

12 DEVELOPMENT REQUIREMENTS FOR OTHER THAN GAMTAL AND WALLED CITY AREA

12.1

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

(A) USES NOT PERMISSIBLE

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

(B) USES PERMISSIBLE FOR COMMERCIAL DEVELOPMENT

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

NOTE :

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

12.2 MINIMUM AREA OF A BUILDING UNIT

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

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

- (b) Minimum area of a Building Unit for Primary school/High school shall be 1000.00 sq. mts.
- (c) Minimum area of Building Unit for Educational institute above HSSC level. marriage hall, Town hall, cinema, theatre shall be 2000.00 sq.mts.
- (d) Minimum area of a Building Unit for petrol pump without service station shall be 1000.00 sq.mts. and petrol pump with service station shall be 2000.00 sq. mts.
- (e) Minimum area of building unit for worship and Religious places shall be 500 sq.mts. and maximum built-up area shall not be more than 20% of the building unit area.

NOTE :- Above provisions are not applicable for Residential housing scheme for socially and Economically Backward class of people.

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

12.3.1 PERMISSIBLE FSI

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

In city area B and C

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

For Revenue area "F"

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

12.3.2 MAXIMUM PERMISSIBLE HEIGHT

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

12.3.3 RELAXATION IN FSI :

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

12.4 MARGIN AND MAXIMUM BUILT-UP AREA ON ANY FLOOR

12.4.1 MARGIN AND MAXIMUM BUILT-UP AREA

12.4.1 (A) RESIDENTIAL AND COMMERCIAL USE

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

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

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

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

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

Permissible Built Up Area In city area B and C

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

FOR REVENUE AREA "F"

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

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

(iv) **HIGH RISE BUILDINGS:**

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

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

Explanation

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

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

NOTE II :-

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

12.4.1. (B) FOR INDUSTRIAL USE

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

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

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

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

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

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

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

12.4.1.(D) RESTRICTION ON DEVELOPMENT IN MARGIN

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

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

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

12.4.1.(E) PROJECTIONS IN MARGINS

- (i) In any marginal open space, weather sheds and solid architectural projections shall be permitted up to 0.60 Mts. at the height of 2.0 Mts. from the floor level. But not in continuation with floor slab. However it shall not be allowed to be covered in any case so as to add to the usable floor area.
- (ii) In case of detached and semi-detached residential dwelling building unit 1.00mt. wide open cantilever stair with maximum 2.00 mts. landing space at floor level shall be permitted in the 3.00 mts. and above marginal space except road side margin.

12.4.1.(F) MARGINS FROM COMMON PLOT

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

12.5 OPEN SPACE

12.51 Open Air Space

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

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

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

12.5.2 WATER CLOSET AND BATHROOM

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

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

12.5.3 OPEN SPACE TO BE OPEN TO SKY

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

12.6 DEVELOPMENT OF BUILDING UNIT IN EXISTING CHAWLS

Subject to the following conditions, owners of individual rooms of existing authorized chawls may be permitted to make alterations or to construct additional floors:

- (1) Additional built-up area on ground floor shall not be permitted, if it exceeds the permissible built-up area on ground floor as prescribed under regulation for tenement type construction.
- (2) Open space for common plot and approached as required under tenement type construction shall be maintained.
- (3) Subject to other regulation adequate ventilation, owners of individual rooms may construct two additional floors over the ground floor.
- (4) Individual owners shall have to provide water closet and bathrooms.
- (5) While permitting first floor or the second floor no objection shall be taken regarding F.S.I. built-up area and number of tenements in regard to the existing ground floor constructions.

12.7 DEVELOPMENT OF EXISTING DETACHED AND SEMI-DETACHED DWELLING UNIT.

In case of approved individual detached and or semi-detached existing dwelling unit the extension of permissible floors may be permitted as per sanctioned margin stair case and projection shall be permitted for permissible upper floors.

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