

2. DEFINITIONS

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

2.1 ACT

Means the Gujarat Town Planning and Urban Development Act, 1976 (President Act No. 27 of 1976) and B.P.M.C. ACT, 1949 or Local Acts as stated in the context.

2.2 ADDITIONS AND OR ALTERATIONS

Means any change in existing authorised building or change from one use to another use, or a structural change such as additions to the area or height or the removal of part of a building or a change to the structure such as the construction or cutting into or removal of any wall or part of a wall, partition column beam joist floor including a mezzanine floor or other support or a change to or closing of any required means of ingress or egress or a change to fixtures or equipments as provided in these regulations. The addition to any existing structure shall only be permitted if it complies with the provision of regulation No. 17.4

2.3 ADVERTISING SIGN/HOARDING

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

2.4 AIR - CONDITIONING

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

2.5 AMENITIES

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

2.6 APARTMENT/FLATS

Apartment/flats shall mean residential buildings constructed in a detached manner being designed as Ground Floor plus more upper floors and constructed as separated dwelling unit with common staircase.

2.7 AUTOMATIC SPRINKLER SYSTEM

Means an arrangement of pipes and sprinklers, automatically operated by heat and discharging

water on fire. simultaneously an audible alarm.

2.8 BASEMENT OR CELLAR

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

2.9 BUILDING

Means all types of permanent building defined in(a) to (r) below, but structure of temporary nature like hutment as well as shamianas erected for temporary purposes for ceremonial occasions with the permission of the Competent Authority shall not be considered to be "buildings".

- (a) "Assembly building" means a buildings or part there of where groups of people congregate or gather for amusement recreation social religious patriotie. civil travel and similar purposes.
"Assembly building" include building of drama and cinema theatres, city halls, town halls. auditoria exhibition halls. museums "marriage hall", "Skating ring" gy mnasia stadia restaurants eating or boarding houses. place of worship dance halls clubs gymknanas. road air, sea or other public transporation stations and recreation plers.
- (b) "Business building" means any building or part there of used for transaction of record there for officer, banks. all professional establishments. Court houses classified as business building if their principal function is transaction of business and or keeping of books and records.
- (b.1) "Commercial Development" means any development carried out or such activity of trade. commerce profession and which consumes more than 20% of the F.S.I. of the building.
- (c) "Detached Building" means a building with walls and roofs independent of any other building and with open spaces on all sides.
- (d) "Semi-Detached Building" means a building having one or more side at tached with wall and roof with other building.
- (e) "**Educational building**" means a building exclusiverly used for a school or collage. recognised by the appropriate Board or University or any other Competent Authority involving assembly for instruction eduction or recreation incidental to educational use and including a building for such other uses incidental there to such as a library or a research institution it shall also include quarters for essential staff required to reside in the premises and a building used as a hostel captive to an educational institution whether situated in its campus or not.
- (f) "**Hazardous building**" means a building or part there of used for :-
- (i) Storage handling manufacture or processing of Radio-activ substances or of highly Combustible or explosive materials or products which are liable to burn with extreme rapidity and/or producing poisonous fumes or explosive enabatuibs.
 - (ii) Storage handling manufacture or processing of which involves highly corrosive toxie obnoxious alkalis. acids or a other liquids gases or chemicals producing flame fumes and explosivise mixtures or which reseult in division of matter into fine particles and capable of spontaneous ignition.
- (g) "Industrial building" means a building or part there of where in products or material are fabricated assembled or processed such as assembly plants laboratories power plants refineries gas plants mills dairies and factories.
- (h) "Institutional Building" means a building constructed by Government Semi-Goverment organisations. public sector undertakings. registered Charitable Trusts for their public activities such as education medical recretional and eultural hostel for working women or

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

- (i) "Mercantile building" means a building or part thereof used as shops. stores or markets, for display and sale of wholesale or retail goods or merchandise, including office, storage and service facilities incidental thereto located in the same building.
- (j) "Low rise building" shall mean a building having height up to 15.00 mts. and having ground floor plus three floors, However hollow plinth up to 2.8 mts. lift cabin and parapet on terrace up to 1.5mts. shall not be counted.
- (k) "High-rise building" shall mean building other than mentroned in 2.9 (i) Low Rise building" provided the maximum permissible height shall not exceed 35 mts.
- (l) "Office building" means a building or premises or part thereof whose sole or principal use is for an office or for office purposes or clerical work. "Office purposes includes the purpose of administration. clerclal work. handling money, telephone, telegraph and computer operation: and clerical work" includes writing. book keeping. sorting papers typing, filing, duplicating, punching cards or tapes. machines calculations. drawing of matter for publication and editorial preparation of matter of publication.
- (m) "Public Building" means a building constructed by Government. Semi-Government organisations, public sector under-takings, registered Charitable Trust or such other organisations for their non-profitable public activities.
- (n) "Residential Building" means a building in which sleeping accommodation is provided for normal residential purposes. with or without cooking or dining facilities. and includes one or more family dwellings. lodging or boarding house, hostels, dormitories, apartment houses, flats and private garages of such buildings. It shall also include the mix used building where commercial development is less than 20%.
- (o) "Special Building" means
 - (i) a building solely used for the purpose of a drama or cinema theatre, motiion picture a drive-in-theatre. an assembly hall or auditorium, town hall, lecture hall, an exhibition hall, theatre muscum, stadium, community hall, marriage hall.
 - (ii) a hazardous building;
 - (iii) a building of a wholesale estalishment;
 - (iv) centrally air-conditioned building which exceeds 15mts in height. in case where in building is constructed on stilt.
- (p) "Storage Building" means a bulding or part thereof used primaily for storage or shelter of goods, merchandise and includes a building used as a warehouse, cold strage freight depot. wansit shed, store house, public garage, hanger, truck terminal grain clevator, barn and stable.
- (q) "Unsafe Building" means a building which.
 - (i) is structurally unsafe.
 - (ii) is insanitary
 - (iii) is not provided with adequate means of egress.
 - (iv) constitutes a fire hazard.
 - (v) is dangerous to human life.
 - (vi) in relation to its existing use constitutes a hazard to safety or health or public welfare by reasons of madequate mamtenance, dilapidation or abandonment.

- (r) "Wholesale establishment" means an establishment wholly or partly engaged in wholesale trade and manufactures wholesale outlets, including related storage facilities, warehouses and establishments engaged in truck transport, including truck transport booking warehouse.

2.10 BUILDING LINE

means the lineup to which the plinth of a building adjoining a street or extension of a street or on a future street may lawfully extend and includes the lines prescribed in any T.P. scheme and/or Development Plan.

2.11 BUILDING UNIT

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

2.12 BUILT-UP AREA

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

2.13 COMPETENT AUTHORITY

Means any person or person or Authority or Authorities authorized by the Bhavnagar Area Development Authority/Bhavnagar Municipal Corporation as the case may be to perform such function as may be specified Different persons or Authorities may be authorized to perform different functions.

2.14 CHIMNEY

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

2.15 CHHAJJA

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

2.16 CHOWK

Means a fully or partially enclosed space permanently open to the sky within a building at any level, inner chowk being enclosed on all sides except as provided in Regulation 11 and 12 and an outer chowk having one unenclosed side.

2.17 COMBUSTIBLE MATERIAL

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

2.18 CONTIGUOUS HOLDING

Means a contiguous piece of land in one ownership irrespective of separate property register cards record of rights.

2.19 CORRIDOR

Means a common passage or circulation space including a common entrance hall.

2.20 COURTYARD

Means a space permanently open to the sky within the site around a structure and paved/ concrete.

2.21 COMMON PLOT

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

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

2.21.a CITY AREA A : shall mean the area shown in the development plan as city area -A

2.21.b CITY AREA B : shall mean the area shown in the development plan as city area -B

2.21.c CITY AREA C : shall mean the area shown in the development plan as city area -C

2.21.d CITY AREA D : shall mean the area shown in the development plan as city area -D

2.21.e CITY AREA E : shall mean the area shown in the development plan as city area -E

2.21.f CITY AREA F : shall mean the area shown in the development plan as city area -F

2.21.g CITY AREA G : shall mean the area shown in the development plan as city area -G

2.22 DEVELOPER

Means the person who is legally empowered to construct or to execute work on a building unit. building or structure. or where on person is empowered. the owner of the building unit. building or structure.

2.23 DHARMASHALA

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

2.24 DRAIN

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

2.25 DWELLING UNIT

Means a shelter consisting of residential accommodation for one family. Provided that the monimum accommodation in a dewelling unit shall be one room of carpet area of 9 sq.mts. with a minimum side of 2.4 Mts. and a.w.c.

2.26 ENCLOSED STAIRCASE

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

2.27 EXISTING BUILDING

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

2.28 EXISTING USE

Means use of a building or a structure existing authorised before the commencement of these Regulations.

2.29 EXIT

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

- (i) "HORIZONTAL EXIT" :- means an exit which is a protected opening through or around a fire wall or bridge connecting two or more buildings.
- (ii) "OUTSIDE EXIT" :- means an exit from a building to a public way or to an enclosed fire resistant passage leading to a public way.
- (iii) "VERTICAL EXIT" :- means an exit used for ascending or descending between two or more levels, including stairways, smoke-proof towers, ramps, escalators and fire escapes.

2.30 EXTERNAL WALL

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

2.31 ESCAPE ROUTE

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

2.32 FIRE AND/OR EMERGENCY ALARM SYSTEM

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

2.33 FIRE LIFT

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

2.34 FIRE PROOF DOOR

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

2.35 FIRE PUMP

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

2.36 FIREPUMP-BOOSTER FIRE PUMP

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

2.37 FIRE RESISTANCE

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

2.38 FIRE SEPARATION

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

2.39 FIRE SERVICE INLET

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

2.40 FIRE TOWER

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

2.41 FLOOR

Means the lower surface in a storey on which one normally walks in a building. and does not include a mezzanine floor. The floor at ground level with a direct access to a street or open space shall be called the ground floor. the floor above it shall be termed as floor 1. with the next higher fioor being termed floor 2. and so on upwards.

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

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

$$\text{Floor Space Index} = \frac{\text{Total floor area including walls of all floors}}{\text{Plot Area/building Unit.}}$$

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

- (i) Parking spaces without any enclosures and partitions of any kind except shear walls. with clear height of 2.4 mts. and in case of slabs with beams, height should not exceeds 2.8 mts.
- (ii) Spaces of hollow plinth with maximum clear geight of 2.8 Mts. including beams in residential buildings only (not even in mixed development) at ground level without any enclosures/walls and partitions in any form.
- (iii) Interior open spaces and ducts required under these Regulations subject to maximum 4% of the Built up area.

- (iv) Basement exclusively used for required parking with maximum clear height of 2.8 Mts. excluding beams.
- (v) Security Cabin up to 4 sq.mts.
- (vi) Weather shed up to 0.60 mt width.
- (vii) Stair case with maximum intermediate landing width equal to the width of stair maximum landing width at floor level shall be twice the width of stair.
- (viii) lift, lift well with lift cabin, stair landing of lift well and water tank.
- (ix) Open air space/chowk required under this regulation in Walled City and Gamtal.
- (x) Electric room as specified by A.E.C. or G.E.B.
- (xi) 7% of the total basement area used for safe deposit vault & A.C. plant.

2.43 FLOOR AREA

Means Built up area excluding area of walls.

2.44 FRONT

Front as applied to a plot: means the portion facing the road and in case of plot abutting on more than one road and or more than 18 Mts. in width. the front shall be decided by the Competent Authority considering the existing and future development trend of the surrounding area.

2.45 FOOTING

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

2.46 FOUNDATION

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

2.47 HEIGHT OF BUILDING

Means the vertical distance measured from the average ground level high flood level/ plot level and up to the top of the finished level of the top most floor slab in case of roofs and upto the midpoint of the height of the slopping roof. The height of the slopping roof shall be taken as an average height of the relevant floor.

Note :- High flood level shall be decided by Competent authority.

2.48 GAMTAL

Shall mean all land that have been included by the Govt./Collector within the site of village before the publication of Draft Development Plan including the city area shown as 'A', 'D' and 'G' in the Revised development plan but shall not include any such other land which may thereafter be included within the site of any village by the Govt./Collector under the provision of Land Revenue Code.

2.49 GROUND LEVEL

Shall mean the level of the crown of the existing nearest constructed road or existing ground level. High flood level whichever is higher as may be decided by Competent Authority.

Note :- High flood level shall be decided by Competent authority.

2.50 GARAGE-PRIVATE

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

2.51 GARAGE-PUBLIC

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

2.52 HABITABLE ROOM

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

2.53 HEIGHT OF A ROOM

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

2.54 HOME OCCUPATION

Means customary home occupatin other than the conduct of an eating or a drinking place offering services to the general public. customarily carried out by a member of the family residing on the premises without employing hired labour. and for which there is no display to indicate from the exterior of the building that it is being utilised in whole or in part for any purpose other than a residential or dwelling use and in connection with which no article or service is sold or exhibited for sale except that which is produced therein. which shall be non-hazardous and not affecting the safety of the inhabitants of the building and the neighbourhood. and provided that no mechanical equipment is used except that as is customary used for purely domestic or household purposes and or employing licensable goods. It motive power is used. the total electricity load should not exceed 0.75 K.W. "Home Occupation" may also include such similar occupations as may be specified by the Competent Authority and subject to such terms and conditions as may be prescribed.

2.55 HAZARDOUS MATERIAL

- (i) Means radio active substances :
- (ii) Material which-is highly combustible or explosive and/or which may produce poisonous fumes explosive emanations. or storage. handing, processing or manu facturing of which may involve highly corrosive. toxic. obnoxious alkalis or acids or other liquids.
- (iii) Other liquids or chemicals producing flame. fumes, explosive, poisonous, irritant or corrosive gases or which may produce explosive mixtures of dust or fine parti cles capable of spontaneous ignition.

2.56 LIFT

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

2.57 LOFT

Shall mean an intermediate floor between two floor with a maximum height of 1.2 Mts. and which is constructed and adopted for storage purpose The loft if provided in a room shall not cover mor than 30% of the floor area of the room.

2.58 MARGIN

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

2.59 MEZZANINE FLOOR

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

2.60 NEIGHBOURHOOD CENTRE AND CIVIC CENTRE

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

2.61 NATURAL HAZARD

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

2.62 NATURAL HAZARD PRONE AREAS

Areas likely to have moderate to high intensity of earthquake, or cyclonic storm, or significant flood flow or inundation, or land slides/mud flows/avalanches, or one or more of these hazards. Note: Moderate to very high damage risk zones of earthquakes are as shown in Seismic Zones III, IV and V specified in IS: 1893; moderate to very high damage risk zones of cyclones are those areas along the sea coast of India prone to having wind velocities of 39 m/s or more as specified in SI: 875 (Part 3) and flood prone areas in river plains (unprotected and protected) are indicated in the Flood Atlas of India prepared by the Central Water Commission.

2.63 NON-COMBUSTIBLE

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

2.64 OCCUPANCY OR USE

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

2.64.1 ON SITE INFRASTRUCTURE

Means and includes the following

- a. Construction of Asphalt road
- b. Water supply distribution line (up to each building unit)
- c. Street lighting
- d. Sewerage collection lines, septic tank, soak pit etc as applicable and prescribed by the approving authority.

Any other facility prescribed by the appropriate authority.

2.65 OPEN SPACE

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

2.66 OWNER

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

2.67 PARAPET

Means a low wall or railing built along the edge of roof of a floor.

2.68 PARKING SPACE

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

2.69 PARTITION

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

2.70 PERMANENT OPEN AIR SPACE

Means air space permanently open -

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

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

2.71 PERMISSION

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

2.72 PLINTH

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

2.73 PLINTH AREA

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

2.74 PORCH

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

2.75 PUBLIC PURPOSE

The expression "Public Purpose" includes-

- 1) The provision of village sites. or the extension. planned development or improvement of existing village sites :
- 2) The provision of land for town or rural planning :
- 3) The provision of land for planned development of land from public funds in pursuance of any scheme or policy of Government and subsequent disposal thereof in whole or in part by lease. assignment or outright sale with the object of securing further development as planned :
- 4) The provision of land for a corporation owned or controlled by the state :
- 5) The provision of land for residential purposes to the poor or landless or to persons residing in areas affected by natural calamities. or to persons displaced or affected by rea on of the implementation if any scheme undertaken by Government. any local Authority or a corporation owned or controlled by the state :
- 6) The provision of land for carrying out any educational. housing health or slum clearance scheme sponspred by Government or by any AUthority established by Government for carrying out any such scheme or with the prior approval of the appropriate Government by a Local Authority or a society registered under the societies Registration Act. 1860 or under any corresponding law for the time being in force in a state. or a co-operative society within the meaning of any law relating to co-operative society for the time being in force in any state:
- 7) The provision of land for any other scheme of development sponsored by Government or with the prior approval of appropriate Government by a local Authority :
- 8) The provision of any premises or building for locating a public office, but does not include acquisition of land for Companies.

2.76 REAL ESTATE DEVELOPMENT

Shall mean development undertaken for sale to persons other than the one undertaking the development.

2.77 REGISTERED ARCHITECT / ENGINEER STRUCTURAL DESIGNER. CLERK OF WORKS. SITE SUPERVISOR, DEVELOPER

Means respective a person registered by the Competent Authority for the purpose of this Act as an Architect Engineer Structural Designer Clerk of work Site Supervisor Developer under these Regulations or any other Act prevailing for the area.

2.78 RETENTION ACTIVITY

Means an activity or use which is allowed to continue. not withstanding its non- conforming nature in relation to the use permitted in the adjoining or surrounding area.

2.79 RESIDENTIAL USE

Mean a use of any building unit for the purpose of human habitation only except hotels.

2.80 ROAD/STREET

Means any highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square place or bridge, whether a thoroughfare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a

specified period. whether existing or proposed in any scheme. and includes all bunds channels. ditches storm-water drain, culverts, sidewalks, traffic islands. road-side trees and hedges retaining walls. barriers and railings within the street lines.

2.81 ROAD/STREET-LEVEL OR GRADE

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

2.82 ROAD/STREET LINE

Means the line defining the side limits of a road/street.

2.83 "ROAD WIDTH" OR "WIDTH OF ROAD/STREET"

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

2.84 SELF USE DEVELOPMENT

Means Development undertaken by an owner for his use.

2.85 SERVICE ROAD

Means a road/land provided at the front. rear or side of a plot for service purposes.

2.86 SHOPPING CENTRE OR COMMERCIAL CENTRE

Means a group of shops. offices and or stalls designed to form market-office complex.

2.87 SMOKE-STOP DOOR

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

2.88 STAIR COVER

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

2.89 STOREY

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

2.90 TENEMENT

Means an independent dwelling unit with a kitchen. or a cooking space.

2.91 TENEMENT BUILDING AND OWNERSHIP FLATS

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

2.92 TRAVEL DISTANCE

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

2.93 WATER CLOSET (W.C.)

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

2.94 WATER COURSE

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

2.95 WATER COURSE MAJOR

Means a water course which carries storm water discharging from a contributing area of not less than 160 hectares. the decision of the Competent Authority on the extent of contributing area being final. Aminor water course is one which is not a major one.

2.96 WATER TANKS OR TALAV OR POND OR LAKE

Means a natural existing low lying grounds forming a natural water body or wherein rain water gets collected and or plots designated as Talav under the revised development plan or any other legitimate records.

2.97 "WAREHOUSE" OR "GODOWN"

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

2.98 WINDOW

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

2.99 WIDTH OF A STREET

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