

NOTE :-

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

EXPLANATION :

1. LIGHT INDUSTRY :

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

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

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

2. SERVICE ESTABLISHMENT (RESIDENTIAL) :

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

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

3. LIGHT HOME WORKSHOPS :

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

It will be subject to the following restrictions.

- i) Power used will be electrical.

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

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

4. OBNOXIOUS AND HAZARDOUS INDUSTRY :

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

5. WORKSHOP :

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

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

Appendix-A

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

1. OBJECTIVES :

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

2. SCOPE :

2.1 Areas covered under Development Plan

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

2.2 Areas not covered under Development Plan

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

3. IDENTIFICATION OF HAZARD PRONE AREAS :

3.1 Earthquake Prone Areas

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

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

3.2 Cyclone Prone Areas

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

3.3 Flood Prone Areas

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

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

3.3.1 Land Use Zoning for Flood Safety

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

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

4. APPROACH FOR LAND USE ZONING :

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

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

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

society Prioritisation scheme is suggested under Para 5

5. PRIORITISATION :

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

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

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

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

6. REGULATION FOR LAND USE ZONING :

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

Appendix-B

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

A. PROTECTION OF AREAS FROM EARTHQUAKES

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

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

B. PROTECTION FROM CYCLONIC WIND DAMAGE

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

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

C. PROTECTION OF AREAS FROM FLOODS

This may require one or more of the following actions.

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

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

APPENDIX : C

LIST OF OBNOXIOUS AND HAZARDOUS INDUSTRIES

Sr. No.	Industrial Groups	Noxious Characteristics
01.	02.	03.
(1)	<u>CHEMICAL INDUSTRY :-</u>	
A.	<u>Inorganic Manufacturing Industries :</u>	
i)	Acids. sulphuric acid. nitric acid. acetic acid (glacial) picric acid. hydrochloric acid. phosphoric acid. etc.	Fire hazards. offensive fumes and smokes
ii)	Alkalis. caustic soda. caustic potash. soda ash etc.	Fire hazards. corrosive substances.
iii)	Production of mineral salts which involves use of acids.	
iv)	Carbon disulphide. ultramarine blue. chlorine. hydrogen.	Risk of fire. dust and fumes.
B.	<u>Organic Manufacturing Industries :</u>	
i)	Dyes and dyestuff intermediate manufacture.	Washer water is acidic contain quantities of sludge.
ii)	Synthetic plastic like polyethylene P.V.C. rexin. raisin nylon.	Distillates from reaction vessels. fire risk also
iii)	Synthetic rubber	Liquid effluents with unpleasant smell.
iv)	Insecticides. fungicides and pesticides.	Unpleasant smell and dust: fire hazards.
v)	Phenoils and related industries based on coal tar distillations.	Risk of fire.
vi)	Organic solvents. chlorinated minerals. methanol. methylated spirits.	Fire hazards. unpleasant smell
vii)	Manufacture of compressed Permanent liquified and dissolved gases.	Risk of fire.
viii)	Acetylides pyridines. lotoform. B-Nepthol etc.	Risk of fire. smell.
(2)	<u>MISCELLANEOUS :-</u>	
	Electro-thermal industries such as manufacture of calcium carbide. phosphorous. aluminum dust. paste. powder. copper. zine etc.	Risk of fire.

(3)

I.	<u>Positions :</u> Ammonium Sulpho-cyanide. arsenic and its compound. barium acetates. barium bodies. barium carbonate. barium cyanide. barium ethylsulphate. barium acetate. cinnabar copper sulphocyanide. Ferrocyanides nitrocyanic acide. pottassium cyanide etc. Manufacture of cellulosic products rayon fibre. waster products. rayophans paper etc. cellulose. nitrate. celluoid articles. scrap & solution. Paints. enamels. colours. varnish (other than Litho Varnish) and Varnish remover of all kinds. Turpentine & turpentine substitutes. Matches. Printing ink. Industrial alcohol. Manufacture of newsprint.	Contamination if stored on same floor as or on floors above food (fire hazards in any case) Risk of fire. Risk of fire and smell Fire hazards Fire hazards Unpleasant smell. Unpleasant smell. enormous quantity of contaminated waste. fire hazards.
II.	<u>Petroleum Products :</u> Crude oil refining. processing & cracking. petroleum jelly. neptha cracking. including 1) gase cracking for any purpose. Carbon black manufacture and black of all kinds. Petroleum coke usage for graphite 2) production. Lubricating & fuel oils & other oils such as 3) schise oil. shale oil etc.	Inflammable fumes & noise. Fire hazards
4)	<u>Rubber Industry :</u> Reclamation of rubber and production of tyres. rubber solutions containing mineral neptha and rubber waste.	Fire hazards Fire hazards

01.	02.	03.
XI	<u>Heavy Engineering & Forgoing shops :</u> Using steam & power hammers & heavy metal forgings.	Noise. vibration & smoke.
XII	<u>Wood & Wood Products :</u> Distillation of Wood.	Fire hazards
XIII	<u>Textiles :</u> 1) Oil sheets & waterproof clothing a) Wool spinning. 2) Clean rags (not including clean textiles cutting only) and grassy rags. 3) Flax yarn & other fiber. Textile finishing. bleaching and dyeing	Wool washing liquors containing certain impurities. Fire hazards Fire hazards Waste water containing acid etc.

- 4) Foods :
 Vegetable oils. Noise. unpleasant smell.
 Abottories. Water. water with obnoxious smell.
- XIV Alcohol distilleries and breweries & potanis Oxygen causing unpleasant smell. noise.
 1) spirit. fire hazards.
 2) Suger refining. Unpleasant smell. fire hazards.
 3)
- Transport :
- 4) Manufacture of aircraft. locomotives. Smoke and noise.
 tractors etc.
- XV
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FORM NO. C

(See Rule-9 and See Regulation No. 3.1)

Application for development permission under sections 27.34 and 49 of G.T.P. & U.D. Act. 1976 The Notice u.s. 253 and 254 of the B.M.C. Act. 1949.

To
The
Chief Executive Authority Municipal Commissioner.
Area Development Authority Municipal Corporation.

I we hereby apply for permission for development as described in the accompanying maps and drawings. The names of the persons employed by me for the preparation of plans. structural details and supervision of the work area as under.

- a) The plans are prepared by Registered Architect Engineer
Mr.
- b) The structural report. details and drawings are to be prepared and supplied by
Mr.

I have read the Development Control Regulation/Bye-laws framed by the Authority under the provisions of the relevant Act. and claim to be fully coversant with it. I shall fulfil my duties and responsibilities in accordance with the provisions of the Development Control Regulation Bye-laws.

Signature of Owner Builder
Organiser Developer or
Authorised agent of owner :
Date :

- 1. Applicant's name :
- 2. Postal Address for correspondence :
- 3. Applicant's interest in land with respect of rights :
- 4. Description of Land. village. Town Planning
Scheme Revenue Survey Numbers. Final Plot No. :
- 5. Whate is the present use of the land and or the
]building if they are to be put to more than one
kind of use. Please give details of each use. :
- 6. Please describe in short the development work
stating the proposed use of land for the building. If
land and or the building are to be put to more than
one use. please give details of each use. :
- 7. Is this land included in a layout sanctioned by the
appropriate authority ? :
If yes. please give date of sanction and reference
No. with a copy of the sanctioned layout. If not.
is it approved by any other Authority ? :
Give the name of such Authority with date of
sanction and reference no with a copy of the
sanctioned layout. :
- 8. For residential use. number of dwelling units
and floor : :
- 9. Nature and manner of working of industrial
commercial establishment in case the proposed
use is for Industry/ Commerce. :

What separate arrangements have been proposed :
to be made for loading and unloading of goods from
the industrial or commercial goods vehicles ?

What arrangements have been proposed to be made :
for disposal of industrial waste effluent ?

Signature of Owner Builder
Organiser Developer or
Authorised agent of owner :
Date :

Instructions to applicant regarding maps and documents to be submitted along with the application :

A. The maps and drawings should be drawn or copies on a paper of proper and durable quality so that they are clearly and distinctly legible. Every map and/or drawing shall have to be signed by the applicant owner and his engineer/Architect and Organiser/Builder as the case may be. If copies of original maps or drawings submitted, they shall be true copies.

1. LAYOUT PLAN (Three Copies)

Layout Plan of the whole land shall invariably accompany every application for permission to development by way of building construction.

This map shall be drawn to a scale of not less than 1:500 and show the following details.

- a) Boundaries of the S.No./plots mentioned in the application and its lay out by showing sub-division.
 - b) Existing buildings and new buildings proposed to be constructed. Roads, streets, and carriage ways constructed there on (existing construction should be shown distinctly from the proposed one). Proposed new roads and streets, their levels and width.
 - c) Proposed use of every building and open space not to be built over within a plot.
 - d) If the layout is for residential use, maximum number of dwelling units that can be accommodated by any increase in future.
 - e) If the layout is for industrial or commercial use, maximum area which can be built upon without increase in future.
 - f) Existing facilities regarding water supply sewerage etc. diameter and gradient of water supply lines, drainage lines for the disposal of storm water as well as for sewerage.
 - g) Location of the plot in relation to the near by public road.
 - h) Alignment and width of all the existing roads, including the road from which the plot has access from major road. Existing access road and proposed new road, if any, should be shown clearly and distinct.
 - i) Existing trees and natural scenery worth preserving.
 - j) Dimensions and areas of common plot, as required under these regulations, provided in the layout division of plot.
 - k) Tree plantation required under regulation No. 31.
2. An extract of the record of right of property register card or any other document showing ownership of the land proposed for development.
 3. Certified part plan and zoning certificate from the certificate from the Authority shall be enclosed along the application.
 4. The applicant shall also submit a certified copy of approved layout of final plot from the concerned authority for the latest approved layout of city survey numbers or revenue survey numbers from D.L.L.R. showing area and measurement of the plot or land on which he proposes to develop or build.
 - 5.a) Drawing (3 copies) to a scale not less than 1 cm. = 1 metre for the buildings existing as well as proposed floor area for each floor.
 - b) Layout showing parking arrangements with internal & surrounding roads and exit, and entry movement vehicles etc. as per regulation No. 19 to the suitable scale.
 6. Structural Designer's certificate duly signed by him.
 7. Certificate of Undertaking Certificate in the prescribed form no. 2(a), 2(b) and 2(c) by the Register Architect/Engineer/Structural Designer/Clerk of Works/Developer undertaking the work.

8. Full information should be furnished as prescribed in Form No. 3 and 4 under these Development Control Regulations. as the case may be along with the plans.
9. The applicant shall also obtain copy of N. O. C. from the relevant authority as per Regulation No. 3.3 and 4.2 wherever applicable.
10. Certificates as prescribed in forms 2(a), 2(b) and 2(c) are required to be submitted prior to the commencement of the construction.
11. If during the construction of the building the Owner Organiser Builder Architect Engineer Surveyor is changed. he shall intimate the Competent Authority by registered letter that he was no longer responsible for the project. and the construction shall have to be suspended until the new owner Organiser Builder Architect Engineer/Surveyor etc. undertakes the full responsibility for the project as prescribed in form 2(a), 2(b), 2(c) and 2(d).
12. The new Owner/Developer/Architect/Engineer shall before taking responsibility as stated above in clause (12). check the work already executed is in accordance with the permission granted by the Competent Authority. He may go ahead with the remaining work only after obtaining permission of the Competent Authority.

B. SCRUTINY FEE

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

A. FOR BUILT UP AREA

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

B. COMMERCIAL AND MIX DEVELOPMENT

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

C. SUB-DIVISION AND AMALHAMATION OF LAND

- a) Rs. 1.50 per sq. mt. of building unit plot area for subdivision and amalgamation of all types of development.
- b) Rs. 0.50 per sq. mt. of building unit plot area for subdivision and amalgamation for Minimum scrutiny fee shall not less than Rs. 300.00

D. RENEWAL OF DEVELOPMENT PERMISSION :

Development permission granted under these regulation shall be deemed to be lapsed. if such development work has not been commenced till the expiry of one year from the date of commencement certificate/development permission. Provided that the Competent Authority may on application made to it befor the expiry of above period (one year) extended such period by a further period of one year at a time by charging Rs. 300/- for renewal of development permission. The extended period shall in no case exceed three years in the aggregate.

E. PUBLIC CHARITABLE TRUST :

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

F. DEVELOPMENT PERMISSION FOR OPEN LAND USE TYPE DEVELOPMENT :

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

G. DEVELOPMENT CHARGE :

A copy of the receipt of the Development Charge if any shall be submitted along with the application form.

FORM NO. C (a)

(See Rule-9 and See Regulation No. 3.1)

Gujarat Town Planning and Urban Development Act. 1976.

Application for permission of Brick-kiln. Mining and Quarrying under section - 27.

To

The

Chief Executive Authority Municipal Commissioner.

Area Development Authority/Municipal Corporation.

I/we hereby apply for permission for development as described below. I/we are applying for development on this land for the first time. I/we certify that all terms and conditions laid down in the development permission granted during last year/previous years have been scrupulous observed.

Signature :

Date :

1. Applicant name :
2. Postal Address for correspondence :
3. Applicant's interest title in land with respect of record of rights. :
4. Description of Land. village. Revenue Survey No. and Area :
5. Present use of land :
6. Proposed use of land :
7. i) Whether in past brick-kiln mining quarrying was undertaken on the land in question ?
ii) If yes. since which year ?
iii) Whether development permission and N.A. permission were obtained ?
8. Total area of land in question :
9. How much area is already put to such use so far ? (Please shown on sketch plan) :
10. Area now proposed to be taken up for brick manufacture. (Please shown on sketch plan) :
11. Duration (in month year) for which permission is sought (Give time-limit for completion or termination of such use) :
12. If the permission is asked for renewal :
i) No. and date of previous permission
ii) Amount of the Security Deposit

Instruction to applicant regarding sketch plan and documents to be submitted alongwith the application (for new permission as well as renewal).

- (1) An extract of the record of rights or any other document showing the ownership of the land owner for purpose shall be indicated with necessary documentary-proof if the applicant is not the owner of the land in question.
- (2) Zoning certificate from the Authority shall be enclosed along with the application.
- (3) A certified site plan showing the land in question along with surrounding area shall be attached.
- (4) True copies of last years permission.

FORM NO. 2 (A)
CERTIFICATE OF UNDERTAKING OF REGISTERED ARCHITECT/ENGINEER

To

Ref: Proposal work of _____
(Title of the project)

C.S. No. R.S. No. F.P. No. _____ Inward No. _____ at village
_____ Taluka _____

T.P.S. No. _____ of _____
(Village/Town/City)

For _____
(Name of Owner/Organiser/Developer/Builder)

Address : _____

Tel. No. : _____

I am a member of Council of Architects/Engineers and I am possessing current registration to act as registered Architect/Engineer.

I hereby certify that I am appointed as the Registered Architect/Engineer/Surveyor to prepare the plans, sections and details as required under the provisions of the Act Development Control Regulations for the above mentioned project and that I have prepared and signed the same and that the execution of the project shall be carried out under my direction and supervision of supervisor or owner, as per the approved drawings. I am fully conversant with the provisions of the Regulations, which are in force, and about my duties and responsibilities under the same and I undertake to fulfill them in all respects, except under the circumstances of natural calamities.

I also undertake to provide my guidance for the adequate measure to be taken by the owners for installation of plumbing, drainage, sanitation and water supply. The appointment of site supervisor, clerk of works, building contractor, plumbing contractor and electrical contractor shall be made at the appropriate stage by the owner before the relevant work commences.

Signature : _____

Reg. No. _____ Date _____

Name : _____

Address : _____

Tel. No. : _____

FORM NO. 2 (B)
CERTIFICATE OF UNDERTAKING OF REGISTERED STRUCTURAL DESIGNER

To

Ref: Proposal work of _____
(Title of the project)

C.S. No. R.S. No. F.P. No. _____ Inward No. _____ at village
_____ Taluka _____

T.P.S. No. _____ of _____
(Village/Town/City)

Owner _____

Address : _____

Tel. No. : _____

I am possessing the required qualification and experience to act as a Structural Designer. This is to certify that I am appointed as the registered structural designer to prepare the structural report, structural details and structural drawings for the above mentioned project. I am fully conversant of my duties and responsibilities under the Regulations and assure that I shall fulfill them in all respects. I have prepared and signed the structural design and drawing of the proposed building as per the prevailing Indian Standard Specifications and further certify its structural safety and stability in design.

I undertake to supply the owner and the supervisor the detailed drawings. If my services are terminated, I undertake to initiate to initiate the Authority in writing.

Signature : _____

Reg. No. _____ Date _____

Name : _____

Address : _____

Tel. No. : _____

(to be struck off if not applicable)

FORM NO. 2 (C)
(SEE REGULATION NO. 3.3 (VII))
CERTIFICATE OF UNDERTAKING OF
REGISTERED CLERKS OF WORKS SITE SUPERVISER DEVELOPER OWNER

To.....
.....
.....

Ref: Proposal work of.....
(Title of the work)

C.S. No. R.S. No. F.P. No.Inward No.
at villageTaluka
in T.P.S. No.at.....

Owner :

Address :

Tel. No. :

I possess a current Registration to act as Registered.....

I hereby certify that I am appointed as a registered.....on the above mentioned project and that all the works under my charge shall be executed in accordance with the stipulations of the National Building Code and relevant standards of the I.S.I.

I am fully conversant with the provisions of the Regulations which are in force and about the Duties and Responsibilities under the same and I undertake to fulfil them in all respect.

* I undertake not to supervise more than ten works at a given time as provided in Development Control Regulations.

* I undertake not to supervise work simultaneously at one point of time on any other sites during my supervision of the execution of this work.

Signature :

Registration No.Date.....

Name

Address

.....

Tel. No.

..... struck

off if not applicable

FORM NO. 2 (d)
(Regulation No. 3.3 (VII))
CERTIFICATE OF UNDERTAKING
FOR HAZARD SAFETY (REGULATION No. 18.4) REQUIREMENT

To,

REF: Proposed work of. _____
(Title of the project)

C.S. No./R.S. No. (F.P. No.)

Inward No. _____ at village _____ Taluka
_____ T.P.S. No. _____ of _____
Village/Town/City

1. Certified that the building plans submitted for approval satisfy the safety requirements stipulated under Building Regulation No. 18.4 and the information given therein is factually correct to the best of our knowledge and understanding.
2. It is also certified that the structural design including safety from hazards based on soil conditions shall be duly incorporated in the design of the building and these provisions shall be adhered to during the construction.

Signature of Owner with date _____
Name in Block Letters _____
Address _____

Signature of the Engineer/
Structural Engineer with date _____
Name in Block Letters _____
Address _____

Signature of the
Developer with date _____
Name in Block Letters _____
Address _____

Signature of the
Architect with date _____
Name in Block Letters _____
Address _____

Note : The certificate of Undertaking shall be signed by person concerned as per the provisions of these regulations

FORM NO. D
(See Rule-10 and Regulation No. 5.1)
DEVELOPMENT PERMISSION

Permission is hereby granted/refused under Section 29(1) (i)/29(1)(ii)/29(1)(iii), 34, 49(1)(b) of the Gujarat Town Planning and Urban Development Act. 1976 under Section 253 and 254 of Bombay Provincial Municipal Corporation Act. 1949.

to

(name of the person)

for

(Description of work)

on the following conditions grounds

Conditions

(in case of grant)

subject to the submission of detailed workings drawings. and structural drawing(s) along with soil investigation report before the commencement of the work.

Grounds

(in case of refusal)

a) Documents N.O.C. etc. :-

Following documents plans/N.O.C. undertakings as mentioned in form no. I are not submitted.

b) Site Clearance :

i) Site is not cleared as per the provisions of Development Plan with respect to

- road line
- reservations
- zone
- other (specify)

ii) Site is not cleared as per the provisions of T.P. Scheme..... with respect to

- Road
- reservations
- final plot
- other (specify)

iii) Proposed use is not permissible according to the width of road as per the provision No. 11.2.

c) Scrutiny of Layout :

Following provisions are not as per the Development Control Regulations.

- Set back
- margin
- common plot
- internal roads

- parking space
- ground coverage
- any other (specify)

d) Scrutiny of Building Requirements :

Following provisions are not as per the Development Control Regulations.

- F.S.I.
- Height
- Ventilation
- Open air space
- Provisions for Fire protection
- any other (specify)

Authorised officer

Chief Executive Authority

Municipal Corporation.

Commissioner

Area Development Authority

FORM NO. 6 (A)
PROGRESS CERTIFICATE

Plinth Stage/In case of basement casting of basement slab

Reference No.

Owner's Name:

Location :

Submitted on :

Received on :

Chief Executive Authority/Municipal Commissioner.

Area Development Authority/Municipal Corporation.

Sir,

We hereby inform you that the work of execution of the building as per approved plan, working drawing and structural drawings has reached the Plinth Level and is executed under our supervision.

We declare that the amended plan is not necessary at this stage.

Yours faithfully,

Signature of the
Supervising Engineer/Owner

Date :

Name in block letters : _____

Address : _____

FORM NO. 6 (B)

PROGRESS CERTIFICATE-FIRST STOREY

Reference No.

Owner's Name:

Location :

Submitted on :

Received on :

Chief Executive Authority/Municipal Commissioner.
Area Development Authority/Municipal Corporation.

Sir,

We hereby inform you that the work of execution of the building as per approved plan. working drawing and structural drawings has reached the first storey level and is executed under our supervision.

We declare that the amended plan is not necessary at this stage.

Yours faithfully,

Signature of the
Supervising Engineer/Owner

Date :

Name in block letters : _____

Address : _____

FORM NO. 6 (C)

**PROGRESS CERTIFICATE-MIDDLE STOREY IN CASE OF HIGH-RISE
BUILDING**

Reference No.

Owner's Name:

Location :

Submitted on :

Received on :

Chief Executive Authority/Municipal Commissioner.
Area Development Authority/ Municipal Corporation.

Sir,

We hereby inform you that the work of execution of the building as per approved plan. working drawing and structural drawings has reached storey level and is executed under our supervision.

We declare that the amended plan is not necessary at this stage.

Yours faithfully,

Signature of the
Supervising Engineer/Owner

Date :

Name in block letters : _____

Address : _____

FORM NO. 6 (D)

PROGRESS CERTIFICATE-LAST STOREY

Reference No.

Owner's Name:

Location :

Submitted on :

Received on :

Chief Executive Authority/Municipal Commissioner.
Area Development Authority/ Municipal Corporation.

Sir,

We hereby inform you that the work of execution of the building as per approved plan. working drawing and structural drawings has reached storey level and is executed under our supervision.

We declare that the amended plan is not necessary at this stage.

Yours faithfully,

Signature of the
Supervising Engineer/Owner

Date :

Name in block letters : _____

Address : _____

FORM NO. 7
(See Regulation No. 6.2(c))
COMPLETION REPORT

Reference No.

Owner's Name:

Location :

Submitted on :

Received on :

The
Chief Executive Authority/Municipal Commissioner.
Area Development Authority/ Municipal Corporation.

Sir,

The work of erection/re-erection of building as per approved plan is completed under the Supervision of Architect/Developer/Engineer who have given the completion certificate which is enclosed herewith.

We declare that the work is executed as per the provisions of the Act and Development Control Regulations/Byelaws and to our satisfaction. We declare that the construction is to be used for the purpose as per approved plan and it shall not be changed without obtaining written permission.

We hereby declare that the plan as per the building erected has been submitted and approved.

We have transferred the area of parking space provided as per approved plan to an individual/ association before for occupancy certificate.

Any subsequent change from the completion drawings will be our responsibility.

Yours faithfully,

(Developer's Signature)

(Owner's Signature)

Name of Developer

Name of Owner

Date :

Address :

Encl: Completion Certificate

FORM NO. 8
BUILDING COMPLETION CERTIFICATE

Reference No.

Owner's Name:

Location :

Submitted on :

Received on :

Chief Executive Authority/Municipal Commissioner.
Area Development Authority/ Municipal Corporation.

Sir,

1. The building/s has/have been constructed according to the sanctioned plan.
2. The building/s has/have been constructed as per approved plan and structural design (on set of structural drawings as executed and certified by the Structural Engineer is enclosed) which incorporates the provision of structural safety as specified in relevant prevailing Indian Standard Specifications. Guidelines.
3. Construction has been done under our supervision/guidance and it adheres to the drawings submitted and records of supervision have been maintained by us.

Signature of the
Supervising Engineer/Owner

Signature of the
Structural Designer

Date :

Date :

Name in block letters : _____
letters : _____

Name in block

Address : _____

Address : _____

FORM NO. 9
FORM OF OCCUPANCY CERTIFICATE

(Brief description of nature of development)

On Survey No. _____ of village _____
Taluka _____ Plot No. _____ T.P. Scheme No. _____
Street _____ Ward/Sector _____ owned by
_____ in the development area. completed and constructed as per plan
prepared by _____ under the supervision of

(Architect/Engineer)

(Supervising Engineer Owner)

Architect has been inspected on _____ and I declare that the development
has been carried out in accordance with the Development Permission No. _____
dated _____ and that the development is fit for the use for which it has
been permitted.

Chief Executive Authority/Municipal Commissioner.
Area Development Authority/ Municipal Corporation.

Date :

FORM NO. 10.

(See Regulation No. 9.1)

Registration for Architect Engineer Structural Desibner Clerk of work Sit Supervisor
Developer owner.

APPLICATION FORM

Name

Address (Local)

Permanent Address

Telephone No.

Qualifications

Experience

Are you serving any where ?

(Give detailed address of employer and his No.

Objection Certificate)

Registration/Registration renewal fee remitted
in person by M.O. etc.

(No such fees shall be payable by Architect
registered with council of Architects. India

Last year's Registration No.

Further particulars. if any

I hereby undertake to abide by all Rules. Regulations. Standing Orders. Requisitions and instructions given by the Authority and shall carry out duties and responsibilities as prescribed in Development Control Regulations. I also understand that if I fail to perform my duties as above. the Authority will be entitled to withdraw my Registration and forfeit my Registration fee. if any.

Kindly grant me a new renewed Registration for the year _____ Registration Book may be sent to me when ready. I send herewith two passport size copies of my photographs signed by me.

Signature of applicant.

FORM NO. 11.

(See Regulation No. 26)

STRUCTURAL INSPECTION REPORT

(This form has to be completed by registered Structural Designer after his site Inspection and verification regarding compliance of all recommendation by the owner. which in the opinion of the registered structural designer are necessary for safety of the structure)

I. Description by title and location of the property including T.P. No. F.P. No. etc.

II. Name of the present owner :

III. Description of the structure :

Class I or Class II (Briefly describe the property in general and the structure in particular)

(a) Function	(b) Framed construction							
	Residence (with or without shops)	Apart-ments (with or without shops)	Office Bldg.	Shopping centre	School. College	Hostel	Auditoria	Factory
	1	2	3	4	5	6	7	8
A. Load bearing masonry wall construction								
B. Framed Structure								
construction and structural materials	Critical load bearing element	Brick	RCC	Stone	Timber	Steel		
	Roof Floor	RCC	Timber	RBC	Steel	Jack-arch		

IV. Yea of construction

Year of subsequent additions or rectification's (Please describe briefly the nature of additions or rectification's)

V. Date of last inspection report filed Last filed by whom (This does not apply to the first report).

VI. Soil on which building is founded

- i) Any change subsequent to construction
- ii) Nearby open excavation
- iii) Neaeby collection of water
- iv) proximity of drain
- v) underground water-tank
- vi) R.W. Pipes out-lets
- vii) Settlements

VII. The Super-structure (R.C.C. Frame Structure)

- i) Crack in beam or column nature and extent of crack probable causes.
- ii) Cover spell
- iii) Exposure of reinforcement
- iv) subsequent damage by user for taking pipes. conduits. hanging. fans or any other fixtures. etc.
- vi) Crack in slab
- vii) Spalling of concrete or plaster of slab
- viii) Corrosion of reinforcement
- ix) Loads in excess of design loads

VIII The Super-Structure (Steel Structure)

- i) Paintings
- ii) Corrosion
- iii) Joint. nuts. bolts. rivets. welds. gusset plates
- iv) Bending or buckling of members
- v) Base plate connections with columns or pedestals
- vi) Loading

IX. The Super-Structure (Load bearing masonry structure) Cracks in masonry walls.

X. Recommendations if any

The is to certify that the above is a correct representation of facts as given to me by the owner and as determined by me after Site Inspection to the best of my ability and judgement.

The recommendations made by me to ensure adequate safety of the structure are compiled with by the owner to my entire satisfaction.

(Signature of the Registered structural Designer and date)

Name of registered structural designer

Registration No.

Address