

# COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS- 2017

## PART – II PLANNING REGULATIONS



(As modified up to October 2019)

Urban Development and Urban Housing Department

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

U.D. & U.H.D.

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## 6 GENERAL PLANNING AND DEVELOPMENT REGULATIONS

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### 6.1 Use Zone Classification & Permissible Uses

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

11. Regulation identified for Local Area Plan (LAP), when prepared for an area, shall prevail over these regulations.
12. For Eco-Sensitive Zone/Area shall also confirm the notification published by the “Ministry of Environment and Forest”, Notification no. S.O.1260 (E), dated, 31<sup>st</sup> May, 2012” and amended from time to time.
13. In case of VUDA notwithstanding contained in these regulations the following additional provisions shall apply.

1. For the residential development in the villages falling within the air pollution boundary, the development shall be carried out as per the following condition:
  - The minimum width of internal road in layout shall be 9.0 mts.
  - Built up area on G.F. shall not exceed 30 %.
  - Tree plantation to the extent or 4 trees per building or 50 trees per hectare is compulsory.
2. Setback: The Set back as mentioned table below from central line of relevant existing road shall be provided where regular line of road.

Sr. No	Road	Distance from the centre line (mts)
1	From Chhani GSFC to Jambuva bypass	20.0
2	From Pratapnagar road to end of Yamuna mill	18.0
3	From Genda Circle upto Vadodara branch canal via Bapu ni Dargah	18.0
4	From Tarsali bus stand upto national highway	15.0
5.	From Bird Circle to Jetalpur underpass	12.0

- The land left open as set back shall be deemed to be part of the street.
- The competent authority may permit the F.S.I of any plot or a building unit on the basis of its original area, if the owner of such a land is prepared to release the effected land by road widening or for construction of new road without claiming any compensation thereof.

3. For all other development areas including VUDA the following additional provisions shall apply:-

Public utility services buildings, which shall include buildings or works developed or undertaken by to Govt. / Semi-Govt. or public undertaking only, such as Sub-station, and receiving station of the electricity Board. Building for infrastructure facilities like bus service, water supply, drainage, sanitation, domestic garbage disposal, pumping station, electricity, purification plant, police building post and telegraph and telecommunication, public urinals, milk, octroi and public telephone booth, fire brigade station, ward and zonal offices of appropriate authority, taxies, scooter and cycle stand and parking plot, garden, nursery, playground and open spaces, canal, communication network first aid medical center, primary health center, dispensary, library, reading room and religious building/places of public worship may be permitted in all zones. The built-up area in



case of religious building up/places public worship shall not exceed 10% of plot area.

#### 4. Landuse Zoning in Hazard Prone Areas.

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

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

<p><b>A. PROTECTION OF AREAS FROM EARTHQUAKES</b></p> <ul style="list-style-type: none"><li>i. In those areas where there are no dangers of soil liquefaction or settlements or landslides, all building structures and infrastructures should be designed using the relevant Indian Standards as provided in the Building Regulations and the National Building Code</li><li>ii. Soils subjected to liquefaction potential under earthquake shaking, can be improved by compaction to desired relative densities, so as to prevent the possibility of liquefaction.</li><li>iii. Buildings and structures could be founded on deep bearing piles going to non-liquefiable dense layers.</li><li>iv. Steep slopes can be made more stable by terracing and construction of retaining walls and breast walls, and by ensuring good drainage of water so that the saturation of the hill-slope is avoided.</li><li>v. Any other appropriate engineering intervention to save the building structures or infrastructure from the fury of the earthquake.</li></ul> <p>Note : The protective action given under (ii) to (v) in this table, 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.</p> <p><b>B. PROTECTION FROM CYCLONIC WIND DAMAGE</b></p> <ul style="list-style-type: none"><li>i. Buildings, structures and infrastructures in the cyclone prone areas should be designed according to the Indian Standards and Guidelines as provided in the Regulations and the National Building Code.</li><li>ii. Light utility structures used for electrical transmission and distribution, and towers for communications, chimneystacks of industrial structures require special design considerations against the cyclonic wind pressures, suctions and uplifts.</li><li>iii. In case the buildings, structures and infrastructures are founded on marine clay deposits it will be advisable to adopt either under-reamed piled foundations, or individual column footing with a reinforced concrete beam located at the level of the ground, or a continuous reinforced concrete strip footing.</li><li>iv. Wherever, the top soil could become slushy due to flooding, the top layer of 30 cm</li></ul>
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**Table 6.1 Protection of Buildings Structures and Infrastructures In Hazard Prone Areas**

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 up to the probable maximum surge level.

**C. PROTECTION OF AREAS FROM FLOODS**

This may require one or more of the following actions.

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

Note:

1. Similar protection methods could be used against flooding caused in cyclone prone areas by high intensity rains or by the storm surge.
2. The concept of land zoning should be kept in mind for areas where protection works are taken up to decide inter-se priority for location of structures considering possibility of failure of protection works during extreme disaster events

5. For Railway Container Depot the permission shall be issued for development of structures of the Railway Department.

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

Sr. No	Use Zone (Designation in Development Plan) or general land use either under Revenue Laws or GIDC Act.	Conceptualised Zone	Code	Permissible Use referred as code. (Codes detailed in Table 6.3)
(1)	(2)	(3)	(4)	(5)
1	Core Walled City	Core Walled Area	CW	AS1, DW1, DW2, DW3, EDU1, H1, H2, HO, INST, M1, M2, PI, PU, REG, REC, SP&L, TEMP.
2	Walled City, Nucleus Vistar 1, Nucleus Vistar 2, Existing Nucleus Node, Gamtal, Gauthan, Residential area A for Alang ADA, Bhavanath for JuUDA, City Area A for JADA, BADA, RUDA, and City Area B for RUDA.	Gamtal	GM	
3	Village Extension, Gamtal Extension, Natural Growth of Village, Buffer zone of Gamtal	Gamtal Extension	GME	Those permissible in CW and EDU2, AS4
4	Residential Zone, Mix Use (Other than Thangadh), Residential Zone -1 (other than GUDA), Residential Zone -2, 3, 4, 5 for GUDA, City Area B for JADA & BADA, City Area C for JADA, BADA&RUDA, City Area E for BADA, Residential Area B for Alang ADA, &N.A. Residential Zone for Kalavad ADA,	Residential 1	R1	Those permissible in CW and AS2, AS3, AS4, EDU2, H3, HO, M3, SE.
5	Residential Zone R2 (other than GUDA), Residential Zone III ( VUDA ), City Area F (BADA)	Residential 2	R2	Those permissible in R1.
6	Residential Zone R3 (other than GUDA & VUDA), Recreation Zone (GUDA), REZ	Residential 3	R3	AS1, AS2, AS3, AS4, DW1, DW2, DW3 (only for area falling within 200 mts on either side of TOZ), EDU1, EDU2, H1, H2, H3, HO, INST, M1, M2, M3, PI, PU, REG, REC, SE, SP&L, TEMP.
7	Residential Zone R1 GUDA	Residential 4	R4	Those permissible in R1.
8	Residential Renewal Zone (GUDA)	Residential 5	R5	DW3, PU, PI.
9	Residential Affordable Housing Zone – 1 of AUDA	Residential Affordable Housing-1	RAH1	<ul style="list-style-type: none"> <li>DW3, EDU1, EDU2, H1, H2, INST, PU, PI, and TEMP.</li> <li>Maximum aggregated 10 % of total utilised FSI for M1 / M2 / AS1 / SE.</li> <li>In AUDA, DW1 and DW2 type building shall be permitted in RAH-1 zone for layout of small sub-plotting having NA permission and layout approved prior to Dt.13/02/2009.</li> </ul>
9a	Residential Affordable Housing Zone (Overlay Zone), Residential Affordable Housing Zone	Residential Affordable Housing	RAH	<ul style="list-style-type: none"> <li>DW3, EDU1, EDU2, H1, H2, INST PU, PI and TEMP.</li> <li>Maximum aggregated 10% of total utilised FSI for M1 / M2 / AS1 / SE.</li> </ul>
10	Restricted Residential Zone, Restricted Area, Flood Prone Area / Zone, Restricted Zone RZ1, RZ2, RZ3, RZ4, RZ5 of VUDA, Hazard Prone Area, Defence Zone	Restricted Zone	RZ	Those permissible in R1 with condition specified in the Regulation of Restricted Zone, H1 and H2.
11	Local Commercial Zone, Commercial Zone excluding of UDA.	Commercial 1	C1	AS1, AS2, AS3, AS4, DW1, DW2, DW3, EDUI, EDU2, H1, H2, H3, HO, INST, M1, M2, M3, PI, PU, REC, REG, SP&L, SE, ST and TEMP.
12	Commercial Zone of UDA, Commercial Zone-I, Commercial Zone - II, Commercial	Commercial 2	C2	Those permissible in C1.

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

Sr. No	Use Zone (Designation in Development Plan) or general land use either under Revenue Laws or GIDC Act.	Conceptualised Zone	Code	Permissible Use referred as code. (Codes detailed in Table 6.3)
(1)	(2)	(3)	(4)	(5)
	Zone- III (other than GUDA), Commercial Zone IV (other than GUDA)			
13	Commercial Zone III & IV of GUDA	Commercial - 3	C3	Those permissible in C1.
14	General Commercial Zone (GCZ), General Commercial Zone	Commercial - 4	C4	Those permissible in C1 and TO.
15	Central Business District	Commercial – 5	C5	Those permissible in C1 and TO.
16	Industrial Zone General, Industrial Zone, Non Obnoxious & Non Hazardous Industrial Zone, Light Industrial Zone, Industrial-A, GIDC.	Industrial Zone- 1	IZ1	AS2, AS3, AS4, EDU2, H1, H2, H3, IN1, IN2, M1, M2, M3, PI, PU, REC, REG, SP&L, SE, ST and TEMP. However, in a building used for IN1 or IN2, maximum aggregated 20% of utilized FSI shall be permitted for DW2/ DW3 with units of built-up area upto 66sq.mt.
17	Industrial Buffer Zone	Industrial Zone - 2	IZ2	Those permissible in IZ1 and IN3 & IN4.
18	GIDC Estate 1	Industrial Zone - 3	IZ3	IN1, IN2, IN3, M1, M2, and SE.
19	GIDC Estate 2	Industrial Zone - 4	IZ4	Those permissible in IZ3 and ST.
20	Heavy Industrial Zone, Industrial Zone- Special, Obnoxious & Hazardous Industrial Zone	Industrial Zone - 5	IZ5	REG, SE, ST, TR, PI, PU, I2, IN4, DW2 & DW3 both max. upto 20% of utilized FSI with units of built-up area upto 66.0 sq.mt.
21	Industrial-B	Industrial Zone - 6	IZ6	IN1, IN2, those permissible in C1, DW2 & DW3 both max. upto 20% of utilized FSI with units of built-up area upto 66.0 sq.mt.
22	Mix Industrial Use	Industrial Zone - 7	IZ7	AS2, AS3, AS4, DW1, DW2, DW3, EDU2, H1, H2, H3, IN1, IN2, M1, M2, M3, PI, PU, REC, REG, SP&L, SE, ST and TEMP.
23	Education Zone, Educational Purpose, Education, Religious & other Facilities, Service & Institutional Purpose, Institutional, Knowledge Precinct, Institutional Zone II, Institutional Zone III, Institutional Zone IV (other than GUDA), Special Node I (I.T., Finance Services and Related Activities), Special Node 1 Special Node 2(Technology and Bio tech Park), Special Node 2, Health Node, Knowledge Township (VUDA)	Knowledge and Institutional Zone- 1	KZ1	AS2, DW1, DW2, DW3, EDU1, EDU2, HO, INST, M1, M2, PU,PI, REC, REG, SP&L, TEMP.
24	Institutional Zone –IV (GUDA)	Knowledge and Institutional Zone-2	KZ2	Those permissible in KZ1.
25	Essential Public Purpose, Public Service, Necessary Public Service, Public Purpose (other than RUDA), Public & Semi-Public Purpose, Public Utility, Public Utility & Services, Neighbourhood Centre & Town Centre, Public Purpose Building, Existing Public Purpose, Public / Semi-public, Parking, Public Use	Public Purpose Zone - 1	PPZ1	PU, PI.
26	Public Purpose (RUDA)	Public Purpose Zone - 2	PPZ2	AG1, AG2, AG3, AS4, DW1, EDU1, EDU2, INST, PI, PU,

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

Sr. No	Use Zone (Designation in Development Plan) or general land use either under Revenue Laws or GIDC Act.	Conceptualised Zone	Code	Permissible Use referred as code. (Codes detailed in Table 6.3)
(1)	(2)	(3)	(4)	(5)
				REC, REG, SP&L, ST.
27	Recreational, Recreational Zone 1, Recreational Zone 2, Green Institutional Zone-GI 1	Recreation Zone	REZ	Botanical Garden, DW1, PI, PU, REG, REC, SP&L, TEMP, Natural Reserve and Sanctuary, Race Track, Shooting Range, Zoo, Nursery, Stadium.
28	Parks, Gardens and Open Space	PGO	P	REC, SP&L REG, PI, PU.
29	Agriculture Zone, Agriculture, General Agriculture Zone	Agriculture – 1	AGZ1	AG1, AG2, AG3, AS4, DW1, EDU1, EDU2, HO, INST, IN3, PI, PU, REC, REG, SCK, ST, SP&L, TEMP and TR.
30	Prime Agriculture, Agriculture (SP), Agriculture Special, High-tech Agriculture, Hi-Tech Agriculture Use	Agriculture – 2	AGZ2	AG1, AG3, EDU1, EDU2, PI, PU. (However service apartment, bread and breakfast, guest house, hotel, motel, lodging and boarding shall not be permitted.)
31	Restricted Agriculture Zone	Agriculture – 3	AGZ3	Zoo and Botanical Garden and Any activity undertaken by Government for infrastructure
32	Restricted Agriculture Zone (High Flood Zone)	Agriculture – 4	AGZ4	AG1, PI, PU, TEMP (However, service apartment, bread and breakfast, guest house, hotel, motel, lodging and boarding shall not be permitted).
33	Logistics Zone, Logistic Park, Transport Node, Transport & Communication, Public Purpose (ST).	Logistics Zone	LZ	AS1, AS3, DW2 & DW3 (both max. upto 20% of utilised FSI with units of built-up area upto 66.0 sq.mts for industrial workers), H1, HO, INST, IN1, IN2, M1, M2, M3, PI, PU, REG, SE, ST, TR.
34	Special Plan Development Zone of GIFT	Special Plan Development Zone - 1	SPD1	As per GIFT Master Plan.
35	Special Plan Development Zone of Sabarmati Riverfront Development	Special Plan Development Zone - 2	SPD2	As per SRFDCL Master Plan.
36	SPD- Science Park	Special Plan Development Zone - 3	SPD3	Those permissible in R1.
37	SPD-Gandhi Ashram Special Development Area	Special Plan Development Zone - 4	SPD4	Those permissible in R1.
38	Transit Oriented Zone, Smart City Node/ Transport Node, High density zone available in both the sides of 200 mtr. from the edge of the road.	Smart City & TOZ	SPD5	Those permissible in R1, C1, REZ.
39	Closed Textile Mill Zone	CZ	CZ	Those permissible in KZ1, RAH.
40	Forest Land	Forest Zone	FZ	As per the permission of competent authority and subject to Defence and Central Govt. Regulation.

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

Sr. No	Use Zone (Designation in Development Plan) or general land use either under Revenue Laws or GIDC Act.	Conceptualised Zone	Code	Permissible Use referred as code. (Codes detailed in Table 6.3)
(1)	(2)	(3)	(4)	(5)
41	Fishing Beach Zone	Special Zone 1	SZ1	As per Environment Protection and CRZ criteria only Temporary use from wooden and cloth made materials for fishing purpose activity.
42	Buffer Zone	Special Zone 2	SZ2	As per IZ1
43	Hilly Area	Special Zone 3	SZ3	As per Environment Regulation
44	Heritage Zone, Heritage Precinct (SZ4)	Special Zone 4	SZ4	Subject to Heritage Regulations
45	Residential Tourist Accommodation Zone	Special Zone 5	SZ5	DW1, DW2, DW3, HO, M1, M2, M3, PI, PU, REC, REG, and TO.
46	Special Tourism Project Area	Special Zone 6	SZ6	DW3, M2, M3, REC and TO.
47	Vacant Land	Vacant Land	VL	No development permission
48	Heritage Area	Heritage	HA	DW1, DW2, DW3, M1, M2, HO, The owners of these heritage structures and buildings shall be required to conserve the following original aspects of their Buildings: a) All Facades b) Building Footprint c) Character of Open Spaces such as courtyards, <i>khadki</i> , streets, etc.
49	Mix Use Zone (Thangadh)	Mix Zone	MUZ	AS1, AS2, AS3, AS4, DW1, DW2, DW3, EDU1, EDU2, H1, H2, H3, HO, IN1A, IN1 and IN2 for Pottery/Ceramic Industries on Width of Proposed Road shall not be less than 9.0 mts and 30 to 35 % land shall be kept open for loading/unloading & Storage, INST, M1, M2, M3, PI, PU, REC, REG, SP&L, SE, ST and TEMP.
50	For D8 & D10 category development area.			
	a. Gamtal Area	---	GMD8	AS1, DW1, DW2, DW3, EDU1, HO, INST, M1, M2, PI, PU, REC, REC, SP&L and TEMP.
	b. Outside the gamtal area but within and up to 200 mts from periphery of gamtal boundary.	---	RMD8	Those permissible in GMD8 and AS2, AS3, AS4, EDU2, HO, M2, SE, SCK
	c. Outside the gamtal area but greater than 200 mts from periphery of gamtal boundary.		RMD9	Those permissible in CW and AS2, AS3, AS4, HO, IN1, IN2, IN3, IN4, M2, M3, SCK, SE, ST, AG1, AG2.
51	GIDC		GIDC	As specified by GIDC
	Note:			

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

<b>Sr. No</b>	<b>Use Zone (Designation in Development Plan) or general land use either under Revenue Laws or GIDC Act.</b>	<b>Conceptualised Zone</b>	<b>Code</b>	<b>Permissible Use referred as code. (Codes detailed in Table 6.3)</b>
<b>(1)</b>	<b>(2)</b>	<b>(3)</b>	<b>(4)</b>	<b>(5)</b>
	<ol style="list-style-type: none"><li>1. The Use zone for Sr. no 50 and 51 are general land use uses controls or under GIDC Act. They are not designated under the GTP&amp;UD Act.</li><li>2. In other than urban area, the regulations of D8 category shall be applicable with the condition of maximum building height permissible to be 16.5 mt.</li></ol>			

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

Sr. No.	Use		Uses
	Classification	Code	
(1)	(2)		(3)
1	Dwelling-1	DW1	Detached dwelling unit, Clinic not having indoor treatment facility.
2	Dwelling-2	DW2	Semi-detached dwelling unit, Row House, Tenement, Chawls, Farm House, Clinic not having indoor treatment facility, Cottage Industry (not involving use or installation of any kind which may create noise, vibration, fume dust etc.) Home occupant and cottage industry shall not be permitted in tenement dwelling/ flats. Part of Residential building may be used for professional requirements, as office, by advocate, doctors, architects, engineers and chartered accountants and Jari Industry.
3	Dwelling-3	DW3	Apartment, Hostel, Dharamshala, Pre-school and Affordable Housing
4	Mercantile-1	M1	Shop, Business, Restaurant, Shopping Centre, Light Home Workshop, LPG Cylinder Godown, Service Establishment , Clinic, Fitness Centre
5	Mercantile-2	M2	Shopping Mall, Laboratory, Nursing Home, Maternity Home, Kerosene Depot, Corporate Offices, Call Centres, Training Centres, CinePlex (having maximum seating capacity of 40 seats).
6	Mercantile-3	M3	Wholesale Market, Indoor Hospital, Diamond Industry, Wholesale Market and their ancillary uses, Activity Related to I.T.
8	Educational-1	EDU1	Primary Schools, Secondary Schools, Higher Secondary Schools,
9	Educational-2	EDU2	College, Polytechnic, University and ancillary use.
10	Assembly-1	AS1	Community Hall, Banquet Hall, Town Hall
11	Assembly-2	AS2	Convention Centre, Exhibition Hall, Auditorium, Planetarium, Stadium, Museum, Exhibition Halls, Wadi
12	Assembly-3	AS3	Theatre, Cinema, Multiplex, Drive-in Cinema, Clubs, Golf Course
13	Assembly-4	AS4	Party Plot, Garden Restaurants
14	Institutional	INST	Research Centres, Dwelling-1,2 &3, Retail Shop and Restaurants as a part of Educational Institute up to 20% of Utilised FSI
15	Religious	REG	Temples, Church, Mosque, Gurudwara, Synagogue, Upashraya, Sant Niwas or any Religious Structure.
16	Hospitality	HO	Bed and Breakfast, Guest House, Lodging and Boarding, Hotel, Motel, Serviced Apartment
20	Service Establishment	SE	Auto Repair, Workshop, Wood Workshop, Fabrication, Public-Garage
21	Industrial-1	IN1	All type of Light, Service Industries, Small Factories, Warehouses, Newspaper Printing Press, Concrete Batching Plant, stone cutting and polishing; Poultry Farm, Dairy, Assembly Plant, Shipping Recycling Unit, Scrape Processing/Cutting Unit, Scrap Shorting Yard, Industrial Row House
21A	Industrial-1A	IN1A	All industries manufacturing tiles, feeting for bathroom and sanitary wares, ceramic, ceramic store, clay, glass and also ancillary industries related to manufacture of tiles, clay bricks, concrete blocks for paving and other materials and their utensils.
22	Industrial-2	IN2	All Industries except Obnoxious and Hazardous Industries, Junk Yard, Textile Units, Ice Factory, Quarrying of Stone, Quarrying of Gravel , Quarrying of Clay, Dumping of Solid Waste, Steel re-rolling, Metal Manufacturing/Sorting etc., Oil Processing/ Storage.
23	Industrial-3	IN3	Slaughter House, Meat Processing Units, Leather Processing Units, Cold Storage, Oxygen Plant, Agro Industries, Packaging, Mechanical Engineering, Fly Ash.
24	Industrial-4	IN4	Fuel Storage, Storage of inflammable materials, Thermal Power Plant, Power Plant, Gas Plant, Storage of Hazardous Materials, Obnoxious and Hazardous Industries, Chemical Industries, Obnoxious and Hazardous Uses, Dying House
25	Storage	ST	Warehouse, Godown, Cold Storage, Timber Mart, Steel Stockyard, Ice



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

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

## 6.2 Permissible Uses with respect to road width.

1. Subject to other regulations, uses in a Building-unit shall be regulated according to the width of the road on which it abuts as shown in table no 6.4.
2. The Industrial uses and Public Utility structure shall not be regulated on the basis of Road Width.

3. The extent of commercial (M1 & M2) uses in all Zones of D1 to D7 (A) and D7(B) category except Commercial Zone (C1 to C4) shall be regulated according to the width of the road on which it abuts.
4. All permissible non-residential uses in residential zones of whatever category may be permitted on the ground floor or any other floor in a residential dwelling if provided with separate means of access/staircase.
5. A part of residential building may be permitted for use as office in case of professional requirements such as for advocates, doctors, architects, engineers, chartered accountants etc. This is subject to a maximum 50 sq.mt and parking for this purpose shall be provided as per commercial basis.

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

Sr. No.	Road Width	Building Uses Permissible		Restrictions for Commercial Use (M1 & M2)
		Core Wall (CW) & Gamtal (GM)	Other than Core Wall (CW) & Gamtal (GM)	
(1)	(2)	(3)	(4)	(5)
1	less than 9 mt	DW1, DW2, DW3, H1	<ul style="list-style-type: none"> <li>• DW1, DW2, REG, H1</li> </ul>	
2	9 mt and less than 12 mt	All permitted in Sr. No1 and M1, M2, HO, H1	All permitted in Sr. No1 and DW3, EDU1, REG, AS1(G+1), M1 & M2, H1, H2.	Ground Floor Only
3	12 mt and less than 18 mt	All permitted in Sr. No. 2 and REG, PI, H2	All permitted in Sr. No. 2 and AS1, H3, PI, PU, TEMP. In addition for RUDA M3, HO, INST, SP&L, REC, SE, M2, EDU2, AS3, AS4.	<ul style="list-style-type: none"> <li>• Ground and First Floor Only.</li> <li>• For RUDA and D2 category, all floors, if hollow plinth is kept open for parking</li> </ul> Provided that such uses shall be permitted in D2 category on less than 15mt. wide road, after keeping a setback of 7.5mt. from the centre line of the road.
4	18 mt and less than 24 mt	DW1, DW2, DW3, M1, M2, REG, AS1, HO, PI, H1, H2, H3	DW1, DW2, DW3, M1 (Including Multiplex/Cinema theatre up to total combined seating capacity of 3 screens), M2, REG, EDU1, EDU2, INST, HO, AS1, AS4, SE, TEMP, REC, SCK, PI and PU, H1, H2, H3.	All Floors
5	24 mt and less than 30 mt	All permitted in Sr. No. 4, H4	All permitted in Sr. No. 4 and M1 (Including Multiplex/Cinema theatre up to total combined seating capacity of 5 Screens), H4.	All Floors

6	30 mt and more	All permitted in Sr. No. 5 and EDU1	All permitted in Sr. No. 5 and M3, ST, TR, SP&L, SCK, AS2, AS3.	All Floors
<p>Note:</p> <ol style="list-style-type: none"> <li>1. Uses permissible in logistic zone shall be allowed irrespective of road width of TP Scheme</li> <li>2. Commercial use on ground and first floor shall be permitted on existing building or otherwise abutting on a road which is less than or equal to 12 mt. Provided that a setback of 7.5 mt, from the center line of the road is kept and provided further that the land falling in the setback shall be handed over to the competent authority without any compensation. Also for the computation of FSI the area of building unit prior to setback shall be considered.</li> </ol>				

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

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

- a. The maximum permissible FSI, the chargeable FSI on a Building-unit for different categories and different zones shall be regulated as per the tables 6.5A, 6.5 to 6.20. In the tables, wherever zones are not specified, it shall be regulated to relevant provisions. Regulation no.6.3.1(d) & Table No.6.5A has overriding effect on other tables of D1, D2, D4 & D7A categories FSI.
- b. In case of residential affordable housing purposes, the rates for chargeable FSI shall be according to its policies.
- c. For the GME area, the total amount collected from chargeable FSI, the appropriate authority shall contribute 50% to the Local Body for which GME area relates to, and such amount available to local body shall only be used for public purpose.
- d. In D1, D2, D4 & D7A categories, FSI specified in Table No. 6.5A shall be available on the building unit within 200 mt on either side of 36.00 mt or greater road. The distance of 200 mt shall be calculated from the edge of the road and area falling within having minimum base FSI 1.5.

Provided that, It shall not be applicable in Transit Oriented Zone of AUDA & RUDA, Central Business District Zone of AUDA and Commercial Zone II of GUDA.

**Table 6.5A : Category D1, D2, D4 and D7(A) maximum permissible FSI**

Sr. No.	Road Width(RW) (mts)	FSI Permissible		
		Base (Free)	Chargeable (40% of the jantri rate)	Maximum
(1)	(2)	(2)	(3)	(4)
1	RW ≥ 36.0 mt to RW < 45 mt	As per Base Zone	Remaining	3.6
2	RW ≥ 45	As per Base Zone	Remaining	4.0

Note :

1. If, the line of 200 mt. on both sides of road greater than or equal to 36 mt, divides a Survey No./Block No./Final Plot No., the entire Maximum Permissible FSI shall be permissible for development, irrespective of the part of the Survey No./Block No./Final Plot No. This incentive shall not be valid for Survey Numbers amalgamated with Survey Numbers outside this area after

**Table 6.5A : Category D1, D2, D4 and D7(A) maximum permissible FSI**

Sr. No.	Road Width(RW) (mts)	FSI Permissible		
		Base (Free)	Chargeable (40% of the jantri rate)	Maximum
(1)	(2)	(2)	(3)	(4)
the date of publication of the this notification..				
2. In Table no.6.5,6.7 & 6.10, Transit Oriented Zone of AUDA & RUDA, Central Business District Zone of AUDA and Commercial Zone II of GUDA maximum permissible FSI shall be as mentioned in use and control FSI table of respective Authority.				

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

Sr. No.	Use Zone	Code	FSI Permissible		
			Base (Free)	Chargeable (40% of the jantri rate)	Maximum
(1)	(2)	(3)	(4)	(5)	(6)
1	Core Walled City	CW	2.0	Nil	2.0
2	Gamtal	GM	2.0	Nil	2.0
3	Gamtal Extension	GME	1.2	0.6	1.8
4	Residential Zone I	R1	1.8	0.9	2.7
5	Residential Zone II	R2	1.2	0.6	1.8
6	Residential Zone III	R3	0.3	Nil / 0.9 (For EDU1 and EDU2 only)	0.3 / 1.2 (For EDU1 and EDU2 only)
7	Commercial Zone	C2	1.8	0.9	2.7
8	Logistics Zone	LZ	1	0.5	1.5
9	Industrial Zone – General	IZ1	1.0	0.8 for commercial use	1.8
10	Industrial Zone – Special	IZ5	1.0	Nil	1.0
11	Knowledge and Institutional Zone	KZ1	1.8	Nil	1.8
12	Residential Affordable Housing Zone-1	RAH1	1.8	0.9	2.7
	Residential Affordable Housing Zone	RAH	Base Zone / 1.8 (for RAH use only as per regulation no. 8.2)	0.9 (for RAH only)	2.7
13	Recreation, Gardens and open space	P	0.15	Nil	0.15
14	Central Business District	C5	1.8	3.6	5.4
15	General Agricultural Zone	AGZ1	As per Table 6.20		
16	Prime Agricultural Zone	AGZ2	As per Table 6.20		
17	Special plan development (SPD) zone - SRFDCL	SPD2	As per SRFDCL Master Plan.		
18	SPD – Science Park	SPD3	1.8	0.9	2.7
19	SPD – Gandhi Ashram	SPD4	As applicable	Nil	As applicable

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

Sr. No.	Use Zone	Code	FSI Permissible		
			Base (Free)	Chargable (40% of the jantri rate)	Maximum
(1)	(2)	(3)	(4)	(5)	(6)
	Special Development Area.				
20	Restricted Agriculture Zone	AGZ3	As per Table 6.20		
21	Transit Oriented Zone	SPD5	As Per Base Zone	Remaining for TOZ use only	4.0

**Note :** Restricted Agriculture Zone A-3 means the land bearing survey No. as mentioned in the Gazette of India Extraordinary no. 331 part II section 3 sub-section (ii) published on Dt. 09-02-2015 by Ministry of Environment and Forest (MoEF) Government of India and as amended as time to time by GOI.

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

Sr. No.	Use Zone	Code	FSI Permissible in Sector		Plot Size (Sq. Mt.)	Max. Building Height (Mt.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	Residential Zone I	R4	All	NA	50 & ≤135	10.5*
					>135 & ≤540	13.0 *
						16.0
2	Residential Zone II	R1	All	NA	All Plots	13 mt or G+2
3	Residential Zone III	R3	All	NA	<330	13.0 *
					≥330	13.0 *
						16.0
4	Residential Renewal Zone – 1	R5	All	2.5	All Plots	25.0
5	Commercial Zone I	C2	6, 11, 12, 16 & 23	NA	≥1000	25.0
				NA	<1000	16.5
			5, 21, 24	NA	≥1000	10.0
			11 auctioned plots for commercial	NA	≥1000	35.0
6	Green Institutional Zone	REZ	All	NA	All Plots	10.0 & Maximum ground coverage shall be 40%
7	Institutional Zone II	KZ1	All	NA	All Plots	16.5
8	Institutional Zone III	KZ1	All	1.5	All Plots	30.0
9	GIDC Estate	IZ3	All	2.0	All Plots	25.0
10	GIDC Estate	IZ4	All	1.0	All Plots	25.0
12	Recreational Zone II	R3	All	0.3	All Plots	8.0

Note: \*means the maximum height does not include the hollow plinth. In all other cases the hollow plinth shall be included in the height. NA means no FSI restrictions.

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

Sr. No.	Use Zone	Code	FSI- Permissible (Base)	FSI-Charge-able	FSI-Maximum Permissible
(1)	(2)	(3)	(4)	(5)	(6)
1	Residential Zone IV	R1	1.8	0.45	2.25
2	Residential Zone V	R1	1.5	0.75	2.25

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

Sr. No.	Use Zone	Code	FSI- Permissible (Base)	FSI-Charge-able	FSI-Maximum Permissible
(1)	(2)	(3)	(4)	(5)	(6)
3	Commercial Zone II	C1	1.8	2.2	4.0
4	Commercial Zone III	C3	1.25	2.75	4.0
5	Institutional Zone IV	KZ2	1.2	0.30	1.5
6	Gamtal	GM	2.0	Nil	2.0
7	Natural Growth of Gamtal <sup>1</sup>	GME	1.25	0.55	1.8
8	Residential Affordable Housing Zone	RAH	As per Base Zone	Nil	As per Base Zone
			1.8 (for RAH use only)	0.9 (For RAH only)	2.7
				Nil	1.8
9	Agricultural Zone	AGZ1	As per Table 6.20		
10	Hi Tech Agriculture Use	AGZ2	As per Table 6.20		
11	Defence Zone	RZ	-	-	-
12	Special Planned Development (SPD) Zone- Gujarat International Finance Tech City	SPD1	As applicable	Nil	As Applicable
13	Recreational Zone I	R3	0.3	Nil	0.3

Note:

1. Natural Growth of Gamtal – In Gamtal Extension Zone of Randheja Village, the base FSI shall be 1.5. Maximum Permissible FSI shall be 2.0 of which 0.5 shall be chargeable.
2. Regulation of GIDC estate in GMC as per Table 6.6 shall be made applicable in GIDC estate zone in GUDA - Non GMC area also.

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

Sr. No.	Use Zone	Code	Permissible FSI		
			Base (Free)	Chargeable (at 40% of Jantri rate)	Maximum
(1)	(2)	(3)	(4)	(5)	(6)
1	Gamtal	GM	2.0	Nil	2.0
2	Natural Growth of Village	GME	1.2	0.6	1.8
3	Residential/ Commercial	R1/C2	1.8	0.9	2.7
4	Industrial	IZ1 & IZ5	1.0	0.8 for commercial use.	1.8
5	Agriculture	AGZ1	As per table 6.20		
6	Recreational zone	REZ	0.25	Nil	0.25
7	Educational Purpose	KZ	1.2	Nil	1.2
8	Residential Zone*	SPD5	0.6	3.4 **	4.0

Note:

1. \*500 mt on both the sides of 90 mt wide by ring road.
2. \*\*Out of 3.4 FSI, 0.6 to 1.2 FSI shall be @ 20% of Jantri rate.

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

Sr. No	Use Zone	Code	Permissible FSI		
			Base (Free)	Chargeable (at 40% of Jantri rate)	Maximum
(1)	(2)	(3)	(4)	(5)	(6)
1	Existing Nucleus / Gamtal	GM	2.0	NIL	2.0
2	Residential Zone 1, Commercial Zone 1/ General Commercial Zone	R1/C1/C4	1.8	0.9	2.7
	Residential Zone 2	R2	1.2	1.3 2.4	2.5 3.6**
3	Residential Zone 3	R3	0.75	1.75	2.5
4	Restricted Residential Zone	RZ	1.8	0.3	2.1
5	Natural growth of village	GME	1.6	0.2	1.8
6	Industrial Zone	IZ1 & IZ5	1.0	NIL	1.0
7	Special Node1, Special Node 2, Knowledge Township, Health Node	KZ1	1.2	1.3	2.5
8	Agricultural Zone	AGZ1	As per Table 6.20		
9	Recreation	REZ	0.25	Nil	0.25
10	Restricted Area (RA)	RZ	0.3	Nil	0.3
11	Restricted Zone RZ – 1, RZ-2.	RZ	0.3	Nil	0.3
12	Restricted Zone RZ – 3, RZ – 4, RZ-5	RZ	Nil	Nil	Nil
13	Public / Semi Public	PPZ1	1.0	Nil	1.0

Note:

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

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

Sr. No.	Zone	Code	Base F.S.I	Chargeable F.S.I	Maximum Permissible F.S.I
(1)	(2)	(3)	(5)	(6)	(7)
1	City Area - A	GM	2.25	-	2.25
2	City Area - B	GM	2.00	0.5	2.5
3	Gamtal	GM	2.25	-	2.25
4	Gamtal Extension	GME	1.5	0.3	1.8
5	TOZ	SPD5	1.8	2.2	4.0
6	Residential	R1	1.8	0.9	2.7
7	Commercial	C2	1.5	0.7	2.2
8	Recreational	REZ	0.15	-	0.15
9	Industrial	IZ1	1.2	0.3	1.5
10	Obnoxious & Hazardous	IZ5	1.2	0.3	1.5
11	Special Industrial	IZ5	1.2	0.3	1.5
12	Transport Node	LZ	1.5	-	1.5
13	Agriculture	AGZ1	As per Table 6.20		

**Table 6.11: Use control and F.S.I. : Category D2 JADA**

Sr. No.	Use Zone	Code	Base FSI (Free)	Chargeable FSI (at 40% of jantri rate)	Maximum FSI
(1)	(2)	(3)	(5)	(6)	(7)
1	Residential Zone (City Area A)	GM	2.0	Nil	2.0
2	Residential Zone (City Area B), Commercial Zone (City Area B)	R1/C1	1.8	0.9	2.7
3	Residential Zone (City Area c), Commercial Zone(City Area C)	R1/C1	1.8	0.9	2.7
4	Industrial Zone (Non obnoxious & Non Hazardous Industrial Zone or Obnoxious & Hazardous Industrial Zone)	IZ1 & IZ5	1.0	NIL	1.0
5	Recreational Zone	REZ	0.15	Nil	0.15
6	Public Purpose Zone	PPZ1	1.5	NIL	1.5
7	Agriculture Zone	AGZ1	As per table 6.20		
8	Heritage Structure		As decided by competent Authority		

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

Sr. No.	Zone	Code	Base FSI (Free)	Chargeable FSI (at 40% of jantri rate)	Maximum FSI
(1)	(2)	(3)	(5)	(6)	(7)
1	Gamtal	GM	2.0	Nil	2.0
2	Village Extension (villages Gamtal falling within agriculture Zone only for natural growth of village)	GME	1.6	0.2	1.8
3	Residential Zone (R-1)	R1	2.0	0.7	2.7
4	Residential Zone (R-2)	R2	1.6	0.6	2.2
5	Commercial Zone	C2	1.6	0.6	2.2
6	Industrial Zone	IZ1 & IZ5	1.0	Nil	1.0
7	Public Purpose Zone	PPZ1	1.5	Nil	1.5
8	Recreational	REZ	0.15	-	0.15
9	Agriculture Zone	AGZ1	As per Table 6.20		
10	Agriculture (SP) Zone	AGZ2	As per Table 6.20		
11	Transport and Communication	LZ	1.0	0.5	1.5

Note :-

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



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

Sr. No.	Use Zone	Code	F.S.I. Permissible (Base)	F.S.I. Chargeable (at 40% of jantri rate)	F.S.I. Maximum Permissible
(1)	(2)	(3)	(4)	(5)	(6)
1	Bhavanath Area	GM	2.25	NIL	2.25
2	Gamtal Area (Walled City of Junagadh)	GM	2.25	0.75	3.0
3	Gamtal (Other than Walled City of Junagadh), Gamtal Extension	GME	1.5	0.3	1.8
4	Residential Zone	R1	1.8	0.9	2.7
5	Commercial Zone	C2	1.8	0.9	2.7
6	Industrial Zone	IZ1 & IZ5	1.2	0.3	1.5
7	Recreational Zone	REZ	0.15	NIL	0.15
8	Public Purpose Zone	PPZ1	1.0	NIL	1.0
9	Agriculture Zone	AGZ1	As per Table 6.20		

**Note:-**

The development permission for Eco Sensitive Area shall also confirm the notification published by "Ministry of Environment and Forest, Notification No. S.O. 1260 (E), Dated, 31<sup>st</sup> May 2012" attached in Appendix.

As per the said notification authority has to prepared zonal master plan for "Girnar Eco-Sensitive Area" The F.S.I. and built-up area under these Regulations shall prevail over the FSI and built-up area prescribed in T.P. Schemes within and outside Gamtal and walled city area if any. In case of Eco-Sensitive Zone new construction according to the provision of sanctioned revised development plan, where permissible height is not achieved even after consumption of permissible FSI. Chargeable FSI may be permitted subject to other provision of the regulation provided that the building unit shall be abut on min. 12.0 Mt. road. Provided for such construction stability report shall be furnished for the existing and new construction by Authorized structural Engineer.

Provided that, in Gamtal area chargeable FSI can be allowed on road having width of 12.0 Mt. or more.

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

Sr. No.	Use Zone	Code	F.S.I. Permissible (Base)	F.S.I. Chargeable (at 40% of jantri rate)*	F.S.I. Maximum Permissible
(1)	(2)	(3)	(4)	(5)	(6)
1	Core area	GM	2.5	Nil	2.5
2	Gamtal other than Bharuch and Ankleshwar	GM	1.5	Nil	1.5
3	Gamtal Extension	GME	1.2	0.6	1.8
4	Residential Zone 1	R1	1.8	0.9	2.7
5	Residential Zone 2	R2	1.5	0.6	2.1
7	Industrial Zone	IZ1	1.0	Nil	1.0
8	Industrial Buffer	IZ2	1.0	Nil	1.0
9	Institutional Zone	KZ1	1.8	Nil	1.8
10	Recreational Zone	REZ	0.15	Nil	0.15
11	Logistic Park	LZ	1	Nil	1

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

Sr. No.	Use Zone	Code	F.S.I. Permissible (Base)	F.S.I. Chargeable (at 40% of jantri rate)*	F.S.I. Maximum Permissible
(1)	(2)	(3)	(4)	(5)	(6)
12	Restricted Agricultural Zone (High Flood Zone)	RZ	0.15	Nil	0.15
13	Agricultural Zone	AGZ1	As per Table 6.20		
14	Public Utility Zone	PPZ1	1	Nil	1

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

Sr. No.	Conceptual Zone	Code	Permissible FSI.
(1)	(2)	(3)	(4)
1	Gamtal	GM	2.0
2	Residential 1	R1	1.2
3	Commercial 1	C1	1.2
4	Industrial 1	IZ1	1.0
5	Agriculture 1	AGZ1	As per Table 6.20
6	Public Purpose	PPZ1	1.0
7	Recreation	REZ	0.15
8	Logistic Zone	LZ	1.0

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

No.	Conceptual Zone	Code	Permissible FSI.	F.S.I. Chargeable (at 40% of jantri rate)*	F.S.I. Maximum Permissible
(1)	(2)	(3)	(4)	(5)	(6)
1	Gamtal	GM	2.0	Nil	2.0
2	Residential 1	R1	1.8	0.6	2.4
3	Commercial 1	C1	1.8	0.6	2.4
4	Industrial 1	IZ1	1.0	Nil	1.0
5	Industrial 6	IZ6	1	0.5	1.5
6	Industrial 7	IZ7	1.5	0.5	2.0
7	Agriculture 1	AGZ1	As per Table 6.20		
8	Public Purpose	PPZ1	1.0	Nil	1.0
9	Recreation	REZ	0.15	Nil	0.15
10	Logistic Zone	LZ	1.0	Nil	1.0
11	Special Zone 1	SZ1	0.3	Nil	0.3
12	Special Zone 2	SZ2	1.0	Nil	1.0
13	Special Zone 5	SZ5	1.2	0.3	1.5
14	Special Zone 6	SZ6	0.8	0.2	1.0

**Table 6.17: Use control and F.S.I. : Category D7(B)**

No.	Zone	Code	Permissible FSI	Chargeable FSI	Maximum FSI
(1)	(2)	(3)	(4)	(5)	(6)
1	Gamtal	GM	2.0	Nil	2.0
2	Residential1	R1	1.8	Nil	1.8
3	Commercial 1	C1	1.8	Nil	1.8
4	Industrial 1	IZ1	1.0	Nil	1.0
5	Agriculture 1	AGZ1	As per Table 6.20		
6	Agriculture 2	AGZ2			

**Table 6.17: Use control and F.S.I. : Category D7(B)**

No.	Zone	Code	Permissible FSI	Chargeable FSI	Maximum FSI
(1)	(2)	(3)	(4)	(5)	(6)
7	Special Zone 1	SZ1	0.3	Nil	0.3
8	Special Zone 2	SZ1	1.0	Nil	1.0
9	Special Zone 6	SZ6	1.2	Nil	1.2
10	Public Purpose	PPZ	1.0	Nil	1.0
11	Recreation	REC	0.15	Nil	0.15
12	Logistic Zone	LZ	1.0	Nil	1.0

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

Sr. No.	Use	Permissible FSI	Chargeable FSI	Maximum FSI
(1)	(2)	(3)	(4)	(5)
1	Any use in Gamtal	2.0	Nil	2.0
2	Residential - Commercial use	1.2	0.6	1.8
3	Industrial use	1.0	Nil	1.0
4	Agriculture use	0.3	Nil	0.3

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

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

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

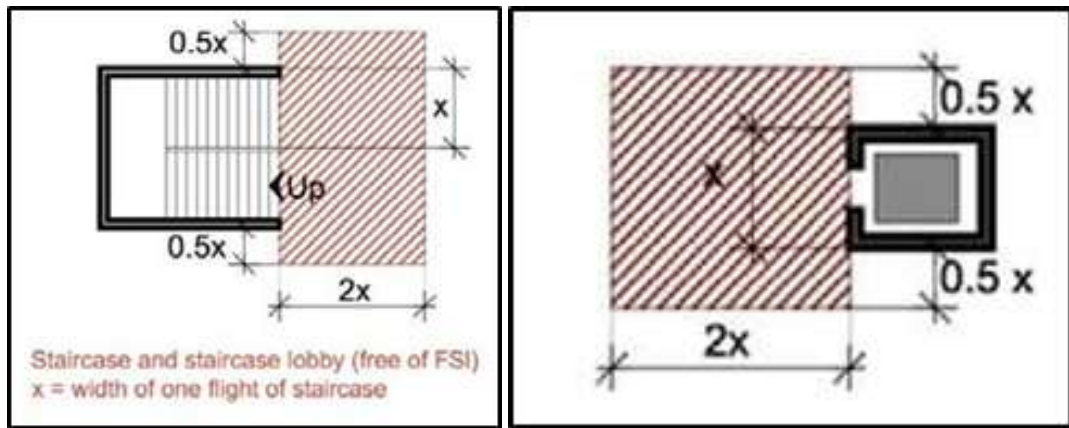
No.	Permissible Use	FSI	Ground Coverage	Maximum Permissible Building Height	Remarks
(1)	(2)	(3)	(4)	(5)	(6)
1.	Dwelling-1	0.1	5%	8mts	1. Only one farmhouse per Building-unit shall be permitted. 2. No subdivision of the land shall be permissible. 3. Common Plot not required. 4. Minimum Area of any block no./ survey no./Hissa no./ FP no. shall be 4000 sq.mt, except Public utility & public Institutions. 5. For Udwada ADA minimum Area of any block no./survey no./Hissa no./FP
2.	Agriculture-1&2, Sports & Leisure, Parks, Assembly-4	0.1	5%	15mts	

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

No.	Permissible Use	FSI	Ground Coverage	Maximum Permissible Building Height	Remarks
(1)	(2)	(3)	(4)	(5)	(6)
3	Religious, Educational1&2, Institutional, Agriculture-3, Industrial 3, Transport, Storage, Public Utility, Public- Institutional	0.4 5	15%	15mts	no. shall be 2000 sq.mts, except Public utility & public Institutions. 6. Road Side Margin shall be 30.00 mt.

### 6.3.2 Areas not counted towards computation of FSI

1. All interior open-to-sky spaces such as courtyards and chowk, utility ducts in any form, shape and size required by Regulations.
2. Area used for parking at basement or hollow-plinth or parking at any level.
3. Basement exclusively used for parking shall have minimum clear height of 2.8 mt and maximum height of 4.5 mt. In case of mechanized parking there is no restriction on maximum height or number of level of basement floors used for parking subject to structural stability. However other permissible uses shall be permitted in the basement, up to a maximum area of 25% of its the total built-up area. Such non-parking use area shall be calculated towards the computation of FSI.
4. Hollow plinth provided for parking with the following conditions:
  - a. Hollow plinth provided for the purpose of parking. from finished ground level to finished next floor level provided for the purpose of parking shall have maximum clear height of 3.5mts.
  - b. Hollow Plinth can have provision for room for telephone distribution board, common toilet for both the genders, water room, servant room, and security cabin and entrance foyer if the total area does not exceed 16.5 sq.mt. This area shall not be considered towards computation of FSI.
  - c. In case of electric meter room provided in hollow plinth and if the total area does not exceed 50.0 sq.mt. This area shall not be considered towards computation of FSI.
5. Loft up to a maximum of 30% of the enclosing space.
6. Staircase, sky walks intermediate landing and stair cabin with the following conditions:
  - a. Maximum landing width at floor level shall be two times the width of stair ( x mts) including additional space (0.5xmts) provided at either side of the stair landing as common area (illustrated across).



7. Lift, lift well with lift cabin, stair cabin, lift landing of lift well and water tank, including the walls provided as per Regulation no. 13.1.13 with the following conditions:
  - a. The width of the lift landing shall be considered equal to the maximum width of the lift well including walls (x mts) with an additional space (0.5 x mts) at either side of the lift provided as common area as illustrated across.
  - b. The depth of the lift landing shall be two times the maximum width of the lift well including walls (x mts) as illustrated across.
8. The width of the lift landing shall be considered twice the width of the lift well including walls including additional space provided at either side of the landing, and the depth shall be of twice the width of the lift well as illustrated across.
9. Vehicular ramps and pedestrian ramps.
10. Electric room and electric substation as specified by Competent Electric Company.
11. Open-to-sky space used for solar-water heating system, outdoor units for air-conditioners or mechanical ventilation shall be exempt from FSI.
12. In common plot the permissible built up area of common facility shall not be considered towards computation of FSI.
13. Pergolas as defined in these regulations
14. Refuge area required as per fire prevention and life safety measures regulation and Service floor used for providing MEP (Mechanical Electrical and Plumbing), AHU (Air Handling Units), Air Conditioning Systems and Fire Equipments may be exempted from computation of FSI. Provided that the competent shall ascertain the aforesaid exemptions based on the testimonial submitted with reasons to competent authority.
15. Double height foyer shall be deducted once while computation of FSI.

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

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

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

Generally minimum area of a Building-unit shall be 18sq.mt with no side less than 3.0 mts in width. Provided that if building unit is existing in revenue record ,minimum area of building – unit shall not be applicable. However to ensure that the purpose for which the building unit is

put to uses meets the requirements of minimum land size, the areas required for each building unit with reference to the use is shown hereunder:-

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

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

## 6.5 Road, Approach and Access to buildings

### 6.5.1 Road, Approach and Access

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

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

Sr. No.	Road Width(Feet)	Width of Road as per Town Planning Scheme, Development Plan or any other govt. notifications (in meters)	Road Width(Metres) (Equivalent Conversion of FPS to MKS.)
(1)	(2)	(3)	(4)
1	20.00	6.09, 6.10,	6.0
2	24.60	7.49, 7.52,	7.5
3	30.00	9.14, 9.15, 9.16, 9.20, 9.25	9.0
4	40.00	12.10, 12.15, 12.18, 12.19, 12.20, 12.28, 12.3, 12.5	12.0
5	50.00	15.10, 15.25, 15.30, 15.40, 15.50	15.0
6	60.00	18.08, 18.22, 18.23, 18.25, 18.28, 18.29, 18.30, 18.43, 18.80	18.0
7	80.00	24.38, 24.40	24.0
8	100.00	30.48, 30.50, 30.58	30.0
9	118.00	36.57, 36.58, 36.60	36.0
10	131.20	40.20, 40.23, 40.25	40.0

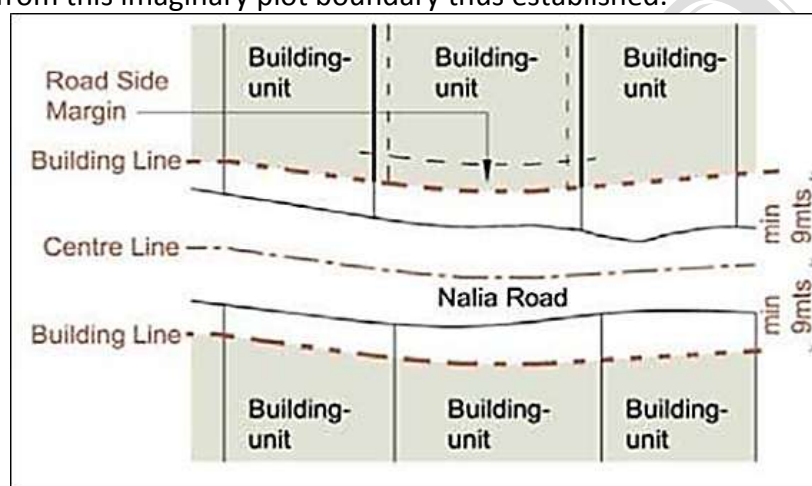
Note: For Building-units along over-bridge or under-bridge, the total width of the DP/TP Road shall be considered for regulating permissible uses, margins and height for proposed buildings.

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

1. In the case of a land-locked plot, which is surrounded on all sides by other plots with no access to any street or road, access of minimum 12mts shall be required through any adjoining plots or plot which shall be nearest to the street or roads to the land locked

plots, at the cost of owner of the land lock plot and such other condition as may be prescribed by the Competent Authority In case of land locked plot behind the existing construction and where 12.0mt. wide approach is not feasible, building upto height of 10.0mt. shall be permissible on the road of 9.0mt. width and only individual bungalows /semi-detached/ row-houses shall be permissible on the road of 7.50mt.width. only where the land has received non-agriculture permission prior to the publication of the preliminary notification of the comprehensive GDCR. For non-agriculture permission granted after publication of CGDCR, 12.0mt. wide road shall be insisted and development permission shall be granted accordingly.

- Where there is no town planning scheme, for a building unit/plot abutting on a Government Nalla Road, the right of way/plot boundary shall be considered as minimum 9.0mts from the centre line of such Nalia Road. Road-side margin shall be considered from this imaginary plot boundary thus established.



- In Non-T.P.Area and Agricultural Zone, the Development Permission shall be regulated as per the road network proposed by the Appropriate Authority.
- For plots in Non-T.P. Areas, the applicable Zone, permissible uses and regulations shall be as per the original Survey No. of the owner.

## 6.6 Building Height

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

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

Category of Authority / ULB		Width of Road				
		Less than 9.0 mts	9 mts and less than 12.0 mts	12 mts and less than 18 mts	18 mts and less than 36 mts	36 mts & above.
(1)		(2)	(3)	(4)	(5)	(6)
Building Height (mts)	D1 except GMC* and RUDA AREA	10**	16.5	30	45*	70
	D1-RUDA,D2	16.5	16.5	30	45*	70
	D3, D6	11	11	11	11	11
	D4, D5***, D7(A)	10**	16.5	30	45	45
	D7(B), D8	10**	16.5	25	25	25
	D10	10	16.5	16.5	16.5	16.5

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

Category of Authority / ULB	Width of Road				
	Less than 9.0 mts	9 mts and less than 12.0 mts	12 mts and less than 18 mts	18 mts and less than 36 mts	36 mts & above.
(1)	(2)	(3)	(4)	(5)	(6)
<p>*70 mts height may be permitted on 18 mts and wider road within High density development area i.e. 200mt from the outer boundary of the road. Further to clarify, High Density Development means area where maximum permissible FSI is more than 3.5.mt in D1 except GMC and D2.</p> <p>** For DW1 and DW2 type residential buildings maximum permissible building height shall be 12.0 mt.</p> <p>***<b>Note for Shamlaji Area Development Authority:</b></p> <p>a. For Shamlaji Area Development Authority in commercial-1 zone proposed around Shamlaji Vishnu Temple within the area of TP Scheme-1 in Shamlaji Village, the maximum permissible building height shall not exceed 10.0mt.(Ground+2floors).</p> <p>b. In special Zone-5 proposed around Shamlaji Vishnu Temple within the area of TP Scheme-1 in Shamlaji Village, the maximum permissible building height shall not exceed 13.0mt.(Ground+3floors.)</p>					

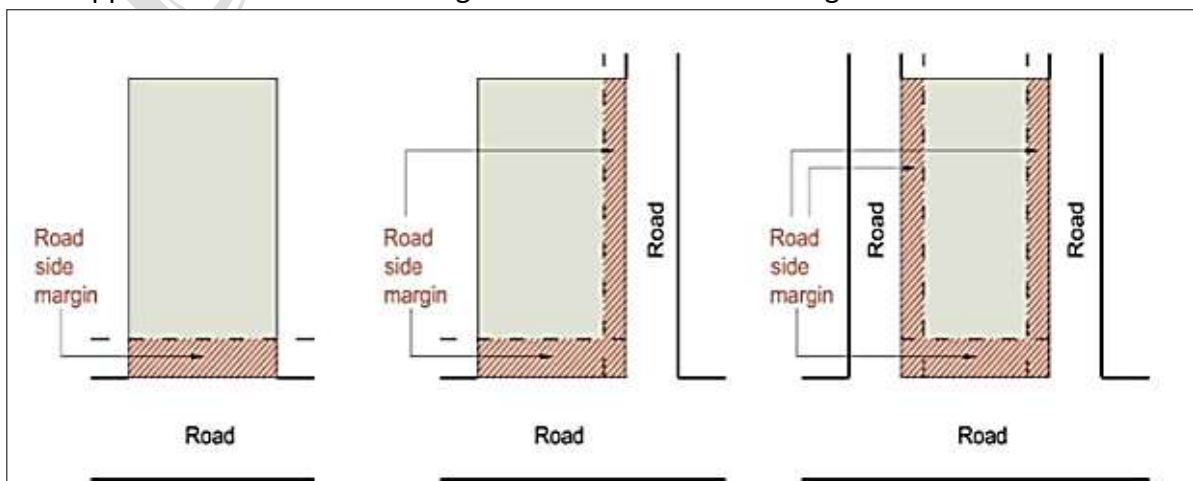
3. If two buildings next to each other have different heights, required margin for taller building shall be applicable. For example - if one building is of 25mts and the adjacent building is of 45mts in height, the minimum margin between these two buildings shall be 9.0mts.
4. In case of required margin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

## 6.7 Margins

In case of set-back, margins have to be kept after the set-back and land in the set-back may be part of road. However, In case of gamtal/ core walled city after keeping set-back requirement of margin is not applicable.

### 6.7.1 Road side margin

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





3. Road side margin shall be as per the road width or margin as per building height as per Table No. 6.26 whichever is higher shall be applicable.

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

Road Width (mt.)		≤7.5	>7.5 & ≤9.0	> 9.0 & ≤12.0	> 12.0 & ≤15.0	>15.0 & <18.0	≥18.0 & <30.0	≥30.0 & <45.0	≥45.0
(1)		(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Category	D1	2.5	2.5	3.0	3.0	4.5	6.0	7.5*	9.0
	D2	2.0	2.5	2.5	3.0	3.0	6.0	7.5	9.0
	D3, D4, D5, D7(A)	2.0	2.5	2.5	3.0	3.0	6.0	6.0	6.0
	D7(B), D8, D10	2.0	2.5	2.5	3.0	3.0	4.5	4.5	4.5

Note:-

- For Special buildings, Road side Margin shall be 12.0mt.
- The road side margin for building unit area upto 1000 sq mtr. and/or height upto 25.0 mtr. abutting on road width above 30.0 mtr. and upto 45.0 mtr. shall be 6.00 mtr. for D1-RUDA.
- In case of D6 Category (Gandhidham) the Margin shall be regulated as per the Gandhidham regulations.

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

Building Height upto (mt)		10*	16.5	25	45	70
(1)		(2)	(3)	(4)	(5)	(6)
Margin between two buildings	D1 except GMC	4.5	4.5	6.0	9.0	12.0
	D1-RUDA, D2	4.5	4.5	6.0	9.0	12.0
	D3, D6	4.5	4.5	-	-	-
	D4, D5, D7(A)	4.5	4.5	4.5	6.0	6.0
	D7(B), D8, D10	4.5	4.5	4.5	-	-
Margin from Common Plot(mt.) In all Category wise	3.00 mt. in case of building height up to 25.0 mt. and 6.00 mt. in case of building height more than 25.0 mt.					

Note:

- BH means "Building Height"
- Special buildings margin between two buildings and common plot as stated above.
- Margins for D6 category shall be as per Schedule-7.
- \*For D3 category it shall be 11 mtr.
- Margin from common plot for DW1 & DW2 category shall be according to plot size of Table No. 6.26

#### 6.7.2 Rear & Other Side Margins

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

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

Sr.No.	Use	Area of Building Unit (PS) in Sq.mt.	Required Rear Margin in mt.	Required Side Margin in mt.	Remarks
(1)	(2)	(3)	(4)	(5)	(6)
1	Dwelling 1-2	PS ≤25	Not Required	Not Required	Only G+1 floor
		PS > 25 & ≤80	-	-	1.0 on any one side

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

Sr.No.	Use	Area of Building Unit (PS) in Sq.mt.	Required Rear Margin in mt.	Required Side Margin in mt.	Remarks
(1)	(2)	(3)	(4)	(5)	(6)
					including rear side
		PS > 80 & ≤150	-	-	1.5 on any one side including rear side
		PS>150 & ≤300	2.00	1.5 (Any one side)	-
		PS >300 & ≤500	3.00	2.0 (both side)	-
		PS > 500	3.00	3.0 (both side)	-
2	Other than Dwelling 1-2 & Industrial use	B.H. ≤ 16.5mt.	3.0	3.0*	
		B.H. > 16.5 mt. & B.H. ≤25mt.	4.0	4.0*	For PS ≤ 750.0 sq.mt., required margins shall be 3.0 mts., for building height upto 25.0 mt.
		B.H. > 25mt. & B.H. ≤45mt.	6.0	6.0	
		B.H. > 45mt.	8.0	8.0	
3	Industrial use	PS ≤ 500	-	-	3.0 mt. on any one side including rear side.
		PS > 500 & ≤ 1000	-	-	3.0 mt. on any two sides including rear side
		PS > 1000	6.0	6.0	

**Note:**

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

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

3 In case of Special building side & rear margin shall be 6.0 mt. up to 25.0 mt. building height & 8.0 mt. for building height greater than 25.0mt.

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

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

Margins for GMC as shown in table 6.28 to 6.39.

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

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

Note:

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

**Table 6.29: Road Side Margin (Mts)**

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

**Table 6.29: Road Side Margin (Mts)**

Sr. No.	Plot Size(P.S.) in Sq.Mt.	Along Town Roads (mt.)			Along Interior Roads (mt.)		
		R1	R2	R3	R1	R2	R3
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
11	1650 & Above**					12.0	

Note:

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

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

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

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

Road Width (mts)	Front Margins (mts)
(1)	(2)
Less than 12	4.5
12 mts and above	6.0

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

Plot Size (sq. mts)	side and rear Margins (mts)
(1)	(2)
Less than 1000	3.0
1000 and above	4.5

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

Plot Size(sq. mts)	Margins (mts)			Max Ground Coverage(%)
	Front	Rear	Sides	
(1)	(2)	(3)	(4)	(5)
50 x 50 (2500)	10.0	8.0	8.0	40.0
25 x 50 (1250)	8.0	6.0	6.0	40.0
25 X 40 (1000)	6.0	6.0	6.0	40.0
20 x 30 (600)	6.0	4.0	4.0	40.0
10 x 20 (200)	5.0	2.5	2.0	40.0

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

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

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

Road Width (mts)	Margins (mts)
(1)	(2)
Less than 24	4.5
24 mts and above width	6.0
Minimum margins on remaining Sides	4.5

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

Road Width (mts)	Margins (mts)
(1)	(2)
Min road side margin for plots abutting 30mt. and above road	9.0
Min road side margin for plots abutting less than 30mt.	6.0
All side margins for all plots	3.0

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

Road Width (mts)	Margins (mts)
(1)	(2)
Min road side margin for plots abutting "J" road	12.0
Min road side margin for plots other than abutting "J" road.	9.0
Minimum margin from river edge	30.0
All side margin for all plots	3.0

**Table 6.37: Margins for Industrial use for GMC**

Road Width (mts)	Road side Margins (mts)	Required side and rear Margins (mts)	
		Plot Area upto 1000 sq.mt.	Plot Area above 1000 sq.mt.
(1)	(2)	(3)	(4)
Upto 12	As per side margin	4.5	6.0
Above 12 and upto 18	6.0	4.5	6.0
Above 18 and upto 30	7.5	4.5	6.0
Above 30	9.0	4.5	6.0

**Table 6.38: minimum side and rear margins for all building units upto 500 sq.mts for Dwelling – 1 & 2 for GMC**

Area of building unit (sq.mts)	Required rear margin	Required side margin
(1)	(2)	(3)
Upto 150	2.25 mts	Not required
Above 150 and upto 300	2.25 mts	1.5 mts (any one side)
Above 300 and upto 500	2.25 mts	3.0mts (both sides)
building unit area above 500 sq.mts and, the minimum side and rear margin other than DW1,DW2		
Area of building unit (sq.mts)	Building height	Required margins (mts)
Upto 750 sq.mts	Upto 25 mts	3.0
More than 750 sq.mts	Upto 15 mts	3.0
	Above 15 mts and upto 25 mts	4.0
	Above 25 mts and upto 45 mts	6.0

**Table 6.39: Permissible Ground Coverage in GMC**

Sr. No	Zone	Uses	Ground Coverage (%)
(1)	(2)	(3)	(4)
1	Institutional Zone II	Educational, Public Utilities and Facilities buildings	66%
		Social sports and cultural buildings	33%

**Table 6.39: Permissible Ground Coverage in GMC**

Sr. No	Zone	Uses	Ground Coverage (%)
(1)	(2)	(3)	(4)
		office and other buildings	40%
2	Institutional Zone III		30%

For Zones other than mentioned above Ground coverage shall be the area remaining after providing required margins

**Table 6.40: Minimum Road Side Margins : Category D9**

Residential Development:	
Width of road (in Mt.)	Minimum road side margins (In mt.)
Up to 7.5 mt.	1.5
More than 7.5 mt.& upto 12 mt	3.0
More than 12 mt.& upto 20 mt.	4.5
More than 20 mt.& upto 30 mt.	6.0
More than 30 mt.	7.5

Note: No road side margin is required for plots admeasuring 25 sq. mt. Provided they are situated on roads up to 7.5 mt width.

Industrial Development and Commercial Development :	
Plot Size	Front margin (In Mt.)
50 sq. mt. to 100 sq. mt.	3.0
101 sq. mt. to 200 sq. mt.	4.5
201 sq. mt. to 300 sq. mt.	4.5
301 sq. mt. to 500 sq. mt.	4.5
501 sq. mt. to 10,000 sq. mt.	6.0
10,001 sq. mt. to 50,000 sq. mt.	7.5
50,001 sq. mt. and Above	9.0

Public Uses: There shall be provided minimum margin of 9 mts from road side on any plot development for public uses.

**Table 6.41: Minimum Side & Rear Margins for Category D9 of Development Area**

Residential Development			
Plot size (sq. mt.)	Margin (Mts)	Maximum built up area.	
Upto 25	Nil	75%	
	2 (on one side)	70%	
More than 50& upto 100	2 (on one side or in the rear side)	65%	
More than 100 & upto 250	2 (On one side)	60%	
More than 250 & and upto 400	2.50 (on one side)	50%	
More Than 400	3 on 2 side & rear.	40%	

Industrial and Commercial Development			
Plot size (sq. mt.)	Rear margin (Mts)	Side Margin (Mts)	
		I	II
Upto 100 sq. mt.	Nil	Nil	Nil
101 to 200 sq. mt.	1.5	-	1.5
201 to 300 sq. intr.	2.0	-	2.5
301 to 500 sq. intr.	3.0	-	3.0
501 to 1000 sq. mt.	3.0	3.0	3.0
10001 to 10,000 sq. mt.	4.5	4.5	4.5
10,001 to 50,000 sq. mt	9.0	4.5	4.5

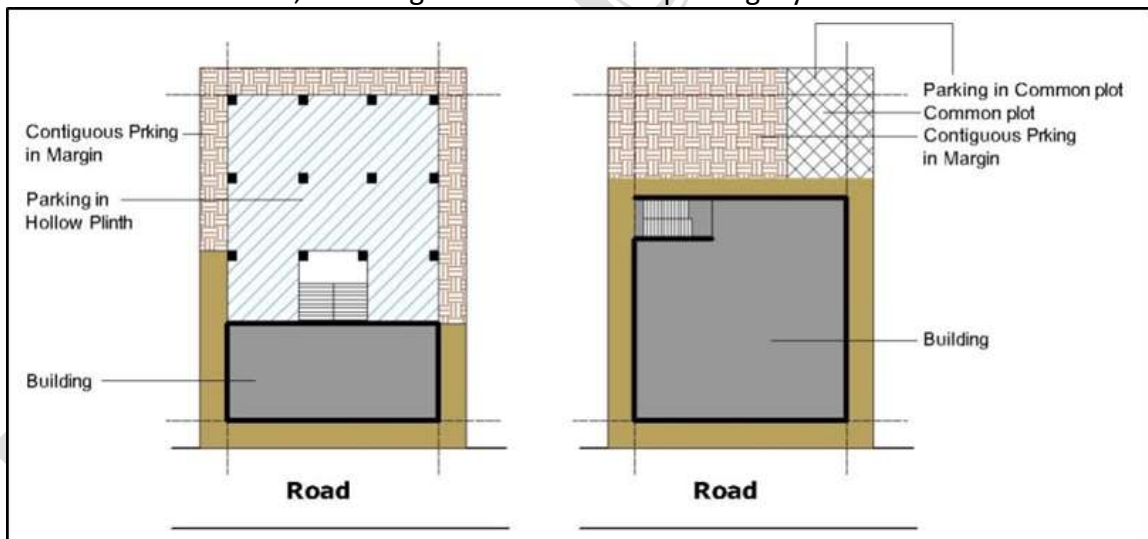
**Table 6.41: Minimum Side & Rear Margins for Category D9 of Development Area**

Residential Development			
Plot size (sq. mt.)	Margin (Mts)	Maximum built up area.	
Above 50,000 sq. mt.	9.0	9.0	9.0

### 6.7.3 Permissible uses in Margin

1. For Dwelling 1 , 2 & 3 (Except Row house, cottage industries and pre-schools):
  - a. Ancillary uses such as parking garage, servant quarter, w.c. and bathroom shall be permitted at any zone, in side or rear marginal space but in no case in Road-side margins; with maximum permissible ground coverage of 16.5 sq.mt. and maximum permissible height of 3.0 mts. However such height may be relaxed in case of DW1 & DW2 for bathroom and w/c and may be permitted in margin at any floor other than road side.
  - b. Surface water tank up to 1.5 mts in height.
  - c. Open staircase, cantilever staircase with maximum width of 1.00 mts and landing space of maximum 2.00 mts at floor level shall be permitted in side or rear margins except on road side margin.  
Provided that, for DW1 & DW2, in case of plots not exceeding 150 sq. mtrs., 1.0 mtr wide stair may be allowed. However, the stair may be allowed after keeping 1.5 mts margin if the plot abuts on 6.0 mts wide road. Further if the plot abuts on 7.5 mts wide road the stair may be allowed from the plot boundary.
  - d. Doors, windows or projections shall not be permitted along the common wall of the adjoining property. No rainwater from the roof shall be drained in the adjoining property.
  - e. Partition wall shall be allowed along the Building Unit boundary on common boundary of semidetached building and on marginal space between two structures up to a maximum height of 1.5mt.
  - f. Underground water tank, percolation well, bore well and pump room with a maximum size of 2 mts X 2 mts and with a maximum height of 2 mts.
  - g. Margin shall not be required in case of building having approach from internal/approach road.
  - h. In case of VUDA for addition/alteration on an existing Dw1 & DW2 type building approved under pervious GDCR a balcony projecting upto 1.2 mt can be permitted upto slab level subject to the condition that:-
    - i. Total length of the balcony shall not exceed more than 50 % of the perimeter of the building and shall not be permitted on road.
2. Building-units of all uses other than Industrial and Institutional: A structure (only pre-fab) for security cabin including toilet with maximum dimensions of 2 mts X 4 mts, with maximum height of 3.0mts shall be permitted in the Road-side margin.
3. For Industrial and Institutional use: a security cabin structure up to a maximum ground coverage of 16.5sq.mts with maximum height of 3.0mts shall be permitted in the road-side margin. Such a structure shall be at a minimum distance of 4.5mts from the Building.
4. Pedestrian access path, ramp and stepped approach as prescribed shall be permissible in the marginal space.
5. Common plot shall be permitted in the marginal space.
6. Vehicular Ramp: Connecting ground level with basement level-1 shall be permitted in side and rear margin as per Table No.13.4.1.for:

- B.H 15 mt. to 25 mt., if the depth of the building does not exceed the 30.0mt. from the front end of the building.
  - Plot size <2000 sq.mt ramp to be provided on one side of the building if possible for B.H >25 mt. upto 45 mt., if the depth of the building does not exceed the 45.0mt. from the front end of the building
7. For a building unit using marginal space for providing electrical infrastructure such as substation as per regulation Permissible uses in Margin in 6.7.3(8), underground water tank as per regulations in Part III and others, these permissible uses shall be allowed only one marginal side except road side margin. The other marginal spaces shall be kept clear and accessible at ground level as illustrated above.
  8. Electrical Infrastructure: Electrical Sub-station, Transformer room, Box-type transformer, Section Feeder Pillar, Auxiliary Power Back-up System and meter room according to the norms of the Competent Electric Company shall be permitted in marginal space except road side margin of the building unit. The area of such construction shall not be counted towards FSI.
  9. Refuge Area for Building with height more than 25 mts: Cantilever Refuge area required may be permitted as per Fire Preventions and Life Safety Measures Regulations 2016.
  10. Fire Escape Staircase for Building with height more than 45 mts: Fire Escape Staircase required as per Fire Preventions and Life Safety Measures Regulations 2016, shall be permitted in marginal space except road-side margin.
  11. Parking shall be permitted in margins except in access path from gate to stair-case as illustrated below. If contiguous with parking in hollow plinth, provided with minimum dimension of 6.00 mts, or contiguous with over all parking layout.



12. Basement shall be permitted within side and rear margins after leaving 3.0 mt margin from the boundary of the building unit.
13. In any marginal open space, weather sheds sun breakers horizontal or vertical projections shall be permitted up to 0.60 mts. These projections may also be part of the façade articulation at various levels, but shall in no cases they become a part of the habitable space. Such projections shall be allowed above a minimum height of 2.4 mts from the ground level.
14. For any building units with following uses- Dwelling 1, Assembly 1 & 2, Education 1 & 2, Institutional, Public Institutional; the building unit level may be permitted to be raised up to plinth level.



15. Porch having 4.5 mts minimum height shall be permitted in margin, at ground level subject to the condition that 4.5 mts clear circulation space is kept for fire vehicles and machinery.
16. Special Buildings
  - a. The Road side margin may be permitted to be covered up to 6 mts. from the building line with a projected cantilever structure (porch) at a height of not less than 3.00 mts from the ground level. This cantilever structure shall not be counted towards computation of FSI.
  - b. Parking shall be permitted in road-side margin after leaving minimum 6.0mts from the Building unit boundary. This minimum 6.0 mts shall be utilised for shade giving trees and plantation purpose.
17. Sky Walk shall be permissible in margin. However they shall not be at height lesser than 10.50 mts.
18. Cantilever projection can be permitted after leaving the required margin.
19. Portable structure maximum upto 3.0 mt height and security cabin of 2.4mt. x 1.8mt. Shall be permitted. Space for fire tender should be kept.

#### 6.7.4 Restriction on Development in Margin

1. The required marginal open spaces except permissible uses as per Regulation no. 6.7.3 shall be kept permanently open to sky.
2. This space shall not be used for stocking materials or loose articles for the purpose of trade or otherwise, putting up fixed or movable platforms.
3. Parking shall be allowed in the rear and side marginal space after keeping minimum required margin in the case of building height more than 25.00 mt.
4. Vehicular or Pedestrian ramp/s leading to parking in floors above ground level shall be permitted after keeping required margin.
5. The sunk in lower ground floor or basement provided for the purpose of light/ventilation shall not be permitted in the marginal open space.
6. No difference shall be permitted in the ground level of the marginal space of the building (in cases where the permitted margin of the basement is lesser then the permitted margin of the super structure).

### 6.8 Basement in a Building-unit

The Basement shall be permitted on the following conditions.

#### 6.8.1 Margins

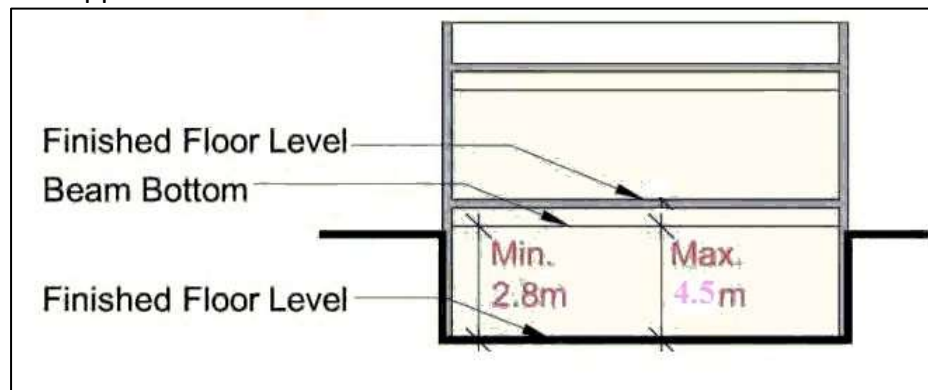
1. No Basement shall be permitted in the required Road side marginal space and within required set back area in case of gamtal and core walled city.
2. The side and rear side margins for the basement shall be 3.00 mts from the Building-unit/Plot boundary. A combined shared basement parking. shall be permitted using full marginal space other than road side margin of building unit with the consent of the adjoining building unit owner for new development.
3. For building-units with area less than 500 sq.mt, basement shall be permitted with margins as per Regulation 6.7.3. However, minimum margin of 3.00 mts is required from the common wall of adjacent existing building.
4. Basement shall be permitted under common plot, internal road and internal marginal space for exclusive use of parking only with adequate structural safety during construction.

### 6.8.2 Extent

1. Basement shall be allowed for the purpose of parking for Building-units with area 250 sq.mts or more
2. Basement is permitted, irrespective of size, for all other permissible uses other than parking at only one level and basement may be permitted at more levels as per required parking.

### 6.8.3 Height

Maximum clear Height of the Basement shall be 4.50 mts and minimum clear height shall be 2.80 mts from finished basement to the bottom most soffit of beam/slab, whichever is applicable.



### 6.8.4 Permissible uses

1. Permitted uses in Basement are: parking, safe deposit vault, A.C. Plant, Grey water treatment plant, Sewage treatment plant, Water tank, storage other than inflammable material.
2. No habitable use shall be permitted in the basement.
3. Permitted uses in Basement of a Hospital Building: Radiation-producing device, Radiation Therapy Room, MRI or X-Ray room.
4. For basements exclusively for parking, any other permissible use is permitted only in basement level-1 up to a maximum area of 25% of the total built-up-area of the basement floor. This non-parking area shall be calculated towards the computation of FSI.

### 6.8.5 Services

No water connection or drainage connection shall be permitted in the Basement. In no case shall a connection with normal drainage line be provided in the Basement.

### 6.8.6 Basement: (Core Walled City and Gamtal)

1. No basement shall be permitted within required set back.
2. While construction of a basement adequate structural safety shall be adopted.
3. One level Basements for parking shall be permitted in building unit area more than 300 sq. mts. and two levels if building unit area is more than 1500 sq.mts,
4. Permitted uses in Basement.
  - a) Parking, safe deposit vault, A.C. Plant, storage other than inflammable material.
  - b) No habitable use shall be permitted in the basement.
  - c) Permitted uses in Basement of a Hospital Building: Radiation-producing device, Radiation Therapy Room, MRI or X-Ray room.

- d) For basements exclusively for parking, any other permissible use is permitted only in basement level-1 up to a maximum area of 25% of the total built-up-area of the basement floor. This non-parking area shall be calculated towards the computation of FSI.

## 6.9 Addition to existing structure

1. The addition shall comply with the Regulations for construction of a new building.
2. For approved, individual, existing, detached and semi-detached dwelling units, permissible upper floors may be permitted as per sanctioned margins, staircase and projections.  
Provided that cantilever projection shall be permitted.
3. Additions and/or alterations in core wall and gamtal:
  - a. Shall have to be carried out based on the guidelines provided in the Heritage Conservation Plan without compromising the original character of the buildings.
  - b. The addition shall comply with all Regulations for construction of a new building.
  - c. No addition or extension to a building shall be allowed unless the addition or extension is such as would be permissible if the whole building were reconstructed from the plinth with the open spaces required under the Regulations applicable to the site of the building at the time of the proposed addition or extension.
  - d. No addition or extension to a building shall be allowed which would diminish the minimum extent of open air space which is required by the Regulations applicable to the site of the building at the time of the proposed addition or extension.

## 6.10 Addition in building units with existing Buildings

1. For Building-units with approved existing buildings, additional buildings shall be permitted with compliance to Regulations for construction of a new building.
2. The additional buildings shall be permitted as per remaining FSI (i.e. after deducting the utilised FSI of the approved existing building from the maximum permissible FSI of the entire building-unit) with compliance to respective margins, permissible height, uses and all other applicable regulations.

## 6.11 Development in Existing Chawls

Subject to the following conditions and provision of structural safety as per Regulation 16 in Part III, owners of individual rooms of existing authorized chawls may be permitted to make alterations or to construct additional floors:

1. Additional Ground coverage area on ground floor shall not be permitted
2. Subject to other Regulations, owners of individual rooms may construct two additional floors over the ground floor.
3. While permitting first floor or the second floor, no objection shall be taken regarding F.S.I., built-up area and number of tenements in regard to the existing ground floor constructions. Individual owners shall have to provide water closet and bathrooms.

## 6.12 Development in Core Walled City of Ahmedabad by steel structure for maintenance purpose

Repairing and maintenance shall be commence by the owner of the building using steel structure as a component of load bearing structure, while strengthening mud / clay / brick masonry wall and slab shall be casted using stone material as slab on following conditions.

1. Owner shall produce affidavit as prescribed and owner has to appoint registered as structural engineer and clerk of works.
2. Owner must take care that no harm could be occur to the surrounding existing construction as well as lives.
3. It shall not be permitted to change the use, height of the building, increase in total no. of floor, built up, FSI etc.
4. No change in the area of building unit is permissible, However, in case of road line demarcated by competent authority on the existing building, in such cases reduced building unit area shall be permissible.
5. . Owner shall produce sketch plan including built up area calculated by registered engineer /architect and with photographs .
6. Owner shall complete repairing/maintenance work within six months time limit, however, if in any circumstances owner shall not complete repairing/maintenance work within specified time limit, competent authority shall increase time limit for a maximum one year.
7. Owners shall inform the competent authority within 21 days after completion of work.
8. Maintenance shall be carry out in such a manner that shall not disturbed heritage precincts/structure.
9. Applicant has to pay scrutiny fee with the application as Table.6.42.

**Table 6.42 : Scrutiny Charges for Steel Structure for maintenance purpose in Core Walled City of Ahmedabad.**

Use of building (1)	Built-up Area(sq.mts) (2)	Rate (Rs.) (3)
Dwelling 1, 2 &3 for Residential purpose only	Upto 25	1000/-
	Above 25 to upto 60	1000/- + Rs.100 per sq.mts (for additional built up area more than 25 sqmt)
	Above 60	4500/- + Rs.150 per sq.mts (for additional built up area more than 60 sq.mts)
Non Residence building	All	Rs.500 per sq.mts, but minimum Rs.10000 per unit.
<p>Note :-</p> <ol style="list-style-type: none"> <li>a. In case of repairing started before grant of permission in such cases above charges shall be two times of respective categories.</li> <li>b. Provided that repairing and restoration shall be permitted as per provision of regulations of CGDCR. Uses and FSI Utilised prior to dt. 05/06/2017 shall be permitted without considering the road width. Such work shall be permitted only on the bases of structural report of registered structural engineer category – 1.</li> <li>c. Any repairing and restoration work shall be carried out under the supervision of registered structure engineer category – 1 with experience of minimum 10 years.</li> <li>d. Hospitality uses shall be permitted on all floors without considering road width.</li> </ol>		

## 6.13 Row House and Tenement type buildings

### 6.13.1 Row Type Buildings

1. The minimum area of plot on which row houses are to be constructed shall be 1000 sq.mts
2. The minimum length of common wall between the two adjacent row-houses shall be 50% of the depth of the row house

3. The minimum size of an individual sub-plot of a row house shall be 40 sq.mts. Maximum permissible built up area shall not exceed 60% of an individual sub plot and the minimum width of the plot shall not be less than 3.00 mts.
4. Minimum margin in the front shall be 2.00 mts. and rear margin shall be 2.50 mts. The end plot in a row house shall also have minimum side margin of 2.00 mts. on the side abutting on road.
5. 5.00 mts wide space open to sky shall be provided at the end of every such 10 continuous houses of row houses.
6. Such row houses shall be ground + two floors structures with a maximum height of 10.00 mts. In case of hollow plinth provided at ground floor for parking the height shall be considered from the top of hollow plinth. A stair cabin, cover for internal courtyard, water tank will be allowed to project beyond this.
7. Requirement for common plot shall be as prescribed irrespective of number of row houses to be developed.
8. In case of Row house type building, The width of internal approaches/road for such development shall be regulated in Table 6.43.

#### 6.13.2 Tenement Type Buildings

1. The minimum length of common wall between the two adjacent tenements shall be 50% of the depth of the tenements
2. In case of tenements type building, The width of internal approaches/road for such development shall be regulated in table 6.43.
3. Minimum requirement of margin, parking and other applicable regulations as per Dwelling-2 category.

**Table 6.43: Width of the Internal Road based on the length of Road**

No.	Length of road (in mts)	Width of road for residential use (in mts)	Width of road for non residential use (in mts)
(1)	(2)	(3)	(4)
1	Up to 15 or less (Approach)	3.0	4.5
2	Above 15 and up to to 45 (Approach)	4.5	6.0
3	Above 45 and up to 150	7.5	9.0
4	Above 150 and up to 450	9.0	12.0
5	Above 450	12.0	18.0

Note: The aforesaid provision shall be applicable to industrial row type buildings. Such industrial buildings may be used for activities permitted under industrial – 1

#### 6.14 Provision for Podium

Means a horizontal platform, projecting or otherwise, extending beyond the building footprint on one or more sides, and may consist of one or more levels.

##### 6.14.1 Uses permitted

Podium may be used for the following purposes which may be standalone or in combination.:

- a. Parking of vehicles,
- b. Fire and building services/utilities in accordance with the The Gujarat Fire Prevention and Life Safety Measures Regulations – 2016.
- c. Other uses as permissible in respective zone may be allowed by counting it in FSI subject to light, ventilation and fire safety requirements and other regulations as specified in these regulations.
- d. Topmost podium slab which is open to sky maybe landscaped and/or be used as

recreational open space, common plot; subject to provision of 2.0 m high parapet wall.

#### 6.14.2 General Requirements

- 1) Podium may be allowed for plots having area equal or more than 4000 sq.mt.
- 2) Height of podium shall not exceed 10.00 mt from ground level.
- 3) Podium shall be allowed after leaving minimum 6.0 mt distance form plot boundary or required set back / front margin whichever is higher after leaving space for movement for fire tenders.
- 4) Podium shall be allowed at a distance of 6.0 mt from the plot boundary other than front side.
- 5) Common plot shall be permissible from the boundary of the top slab of podium subject to other regulations related to common plot.
- 6) The structural design of podium slab and ramp should be of adequate strength to bare the load of fire engines and vehicles.
- 7) The consent from The Chief Fire Officer shall be necessary before permitting the aforesaid podium.
- 8) Ramp leading to basement or any other floors or podium shall be regulated as per table no.13.12.
- 9) In case a podium is not provided with ramp, but provided with car lift only, the same may also be permitted in one or more levels, however, the total height shall not exceed 9.0 m above ground level.
- 10) Requirement of accessibility for elders and persons with disabilities shall be ensured as mentioned in CGDCR which may require providing ramps with specified gradient or accessible lifts for access to different levels.
- 11) Passenger lift, fire lift, vehicular lift, shall be provided as mentioned in CGDCR Reg. No. 13.12.

Type of Vehicle (1)	Type of Ramp (2)	Width of Ramp (Mts.) (3)
LMV	One Way	3.00
	Two Way	6.00
LCV	One Way	4.50
	Two Way	9.00
HMV	One Way	6.00
	Two Way	12.00
Fire Tender	-	7.50

Note: 1. Minimum Radius of Inner Curvature shall be 4.50 mt.  
 2. The maximum slope shall be 1:7 and if podium is accessible for fire tender maximum slope of ramp shall be 1:10.  
 3. After a 40 m length of continuous ramp, a flat surface of minimum 6.0 m length shall be provided.  
 4. Abbreviations :-  
 a. LMV :- Light Motor Vehicle  
 b. LCV :- Light Commercial Vehicle  
 c. HMV :- Heavy Motor Vehicle.

- 12) Heavy Motor Vehicles (HMV) shall not be permitted on podium and floors other than ground floor and basements.
- 13) Maximum projection form the footprint shall not exceed 11.00mt.

- 14) If Building Height is more than 45.0 mt, first setback of 3.00mt setback shall be provided at 45mt building height and after every 10 mt of building height or part thereof, a 3.00 mt setback shall be provided.

#### 6.14.3 Requirements for fire tender movement

- 1) Building having height more than 15 mt. above ground level shall necessary be accessible by fire tender as below and as shown in Fig. 6.14A
  - a. For buildings having floor area less than or equal to 10,000 sq.mt, fire tender shall have access to at least 1/3 of the perimeter of the building which shall be minimum 6 mt. wide and having 9 mt. turning radius
  - b. For buildings having floor area more than 10,000 sq.mt, fire tender shall have access to at least half of the perimeter of the building which shall be minimum 6 mt. wide and having 9 mt. turning radius
- 2) If podium is not accessible by fire tender, the podium may be such that it is not extended beyond the building foot print to an extend more than 11 mt. on the side where the fire tender access is provided as shown in Fig 6.14B & Fig 6.14C.

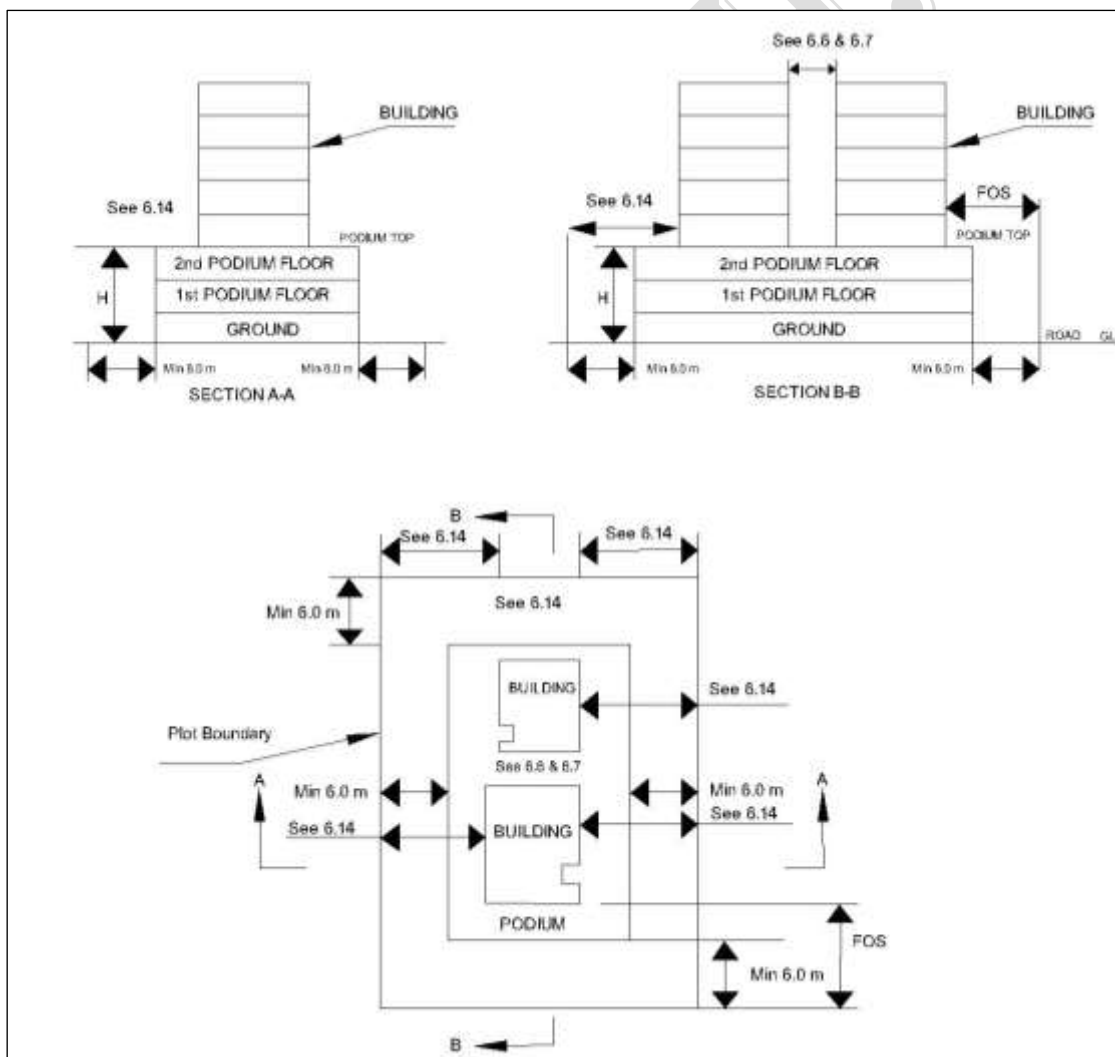


Fig. 6.14A Building on Podium

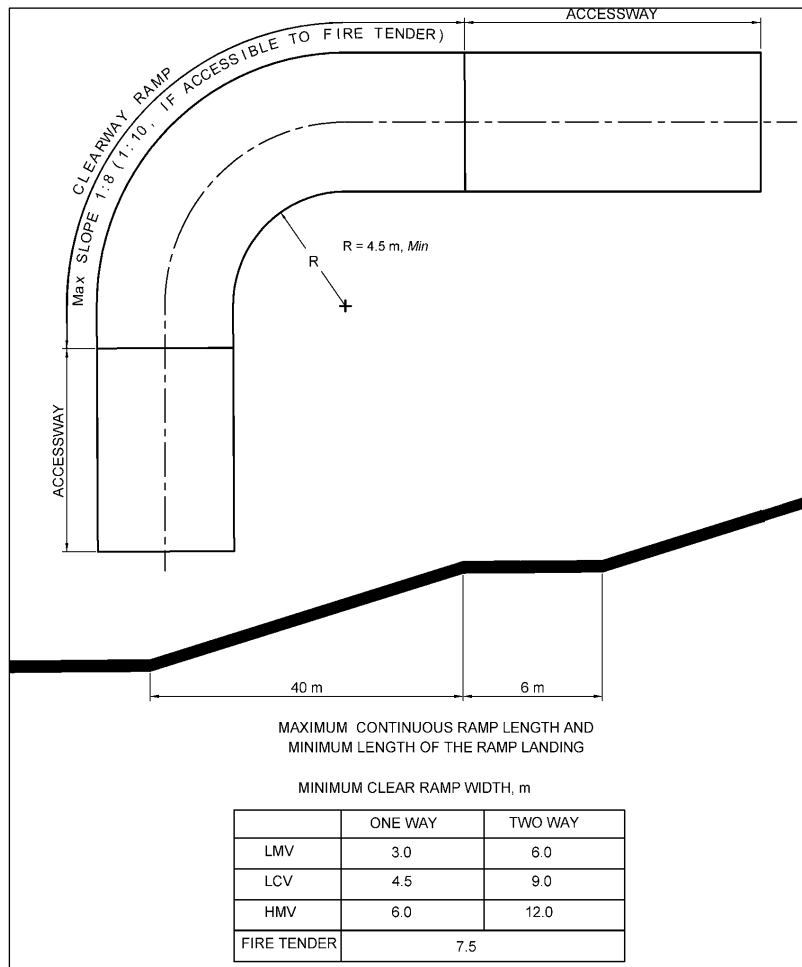


Fig. 6.14B Ramp for Podium

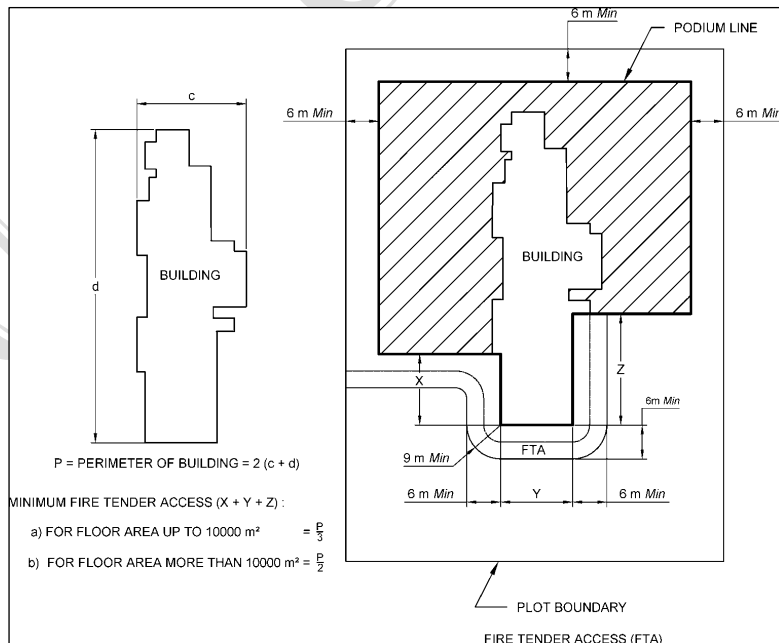


Fig. 6.14C Emergency vehicle access requirement in case podium is not accessible by fire tender



## 6.15 Parking

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

**Table 6.45: Parking requirement**

No.	Type of Use	Minimum Parking Required	Visitor's Parking (% of required parking)
(1)	(2)	(3)	(4)
1	Dwelling-1, Dwelling-2	<ul style="list-style-type: none"> <li>• 1 car parking - for more than 100 sq.mts and up to 300 sq.mts of plinth area per unit. Additional 1 car parking for every 100.00 sq.mts or part there off of plinth area per unit.</li> <li>• This shall be permitted within the marginal space.</li> </ul>	Nil
	Dwelling-3	20% of Total Utilised FSI	10%
2	Mixed Use (Residential + Commercial), Mercantile, Religious, Hospitality, Transport	<ul style="list-style-type: none"> <li>• Dwelling-1,2 or 3, as the case may be.</li> <li>• For other uses %of utilized F.S.I. : <ul style="list-style-type: none"> <li>- 30% if building unit up to 750 sq. mts.</li> <li>- 40% if building unit above 750 to 2000 sq.mts.</li> <li>- 50% if building unit more than 2000 sq.mts.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Residential 10% and</li> <li>• Commercial 20%</li> </ul>
3	Assembly-1,2&3	50% of Total Utilised FSI	20% of the required parking
	Assembly-4	50% of Building-unit Area	
	Assembly-Stadium I	1.25 sq. mts of parking area per person of the Total stadium capacity	
4	Institutional Buildings, Public-Institutional Buildings	<ul style="list-style-type: none"> <li>• 50% of Total Utilised FSI</li> <li>• For Hospitals and nursing homes, additional parking of Ambulance shall be provided at the ground level.</li> </ul>	20%
5	Industrial-1,2,3&4; Storage,	10% of the Total Utilised FSI	Nil
6	Educational	<ol style="list-style-type: none"> <li>a. Primary &amp; Pre-schools- 25% of the Total Utilised FSI</li> <li>b. Secondary &amp; Higher Secondary Schools - 40% of the Total Utilised FSI</li> <li>c. Colleges and coaching classes -40% of the Total Utilised FSI,</li> <li>d. Facility for drop-off and pick-up shall be provided within the premise.</li> </ol>	10%
7	Sports & Leisure	25% of Building-unit Area	10%
8	Recreation	10% of Building-unit Area	10%
Note:-50% of the visitor parking shall be provided at ground level.			

2. Parking requirement for a Mixed-Use development shall be calculated on prorate basis of the FSI consumed specific to the different uses.
3. Parking is permitted at any floor level above ground and at more levels of basement as per required parking, with provision of vehicular ramp.

4. 50% of the required visitors parking shall be provided at the ground level.
5. 50% of all required parking shall be provided for cars.
6. Parking area includes parking space, driveway and aisles but excludes approach road, vehicular lift and vehicular ramps.
7. Parking layouts with minimum size requirements for parking space, driveways and access lanes shall be provided as prescribed.
8. Parking shall be permitted in side or rear margins except in approach road as per reg. no. 6.7.3 (11).
9. Parking shall also be permitted in road-side margin after leaving clear margin of 4.5 mts from the building boundary towards road-side at GL only. In case of building unit abutting more than one road and having area up to 1000 sq.mts shall be permitted to utilise narrow road side margin for parking.
10. Provided that, parking shall be allowed in any road side margin having building unit area up to 750 sq.mts.
11. Parking area should be retained as effective parking space and shall be maintained with light and ventilation system if provided in an enclosed area
12. In cases where misuse of parking space is noticed, the use of the entire building shall be discontinued by the Competent Authority. Building use shall be permitted only after the required parking spaces are provided. High penalty shall be levied considering the period of misuse of the parking space and the benefit derived out of misuse as decided by the Competent Authority from time to time.
13. For multi-level parking, a vehicular ramp, vehicular elevator/lift shall be necessary .
14. If parking is provided on any upper floors with vehicular elevator, vehicular ramp is not necessary if parking space is provided with provision of floor sprinklers.  
Provided that, parking shall be permissible on terrace, if mandatory requirements under these regulations are complied.
15. Parking shall not be permitted within an Atrium.
16. In case the maximum permissible FSI is not utilised, for any extension or additions in the future, additional parking as per regulation shall have to be provided as required for this additional utilised FSI.
17. Notwithstanding anything contained in clauses no. 1 to 16 above, ramp, vehicular elevator / lift leading to basement or upper floors and parking at ground level shall be provided in such a manner that 4.5 mts. clear stretch of space is kept for the movement of fire equipment and machineries. Provided that in case of parking to be provided in front margin as per clause no. 6.15(9) and 6.15(10) shall be applicable.  
Provided that, if ramp leads to the podium, in such cases vehicular elevator shall be permissible after keeping required margin as mentioned in podium regulation No. 6.14.
18. In case of stacked parking – mechanized parking where in parking slots are provided at elevated platform and an approach is common to the parking at the below elevated platform. The calculations for parking shall be in a manner that the area considered for stacked parking shall be equivalent to 1.5 times. For explanation: If a parking space provided is 500 sq.mts., it shall be considered as  $500 \times 1.5 = 750$  sq.mts.”
19. The competent authority, if finds its necessary to disallow parking considering the safety on account of flooding or otherwise, may restrict basement to be used for parking.
20. Vehicular Ramp: Connecting ground level with basement level-1 shall be permitted in side and rear margin as per Table No.13.4.1 for:
  - a. B.H 15 mt. to 25 mt., if the depth of the building does not exceed the 30.0mt. from the front end of the building.

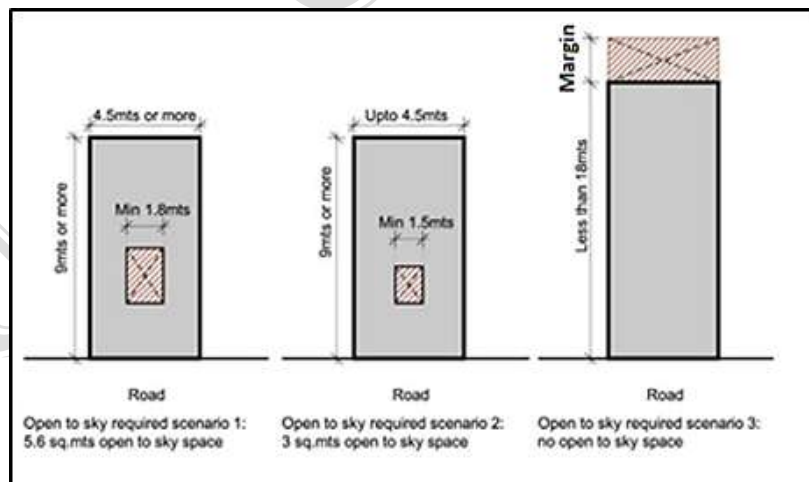
- b. Plot size <2000 sq..H >25 mt. upto 45 mt, if the depth of the building does not exceed the 45.0mt from the front end of the building.
21. Parking requirements for heritage areas & other areas in core walled city.
- a. For Heritage Structures, Buildings and Precincts identified in the Heritage Conservation Plan, parking requirements shall not be required if the proposed uses are hospitality and/or sympathetic adaptive re-use to residential.
  - b. Parking spaces for vehicles shall be provided within the Building-unit for every new and / building or extension in existing building constructed for the first use and /or when the use of old building is changed.
  - c. Parking shall not be required in the following cases:
    - i. Building-unit with area less than 100 sq. mts for residential use,
    - ii. Building-unit with area less than 60 sq. mts for non-residential use,

## 6.16 Open-to-Sky Space

Open-to-sky space shall be provided for natural light and ventilation in conformity with the following Regulations. The location and dimensions of the open space shall be based on the dimensions of the Building-unit and the proposed building height, whichever is higher shall be applicable.

### 6.16.1 Building Dimensions

1. For any Building having depth of 9.0 mts or more from its front open space, an open-to-sky space with area of 5.6 sq.mts with no side less than 1.8 mts at plinth level shall be provided for every 9.0 mts depth. If the width of the Building is up to 4.5 mts, then the size of this open to sky space shall be 3.0 sq.mts with no side less than 1.5 mts.
2. If the depth of the Building does not exceed 18mts and has openings at least on two sides over a street or open to sky space of 2.4 mts or more in width, then above provision shall not be applicable.



3. In case additional open-to-sky space is provided beyond the minimum requirements, it shall be counted towards the computation of the FSI.

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

**Table 6.46: Minimum dimension of OTS based on building height in Gamtal & Core Walled City**

Sr. No.	Building Height (in mts)	Minimum dimension of the smaller size (in mts)
(1)	(2)	(3)
1	≤ 10	1.20
2	> 10 and ≤ 16.5	1.5
3	> 16.5 and ≤ 25	2.5
4	> 25 and ≤ 45	3.0
5	> 45	3.0

#### 6.16.2 General Requirement for Open-to-Sky space

1. Every exterior or interior, open space shall be kept free from any erection thereon and shall be kept open to sky with suitable and sufficient access.
2. No open drain except for rain water shall be constructed in any open space required by these Regulations.
3. Every such interior or exterior open air space, unless the latter is a street, shall be maintained for the benefit of such building exclusively and shall be entirely within the owner's own premises.
4. No construction work on a building shall be allowed if such work operates to reduce an open air space of any other adjoining building belonging to the same owner to an extent less than what is prescribed by any of these Regulations in force at the time of the proposed work to further reduce such open space if it is already less than what is prescribed.
5. Every open space, whether exterior or interior, provided in pursuance of any Regulation, or under an agreement lodged with the Authority shall be paved and be always kept free from any erection thereon and open to the sky, except 23 cms cornice or 30cms eave or grill with opening not less than 8 cms X 8 cms. No weather shade or other protection shall overhang or project over the said open space or over a side set-back so as to reduce the width to less than the minimum provided under these Regulations. No open drain except for rain-water shall be free structure in any open space required by these Regulations.
6. Opening for ventilation shall open into an open to sky space with minimum dimension of 0.9 mts X 0.9 mts.

### 6.17 Development of Land

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

1. Internal road width shall be measured from its origin to the next wider road it meets.
2. In case of single building the width of approach/ internal road shall be measured based on the distance from the TP or DP road up to the edge of the building in case of hollow plinth, or location of the farthest entrance of a building in case of solid plinth
3. In case of buildings connected internally or externally the length of internal road shall be considered up to the edge of the hollow plinth of the farthest building (in case of building with hollow plinth) and up to the location of the farthest entrance of the building in case of solid plinth.

4. In case of layout with two or more buildings of Dwelling-3 type dwelling units, commercial units or independent establishments, the width of Internal Road on which the building abuts shall be as applicable for a length of above 45 mts category. In case of more than two buildings including Dwelling-1 and/or Dwelling-2 type, approach of as applicable width shall be allowed up to the second dwelling unit only of Dwelling-1 or Dwelling-2 type as per table below.
5. The width of the Internal or Approach Road shall be based on the length and use of the Building-unit as under:

**Table 6.47: Provisions for the length of road for layout, sub-plotting and building approach.**

Length of road / approach in mt	Width of road / approach in mt					
	layout		Sub plotting		Building approach (for campus planning)	
	Resi.	Non resi.	Resi.	Non -resi.	Resi.	Non resi.
(1)	(2)	(3)	(4)	(5)	(6)	(7)
Upto 15 or less	6.0	6.0	3.0	4.50	3.0	4.50
Upto 45	6.0	6.0	4.50	6.0	4.50	6.0
Above 45 and upto 75	6.0	7.50	6.0	7.50	6.0	7.50
Above 75 and upto 150	7.50	9.0	7.50	9.0	7.50	9.0
Above 150 and upto 450	9.0	12.0	9.0	12.0	9.0	12.0
Above 450	12.0	18.0	12.0	18.0	12.0	18.0

Note :

1. Layout means the laying out of plots for the first time when land is converted from Agriculture to Non Agriculture.
2. Sub Plotting means modification in the boundary of plot by sub dividing plot into more than one sub plot.
3. Building Approach (for campus planning) means approach given to development of a gated environment.
4. The length of road for calculating the width shall be considered by separating the length from junction. The length of smaller road shall be considered from the wider road.

#### 6.17.2 General Requirements for Internal Roads

1. The Internal Road shall be provided up to each individual building.
2. Internal road width shall be measured in length from the farthest point of its origin to the next wider road it meets.
3. In cases where the road is in continuation with any private road in the adjoining estate or any public road continuous to the estate, the length of the adjoining road of the public road shall be added to the length of the internal road for the purpose of determining the width of such road.
4. Curves at the junction: The curves shall be provided at the junction of roads as prescribed in table 6.48. However in case where approval has been granted for any building unit or a lay out plan under any regulations the competent authority shall not insist to keep the curvature as provided above.

**Table 6.48: Radius of road curvature based on Width of the road**

No.	Width of the road in meters	Radius of road curvature (meters)
(1)	(2)	(3)
1	Up to 6	3.0
2	More than 6.0 and up to 9	4.5
3	More than 9 upto 18	Half the width of the wider road whichever is higher, maximum 7.5

**Table 6.48: Radius of road curvature based on Width of the road**

No.	Width of the road in meters	Radius of road curvature (meters)
(1)	(2)	(3)
4	More than 18	9.0

Note: The width of the wider road shall be taken into consideration in determining the radius of the curvature at the junction of roads of different widths.

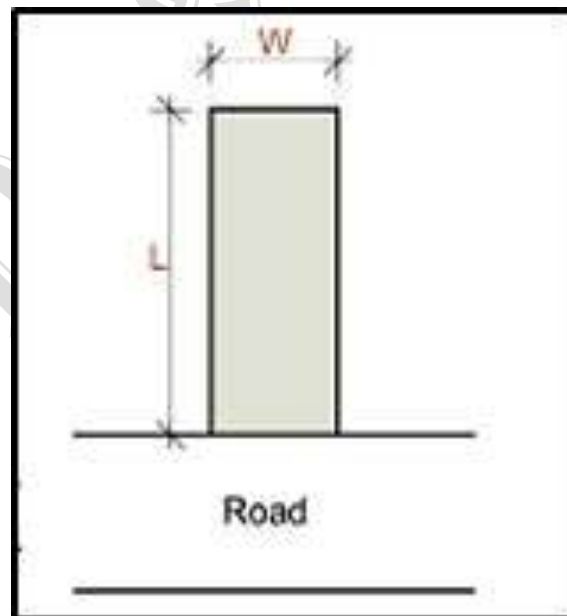
5. The shape of the plots and the junction of the roads, at the corners shall be designed as directed by the Competent Authority.
6. The alignment of the internal road or roads shall be regulated to be In continuation of the public or private roads continuous to the applicant's Building Unit; but in case of termination of an internal road or roads; a turning circle with diameter of 13.5mts or 12mts. x 6 mt. turning "T" shall be required at the cul-de-sac. This requirement may be waived for such road with width of 7.5mts if the length does not exceed 110mts.
7. The Development Permission shall be regulated as per the proposed road network by the competent authority.
8. For development area in non-T.P. area, the width of one road shall be decided by the Competent Authority.

Provided that in case where approval has been granted for any building unit or a lay out plan under any regulations the competent authority shall not insist to keep the curvature as provided above.

#### 6.17.3 Amalgamation and Subdivision of Building-unit

The owner or developer shall be required to get the land reconstituted by the Competent authority as 'Building unit' or 'Building units' before amalgamation or sub-division of land.

1. In case of subdivision or amalgamation, the depth of building unit shall be regulated as per sr.no. 3 here under.



2. Amalgamation of Building-unit abutting on a road with width equal or more than 18.00 mts, shall be permitted if depth of the Building-unit shall not exceed three times the frontage of the Building-unit abutting on road.
3. The minimum side of the building unit shall be in accordance with the plot size as per the table.

**Table 6.49: Minimum side of building unit**

Sr. No.	Building Unit Area(Sq.mt.)	Minimum Side abutting to road (mt.)
(1)	(2)	(3)
1.	≤ 60	3.0
2.	> 60 to ≤ 100	4.0
3.	> 100 to ≤ 200	5.0
4.	> 200 to ≤ 500	7.0
5.	> 500	10.5

Provided that building units not in conformity to the minimum size and specified in the aforesaid table shall be exempted from the applicability of the above if they are subdivided or amalgamated prior to Dt.31/03/2018.

4. Sub division of building unit with existing structure may be approved but such newly created sub division shall comply with the prevailing relevant provision of CGDCR. However the provision of margins, for the existing building may be allowed as per the development permission granted for the existing building.

#### 6.17.4 Contribution of Land for any development in Non-TP Areas

1. For any development in confirmation with zoning or use, where the Town Planning Scheme is not declared, the owner/ applicant shall contribute land to the competent authority for infrastructure. Such contributed land shall be adjusted in town planning scheme prepared in future. The extent of contribution shall be as under:
  - a. 40% of the land falls in D1 and D2 category.
  - b. For development in any area other than "6.17.4.1a" above, minimum 12.0 mts width of one road, considered to be a cross over road shall be provided. Such road shall be a public road and the land falling under such road shall be part of the land contributed for infrastructure development.
2. Land contribution required under clause 6.17.4(1), may not be required in the following cases. However for relaxing the land contribution, the competent authority shall record the reasons in writing and then decide.
  - a. Where permission was granted for a layout and order for non-agriculture purpose, under land revenue code is passed by the competent authority before 28th March, 2018, the aforesaid provision of contribution of land shall not apply in case of plot less than or equal to 2500 sq.mts. While land contribution upto 20 % shall apply in case of plot more than 2500 sq.mts. Nevertheless, the competent authority while granting such relaxations, shall record the reasons in writing.
  - b. Land of closed textile mills and is to be used for industrial use only.
  - c. Land falls in Gamtal or Agriculture Zone.
3. Where the Town Planning Scheme is not prepared, the competent authority shall, for proper access, circulation and mobility, prepare a road network plan. Such shall be in sync with any, existing or development plan roads.
4. In case of any development permission other than for agriculture use in agriculture zone, the contribution of land for amenities shall be applicable as stated in above.

#### 6.17.5 Common Plot

1. Common plot is required for building unit of area 2000sq.mt or above in all zones other than agriculture zone as per following regulations:

**Table 6.50: Minimum common plot**

Sr. No.	Use	Area of the Building-unit/plot Size (Sq. mts)	Minimum Required Area of Common Plot
(1)	(2)	(3)	(4)
1	Other than use mentioned in Sr. No. 2 & 3 below	≥ 2000	<ul style="list-style-type: none"> <li>• 10 % of the area of Building-unit</li> <li>• 8 % of the area of Building-unit in case of core walled city and gamtal</li> </ul>
2	Industrial	≤ 5,000	Nil
		> 5,000 and < 20,000	8 % of the area of Building-unit
		≥ 20,000	1600 Sq.mts + 5 % of the area exceeding of 20,000 Sq.mts
3	Religious, Educational-1&2, Institutional, Assembly, Public Institutional	≥ 2000	20 % of the building area

**Note:** For building units with area less than 2000 Sq.mts and having buildings with height more than 25 mts, a common plot shall be provided of 10% of the area of building unit or 200 Sq.mts, whichever is more.

2. The Common Plot area shall be exclusive of approaches but can be permitted in marginal space. However it shall not be allowed within Atrium or any covered space.
3. The area of the Common Plot may be sub divided such that the minimum area of the Common Plot shall be 200 sq.mts with no sides less than 10.0mts. while in case of RAH, the Common Plot shall be provided with no sides less than 8.0 mts
4. Angle between adjacent sides of the Common Plot shall be 60 degrees or more.
5. No construction shall be permissible in the Common Plot except Electric substation, Transformer room, Auxiliary power generator, Box-type transformer, section feeder pillar, meter room, over and underground water tank and pump room, security cabin, Community/ Society common amenities shall be allowed to be constructed in the Common Plot subject to the following requirements:
  - a. Maximum Ground Coverage of 15 % of the respective Common Plot.
  - b. Maximum Height of construction shall be 7.5 mts from the level of the Building Unit except in the case of overhead water tank, where more height may be permitted.
  - c. Community/ Society common facility shall be permitted on a Common Plot. The area of this Community/Society common facility built up area shall not be considered towards computation of FSI of the Building Unit. Community facilities with common plot shall be hand over to the association of allottees as the case may be as per The Real Estate (Regulation and Development) Act, 2016.
  - d. Such a building shall be required to maintain the minimum margin requirements between buildings with respect to the adjacent buildings and Road Side Margin as prescribed.
6. In case of Residential Use, 50% of the Common Plot may be allowed to be used as parking space including drive way and aisles. Parking in common plot shall be permitted in road- side margin after leaving minimum 1.5mts from the Building unit



boundary. This minimum 1.5m shall be utilised for shade giving trees and plantation purpose.

7. In case of 'all other uses except Residential Used, complete area of the Common Plot may be allowed to be used as parking space including driveway and aisles. Such parking shall be permitted in road-side margin after leaving minimum 1.5mts from the building-unit boundary. This minimum 1.5m shall be utilised for shade giving trees and plantation purpose.
8. In cases where layout or subdivision of Building Unit is sanctioned with provision of required Common Plot, Common Plot shall not be insisted in case of sub-division of such sub-divided new Building-unit and/ or amalgamation of such sub-plots and/ or further development of such sub-divided new Building-unit irrespective of its area.
9. The Owner shall be required to give an undertaking that the Common Plot shall be used exclusively for the residents I occupants of the Building-unit. On sanction of the Development Permission, the Common Plot shall deem to have vested in the society/association of the residents/ occupants. The Common Plot shall not be sold to any other person.

#### **6.18 Development on Kabrastan, burial ground etc.**

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

#### **6.19 Development on Open Space Plots**

20 % of the area of the "Open Space Plots" provided under Town Planning Schemes may be utilised for the construction with required margins for the common/institutional/community uses. Such construction shall be permitted with basement, ground floor or a floor on hollow plinth. In case the building is on hollow plinth in addition to the stair cabins and ramps. 5% of the total permissible built-up area of this plot shall be allowed to be built-upon for the construction for store room, security cabin, toilet etc. at the ground level.

#### **6.20 Discrepancy Removal**

Any discrepancy found in the text of revenue survey no./block no. / final plot no.in Development Plan, the Concern Competent Authority after following the prescribed procedure of verification with each appropriate authority with authorized revenue records / Final T.P.S. Records can take appropriate decision for correction of the said discrepancy in revenue survey no./block no. / final plot no.in Development Plan and Competent Authority while sanctioning the Development Permission accordingly.

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

All development work shall conform to the Development Plan proposals and the provisions made under these regulations. If there is a conflict between the requirements of these Regulations and Regulations for Town Planning Schemes, the requirements of these Development Regulations shall prevail except for the following conditions:

- a) Any relaxation or special provisions mentioned against respective final plots shall prevail above these regulations.
- b) For any proposed road network, the proposed roads as per Town Planning Scheme shall prevail.

## 6.22 Re-Development work on road having width 6.0 mts and less than 9.0 mts

For dilapidated residential buildings over age of the building 35 years, type development shall be permitted with following conditions:-

1. Construction shall be on Hollow Plinth looking to the parking requirements.
2. Total height shall be permitted up to existing height of the structure on site or maximum 16.5 mts whichever is less
3. Parking requirement may be relaxed by the concern sanctioning authority subject to new construction shall be on full hollow plinth(Stilts).
4. No other relaxation except existing approved projection in the margin shall be allowed and new construction shall be done as per provision of prevailing GDCR
5. No extra dwelling (Apartment) shall be permitted other than the existing authorized units
6. This new development and numbers of Dwelling units shall be allowed for the existing members only.
7. No amalgamation of such building units shall be permitted with other building unit/units.

## 7 GAMTAL (GM) & CORE WALLED CITY (CW)

In addition to the following specific regulations the general planning and development regulations specified in chapter 6, shall be applicable to the core walled city of Ahmedabad, Heritage Core Area: (Udawada Nagarpalika) and other gamtal.

### 7.1 Minimum Area of a Building-unit

Minimum area of a Building-unit shall be 18sq.mts with no side less than 3.0 mts in width. Provided that if building unit is existing in revenue record ,minimum area of building unit shall not be applicable.

### 7.2 Set Back

1. The Set back of 3.00 m from central line of existing street shall be provided where regular line of street is not prescribed.
2. The land left open as set back shall be deemed to be part of the street.
3. The competent authority shall permit the F.S.I. and Built-up of any plot or a building unit on the basis of its original area, if the owner of such a land is prepared to release the effected land by road widening or for construction of new road without claiming any compensation thereof.
4. Setback is not applicable to dead end streets and service lanes.
5. Setback should also be provided where prescribed line of street is less than 6.0 mt. But the land so left shall be allowed to cover from first floor onwards at a minimum clear height of 3.60 mt from ground level.

### 7.3 Building Height

1. The maximum permissible building height shall be regulated according to the width of the road on which it abuts and as prescribed in below table 7.1:
2. For Building-units abutting a khadki, chowk, fadia, alley or cul-de-sac, the maximum permissible Building Height shall be regulated as per the width of the road leading to such khadki, chowk, fadia, alley or cul-de-sac as mentioned in table 7.1

**Table 7.1: Maximum Permissible Building Height in Core Walled City and Gamtal for D1 to D8 and D10 Category**

Sr. No.	Road Width(m)	Maximum Permissible Building Height(m)
(1)	(2)	(3)
1	Upto7.50m	Twice the width of the abutting road or open space
2	Above7.50m and less than 12.00m	16.5
3	12.00m and above	25.00*

Note :

1. For D3 and D6 Category maximum permissible building height shall be 11 mts.
2. \*More height may be permitted according to width of road subject to limit of permissible FSI.

### 7.4 Permissible Ground Coverage

The ground coverage for core walled city of Ahmedabad shall be as specified in the table 7.2

**Table 7.2: Permissible Ground Coverage**

Sr. No.	Building Unit Area	Percentage of Ground Coverage	Remarks
(1)	(2)	(3)	(4)
1	≤ 500 sqmts	100 %	

**Table 7.2: Permissible Ground Coverage**

Sr. No.	Building Unit Area	Percentage of Ground Coverage	Remarks
(1)	(2)	(3)	(4)
2	>500 and ≤ 1500 sqmts	75 %	
3	>1500	65%	

In case of Gamtal, The permissible built up area on any floor including ground coverage shall not exceed 75% of the building-unit area.

## 7.5 Heritage Conservation Plan – Ahmedabad

Heritage Regulations, , under the provisions of Gujarat Town Planning and Urban Development Act 1976 were notified in Gujarat Government Gazzate Extraordinary No. 289, Dt. 20<sup>th</sup> Sep 2007 shall be applicable for Ahmedabad Heritage Buildings as per Schedule No. '19'.

## 7.6 Regulation for Heritage Core Area: (Udawada Nagarpalika)

The development within the core area of Udawada shall be in accordance to the provisions hereunder.

### 1. Definition:

- (1) **Heritage Core Area(HCA):** Heritage Core Area means the area consisting of critical mass of building having strangest architectural features of the original dwelling units and heritage streetscape as shown in the plan with brown verge.
- (2) **Heritage Conservation Committee (HCC):** is a Committee nominated by the state government for the purpose of implementation of the following with respect to the HCA

**Table 7.3:Members of Heritage Conservation Committee (HCC) Udawada:**

Sr. No.	Name of Member	Designation in committee
(1)	(2)	(3)
1	Prant officer, Valsad	Chairman
2	Sarpanch	Member
3	Town Planner, Valsad (Class-I)	Member
4	Representative of Udavada Samast Anjuman	Member
5	Architect Cum Heritage Expert- To be appointed by Udavada Samast Anjuman	Member
6	Junior Town Planner, Valsad Branch, Valsad (Class-II)	Member Secretary

### 2. Function of Heritage Conservation Committee (HCC):

- (1) Heritage Conservation Committee will control and regulate the use and development of land within the HCA, including impositions of conditions and restrictions in regard to the open space to be maintained for buildings, the percentage of building area for a plot, the locations, number, size, height, number of story's and architectural character of building and density of built up area allowed in specified area, the use and purpose to which a building or specified area of land may or may not be appropriated, the subdivision of plots, the discontinuance of objectionable uses of land , in any area in any specified periods parking spaces, loading and unloading spaces for any building and the sizes of

projection and advertisement of the conservation plan, as per the guidelines specified to them time to time.

- (2) Nothing mentioned in this regulation should be deemed to confer a right on the owner/occupier of the plot to demolish and/or reconstruct and/or make alterations to this heritage building/buildings in a HCA if in the opinion of the heritage conservation committee such demolition/reconstruction/alteration is undesirable.
- (3) So as to preserve the beauty of the region, the heritage conservation committee shall have the power to direct especially in, areas designated by them, that the exterior design and height of buildings should have their prior approval.
- (4) The size and shape of every plot shall be determined so far as may be to render it suitable for building purpose and where the plot is already built upon to ensure that the building complies with the provisions of the conservation from the heritage conservation committee for any alteration of boundaries of plots of individuals and joint ownership.

### 3. Terms of References of the HCC:

- (1) To advise the Competent Authority whether development permission should be granted and the condition of such permissions.
- (2) To prepare a supplementary list of building, artifacts, structures, areas precincts of historic, aesthetic, architectural, cultural or environmental significance and a supplement list of natural features of environmental significance or scenic beauty including sacred groves, hills, hillocks, water bodies (and the areas adjoining the same), open areas, wooded areas, etc, to which this regulation shall apply
- (3) To advise whether any relaxation, modification, alteration, or variance of any of the general Development Control Regulation is called for
- (4) To advise the Competent Authority in framing special regulation for HCA.
- (5) To advise the Competent Authority on applicability of Development proposal affecting listed heritage buildings in HCA and on moving the Government to modify the same.
- (6) To prepare special design and guidelines/publications for listed heritage buildings, control of height and essential façade characteristics such as maintenance of special types of balconies and other heritage items of the buildings and to suggest suitable design adopting, appropriate material for replacements keeping the old form intact to the extent possible.
- (7) To prepare guidelines relating to design elements and conservation principles to be adhered to and to prepare other guidelines for the purpose of this regulation.
- (8) To advise the Competent Authority on evaluating the cost repairs to be given to owners to bring the existing buildings back to the original condition. For this purpose the Committee may also try to help the UADA to raise funds through private resources.
- (9) To advise the Competent Authority on any other issues as may be required from time to time during the course of scrutiny of development permission and in overall interest of heritage/environmental conservation.
- (10) To appear before the Government either independently or through or on behalf of the Competent Authority in cases of appeals related to listed heritage buildings in HCA.

### 4. Planning Regulation

- (1) Amalgamation / Sub-division of the plots in the HCA shall not be allowed.

- (2) No building(s)/structure(s) to its parts within the HCA shall be allowed to be demolished/ reconstructed /repaired without the prior permission of the Heritage Conservation Committee.
- (3) Any change of use within the HCA may be permitted only after approval of the Heritage Conservation Committee.
- (4) No road widening of the existing roads/paths/small lanes/gullies would be permitted in the HCA. The main Iranshah road shall be converted into a pedestrian road. The road widening in the buffer area shall not be allowed except in the specific area as approved by the Heritage Conservation committee.
- (5) Position and placement of landmarks, shrines and wells within the precinct are to be retained. However in case of exigencies these can be shifted to a suitable within the precinct with prior permission of the Heritage Conservation Committee. No additional landmarks in the form of wayside shrines of crosses etc shall be permitted in the HCA.
- (6) All the common open spaces and open spaces of the individual plots within the HCA shall be maintained without being built upon.
- (7) Permissible FSI allowed to be consumed in this HCA shall not exceed the net F.S.I of the existing building.
- (8) Basements shall not be permitted in any development or redevelopment in HCA.
- (9) Existing street edge of the buildings shall be maintained. Existing buildings abutting a street shall not enclose the verandahs using any masonry or other opaque partitions.
- (10) Construction of the compound wall in the front shall not be permitted in cases where their exists none originally. Whereas in cases where the compound wall already exists , the reconstruction of the same could be permitted with the permission of Heritage Conservation Committee and which shall be essentially transparent in nature having a height not more than 1.1 mts above center line of the road. The design/section material etc. to be used for the construction of compound wall should match with the precinct character.
- (11) Internal/ external staircases shall be maintained in its original form. In case where it has dilapidated it shall be restored to its original condition and form using the same material as it was originally made of.  
No new additional staircases shall be permitted. In cases where the additional staircases are essential stability of the building and is not conspicuously visible from the access serving the plot with the prior permission of the Heritage Conservation Committee.
- (12) No stilts shall be permitted in any development proposal within the HCA.
- (13) Permissible height shall not be more than 9.0 m.
- (14) Plinth shall be 0.6m to 1.2m from Ground level.
- (15) Height of the floor shall not be less than 2.7m & more than 3.0m. The HCC shall give their opinion within 30 days of receiving the proposal from the Competent Authority.

## 8 Other than GANTAL (GM) & CORE WALLED CITY (CW)

In addition to the following specific regulations the general planning and development regulations specified in chapter 6, shall be applicable to all areas other than the core walled city of Ahmedabad, Heritage Core Area: (Udawada Nagarpalika) and other gamtal.

### 8.1 GANTAL EXTENSION (GME)

1. Gamtal extension means an area as demarcated in the development plan or where it is not demarcated in the development plan it shall be an area as specified hereunder:
  - a. 300 mts from the gamtal boundary if population less than 5000 and
  - b. 600 mts from the gamtal boundary for others.

### 2. BUILDING HEIGHT

- a. The maximum permissible building height shall be regulated according to the width of the road on which it abuts and as prescribed below:

**Table 8.1: Maximum Permissible Building Height in other than Core Walled City and Gamtal for D1 to D8 and D10 Category**

Sr. No.	Road Width(m)	Maximum Permissible Building Height(m)
(1)	(2)	(3)
1	Upto7.50m	Twice the width of the abutting road or open space.
2	Above7.50m and less than 12.00m	16.5
3	12.00m and above	25.00

Note : For D3 and D6 Category maximum permissible building height shall be 11 mts.

- b. For Building-units abutting a khadki, chowk, fadia, alley or cul-de-sac, the maximum permissible Building Height shall be regulated as per the width of the road leading to such khadki, chowk, fadia, alley or cul-de-sac as mentioned in table above.

### 8.2 RESIDENTIAL AFFORDABLE HOUSING (RAH)

Affordable Housing means residential development for providing Affordable Housing of dwelling units up to 80 sq.mts along with ancillary commercial use up to 10% of the total utilized FSI.

#### 8.2.1 Applicability

1. Affordable housing use shall be permitted all areas and zone except the following conceptualized zone:
  - a. Core Walled City (CW) Ahmedabad, Heritage Core Area: (Udawada Nagarpalika) and other gamtal, Residential 3, and
  - b. all types of industrial Zones viz. Industrial Zone – General (IZ1), IZ2, Industrial Zone - Special (IZ5), IZ6, IZ7, GIDC Estate ( IZ3 & IZ4), and
  - c. Agriculture Zone viz. AGZ1, AGZ2, AGZ3, AGZ4, REZ and
  - d. Special Plan Development zone- 2 ( SPD- 2), Special Plan Development zone- 3 (SPD-3).
2. These regulations for RAH shall also apply to development carried out under the affordable housing policy (Mukhya Mantri Awasth Yojana), Mukhya Mantri Gruh Yojana.
3. If the line of RAH Zone divides any Survey No./Block No./Final Plot No., the entire Maximum Permissible FSI shall be permissible for development of Residential

Affordable Housing, irrespective of the part of the Survey No./Block No./Final Plot No. that is not in RAH Zone. This incentive shall not be valid for Survey Numbers amalgamated after the date of publication of the Development Plan.

4. Residential Affordable Housing Zone -1, in case of AUDA is permitted in *Ghuma* and *Shela* villages as shown in development plan of AUDA.

#### 8.2.2 Floor Space Index and Density

1. Minimum density for any proposed Residential Affordable Housing shall be 225 dwelling units per hectare and part thereof.
2. Floor Space Index (FSI) shall be regulated as under:
  - a. To avail the benefits of “RAH”, minimum FSI of 1.8 shall be utilized and maximum 2.7 would be permitted in all areas and Zones as specified in regulation no.8.2.1(1).
  - b. Base FSI shall be available as per relevant respective zone. Additional FSI be charged as specified in Table 8.2 / Schedule - 8.
  - c. In addition to the provision other provisions, the areas of staircase, passages and corridors shall also be exempted for the computation of FSI.

**Table 8.2 Chargeable FSI for RAH Dwelling**

No.	Residential Dwelling units built up area ( sq.mts)	Additional FSI Charge
(1)	(2)	(3)
1	up to 50	10% of jantri Rates
2	more than 50 and up to 66	20% of jantri Rates
3	more than 66 and up to 80	30% of jantri Rates
4	Commercial Built-up area	40% of the Jantri Rates

#### 8.2.3 Common Plot

Common plot for affordable housing shall be 10%.

#### 8.2.4 Parking

Parking shall be for the maximum permissible FSI and Minimum Requirements for Parking shall be as specified in Table 8.3

**Table 8.3: Parking**

No.	Type of Use	Minimum Parking Required	Visitor's Parking
(1)	(2)	(3)	(4)
1	Affordable Residential Apartments with dwelling units of built-up area up to 66 sq.mt.	10% of utilised FSI	An additional 10%, of the required parking space shall be provided as Visitors parking.
2	Affordable Residential Apartments with dwelling units of built-up area more than 66 sq.mt.	20% of utilised FSI	10% of the required parking space shall be provided as Visitors parking.
3	Commercial Use	50% of respective utilised FSI	20% of the required parking shall be provided as Visitors parking.
<ul style="list-style-type: none"> <li>• In case the maximum permissible FSI is not utilised, for any extension or addition in the future, additional parking shall have to be provided as required for this additional utilised FSI.</li> </ul>			



- Parking requirements shall confirm to provisions of Planning Regulation no. 6.15.

### 8.3 Transit Oriented Zone, Smart City Node And Transport Node (SPD5)

#### 8.3.1 Applicability of SPD5

1. These regulations shall apply for high density development in any zone except in Core Walled City, Gamtal Area, any industrial zone and GIDC Estate.
2. For SPD5 areas, the competent authority shall prepare local area plans and seek approval of it from the government.
3. In case of Metro Rail Transit (MRT) corridor the regulations of the Transit Oriented Zone shall be applicable only after finalization and notification of the MRT corridors by the State Government of Gujarat. And any change in BRTS route shall be considered for TOZ development at the time of approval replacing earlier route.
4. Regulations of sanctioned Local Area Plan shall prevail over these Regulations.
5. If the line of Transit Oriented Zone divides a Survey No./Block No./Final Plot No., the entire Maximum Permissible FSI shall be permissible for development, irrespective of the part of the Survey No./Block No./Final Plot No., that is not in SPD5. This incentive shall not be valid for Survey Numbers amalgamated with Survey Numbers outside this zone after the date of publication of the Development Plan.

#### 8.3.2 Parking for SPD5

For Building-units within the SPD5 with Commercial (Mercantile-1) Use, the parking requirement shall be as in Table 8.4.

**Table 8.4: Parking for SPD5**

Type of Use	Minimum Parking Required	Visitor's Parking and Remarks
(1)	(2)	(3)
Mercantile-1	35% of Total Utilised FSI	20% of the required parking shall be provided as visitors parking
<p>Note:            In case the maximum permissible FSI is not utilised, for any extension/additions in the future, additional parking shall have to be provided as required for this additional utilised FSI.            In case of Building-units affected by road widening, in such cases, the competent authority may relax only affected road widening for road side margin and parking.</p>		

#### 8.3.3 Other provisions for SPD5

The revenue generated from the sale of chargeable FSI for this zone shall be distributed between Concern Urban Local body and Development authority, MRT & Sardar Sarovar Narmada Nigam Limited etc. as the case may be as decided by the Competent Authority.

### 8.4 Special Areas

#### 8.4.1 Closed Textile Mills Zone (CZ)

1. Definition means:
  - a. "Textile Operations" means operations like spinning, weaving, winding, warping, sizing, processing and garment making, yarns, fabric making.
  - b. "Closed Textiles Mill/s" means textile mills registered under the Companies Act or included in the list of textile mills which forms the part of Chief Justice Miyabhoy Committee report or those mills where the property records or the

revenue or such other government records which certify that such mill is assessed as textile mill and had textile operations.

- c. "Closed Textile Mill Land" means such land which as per revenue records/city survey records is used for closed textile mill.
2. Permissible Uses shall be as under:
  - a. Base Zone means the zone as designated in the sanctioned development plan and the base FSI shall be the FSI of the base zone.
  - b. Uses as per Knowledge and Institutional Zone (KZ) and Residential Affordable Housing (RAH) and the permissible FSI shall be as specified in the Table 8.5.

No.	Proposed Use	Base FSI	Additional Chargeable FSI @ 40% Of Jantry Rate	
			Within TOZ	Out Side TOZ
(1)	(2)	(3)	(4)	(5)
1	Knowledge Zone (KZ) & Residential Affordable Housing (RAH)	1.8	2.2	0.9

- c. In case of AUDA, for all closed textile mills, wherein the variation is made under section 19 vide different notifications published on different dates, before 11.02.2013 (the date of publishing under section 13), the use and FSI shall be applicable as sanctioned in relevant notifications, in any cases either the development permission has been granted or not.
- d. Within the CZ, the development of Dwelling unit 1, 2 & 3 shall only be permitted on the basis of no objection certificate from Gujarat Pollution Control Board.
- e. In the land of closed textile mills, for the any development permission, any owners/applicants intending to develop such land for any purpose other than industrial use shall contribute to the competent authority, land admeasure an aggregate of 40% the portion of plot/ building unit/ final plot for which development permission is sought. (incorporate modification done in notification dated 31.3.2018)

#### 8.4.2 Regulations for Gandhi Ashram (AUDA) : Comprehensive Area Improvement Scheme (GACAIS)

1. Conservation of Building having Historic, Architectural & Archaeological Significance.
  - a. The buildings in this area owned by Trusts Related to Gandhi Ashram Activities (TRGA) area to be conserved retained and maintained in the original state.
  - b. The buildings above, if proposed for renewal or reconstruction by new building, these shall be reviewed by the Competent Authority.
2. Slum Rehabilitation: The slums existing within this area needs to be rehabilitated on available government/ municipal/ trust land within this area in due course of time for which M.G.F. Trust and TRGA shall assist AMC.
3. Special Control Regulations
  - a. For area except in (B) shall be considered as Residential zone-1.
  - b. For building-units/ plot abutting Ashram Road from Wadaj Circle to Subhash Circle owned by Govt, TRGA and AMC within GACAIS following control Regulations shall be applicable.
  - c. Only residential and institutional uses like educational, cultural, social health, etc. public purposes, tourist support facilities like hotel restaurant sale shop/showroom for art gallery and handy craft, which shall be permitted.

- d. Maximum permissible height shall be 10mts.
- e. The colour of exterior portion of the building shall be aesthetically match with the ambiance of Gandhi Ashram. Only white light sheds shall be permitted.
- f. Every property in this area in the open space shall plant as many trees as prescribed by the Competent Authority and maintain the same.

#### 8.4.3 Regulations for Knowledge Precinct, Central Business District (C5) & Science Park

1. Local Area Plans, including measures for street development, parking management and pedestrianization, shall be prepared for these.
2. For Science Park SPD3 Uses and Planning regulation as per Residential 1 (R1) shall be applicable.

#### 8.4.4 Regulations for Sabarmati Riverfront Development

The regulations prepared by Sabarmati River front Development Corporation Ltd.(SRFDCL) has prepared special Regulations pertaining to ground coverage, margins, height of building, use of building etc. shall prevail.

### 8.5 Restricted Zone (RZ)

This Zone includes Restricted Residential Zone (VUDA), Restricted Residential Zone (JADA), Flood Prone Area / Zone, Restriction Zone RZ1, RZ2, RZ3, RZ4 of VUDA, Hazard Prone Area, Defense Zone.

#### 8.5.1 Restricted Residential Zone (VUDA)

Residential Dwelling Units according to the regulations as Residential Affordable Housing. "50% of the plot/building unit shall be permitted to be used as per the regulations governing the Residential 1 (R1) and for the remaining area, only residential development with dwelling units in accordance, to the regulations as Residential Affordable Housing shall be permitted. Provided that such dwelling units shall not exceed 80 sq.mts and 50% which shall have maximum builtup area of 40 sq.mts".

#### 8.5.2 Restricted Residential Zone (JADA)

All uses permitted mentioned Residential 1 (R1) Residential with height restriction up to 10 mts. Use may be permitted subject to NOC Residential 1 (R1) from defense authority in this zone. The General Development Requirements i.e. minimum building unit area, FSI, common plot, parking, basement and other shall be as per mentioned in regulations of Residential 1 (R1) is applicable.

#### 8.5.3 Restricted Zone RZ1

All Structures / buildings or developments which are necessary to control floods/ prevent pollution of the river/ pond/lake and its vicinity land shall be permitted.

#### 8.5.4 Restricted Zone RZ2

All Structures / buildings or developments which are necessary to control floods/ prevent pollution of the river/ pond/lake and its vicinity land shall be permitted. Also developments / constructions not exceeding 5% of the building unit with ground floors only, and which would preserve / conserve / enhance the natural scenery and landscape of the area shall be permitted.

#### 8.5.5 Restricted Zone RZ3

No development shall be permitted in such areas.

#### 8.5.6 Restricted Zone RZ4

All Structures / buildings or developments which would preserve features, structures or place as historical, natural, architectural or scientific interest and of educational value. (which are around Laxmi Vilas Palace, required to be kept open to preserve, conserve and development of the area for natural scenery and landscape)

#### 8.5.7 Hazard Prone Area

Any kind of development permission is subject to NOC and permission of Competent Authority

#### 8.5.8 Defence Zone

Permissible uses are permitted As per defense and Central Government Authorities Regulation.

#### 8.5.9 Vacant Land

No development activity shall be allowed in this area / Zone.

## 9 MINING, QUARRYING AND BRICK KILN

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

1. Any mining, quarrying and brick kiln operations without any blasting shall be permitted within a distance of 75mts from the boundary of any public road, railway line, canal, transmission line or any other building.
2. Mining, quarrying and brick kiln operations which involves blasting shall not be permitted within a distance of 200mts from any public road, railway line, canal, transmission line or any other building.
3. No building operations shall be permitted on the plot on which mining and quarrying and brick kiln operations have been permitted, without the prior approval of the authority
4. The mining, quarrying and brick kiln shall be permitted for a stipulated period not exceeding three years from the date of development permission at a time and shall be so prescribed in the development permission.
5. The mining, quarrying and brick kiln operations shall not cause any nuisance to people in the vicinity.
6. The mining, quarrying and brick kiln operations below the average ground level shall be permitted only for the extraction.
7. For Brick Kiln, every manufacturer of clay bricks, tiles or blocks shall use at least 25% of fly ash.

## 10 FUELLING & ELECTRIC VEHICLE (eV) CHARGING STATIONS

Building-units for use as Fueling & eV Stations shall comply with Petroleum Rules 1976 under the Petroleum Act 1934 and electric charging station established under Electricity Act-2003.

### 10.1 Area of Building unit and Frontage

The minimum area and frontage of a Building-unit for a Fuelling & eV Station or Fuelling & eV with Service Station shall be as specified in table 10.1.

**Table 10.1: Minimum Frontage**

Sr. No.	Fuelling & eV Station Type	Minimum Area of Building-unit sqmts.	Minimum Frontage on Road Side mts.
(1)	(2)	(3)	(4)
1	Fuelling & eV Station(without Service Station)	500	16.5
2	Fuelling & eV with Service Station	2000(other than category D7(B),D8 &D10)	30mts
		500(for category D7(B), D8 &D10)	

### 10.2 Location

1. Fuelling & eV Station may be permitted only on Road width of 18mts and more in any Zone.
2. The location of Fuelling & eV with Service Station shall be at a distance of 50mt, away from the junction of two or more roads among which one of them is wider than 18 mt. and it shall be 30 mt in case of other junctions. The minimum distance shall be computed from the boundary line of the Building-unit to the edge of the road.
3. In the case the Station is provided along a main road which has a service road or a marginal access road, the access to the Station should be provided from the service road or the marginal access road and not from the main road.

### 10.3 Maximum Permissible Ground Coverage

Irrespective of general provision of any zone Maximum Permissible Ground Coverage for Fuelling &eV Station and Fuelling &eV with Service Stations shall be 45% of the Building-unit including the area of the canopy.

### 10.4 Margins

#### 10.4.1 For Fuelling & eV Station

1. Road side margin from canopy to the plot boundary shall be as per Planning Regulation 6.7 subject to minimum 6.0mts. On all other sides, margin from canopy to the plot boundary shall be 4.5mts and 6.0mts in the case of canopy having height up to 6.0mts and more than 6.0mts from ground level respectively.
2. Marginal distance from curb site (Fuelling &eV Pedestal) to the plot boundary towards main road shall be minimum 9.0mts and for other sides of the plot, it shall be 6.0mts.
3. Administrative building for the petrol pump shall have minimum road side margin as per planning regulation 6.7; minimum side and rear margin of 3.0mts and as per Planning Regulation 6.7. Zero margins can be provided towards canopy but minimum 6.0mts clear drive way shall be provided to any curb site.
4. Minimum 6.0mts clear drive way shall be maintained between every curb site (Fuelling &eV pedestal).
5. Minimum width of access road shall be 6.0mts.

#### 10.4.2 For Fuelling & eV Station with Service Station

1. Road side margin from canopy to the plot boundary shall be as per Planning Regulation no. 6.7 subject to minimum 6.0mts and all other sides shall be 6.0mts. Provision of above (2) and (4) in Planning Regulation 6.7 will remain the same.
2. While building of service station can have zero margins towards canopy, subject to minimum 6.0mts towards road side and 3.0mts towards other sides of the plot.
3. Clear 6.0mts drive way between curb site (Fuelling & eV pedestal) and service station building shall be provided.
4. Minimum width of access road shall be 6.0mts.

#### 10.5 Height, Floor Space Index & Common Plot

The maximum allowable height shall be 7.5mts and FSI shall be according to the relevant zone. Also common plot shall not be required.

#### 10.6 Parking

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

**Table 10.2: Minimum parking for Fuelling / eV station**

<b>No</b>	<b>Fuelling &amp; eV station (area in sq.mts.)</b>	<b>Minimum parking requirement</b>
<b>(1)</b>	<b>(2)</b>	<b>(3)</b>
1	500	3 cars and 5 two-wheelers
2	2000 (other than category D7(B) and D8) 500 (for category D7(B) and D8)	For every 500 sq.mts more than 1000sq.mts, additional parking for 1car and 2 two-wheelers shall be required.

#### 10.7 Basement

No basement shall be allowed.

## 11 ADVERTISING DISPLAY & COMMUNICATION INFRASTRUCTURE

Permission shall be required for any nature of outdoor Advertising Display Infrastructure or Communication Infrastructure Telecommunication infrastructure/ microwave communication tower as per Schedule 7 (other than sign boards for way-finding). This is applicable for but not limited to Billboards with Liquid Crystal Display Board (LCD) Light emitting diodes (LED), Kiosks, Wall Signs, Glass display, Vehicles (non-motorized and motorized etc.), floating balloons, digital display.

### 11.1 Advertising Display Infrastructure

#### 11.1.1 Billboards | Hoardings in Marginal Space

1. One Billboard | Hoarding is permitted in the margin open space up to 500sq.mt area of the Building Unit. Up to a maximum of two Billboards per Building Unit shall be permitted in the marginal open space in Building Unit above 500 sqmt.
2. The Billboards/ Hoarding shall be permitted in the marginal space of the Building Unit as per table 11.1.

**Table 11.1: Minimum marginal space**

Location	Road Width (mt.)	Max.Billboard/ Hoarding Size (w x h)(mt.xmt.)	Min. Margin Road Side (mt.)	Min.Ground Clearance (mt.)	Max. Height (mt.)
(1)	(2)	(3)	(4)	(5)	(6)
Marginal Open Spaces	Upto60	9.0x4.5	0.6	3.0	16.5
	Above 60	12.0 x 6.0	1.5	3.0	16.5

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

#### 11.1.2 Billboards/ Hoardings on Roof tops | Terrace

The Billboards/ Hoardings on roof tops and terrace shall be permitted and shall be regulated as per table 11.2.

**Table 11.2: Billboards/ Hoardings on Roof tops | Terrace**

Location	Road Width (mt.)	Max.Billboard/ Hoarding Size(w x h) (mt.xmt.)	Max. no. of billboard/ hording size	Min. Margin (mt.)		Max. Height from top of Terrace(mt.)
				Road Side	Between two Bill boards	
(1)	(2)	(3)	(4)	(5)	(6)	(7)
On Roof Tops Terrace	up to 60	12.0 x 6.0	2 (different facing directions)	1.5mt from parapet	1.5	7.5
	Above 60	18.0 x 9.0				10.5

**Notes:**

1. On Roof Tops: Maximum permissible height of the Billboard/ Hoarding shall be considered over and above the permissible/ existing height of the Building.
2. No Roof top Billboards/ Hoardings shall extend beyond the Building line of the building on which it is erected, nor shall it extend beyond the roof in any direction.
3. Lighting may extend beyond the stipulated maximum height of for such billboards/ hoardings within the building-unit.



### 11.1.3 Billboards/ Hoardings on Public Roads

1. The Billboards/ Hoardings on Public Roads shall be permitted and shall be regulated as per table 11.3.

Provided that, the competent authority shall decide with respect to the following for which it shall record reasons in writing

**Table 11.3: Billboards/Hoardings on Public Roads**

Road Width (mt.)	Minimum Ground clearance (mt.)	Permissible Size of the Billboard/Hoarding (width height) (mt. X mt.)
(1)	(2)	(3)
Upto60	3.0	9.0 mts x 4.5 mts
above60mt	3.0	12.0 mts x 6.0 mts

2. The competent authority may allow/disallow exceptional size the erection on specific locations considering the safety.

### 11.1.4 Billboards in Urban Renewal Project Areas

These Billboards must confirm with these Regulations and with the Local Area Plan or special restrictions for the area, which may include additional Regulations or requirements.

### 11.1.5 Heritage Buildings and Precincts

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

### 11.1.6 General Restrictions

1. Billboards will be restricted in the following scenario:
2. Any Billboard which may obstruct the vision required for safe traffic movement
3. Any Billboard which in the opinion of the Competent Authority is likely to be confused with authorized traffic signs or signals
4. Any Billboard containing the word "Stop" ,"Look" ,"Danger" or other similar word that might mislead or confuse the travelers
5. Any Billboard that is attached to or printed on a rock or other natural objects\*[Deleted ]
6. Any Billboard that is prohibited or restricted for the purpose of public appearance under local or state or national law.
7. Any Billboard with over hang over public property which obstructs access or egress from any building.
8. Any Billboard/ Hoarding containing unfair, vulgar matter or advertisement that is considered objectionable in Competent Authority's opinion shall not be permitted. Advertisements that are prohibited by the Government shall not be permitted.
9. Billboard/ Hoarding shall not project outside the boundary of the Building-unit.
10. The structure of the billboard/ hoarding or any lighting reflector shall not project outside the boundary of the Building-unit.

## 11.2 Communication Infrastructure Telecommunication infrastructure/ microwave communication tower

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

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

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