10%. The maximum FAR allowed in this case will be 5.

- ii. The permissible FAR mentioned above shall be the sum of the Global FAR and Premium FAR. The Global FAR & Premium FAR shall be as under;
 1. Global FAR (GFAR) means FAR which permitted irrespective of zone. Such GFAR shall be higher of 0.6 or the FAR permitted in respective zone as per GDCR.

Draft General Development Control Regulations (DGDCR)

2. Premium FAR means, FAR available on payment on such FAR shall be at 40% of land jantri rates.
- iii. For the computation of the FAR the area used for the following shall be excluded.
 1. Basement / other floors used for the parking;
 2. Refuge area required as per NBC;
 3. Atrium, Entrance Porch / Guest Drop Off Canopy;
 4. Fire escape stairways and escape routes;
 5. Service floor;
 6. Ramps leading to parking;
 7. Swimming pool on any floor
 8. Control room for security and Fire.
 9. Sewerage Treatment Plant / Effluent Treatment Plant
 10. Equipment / Air Handling Rooms (AHU) for air conditioning and ventilation.
- c) Guest drop off Canopy / Porch / Lift for access to parking shall be permitted at ground level in the margin leaving 3.5 m side margins and 9.0 m front margin of the boundary of the plot. The plinth levels such Guest Drop-off Canopy / Porch may be raised maximum by 2.5m.
- d) The escape routes and refuge areas, shall designed in a manner to hold occupants during a fire or terror attack or any other emergency until rescued. The refuge area shall be regulated as under:
 - i. one or more refuge spaces, not necessarily be contiguous but connect with escape routes;
 - ii. Minimum area of 15 sqm. And a minimum width of 3.0 m.
 - iii. At least one refuge space be provided for every 6 floor or part thereof;
 - iv. the refuge and the escape area shall be designed for safety of the occupants;
- e) **Margins and built-up area:**
 - i. **Margins**

Notwithstanding anything contained in GDCR, margins shall be regulated as under;

 1. Nothing except cabin and structures related to security may be permitted in the margins;
 2. Swimming pool shall be permitted in the marginal spaces. However such swimming pool shall:
 - a. Not be permitted in the circulation spaces for the vehicles;
 - b. In 2.0 m wide periphery of the plot and the buildings.
 - ii. **Built-up Area:**
 1. On all floors maximum up to 45% in case of low-rise building and 30% in case of High-rise building shall be permitted.
 2. Area under the atrium shall not be considered while calculating the ground coverage and built-up area as per the following conditions;
 - a. area under the atrium shall not exceed 40% of the ground coverage;
 - b. no intermediate covered spaces at any floor shall be permitted within atrium;
 - c. only elevators, reception centre, guest lounge, sitting and circulation lobbies shall be permitted under the atrium;

Draft General Development Control Regulations (DGDCR)

- d. provisions for projection in GDCR shall apply mutatis mutandis to projections within the atrium;
- f) **Height of building:**
 - i. Total height of building shall not exceed 150 m
 - ii. Additional height (AH) means height more than that permitted in GDCR. Such additional height shall be permitted on payment. Such payment shall be calculated by multiplying the total floor area included in the additional height by 15% of the land jantri rates.
 - iii. In case of plant rooms, banquets, ball rooms, restaurants, entrance canopy / porch, entrance lobby, basements, floor height more than that available in GDCR shall be permitted on payment. Such payment shall be calculated by multiplying the floor area for which additional height is required by 15% of the land jantri rates.
- g) **Basements:**
 - i. The following may be permitted in basements:
 - 1. Parking on more than one levels;
 - 2. Security cabins, substation, A.C. Plant room, generator room, boiler room, hotel laundry, housekeeping, stores, lockers and rest room for the reserve staff. Such services shall only be permitted on basement at 1st level below the ground level only. The area for such facility shall not exceed 20% of the total basement at that level.
 - ii. Basement may be permitted in the marginal spaces leaving 3.5 m margin from the boundary of building unit the
- h) **Swimming pool, Cooling Towers, Communication Equipments**
 - i. Swimming pool shall be permitted at any floor;
 - ii. Cooling towers, Communication equipments shall be permitted on terraces. The developer shall, at his cost, get an audit of the Structural Stability and safety from a Structural expert of adequate experience and registered with the competent authority.
- i) **Parking, Movement & Mobility** shall be regulated as under
 - i. Parking shall be permitted on any floor / basement at any level. Parking for physically challenged people shall have to be provided on ground level.
 - ii. Ramp leading to parking place may be permitted in margins after leaving. Minimum 3.5 m wide margin from the boundary of the building unit.
 - iii. Minimum parking equivalent to 50% of the consumed FAR shall be provided;
 - iv. The parking may be provided in one or more lots and such lots shall have to be provided within the same building unit;
 - v. Access for the private cars, cyclists, pedestrians, service vehicles, emergency vehicles and public utility vehicles shall be designed for safety and convenience;
 - vi. Access points onto public roads be located and designed in such a manner so as to minimise traffic hazards, queuing on public roads.
 - vii. 10% of the parking provided shall be reserved for taxi stand.
 - viii. Room minimum 25 sqm areas shall be provided for drivers along with Water Closet and bath facilities.

Draft General Development Control Regulations (DGDCR)

30.7. Structure Safety

Structure safety shall be provided as per the provisions in annexure-1

30.8. Miscellaneous Provisions

- a) Lifts: The planning and design of lift shall be in accordance with National Building Code of India.
- b) Eco-friendly Practices for, Sewage Treatment Plant & waste management as well as energy saving devices shall be adopted.
- c) Yoga Centre of minimum 50 sq m should provided.
- d) Provisions reuse of water (annexure-2), solar water heating (annexure-3) shall be applicable.
- e) The building shall preferably be designed as per Energy Conservation Building Code.
- f) For public safety, in consultation with a security expert, CCTV Cameras, Night vision devices, Motion Sensors, Control room, Refuge Areas, escapes routes, etc. shall be included in building planning & design and be installed on completion
- g) De-salinity charge @ 5% of the jantri rates for the entire floor space shall have to be paid to the competent authority at the time of issue of development permission.
- h) Wherever not mentioned, the provision GDCR shall apply mutatis mutandis.
- i) Hotel under this provision shall be permitted in any zone in the development plan. However such permission can be denied on account of safety.
- j) Even after approval under these regulations, permissions from Airport Authority of India, Department of Forest and Environment for EIA clearance, and all other relevant department, as required, shall be mandatory.
- k) The structural safety of the building shall be the responsibility of the developer. The developer shall, at his cost, get an audit of the structural Stability and Safety through any independent Competent Authority or a Structural expert of adequate experience and good reputation and registered to the competent authority.
- l) Fire safety provision shall be made in accordance to GDCR.

Annexure -1

Structural Safety and Service

1. Structural Design

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

- a. For Earthquake Protection
 - i. IS: 1893-1894 "Criteria for Earthquake Resistant Design of Structures (Fourth Revision)".
 - ii. IS: 13920-1993 "Ductile Detailing of Reinforced Concrete Structures Subjected to Seismic Forces – Code of Practice".

Draft General Development Control Regulations (DGDCR)

- iii. IS: 4326-1993 “Earthquake Resistant Design and Construction of Building – Code of Practice (Second Revision)”.
 - iv. IS: 13828-1993 “improving Earthquake Resistance of Low Strength Masonry Buildings – Guidelines”.
 - v. IS: 13827-1993 “improving Earthquake Resistance of Earthen Buildings – guidelines”.
 - vi. IS: 13935-1993 “Repair and Seismic Strengthening of Buildings – Guidelines”.
 - vii. “Improving Earthquake Resistance of Buildings – guidelines”, by Expert Group, Government of India, Ministry of Urban Affairs & Employment, published by Building Materials and technology Promotion Council, 1998.
- b. For Cyclone / Wind Storm Protection.
- i. IS 875 (3)-1987 “Code of Practice for Design Loads (other than Earthquake) for Buildings and Structures, Part 3, Wind Loads”.
 - ii. “Improving Wind / Cyclone Resistance of Buildings – Guideline”, by Expert Group, Government of India, Ministry of Urban Affairs & Employment, published by Building Materials and technology Promotion Council, 1998.
- Note: Wherever an Indian Standard Including those referred in the National Building Code or the National Building Code is referred, the latest version of the same shall be followed.
- iii. In pursuance of the above a certificate as indicated in Form-2(C) shall be submitted along with building plans / drawings and other information schedule annexed thereto.

2. Quality Control Requirements

- i. The quality of all materials and workmanship shall conform to accepted standards and Indian Standard Specifications and Codes as included in Part V Building Materials and Part VII Constructional Practices and Safety, National Building Code of India.
- ii. All borrow pits dug in the course of construction and repair of buildings, embankments etc. shall be deep and connected with each other in the formation of a drain directed towards the lowest level and properly stepped for discharge into a river, stream, channel or drain, and no person shall create and isolated borrow pit which is likely to cause accumulation of water that may breed mosquitoes.
- iii. Alternative materials, method of design and construction and tests:-

The provisions of the Regulations are not intended to prevent the use of any material or method of design of construction not specifically prescribed in them provided any such alternative has been approved. Nothing of the provisions of these Regulations is intended to prevent the adoption or architecture planning and layout conceived as an integrated development scheme. The Competent authority may approve any such alternative if it conforms to the provisions of the relevant parts of the National Building Code, regarding material, design and construction, and the material, method, or work offered is, for the purpose intended, at least equivalent to that prescribed in these Regulations in quality, strength, compatibility, effectiveness, fire and water resistance, durability and safety.
- iv. All buildings shall be constructed on a quality control requirement.
- v. In case of existing building under construction based on approved building permission, structural safety requirements shall have to be observed. However, due to such structural works of strengthening / retrofitting certain setbacks and margin get reduced, special permission may be granted on case to case basis.

Draft General Development Control Regulations (DGDCR)

3. Tests:

Whenever there is insufficient evidence of compliance with the provisions of the Regulations or evidence that any material or method of design or construction does not conform to the requirement of the Regulations, in order to substantiate claim for alternative materials, design or methods of construction, the Competent these tests, shall be made by an approved agency at the expense of the owner as follows:-

- i. **TEST METHODS:** - Test methods shall be as specified by the Regulations for the materials or design or construction in question. If there are no appropriate test methods specified in the Regulations, the Competent Authority shall determine the test procedure. For methods or tests for building materials, reference shall be made to the relevant Indian Standards as given in the National Building Code of India published by the Bureau of Indian Standards.
- ii. **TEST RESULT TO BE PRESERVED:** - Copies of the result of all such tests shall be retained by the competent Authority for not less than two years after the acceptance of the alternative material.

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

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

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

4. Structural Stability and Fire Safety of Existing Buildings

- i. The Competent Authority shall have the assessment of structural and / or fire safety of an existing building / structure damaged / undamaged carried out at stipulated periodical intervals through expert(s) chosen from a panel of experts identified by the Competent Authority.
- ii. The owner / developer / occupant on advice of such expert(s) shall carry out such repair / restoration and strengthening / retrofitting of the building found necessary so as to comply with the safety standards laid down in the National Building Code and the Indian Standard as specified. In case, the owner / developer / occupant do not carry out such action, the competent authority or any agency authorized by the competent authority may carry out such action at the cost of owner / developer / occupant.
- iii. The Competent Authority shall specify the period within which such compliance is to be carried out.
- iv. The Competent Authority may also direct the owner / developer / occupant, whether the building could be occupied or not during the period of compliance.
- v. In case of existing building under construction based on approved building permission, structural safety requirement shall have to be observed. However, due to such structural work of strengthening / retrofitting if certain setback and margin get reduced, special permission.

Draft General Development Control Regulations (DGDCR)

Annexure-2

Regulation for Re-use of water

1. Definitions

- 1.1. **'Domestic waste water'** means either water that is typically discharged from premises that are used solely for residential activities or waste water of the same character discharged from other premises.
- 1.2. **'Grey water'** means involving non-potable water from sinks, tubs, showers and washing.
- 1.3. **'Pre-treatment'** means any processing of industrial waste or waste designed to reduce any characteristic in waste, before discharge to the waste water system.
- 1.4. **'premises'** means either
 - 1.4.1. A property which is held under a separate card of title or for which a separate title card may be issued and in respect to which a building plans have been or may be issued, or a building which is in possession as an individual unit by a cross-lease, unit title or company lease and for which a certificate of title is available, or
 - 1.4.2. Land held in public ownership, for a particular purpose, or
 - 1.4.3. Separately assessed to local authority taxes, individual unit within building.
- 1.5. **'Non-potable water'** means the use of water for non-contact uses, non domestic consumption like car washing, toilet flushing, gardening, construction purposes, landscaping, drip irrigation of trees / shrubs, sub surface irrigation of lawns and recharge of ground water & uses is for bidden by virtue of powers vested with government.
- 1.6. **'Prohibited industrial waste'** means a industrial waste having physical and chemical characteristics in excess as decided by GPCB.

2. Applicability: Re-use of water shall be provided in case of following categories of building.

2.1. All new buildings under the following use

- a. Any low rise / high rise building having number of units 10 or more or having total built up area more than 750 sq. meters
- b. Hospital and Nursing homes
- c. Hotels, Lodges and guest houses
- d. Hostels of schools, Colleges, Training centres.
- e. Barracks of armed force, paramilitary forces and police
- f. Individual residential buildings having more than 150 sq meter plinth area
- g. Functional buildings of Railway stations and Airport like waiting rooms, retiring rooms, rest room, inspection bungalows and catering units
- h. Community centres, Banquet hall, and buildings of similar use
- i. Commercial establishments having total built up area of 2000 sq metres or more.
- j. All hazardous / water polluting / Chemical industries

Note: In case of category of mentioned in “b, c, g, h & j” above it shall not be mandatory to provide the assisted heating system.

2.2. Exemptions could be accorded under following circumstances, as decided by the authority;

- a. In case the existing premises cannot permit the provision of additional overhead tank for the purpose of the use of treated water.
- b. If, in the existing structure, there is no space for installation of treatment facility and collection chamber.

Draft General Development Control Regulations (DGDCR)

- c. In exceptional cases due to dearth of land or water logged areas exempt (with the approval from competent authority) from providing facility for recycling the grey water.

3. Installation of the System for the Re-use of water

3.1 New Building : Clearance of plan for the construction of new buildings of the aforesaid categories shall only be given if they have a provision in the building design itself for :

- 3.1.1 Every developer / builder shall provide with the provision of down take plumbing for grey water, recycling water plant, storage and reuse fitting in purple colour.
- 3.1.2 Provide additional arrangements for carrying the excess grey water to the sewerage system may also be provided
- 3.1.3 No nuisance of foul gases / public hazard or any other aspect endangering life
- 3.1.4 There shall not be cross-connection of fitting of the potable and not potable water at any point. The recycled water system shall be maintained at a lower operating pressure than of the portable water system. Precautions should be taken at the make-up connection to prevent cross contamination.

3.2 Old buildings: In case of additions and alterations, systems for the Re-use of water shall be provided in accordance to these regulations.

4. Quality of water, treatment & specification:

- 4.1. The water quality shall conform to standard of non-portable water. The recycled water shall be tested once in six months and results shall be made available to competent authority whenever demanded.
- 4.2. Every existing building / residential structure shall provide with the provision of recycled water plant and relevant adequate separate plumbing for grey water and reuse fitting
- 4.3. The testing of wastes and the submission of the results shall be done in a manner in accordance with the terms and conditions prescribed by the Municipal Commissioner or the Gujarat pollution control board / the competent authority.
- 4.4. Installations for Re-use of water shall conform to relevant codes of practices

5. General Provisions:

- 5.1. **Mandatory disclosure:** An occupier / owner of premises shall inform the competent authority of any change in the quality, nature of the wastes discharged from his plant or premises, the manner of their discharge of water likely to cause variations or violation under these regulations.
- 5.2. **Corrective action:** In the event it is found any person violating the provisions of these regulations, the competent authority shall issue notice and after inquiry and personal hearing take necessary corrective action.
- 5.3. **Rebate:** The competent authority may satisfy itself on the performance of recycling of the water and thereafter can give rebate on the taxes / fees leviable for the development. The competent authority may give such rebate on the capital or recurring recoveries which the developer is liable to pay.
- 5.4. **Dispute Resolution:** All the disputes arising in the enforcement of this by these rules shall be referred to Municipal Commissioner who in turn will resolve the disputes in advice with his authorized technical officer or any experts and intimate to the occupier / builder / developer. The decision of the competent authority will be final and binding on the occupier.

Draft General Development Control Regulations (DGDCR)

- 5.5. **List of Authorized Laboratories** shall be as authorized by Gujarat State Pollution Control board or the Municipal Corporation

Annexure-3

Regulation regarding Installations of solar assisted water Heating System.

1. Solar assisted water heating system shall be provided in case of following categories of buildings.
 - a. Hospital & Nursing Homes.
 - b. Hotels, Lodges and Guest Houses.
 - c. Hostels of schools, colleges, training centres.
 - d. Barracks of armed forces, paramilitary forces and police.
 - e. Individual residential buildings having more than 150.00 sqm plinth area.
 - f. Functional buildings of railways stations and airports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units.
 - g. Community centres, Banquet Hall, Barat Ghars, Kalyan Mandaps, and Buildings for similar use.

Note: in case of category of mentioned in “e” above it shall not be mandatory to provide the solar assisted heating system.

2. “No new buildings in the category mentioned in '1' above in which there is a system or installation for supplying hot water shall be built unless the system or the installation is also having an auxiliary solar assisted water heating systems.

Schedule

3. Definitions:

- | | | |
|-----|-------------------------------------|--|
| i | Solar Assisted Water Heating System | : A device to heat water using solar energy as heat source. |
| ii | “Auxiliary backup” | : Electrically operated or fuel fired boilers/systems to heat water coming out from solar water heating system to meet requirement of hot water. |
| iii | “New Building” | : Such building of above said categories for which construction plans have been submitted to competent authority for clearance |
| iv | “Existing Building” | : Such building which are licensed to perform their respective business. |

4. Installation of Solar Water Heating System

- a) **New Buildings:** Clearance of plan for the construction of new buildings of the aforesaid categories shall only be given if they have a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distributions from the rooftop in the building to various distribution points where hot water is required. The building must have a provision for continuous water supply to the solar water heating system. The building should also have open space on the rooftop, which receives direct sun light. The load bearing capacity of the roof should at least be 50

Draft General Development Control Regulations (DGDCR)

kg per sqmt. All new buildings of above said categories must complete installation of solar water heating systems before obtaining necessary license to commence their business.

- b) **Existing Buildings:** Installation of Solar Assisted Water Heating system in the existing building shall be made mandatory at the time of change of use to above said category provided there is a system or installation for supplying hot water.

Capacity: The capacity of solar water heating system to be installed on the building of different categories shall be decided in consultation with the local bodies. The recommended minimum capacity shall not be less than 25 litres per day for each bathroom and kitchen subject to the condition that maximum of 50% of the total roof area is provided with the system.

Specification: Installation of solar Assisted Water Heating Systems shall conform to BIS (Bureau of Indian Standards) specifications IS 12933. The solar collectors used in the system shall have the BIS certification mark.

Auxiliary System: Wherever hot water requirement is continuous, auxiliary heating arrangement either with electric elements or oil of adequate capacity can be

APPENDICES

Appendices

Appendix A: Classification of Industries

1. LIST OF INDUSTRIES UNDER 'RED' CATEGORY

- A. Industries identified by Ministry of Environment & Forests, Government of India as heavily polluting and covered under Central Action Plan. viz;
1. Distillery including Fermentation industry
 2. Sugar (excluding Khandsari)
 3. Fertilizer
 4. Pulp and Paper (Paper manufacturing with or without pulping)
 5. Chlor alkali
 6. Pharmaceuticals (Basic) (excluding formulation)
 7. Dyes and Dye-intermediates
 8. Pesticides (Technical) (excluding formulation)
 9. Oil refinery (Mineral oil or Petro refineries)
 10. Tanneries
 11. Petrochemicals (Manufacture of and not merely use of as raw material)
 12. Cement
 13. Thermal power plants
 14. Iron and Steel (Involving processing from ore/scrap/Integrated steel plants)
 15. Zinc smelter
 16. Copper smelter
 17. Aluminium smelter
 18. Tyres and tubes (excluding Vulcanisation /Retreating/moulding)
 19. Synthetic rubber
 20. Glass and fibreglass production and processing
 21. Industrial carbon including electrodes and graphite blocks, activated carbon, carbon black etc
 22. Paints and varnishes (excluding blending/mixing)
 23. Pigments and intermediates
 24. Synthetic resins
 25. Petroleum products involving storage, transfer or processing
 26. Lubricating oils, greases or petroleum-based products
 27. Synthetic fibres including rayon, tyre cord, polyester filament yarn
 28. Surgical and medical products involving prophylactics and latex
 29. Synthetic detergent and soap
 30. Photographic films and chemicals
 31. Chemical, petrochemical and electrochemical including manufacture of acids such as Sulphuric Acid, Nitric Acid, Phosphoric Acid etc
 32. Industrial or inorganic gases

Draft General Development Control Regulations (DGDCR)

33. Chlorates, per chlorates and peroxides
34. Glue and Gelatine
35. Yarn and textile processing involving scouring, bleaching, dyeing, printing or any effluent/emission generating process
36. Vegetable oils including solvent extracted oils, hydrogenated oils
37. Industry or process involving metal treatment or processes such as pickling, surface coating, paint baking, paint stripping, heat treatment, phosphating or finishing etc
38. Industry or process involving electroplating operations
39. Asbestos and asbestos-based industries
40. Slaughter houses and meat processing units
41. Fermentation industry including manufacture of yeast, beer etc
42. Steel and steel products including coke plants involving use of any of the equipments such as blast furnaces, open hearth Furnace, induction furnace or arc furnace etc or any of the operations or processes such as heat treatment, acid pickling, rolling or galvanizing etc
43. Incineration plant
44. Power generating plants (excluding DG Sets)
45. Lime manufacturing
46. Tobacco products including cigarettes and tobacco processing
47. Dry coal processing/Mineral processing industries like ore sintering, palletisation etc
48. Phosphate rock processing plants
49. Coke making, coal liquefaction, coal tar distillation or fuel gas making
50. Phosphate and detonators, fuses etc.
51. Explosive including detonators, etc
52. Fire crackers
53. Processes involving chlorinated hydrocarbon
54. Chlorine, fluorine, bromine, iodine and their compounds
55. Hydrocyanic acid and its derivatives
56. Milk processing and dairy products (Integrated project)
57. Industry or process involving foundry operations
58. Potable alcohol (IMFL) by blending or distillation of alcohol
59. Anodizing
60. Ceramic/refractoriness
61. Lead processing and battery reconditioning & manufacturing including lead smelting
62. Hot mix plants
63. Hospitals
64. Mining and ore-beneficiation
65. Miscellaneous

Draft General Development Control Regulations (DGDCR)

2. LIST OF INDUSTRIES 'ORANGE' CATEGORY.

1. Manufacture of mirror from sheet glass and photo framing
2. Cotton spinning and weaving
3. Automobile servicing and repairs stations
4. Hotels and restaurants
5. Flour mills (excluding Domestic Aatta Chakki)
6. Malted food
7. Food including fruits and vegetable processing
8. Pulping and fermenting of coffee beans
9. Instant tea/coffee, coffee processing
10. Non-alcoholic beverages (soft drinks)
11. Fragrances and industrial perfumes
12. Food additives, nutrients and flavours
13. Fish processing
14. Organic nutrients
15. Surgical and medical products not involving effluent/emission generating processes
16. Laboratory-wares
17. Wire drawing (cold process) and bailing straps
18. Stone Crushers
19. Laboratory chemicals involving distillation, purification process
20. Tyres and tubes vulcanisation, vulcanisation, retreading moulding
21. Pesticides/Insecticides/Fungicides/Herbicides/Agrochemical formulation
22. NPK Fertilizers/Granulation
23. Pharmaceuticals formulations
24. Khandsari sugar
25. Pulverizing units
26. Miscellaneous

3. LIST OF INDUSTRIES UNDER 'GREEN' CATEGORY.

Industries in Small Scale, Cottage/Village category suggested under notification of the State Government/union territory for issuance simplified NOC/Consent from Pollution Control Board/Pollution control committee, as the case may be.

All those industries or processes which are not covered under the "Red" and/or "Orange" category.

An illustrative list is provided.

1. Washing of used sand by hydraulic discharge
2. Aatta - chakkies
3. Rice mullors
4. Steeping and processing of grains
5. Mineralised water

Draft General Development Control Regulations (DGDCR)

6. Dal mills
7. Bakery products, biscuits, confectionery
8. Groundnut decorticating (dry)
9. Supari (Betel nut) and masala grinding
10. Chilling plants and cold storages
11. Ice cream or Ice-making
12. Tailoring and garment making
13. Cotton and woollen hosiery
14. Apparel making
15. Handloom weaving
16. Shoelace manufacturing
17. Gold and silver thread zari work
18. Gold and silver smithy
19. Leather footwear and leather products excluding tanning and hide processing
20. Musical instruments manufacturing
21. Sports goods
22. Bamboo and cane products (only dry operations)
23. Cardboard or corrugated box and paper products (Paper or pulp manufacturing excluded)
24. Insulation and other coated papers (Paper or pulp manufacturing excluded)
25. Scientific and mathematical instruments
26. Furniture (wooden and steel)
27. Assembly of domestic electrical appliances
28. Radio assembling
29. Fountain pens
30. Polythene, plastic and PVC goods through extrusion/moulding
31. Rope (cotton and plastic)
32. Carpet weaving
33. Assembly of air coolers, conditioners
34. Assembly of bicycles, baby carriages and other small non-motorized vehicles
35. Electronics equipment (Assembly)
36. Toys
37. Water softening and demineralised plants
38. Paint (by mixing process only)
39. Candles
40. Carpentry (excluding saw mill)
41. Oil ginning/expelling (no hydrogenation/refining)
42. Jobbing and machining
43. Manufacture of steel trunks and suitcases

Draft General Development Control Regulations (DGDCR)

44. Paper pins and U-clips
 45. Block making for printing
 46. Optical frames
 47. Power looms/handlooms (without dyeing & bleaching)
 48. Printing press
 49. Garments stitching, tailoring
 50. Thermometer making
 51. Footwear (rubber)
 52. Plastic processed goods
 53. Medical and surgical instruments
 54. Electronic and electrical goods
 55. Rubber goods industry
 56. Miscellaneous
-
1. The industries which do not fall in any of the above mentioned 3 categories, decision with regard to their classification will be taken by a committee at Head Office level comprising of the Member Secretary and two senior officers of the Board/committee.

Draft General Development Control Regulations (DGDCR)

Appendix B: Protection of Buildings, Structures and Infrastructures in Hazard Prone Areas

A. Protection Of Areas From Earthquakes

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

Note: The protective action given under (2) to (5) will usually involve large amount of costs and should only be considered in the case of large and costly structures. For ordinary buildings the cost of improvement of the site will usually be uneconomical, hence bad sites should be excluded by Land Use Zoning.

B. Protection from Cyclonic Wind Damage

1. Buildings, structures and infrastructures in the cyclone prone areas should be designed according to the Indian Standards and Guidelines as provided in the Regulations and the National Building Code (NBC).
2. Light utility structures used for electrical transmission and distribution, and towers for communications, chimney stacks of industrial structures require special design considerations against the cyclonic wind pressures, suctions and uplifts.
3. In case the buildings, structures and infrastructures are founded on marine clay deposits it will be advisable to adopt either under-reamed piled foundations, or individual column footing with a reinforced concrete beam located at the level of the ground, or a continuous reinforced concrete strip footing.
4. Wherever, the top soil could become slushy due to flooding, the top layer of 30 cm depth of soil should not be considered for providing lateral stability v. In storm surge prone areas, it will be preferable to construct the community structures, like schools, cyclone shelters, etc. by raising the level of the ground protected by provision of retaining walls at sufficient distance away from the building, taken to such depth that no erosion takes place due to receding storm surge. Alternatively, construct the community structures on stilts with no masonry or bracing upto the probable maximum surge level.

C. Protection of Areas from Floods

This may require one or more of the following actions:

1. Construction of embankments against the water spills from the source of flooding like rivers, large drain etc.

Draft General Development Control Regulations (DGDCR)

2. Construction of high enough embankments/bund around the planning area.
3. Raising the planning area above the high flood level.
4. Construction/improvement of drainage paths to effectively drain the water from the planning area.
5. Construction of buildings and structures on deep foundations going below the depth of scour or on stilts with deep enough foundations under water.
6. Flood proofing works such as the following:
Providing Quick Drainage facility, consisting of
 - Revitalisation of secondary and primary drainage channels after establishing the drainage blockage points;
 - Provision of additional waterways;
 - Clearing of clogged cross drainage works;
 - Providing Human and Animal Shelters for population living within embankments in the form of raised platform or use of available high ground.
7. Anti-erosion actions in affected areas
8. Any other suitable measure.

Note:

1. Similar protection methods could be used against flooding caused in cyclone prone areas by high intensity rains or by the storm surge.
2. The concept of land zoning should be kept in mind for areas where protection works are taken up to decide inter-se priority for location of structures considering possibility of failure of protection works during extreme disaster events

Draft General Development Control Regulations (DGDCR)

Appendix C: Guideline for Determination of Industrial Plot Sizes

The range of plot sizes corresponding to each priority industrial sectors identified for the DSIR is given in the table below. This may be followed as a guideline while planning large industrial areas.

Table C - 1: Range of Industrial Plot Sizes by Sector

	PLOT SIZE RANGE				
	Small (Less than 1 ha)	Medium (1-5 ha)	Large (5-10 ha)	Very Large (10-15 ha)	Mega (Over 15 ha)
Sector 1: General Manufacturing					
Sector 2: IT/ITES					
Sector 3: Electronic including High - tech Industries					
Sector 4: Automobile and Auto Ancillary					
Sector 5: Agro and Food Processing					
Sector 6: Heaving Engineering					
Sector 7: Metals and Metallurgical products					
Sector 8: Pharmaceutical and Biotech					

Draft General Development Control Regulations (DGDCR)

Appendix D: Forms

Form No. C.

Application for development permission under section 8, 15 of GSIR Act, 2009 and 27, 34 and 49 of GTPUD Act, 1976

To,
Chief Executive Officer,
DSIRDA

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

- a) The plans are prepared by Registered Architect/Engineer Mr. _____
- b) The structural report, details and drawings are to be prepared and supplied by Mr. _____

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

Signature of Owner/Builder
Organiser/Developer or
Authorised agent of owner:

Date:

1. Applicant's name :
2. Postal Address for correspondence :
3. Applicant's interest in land with respect of rights :
4. Description of Land, village, Town Planning Scheme, Revenue Survey Numbers, Final Plot No. :
5. What is the present use of the land and /other building if they are to be put to more than one kind of use, Please give details of each use :
6. Please describe in short the development work : stating the proposed use of land for the building. If land and /or the building are to be put to more than one use, please give details of each use :
7. Is this land included in a layout sanctioned by the appropriate authority? :

If yes, please give date of sanction and reference No. with a copy of the sanctioned layout. If not, is it approved by any other Authority?

Give the name of such Authority with date of sanction and reference no with a copy of the sanctioned layout.

8. For residential use, number of dwelling units and :

Draft General Development Control Regulations (DGDCR)

floor

9. Nature and manner of working of industrial/commercial establishment in case the proposed use is for Industry/Commerce

What separate arrangements have been proposed to be made for loading and unloading of goods from the industrial or commercial goods vehicles?

What arrangements have been proposed to be made for disposal of industrial waste effluent?

Signature of Owner/Builder/
Organiser/Developer or
Authorised agent of owner:

Date:

Instructions to applicant regarding maps and documents to be submitted along with the application:

A. The maps and drawings should be drawn or copies made on a paper of proper and durable quality so that they are clearly and distinctly legible. Every map and/or drawing shall have to be signed by the applicant/owner and his engineer/Architect/ and Organiser/Builder as the case may be. If copies of original maps or drawings are submitted, they shall be true copies.

1. LAYOUT PLAN (Three Copies)

Layout Plan of the whole land shall invariably accompany every application for permission to carry out development by way of building construction.

This map shall be drawn to a scale of not less than 1:500 and show the following details.

- a) Boundaries of the S.No./plots mentioned in the application and its layout by showing subdivision.
- b) Existing buildings and new buildings proposed to be constructed. Roads, streets, and carriage ways constructed there on (existing construction should be shown distinctly from the proposed one). Proposed new roads and streets, their levels and width.
- c) Proposed use of every building and open space not to be built over within a plot.
- d) If the layout is for residential use, maximum number of dwelling units that can be accommodated with any increase in future.
- e) If the layout is for industrial or commercial use, maximum area which can be built upon without any increase in future.
- f) Existing facilities regarding water supply, sewerage etc, diameter and gradient of water supply line, drainage lines for the disposal of storm water as well as for sewerage.
- g) Location of the plot in relation to the near by public road.
- h) Alignment and width of all the existing roads, including the road from which the plot has access from the major road. Existing access road and proposed new road, if any, should be shown clearly and distinctly.

Draft General Development Control Regulations (DGDCR)

- i) Existing trees and natural scenery worth preserving.
 - j) Dimensions and areas of common plot, as required under these regulations, provided in the layout/sub-division of plot.
 - k) Tree plantation required under regulation No. 31.
2. An extract of the record of right of property register card or any other document showing the ownership of the land proposed for development.
 3. Certified part plan and zoning certificate from the certificate from the Authority shall be enclosed along with the application.
 4. The applicant shall also submit a certified copy of approved layout of final plot from the concerned authority for the latest approved layout of city survey numbers or revenue survey numbers from D.I.L.R. showing the area and measurement of the plot or land on which he proposes to develop or build.
 5. a) Drawing (3 copies) to a scale not less than 1cm. = 1 metre for the buildings existing as well as proposed with floor area for each floor.
b) Layout showing parking arrangements with internal & surrounding roads and exit, and entry movement of vehicles etc. as per regulation No. 19 to the suitable scale.
 7. Structural Designer's certificate duly signed by him.
 8. Certificate of Undertaking: Certificate in the prescribed form no. 2(a), 2(b) and 2(c) by the Registered Architect/Engineer/Structural Designer/Clerk of Works/Developer/ undertaking the work.
 9. Full information should be furnished as prescribed in Form No. 3 and 4 under these Development Control Regulations, as the case may be along with the plans.
 10. The applicant shall also obtain copy of N.O.C. from the relevant authority as per Regulation No 3.3 and 4.2 wherever applicable.
 11. Certificates as prescribed in forms 2(a), 2(b) and 2(c) are required to be submitted prior to the commencement of the construction.
 12. If during the construction of the building the Owner/ Organiser/ Builder/ Architect/ Engineer/ Surveyor is changed, he shall intimate the Competent Authority by registered letter that he was no longer responsible for the project, and the construction shall have to be suspended until the new owner/ Organiser/ Builder/ Architect/ Engineer/Surveyor etc. undertakes the full responsibility for the project as prescribed in form 2(a), 2(b), 2(c) and 2(d).
 13. The new Owner/Developer/Architect/Engineer shall before taking responsibility as stated above in clause (12), check the work already executed is in accordance with the permission granted by the Competent Authority. He may go ahead with the remaining work only after obtaining permission of the Competent Authority.

Draft General Development Control Regulations (DGDCR)

B. SCRUTINY FEE

A person applying for a permission for carrying out any development shall with his application pay to the Competent Authority/M.C. the scrutiny fees at the following rates:

1. BUILT UP AREA

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

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

3. Subdivision and amalgamation of land

c) Rs. 1.50 per sq. mt. of building unit/plot area for subdivision and amalgamation of all types of development.

d) Rs. 0.50 per sq. mt. of building unit/plot area for subdivision and amalgamation for agricultural and special agricultural zone.

Minimum scrutiny fee shall not be less than Rs. 300.00

4. URBAN CENTRES, RURAL CENTRES AND AREA OUTSIDE URBAN COMPLEX AND FALLING IN AGRICULTURE ZONE ONLY

50% of the scrutiny fee as mentioned in Regulation No.3.2.1, 3.2.2 and 3.2.3 for the respective uses and type of dwelling units subject to minimum scrutiny fee Rs 300.00

5. RENEWAL OF DEVELOPMENT PERMISSION IN LIEU OF

Development permission granted under these regulation shall be deemed to be lapsed, if such development work has not been commenced till the expiry of one year from the date of commencement certificate/development permission Provided that, the Competent Authority may on application made to it before the expiry of above period (one year) extended such period by a further period of one year at a time by charging Rs.300.00 for renewal of development permission. The extended period shall in no case exceed three years in the aggregate.

6. PUBLIC CHARITABLE TRUST:

Rs. 500.00 if the intended development is for hospitals, dispensaries, schools or colleges or a place of worship, dharmshala, hostels etc. constructed by a public charitable trust registered under Public Charitable Trust Act 1950 or for any other purpose which the Authority may specify by a general or special order.

7. DEVELOPMENT PERMISSION FOR MINING, QUARRYING AND BRICK KILN OPERATIONS:

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

- i) Mining, quarrying and brick kiln operation.

Rs. 500.00 per 0.4 hectare or part there of and a maximum of Rs 2500.00.

- ii) Brick kiln without Chimney.

Rs. 25.00 per 0.1 hectare or part there of and a maximum of Rs. 500.00.

- iii) Processing of lime sagol etc. without construction.

Rs. 25.00 per 0.1 Hectare or part thereof and maximum of Rs. 250.00.

- iv) Renewal of permission for mining, quarrying Rs. 50.00 for one year.

- v) Renewal of permission for brick kiln (without chimney)

Rs 25.00 for one year.

Draft General Development Control Regulations (DGDCR)

- vi) Renewal of permission for processing of sagal, lime etc. without construction Rs. 10.00 for one year.

Note:- Fees to be decided by Competent Authority from time to time.

C. DEVELOPMENT CHARGE:

A copy of the receipt of the Development Charge if any, shall be submitted along with the application form.

Draft General Development Control Regulations (DGDCR)

Form C (a)

Form No. C (a)

Gujarat Town Planning and Urban Development Act, 1976

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

To,
Chief Executive Officer,
DSIRDA

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

Signature :

Date :

1. Applicant's Name :
2. Postal Address :
3. Applicants interest/title in land with respect of record of rights. :
4. Description of land, village, Revenue Survey No. and Area :
5. Present use of land :
6. Proposed use of land :
7. i) Whether in past brick kiln/mining/quarrying was undertaken on the land in question? :
ii) If yes, since which year?
iii) Whether development permission and N.A. permission were obtained? :
8. Total area of land in question :
9. How much area is already put to such use so far? (Please shown on sketch plan) :
10. Area now proposed to be taken up for brick manufacture. :
Please show on sketch plan)
11. Duration (in month/year) for which :

Draft General Development Control Regulations (DGDCR)

permission is sought (Give time -limit for completion or termination of such use)

12. If the permission is asked for renewal :
- i) No. and date of previous permission :
 - ii) Amount of the Security Deposit :

Instruction to applicant regarding sketch plan and documents to be submitted alongwith the application for new permission as well as renewal).

- (1) An extract of the record of rights or any other document showing the ownership of the land owner for this purpose shall be indicated with necessary documentary-proof if the applicant is not the owner of the land in question.
- (2) Zoning certificate from the Authority shall be enclosed along with the application.
- (3) A certified site plan showing the land in question along with surrounding area shall be attached.
- (4) True copies of last years permission.

Draft General Development Control Regulations (DGDCR)

Form 2(A)

FORM NO.2 (A)

CERTIFICATE OF UNDERTAKING OF REGISTERED ARCHITECT/ENGINEER

To

Ref: Proposal work of (Title of the project) C.S.No.R.S.No/F.P.No. Inward No. _____ at
village _____ Taluka _____
T.P.S. No. _____ of _____ (Village/Town/City)

For (Name of Owner/Organiser/Developer/Builder)

Address:

Tel. No.: _____

I am a member of Council of Architects/Engineers and I am possessing current registration to act as registered Architect/Engineer.

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

I also undertake to provide my guidance for the adequate measure to be taken by the owners for installation of plumbing, drainage, sanitation and water supply. The appointment of site supervisor, clerk of works, building contractor, plumbing contractor and electrical contractor shall be made at the appropriate stage by the owner before the relevant work commences.

Signature:

Reg.No. _____ Date:

Name: _____

Address: _____

Tel.No.: _____

Draft General Development Control Regulations (DGDCR)

Form 2(B)

FORM NO.2 (B) CERTIFICATE OF UNDERTAKING OF REGISTERED STRUCTURAL DESIGNER

To

Ref: (Title C.S.No.R.S.No/F.P.No. Proposal of Inward No. the work at of project) village Taluka

T.P.S.No. of (Village/Town/City)

Owner: _____

Address: _____

Tel. No.: _____

I am possessing the required qualification and experience to act as a Structural Designer. This is to certify that I am appointed as the registered structural designer to prepare the structural report, structural details and structural drawings for the above mentioned project. I am fully conversant of my duties and responsibilities under the Regulations and assure that I shall fulfill them in all respects. I have prepared and signed the structural design and drawing of the proposed building as per the prevailing Indian Standard Specifications and further certify its structural safety and stability in design.

I undertake to supply the owner and the supervisor the detailed drawings. If my services are terminated, I undertake to initiate the Authority in writing.

Signature: _____

Reg.No. _____ Date: _____

Name: _____

Address: _____

Tel.No.: _____

(to be struck off if not applicable)

Draft General Development Control Regulations (DGDCR)

Form 2(C)

FORM NO. 2(C)

CERTIFICATE OF UNDERTAKING OF REGISTERED CLERKS OF WORKS/SITE SUPERVISER/DEVELOPER/OWNER

To.....

.....

.....

Ref: Proposed work of.....

(Title of the work)

C.S..NO. /R.S.NO. /F.P.NO.....in word.....

at village.....

Taluka.....in T.P.S NO..... at.....

Owner:

Address:

Tele. No:

I possess a current Registration to act as Registered.....

I hereby certify that I am appointed as a registered.....on the above mentioned project and that all the works under my charge shall be executed in accordance with the stipulations of the National Building Code and relevant standards of the I.S.I.

I am fully conversant with the provisions of the Regulations which are in force and about the Duties and Responsibilities under the same and I undertake to fulfil them in all respect.

* I undertake not to supervise more than ten works at a given time as provided in Development Control Regulations.

* I undertake not to supervise work simultaneously at one point of time on any other sites during my supervision of the execution of this work.

Signature:

Registration No..... Date:

Name.....

Address.....

.....

Tele.No.....

* To be struck off if not applicable

Draft General Development Control Regulations (DGDCR)

Form 2(d)

FORM No 2(d)

CERTIFICATE UNDERTAKING FOR HAZARD SAFETY REQUIREMENT

To,

REF: Proposed work of _____
(Title of project)

C.S. No./RS.NO. (F.P. No.)

In ward No. _____ at Village _____ Taluka T.P.S. No. _____ of
Village/Town/City

1. Certified that the building plans submitted for approval satisfy the safety requirements as stipulated under Building Regulation No. 18.4 and the information given therein is factually correct to the best of our knowledge and understanding.
2. It is also certified that the structural design including safety from hazards based on soil conditions shall be duly incorporated in the design of the building and these provisions shall be adhered to during the construction.

Signature of Owner with
date _____

Name in Block Letters _____

Address _____

Signature of the Engineer/ Structural
Engineer with date _____

Name in Block Letters _____

Address _____

Signature of the Developer with
date _____

Name in Block Letters _____

Address _____

Signature of the Architect with
date _____

Name in Block Letters _____

Address _____

Note: The certificate of Undertaking shall be signed by person concerned as per the provisions of these regulations

Draft General Development Control Regulations (DGDCR)

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

1	Building address	Sub-Plot No.	RSNo/F PNo/Colony	TPScheme Name/No.	Town:	Taluka:	District	
2	Building category	2.1 Type of Construction		Brick masonry or other rectangular units			Dressed stone masonry RCR masonry	
3	Location	3.1 Seismic zone V IV III 3.2 Design intensity (MM/MSK) 3.3 Cyclone zone		V IX 20% 40%	IV VIII 50%	III VII 60% 75% 80% 100%		
4	Foundation	4.1 Soil type at site (Note 2) 4.2 Depth of water table below GL 4.3 Type of footing/ Foundation used	Rocky/Stiff In Meter: _____ Strip with or without sand bed	Medium Individual column footing	Soct/Black Cotton Soil Under-ream piles	Liquefiable Ref.(1) *Any other (specify)		
5	Super-structure	5.1 Storeys etc. 5.2. Mortar 5.3 Floors	Storeys etc. Basements:0/1 G.F: C:L:S =1:1:6 C:L:S =1:4 RC slabs Stone slabs on joints Prefab flooring elements on	1st Floor 2nd Floor Water tank on roof Capacity = _____ Ltr.				

Draft General Development Control Regulations (DGDCR)

6	Safety of sloping roof where used	5.4 Roof	Flat like floors/ Sloping	Trussed/rafter ed/'A' frame/Sloping RC slab AC sheets	beams	* Any other (specify)	Cyclone guidelines Cyclone guidelines
		5.5 Roof covering	CGI sheeting	Morbi tiles		* Any other (specify)	
		6.1 Bracing provided	In plan Yes/No/NA	In plane of rafters Yes/No/NA	In plane of vertical columns Yes/No/NA		
		6.2 Roof anchorage	To walls=by Bolt : length=_____ cm				
7	Load bearing wall building	6.3 Connections	Connecting to Purlins J-bolt/wire	Purlins to rafters Bolt/Wire		Truss elements Welding/Bolts /Nails/Straps	Cyclone guidelines
		7.1 Opening in walls	Control used on sizes Yes/No/NA		Control used on location Yes/No/NA	Strengthening around Yes/No/NA	GSDWA guidelines
		7.2 Bands provided	Plinth band Yes/No/NA	Eave band Yes/No/NA	Roof band Yes/No/NA	Gable band Yes/No/NA	Construction Guidelines 11.3, 16.1
		7.3 Vertical bars	At corners of rooms Yes/No/NA		At Jams of openings Yes/No/NA		Construction Guidelines Clause:11.5, 18
		7.4 Stiffening of floors/ roof with separate units	RC screed & band Yes/No/NA		Peripheral band and connectors Yes/No/NA	Diagonal planks and around band Yes/No/NA	Construction Guidelines Clause:11.4, 17

Note: You have to encircle appropriate data/fact

or

Give relevant fact/data where option is not given

or

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

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

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

- B. Balcony area statement:**
1. Proposed balcony area per floor
 2. Excess balcony area (Total)
- C. Tenement Statement**
1. Area for tenement
 2. Tenement permissible at G.F.
- 3. Tenement existing at All floors**
- G.F.**
- All floors**
- 4. Tenement proposed at G.F.**
- 5. All floors**
- D. Total tenements (3-4)**
- Tenement Particulars**
1. Nos. of rooms per tenement
 2. Toilet units provided for tenement.
- 3. Tenement floor area**
- E. Parking Statement.**
1. Parking space required as per regulations :
 2. Proposed parking space :
 3. Loading unloading area :

V. CERTIFICATE :

i) Existing Structure and adjoining property is seen by me and necessary precaution will be taken for smooth working without any damage to existing work. Manhole connection is possible and is verified by me.

ii) Certified that the plot under reference was Surveyed by me on _____ and the dimensions of sides etc. of plot state on plan are as measure on site and the area so worked out tallies with the area stated in document of ownership/T.P record.

Architect/Engineer/Surveyor Signature.

VI. SIGNATORIES
Signature Name and address with Regn. No.

Signatory

Owner
Architect/Engineer/Surveyor

Draft General Development Control Regulations (DGDCR)

Form 4

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

Draft General Development Control Regulations (DGDCR)

Form D

FORM NO. D. DEVELOPMENT PERMISSION

Permission is hereby granted/refused under section 29(1) (i)/ 29 (1) (ii)/ 29 (1) (iii), 34, 49 (1) (b) of the Gujarat Town Planning and Urban Development Act, 1976

to

(Name of the person)

for

(Description of work)

on the following conditions/grounds

Conditions:

(in case of grant)

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

Grounds:

(in case of refusal)

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

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

b) Site Clearance:

i) Site is not cleared as per the provisions of Development Plan with respect to

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

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

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

iii) Proposed use is not permissible according to the width of road as per the provision No. 11.2.

Draft General Development Control Regulations (DGDCR)

c) Scrutiny of Layout:

Following provisions are not as per the Development Control Regulations

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

d) Scrutiny of Building Requirements:

Following provisions are not as per the Development Control Regulations.

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

Chief Executive Officer/Authorized,
DSIRDA

Draft General Development Control Regulations (DGDCR)

Form 6 (A)

FORM NO. 6 (A)

PROGRESS CERTIFICATE

Plinth Stage/In case of basement casting of basement slab

Reference No.

Owner's Name:

Location:

Submitted on:

Received on:

The Chief Executive Officer,
DSIRDA

Sir,

We hereby inform you that the work of execution of the building as per approved plan, working drawing and structural drawings has reached the Plinth Level and is executed under our supervision.

We declare that the amended plan is not necessary at this stage.

Yours faithfully,

Signature of the
Supervising Engineer/Owner

Date:

Name in block letters: _____

Address: _____

Draft General Development Control Regulations (DGDCR)

Form 6 (B)

FORM NO. 6 (B)

PROGRESS CERTIFICATE – FIRST STOREY

Plinth Stage/In case of basement casting of basement slab

Reference No.

Owner's Name:

Location:

Submitted on:

Received on:

The Chief Executive Officer,
DSIRDA

Sir,

We hereby inform you that the work of execution of the building as per approved plan, working drawing and structural drawings has reached the first storey level and is executed under our supervision.

We declare that the amended plan is not necessary at this stage.

Yours faithfully,

Signature of the
Supervising Engineer/Owner

Date:

Name in block letters: _____

Address: _____

Draft General Development Control Regulations (DGDCR)

Form 6 (C)

FORM NO.6(C)

PROGRESS CERTIFICATE - MIDDLE STOREY IN CASE OF HIGH-RISE BUILDING

Reference No.

Owner's Name:

Location:

Submitted on:

Received on:

The Chief Executive Officer,
DSIRDA

Sir,

We hereby inform you that the work of execution of the building as per approved plan, working drawing and structural drawings has reached _____ storey level and is executed under our supervision.

We declare that the amended plan is not necessary at this stage.

Yours faithfully,

Signature of the
Supervising Engineer/Owner

Date:

Name in block letters: _____

Address: _____

Draft General Development Control Regulations (DGDCR)

Form 6 (D)

FORM NO.6 (D)

PROGRESS CERTIFICATE - LAST STOREY

Reference No.

Owner's Name:

Location:

Submitted on:

Received on:

The Chief Executive Officer,
DSIRDA

Sir,

We hereby inform you that the work of execution of the building as per approved plan, working drawing and structural drawings has reached _____ storey level and is executed under our supervision.

We declare that the amended plan is not necessary at this stage.

Yours faithfully,

Signature of the
Supervising Engineer/Owner

Date:

Name in block letters: _____

Address: _____

Draft General Development Control Regulations (DGDCR)

Form 7

FORM NO.7

COMPLETION REPORT

Reference No.

Owner's Name:

Location:

Submitted on:

Received on:

The Chief Executive Officer,
DSIRDA

Sir,

The work of erection/re-erection of building as per approved plan is completed under the Supervision of Architect/Developer/Engineer who have given the completion certificate which is enclosed herewith.

We declare that the work is executed as per the provisions of the Act and Development Control Regulations/Byelaws and to our satisfaction. We declare that the construction is to be used for _____ the purpose as per approved plan and it shall not be changed without obtaining written permission.

We hereby declare that the plan as per the building erected has been submitted and approved.

We have transferred the area of parking space provided as per approved plan to an individual/association before for occupancy certificate.

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

Yours faithfully,

(Developer's Signature)

(Owner's Signature)

Name of Developer

Name of Owner

Date:

Address:

Encl: Completion Certificate

Draft General Development Control Regulations (DGDCR)

Form 8

FORM NO.8

BUILDING COMPLETION CERTIFICATE

Reference No.

Owner's Name:

Location:

Submitted on:

Received on:

The Chief Executive Officer,
DSIRDA

Sir,

1. The building/s has/have been constructed according to the sanctioned plan.
2. The building/s has/have been constructed as per approved plan and structural design (one set of structural drawings as executed and certified by the Structural Engineer is enclosed) which incorporates the provision of structural safety as specified in relevant prevailing Indian Standard Specifications/ Guidelines.
3. Construction has been done under our supervision / guidance and it adheres to the drawings submitted and records of supervision have been maintained by us.

Signature of the Supervising Engineer/Owner

Signature of the Structural Designer

Date:

Date:

Name in block letters: _____

Name in block letters: _____

Address: _____

Address: _____

Draft General Development Control Regulations (DGDCR)

Form 9

FORM NO.9

FORM OF OCCUPANCY CERTIFICATE

(Brief description of nature of development)

On Survey No. _____ of village _____ Taluka _____
Plot No. _____ T.P. Scheme No. _____ Street _____
Ward/Sector _____ owned by _____ in the
development area, completed and constructed as per plan prepared by _____ under the
supervision of _____ (Architect/Engineer)
(Supervising Engineer/Owner)

Architect has been inspected on _____ and I declare that the development has been carried
out in accordance with the Development Permission No. _____ dated _____ and that
the development is fit for the use for which it has been permitted.

Chief Executive Officer,

DSIRDA

Draft General Development Control Regulations (DGDCR)

Form 10

FORM NO. 10.

Registration for Architect /Engineer /Structural Designer / Clerk of Work/Site Supervisor /, Developer / owner.

APPLICATION FORM

Name :
Address (Local) :
Permanent Address :
Telephone No. :
Qualifications :
Experience :
Are you sewing anywhere? :
(Give detailed address of employer and his No
Objection Certificate)
Registration / Registration renewal fee/remitted :
in person/by M. O. etc.
(No such fees shall be payable by Architect :
registered with council of Architects, India
Last year's Registration No. :
Further particulars, if any :

I hereby undertake to abide by all Rules, Regulations, Standing Orders, Requisitions and instructions given by the Authority and shall carry out duties and responsibilities as prescribed in Development Control Regulations. I also understand that if, I fail to perform my duties as above, the Authority will be entitled to withdraw my Registration and forfeit my Registration fee, if any.

Kindly grant me a new/renewed Registration for the year _____. Registration Book may be sent to me when ready. I send herewith two passport size copies of my photographs signed by me.

Signature of applicant.

Draft General Development Control Regulations (DGDCR)

Form 11

FORM NO. 11.

STRUCTURAL INSPECTION REPORT

(This form has to be completed by registered Structural Designer after his site inspection and verification regarding compliance of all recommendation by the owner, which in the opinion of the registered structural designer are necessary for safety of the structure).

I. Description by title and location of the property including T.P.No., F.P.No. etc.

II. Name of the present owner

III. Description of the structure

Class I or Class II (Briefly describe the property in general and the structure in particular)

(a) Function

Residence (with or Without shops	Apartments (with Without shops	Office or Bldg.	(b) Framed construction Shopping centre	School, with Colleg e	Hostel	Auditoria	Factory
1	2	3	4	5	6	7	8

A. Load
bearing
masonry
wall
construction

B. Framed structure construction and structural materials	Critical load bearing elements Roof Floor	Brick	RCC	Stone	Timber	Steel
		RCC	Timber	RCB	Steel	Jack- arch

IV. Year of construction Year of subsequent additions or rectification's (Please describe briefly the nature of additions or rectification's).

V. Date of last inspection report filed: Last filed by whom (This does not apply to the first report).

VI. Soil on which building is founded :

i) Any change subsequent to construction :

ii) Nearby open excavation :

iii) Nearby collection of water :

iv) Proximity of drain :

v) Underground water-tank :

Draft General Development Control Regulations (DGDCR)

- | | | |
|-------|--|---|
| | vi) R.W. Pipes out-lets | : |
| | vii) Settlements | : |
| VII. | The Super-structure (R.C.C. Frame structure) | : |
| | i) Crack in beam or column nature and extent of crack probable causes. | : |
| | ii) Cover spell | : |
| | iii) Exposure of reinforcement | : |
| | iv) subsequent damage by user for taking pipes, conduits, hanging, fans or any other fixtures, etc | : |
| | v) Crack in slab | : |
| | vi) Spalling of concrete or plaster of slab | : |
| | vii) Corrosion of reinforcement | : |
| | viii) Loads in excess of design loads | : |
| VIII. | The Super-Structure(Steel Structure) | : |
| | i) Paintings | : |
| | ii) Corrosion | : |
| | iii) Joint, nuts, bolts, rivets, welds, gusset plates | : |
| | iv) Bending or buckling of members | : |
| | v) Base plate connections with columns or pedestals | : |
| | vi) Loading | : |
| IX. | The Super-Structure (Load bearing masonry structure) Cracks in masonry walls) | : |
| | (Please describe some of the major cracks, their nature, extent and location, with a sketch, if necessary. | : |
| X. | Recommendations if any | : |

Draft General Development Control Regulations (DGDCR)

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

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

(Signature of the Registered structural Designer and date)

Name of the registered structural designer:

Registration No.

Address: