

31 ZONING AND USE PROVISIONS

The type of development in each land use zone shall be regulated as per Use Zone Table where ever permitted such zones and shall be applicable as per G.D.C.R. of other cities.

31.1 LAND USE ZONING IN HAZARD PRONE AREAS

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

USE ZONE TABLE :

Note : Development as mentioned in Col 3 & 4 may be permitted only on roads as specified in regulation No. 12.1

SR. No.	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority.	Type of development which may not be permitted	Remarks
01	02	03	04	05	06
1(a)	Residential Zone	<p>a) Residential Dwellings Play fields gardens, gymnasium, swimming pool etc.</p> <p>b) Shopping / Commercial Centre, restaurants, hotel, hostels, indoor hospital, nursing home, surgical hospital, club house, wadi, party plot, petrol pump with or without service station, garages etc.</p> <p>c) Pre-primary and primary schools, dispensary clinic, maternity home, pathological laboratory.</p> <p>d) The part of residential building may be permitted to use as office in case of professional requirements such as advocates, doctors, architects engineers, chartered accoutns etc. bank public buildings, educational institutions. such as seconary, high school, college, technical and vocational educational town hall.</p> <p>e) Diamond industry Cottage industries Non obnoxious light industries not involving use of or installation of any machinery driven by power of any kind and which do not create noise vibration fume dust etc. provided that such home occupations and collage industries shall not be permissible in the tenement dwellings or flats. service establishment (residential) light home workshop, etc. lodging house, boarding house, etc.</p>	<p>a) I.P.G., Cylinder delivery centre for the domestic consumption. coal depot. etc. on ground floor of building used for permissible non-residential use.</p> <p>b) Development Activities related to tourism sponsored / recommended by tourism Department of Government. Development Activities related to Information Technology. The above use shall be permitted in accordnce with the provisions of regulations no. ! 2 !</p>	<p>Obnoxious and hazardous uses. steel stock yard. truck terminal. ice factory and cold storage. junk yard. non-obnoxious and non-hazardouse industries. wholesale market. ware houses. storage of perishable and inflammable goods. hospital for infections and contagious diseases mental hospital, jail etc.</p>	<p>a) All permissible non-residential uses in residential zone may be permitted in a residential dwelling only on ground floor or any other floor with separate means of access/staircase.</p> <p>b) Club house. party piot. auditorium. town hall. public assembly shall be permitted on the road 24.00 Mt. wide and above.</p>

SR. No.	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority.	Type of development which may not be permitted	Remarks
2	City Area (A. D. & G). Gamtal	All uses mentioned in Col 3 of zone at Sr. No. 1	All uses mentioned in Col 4 of zone at Sr. No. 1	All uses mentioned in Col 5 of zone at Sr. No. 1. college. community hall. auditorium. town hall. vocational and technical education institutions. Cinema Theater. starred hotel. coal depot. storage of perishable and inflammable goods. petrol pump. filling station or filling cum service station.	As mentioned Col. 6 of zone at Sr. No. 1.

SR. No.	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority.	Type of development which may not be permitted	Remarks
3	Commercial zone	<p>Retail commercial use such as Retail shops, Restaurants, Boardings, lodging, Hostels, Maternity homes, Clinic Commercial Centre, professional office, Banks, Hotels, Public Buildings, Educational Institutions such as secondary high schools, colleges, technical & vocational educational Institutions. libraries. Indoor hospitals. Nursing Homes. Service Establishment. Club House. Community Hall, Wadi, Party Plot, Town hall, Petrol Pump with or without service stations. garage and light home workshops and cottage industries not involving use of or installation of any machinery driven by power of any kind and which do not create noise. vibration. fume dust etc. L.P.G. cylinder delivery centre for domestic consumption. coal depot etc. on ground floor or building used for permissible non-residential uses.</p> <p>Wholesale market and their ancillary uses. ice factory and cold storage. ware houses. godowns. transport terminal for goods and passengers. kerosene depot. steel stock yard.</p>	<p>Cinema video hall. news paper. printing press. Timber Stock yard (lati). Junk Yard (Kabadi). Saw Mill. residential dwelling. Provided that some home occupations and cottage industries shall not be permissible in the tenement dwellings or flats.</p> <p>Development activities related to tourism. sponsored/recommended by tourism corporation of Government Development activities related to Information Technology.</p>	<p>Obnoxious and hazardous uses. and non-hazardous uses. and non-hazardous industries. hospitals for infections and contagious diseases. mental hospital. Jail.</p>	<p>Residential use is permitted but regulations of commercial development shall be applicable.</p>

SR. No.	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority.	Type of development which may not be permitted	Remarks
4	General Industrial Zone.	All Industries except obnoxious and hazardous industries as mentioned in Appendix-A. Development Activities related to tourism sponsored/recommended by tourism corporation of Government.	a) Storage of inflammable goods. residential dwelling only for industrial workers and other public utility service staff working within the industrial premises. quarrying of gravel. sand. clay and stone. Dumping of solid industrial wastes (subject to N.O.C. and conditions laid down by Pollution Control Board). b) All uses mentioned in Column (4) of zone at Sr. No. 1.	Obnoxious and hazardous industries. mental hospital. hospital for infections & contagious diseases. jail. dwelling except mentioned in Col. 4 of this zone.	If mixed development is asked regulations relating to commercial development shall be applicable.
5	Industrial Zone (obnoxious and hazardous industrial zone)	All obnoxious and hazardous industries as mentioned in Appendix-A, storage of inflammable goods.	Residential dwelling only for industrial worker and other public utility services staff working within the industrial premises Quarrying of gravel. sand clay and stone Dumping of solid industrial wastes (subject to N.O.C. and conditions laiddown by Pollution Control Board)	Residential dwelling except mentioned in Col. 4 of this zone. Hospital for infections and contagious diseases. mental hospital. jail.	
6	Transport & Communication (1)	Transport terminal for goods and passengers, warehouses, godowns, kerosene depot. steel stock yard. Timber stock yard. parking lots. public building.	Ancillary uses related to Transport terminals godowns restaurants. Hotels. shops. cinema. shopping centre. Residential Building Development activities related to tourism sponsored recommended by tourism corporation of Government	All other uses not mentioned in col. 3 and col. 4 Obnoxious and hazardous uses. non-obnoxious and non-hazardous industries hospital for infections and contagious diseases mental hospital jail, residential dwellings.	
7	Recreational Zone	1) Recreation of any type. Residential accommodation and shops incidental to recreation. aquarium. natural reserve and sanctuary race track. shooting range.	Farm houses Restaurant. Garden hotel. retail shops. educational and Medical institutions (excluding infections and contagious diseases. mental hospital) Hotels as per norms notified by the.	All other uses mentioned in Col. 3 & 4	1) More than one farm house may be permitted provided the minimum area required for farm house is satisfied as.

SR. No.	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority.	Type of development which may not be permitted	Remarks
		zoo nursery stadium, botanical garden, planetarium, amusement park, swimming pool, exhibition and mela. drive-in-cinema, motion picture hall, cinema, restaurants, parti plots, recreational use of water park.	tourism Corporation of Gujarat.		mentioned in Col. 3. at Sr. No. 12 2) Building to be constructed at a distance of not less than 30 mts. from the road. on which it abuts. 3) The built up area (ground coverage) shall not exceed 15% of the plot area. 4) The maximum permissible FSI shall not exceed 0.25.
8	Agricultural zone	Horticulture poultry keeping subject to the N.O.C. approval and conditions laid down by the Department of poultry. Dairy Development. fisheries animal rearing and breeding. open storage of not less than 4000 sq. Mts. Camp for recreation of any type natural reserves and sanctuaries. race track. shooting range. zoo nursery. stadium. botanical garden. agricultural equipment repair of tools and equipment of agricultural use. tannery. saw mill. timber depot. uses pertaining to processing of agro farm milk products. institutional uses. vocational training centre. for agriculture purposes wayside shops. restaurant. ice factory & cold storage. godowns and warehouses subject to N.O.C. approval & conditions laid down by warehousing corporation FCI Appropriate Govt. Semi Govt.	Slaughter house touring cinema. drive-in-cinema, storage of inflammable materials and explosive goods subject to NOC Approval and conditions laid down by concerned department authority dealing with such work Dumping of solid industrial waste subject to N.O.C. and conditions laid down by pollution Control Board. Institutional Buildings govt., semi govt buildings. Buildings of public sector undertakings. Garden houses. petrol filling station. Educational and Medical institutions (excluding infectious and contagious diseases. mental hospitals) Training and research centres building for autonomous bodies related to their activities statutory organisations. convention centres.	All other uses not mentioned in Col. 3 and Col. 4 All other uses not mentioned in Column No. 3 and 4	(1) Building to be constructed at a distance of not less than 30 Mts. from the road. on which it abuts. (2) Built-up area (ground coverage) Permissible. a) For farm house it shall not exceed 5% of the land area with maximum permissible height 7.5 mts. b) Agro based uses activities for this zoning regulation. ground coverage shall not exceed 5% of the land area with Maximum permissible height 7.5 mts. In case of public and

SR. No.	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority.	Type of development which may not be permitted	Remarks
		<p>Department. hospital for infections and contiguous diseases. mental hospital and sanitarium subject to NOC Approval and conditions laid down by Civil Surgeon. Petrol pump with or without service station. garages. and workshop. Studio. roofing tiles and cement pipes. brick kiln. mining and quarrying. cemetery and burial ground. jail. Camp. for recreation of any type. club. aquarium. planetarium. amusement park. Development activity related to tourism sponsored recommended by tourism Department of the Government.</p> <p>(1) Recreation of any type. Residential accommodation and shops incidental to recreation. aquarium. Natural reserve and sanetuary race track. shooting range, zoo, nursery, stadium, botanical graden, planetarium. amusement park, swimming pool, exhibition and mela, drive-in-cinema, party plots. recreational use of water park. Resorts. hotels and Motels as per norms notified by the tourism corporation of Gujarat.</p>			<p>semi-public uses and buildings of charitable & religious purposes the competent authority may permit development activities to the extent of 15% of the land area with maximum permissible height 10 mts. The above restriction of built up area shall not apply to the following uses subject to maximum ground coverage of 15% of the land with maximum permissible height 10 mts.</p> <p>i) Education. Hospital for infectious and contiguous disease. mental hospital. sanatorium.</p> <p>ii) Jial</p> <p>iii) Transport nagar & truck terminal</p> <p>iv) Slaughter house. cold storage.</p> <p>v) Govt. Semi-Govt. FCI godowns and warehouses and Charitable Trust.</p> <p>vi) Development Activities related to tourism approved by tourism Department of Government.</p> <p>c) Only basement. and Ground floor and first</p>

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					<p>floor structure may be permitted. however. the structure for storage of inflammable material and explosive goods shall be single storied only.</p> <p>(4) For poultry farm. sheds of floor height upto 10 Mts. at the ridge level of the roof with perforated jali on all sides. maximum 25% ground coverage shall be permitted.</p> <p>(5) No sub-division of land shall be allowed.</p>

SR. No.	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority.	Type of development which may not be permitted	Remarks
9.	Village Extension Area (Villages Gamtal falling within agricultural zone only for natural growth of the village)	All uses of residential zone permitted in Col. 3 at Sr. No. 1	All uses of residential zone permitted in Col. 4 at Sr. No. 1. Cinema Light industries. medium industries.	All uses mentioned in Col. 5 of residential zone at Sr. No. 1	For natural growth of village (1) Village extension area around existing gamtal/ gamtalav and adjoining the existing Gamtal limit will be for development of the respective village for its natural growth. (2) For the natural growth of the villages. the development permission for uses mentioned in Col. 3 and 4 of Sr. No. 1 may be permitted in area adjoining existing villages in revenue survey nos outside existing gamtal within - a) 200 Mt. from the limits of existing gamtal/ gamtalav and adjoining the existing Gamtal limit. (3) Provisions of regulation no. 11 and 12 shall be applied excluding the provisions as mentioned in addition to the above conditions. other development control regulations mentioned in these regulations. shall be applicable

SR. No.	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority.	Type of development which may not be permitted	Remarks
10.	Open Space	No development activity shall be permitted in areas designated as open space in the Development plan.	(1) No construction or erection of any nature shall be permitted except of temporary nature
11.	Reservation	Development for the purpose for which the reservation has been kept. shall be permitted by the authority Such permission shall be given on the condition as may be prescribed by the authority.	Permissible built up and F.S.I. shall be governed as per the city area in which it falls.
12.	Agricultural (Special) zone	Ship building or ship breaking. fishing. aqua culture. processing of fish and industry based on it. port. harbour. ferry hovercraft service marine transport. Telephone microwave or other means of communication facilities. salt pans and non polluting salt processing activity.	All types of uses permissible in agricultural zone	Any of the activity not permissible as per the provisions of Environment Protection Act. 1968 and Environment (Protection Rules 1986)	

NOTE :- The religious building shall be permitted in all use zone with consent of the competent authority

SPECIAL BUILDING INFORMATION SCHEDULE
(In case of small houses of one or two storeyed load bearing masonry construction)
TO BE ANNEXED WITH FORM 2(D)

1 Building address	Sub-Plot No.	R.S. No. F.P. No. Colony	T.P. Scheme Name/No.	Town:	Taluka:	District			Reference	
2 Building category	2.1 Type of Construction	Brick masonry or other rectangular units			Dressed stone masonry		RCR masonry			
3 Location	3.1 Seismic zone	V		IV		III			Table : 1	
	3.2 Design intensity (MM/MSK)	IX		VIII		VII			Table : 1	
	3.3 Cyclone zone	20%	40%	50%	60%	75%	80%	100%	Table : 2	
4 Foundation	4.1 Soil type at site (Note 2)	Rocky Stiff		Medium		Soct/Black Cotton Soil		Liquefiable Ref. (1)		Table : 3
	4.2 Depth of water table below GL	In Meter								
	4.3 Type of footing Foundation used	Strip with or without sand bed		Individual column footing		Under-ream pils		* Any other (specify)		
5 Super-structure	5.1 Storeys etc.	Basements : 0.1		G.F.		1st Floor		2nd Floor		Water tank on roof capacity Ltr.
	5.2 Mortar	C.S. 1.4		C.I.S. 1:1:6		*Any other (Specify)				
	5.3 Floors	R.C. slabs		Stone slabs on joists		Prefab flooring elements on beams		* Any other (specify)		
	5.4 Roof	Flat like floors Sloping		Trussed,raftered/'A' frame Sloping RC slab				* Any other (specify)		
	5.5 Roof covering	CGT sheeting		AC sheets		Morbi tils		* Any other (specify)		

6. Safety of sloping roof where used	6.1 Bracing provided	In plan Yes/No/NA	In plan of rafters Yes/No/NA	In plan of vertical columns Yes/No/NA				Cyclone guidelines
	6.2 Roof anchorage	To walls by Bolt length	cm	cm				Cyclone guidelines
	6.3 Connections	Connecting to Purlins J-bolt/wire			Purlins to rafters Bolt/Wire	Truss elements Welding/ Bolts/Nails Straps		Cyclone guidelines
7. Load bearing wall building	7.1 Opening in walls	Control used on sizes Yes/No/NA			Control used on location Yes/No/NA	Strengthening around Yes/No/NA		GSDMA guidelines
	7.2 Bands provided	Plinth band Yes/No/NA	Lintel band Yes/No/NA	Lintel band Yes/No/NA	Eave band Yes/No/NA	Roof band Yes/No/NA	Gable band Yes/No/NA	Ridge band Yes/No/NA
	7.3 Vertical bar	At corners of rooms Yes/No/NA			At Jambs of openings Yes/No/NA			ConstructionGuidlines Clause 11.5. 18
	7.4 Stiffening of floors roof with selarate units	RC screed & band Yes/No/NA			Peripheral band and connectors Yes/No/NA	Diagonal planks and alround band Yes/No/NA		Construction Guidlines Clause 11.4. 17

Note : You have to encircle appropriate fact

or

Give relevant fact data where option is not given

or

Specify particular fact data where options are not applicable in your case.

Ref: 1 Guidelines for reconstruction and new construction of houses in Kachchh earthquake affected areas of Gujarat - Gujarat State Disaster Management Authority Govt. of Gujarat - June. 2001

2 Guideline for cyclone resistant construction of buildings in Gujarat - Gujarat State Disaster Management Authority Govt. of Gujarat - December.2001

FORM NO. 3.
(See Regulation No. 3.3 (viii))

Layout plan. Building Plan Details Form for carrying out development Work. 1) Site Plan 3.3 [under regulation no. (IV) & (VI)(a)] 2) Detailed Plan [under regulation no. 3.3 (V)] 3) Layout Plan [under regulation no. 3.3 (VI)(b)]	A	Area Statement	Sq. Mts.	I.		
	1.	Area of Plot (a) As per record (b) As per site condition		List of Drawing	No. of copies	
	2.	Deduction for (a) Proposed roads (b) Any reservations Total (a - b)		II.		
	3.	Net area of plot (1 - 2)		Ref. Description of last approved plans (if any)	Date :	
	4.	% of Common Plot				
	5.	Balance area of Plot (3 - 4)				
	6.	Permissible F.S.I.				
		Total Built up area permissible at a. Ground Floor b. All floors Existing floor area at G.F. F.F. 2nd floor Rest of the floors and tower floor Proposed area at : G.F. F.F. 2nd floor Rest of the floors and tower floor Total : built up area Proposed F.S.I. consumed		III. Description of proposed property		
				IV.		
				North line	Scale	Remarks
B.	Balcony area statement :		V. CERTIFICATE			
1.	Proposed balcony area per floor		(i) Existing Structure and adjoining property is seen			
2.	Excess balcony area (Total)		by me and necessary precaution will be taken for			
C.	Tenement Statement		smooth working without any damage to exist-			
1.	Ara for tenement		ing work Manhole connection is possible and is			
2.	Tenement permissible at		verified by me.			

FORM NO. 4.
(See Regulation No. 3.3 (viii))

FOR SUBDIVISION/ AMALGAMATION/LAYOUT OF LAND SITE PLAN [under regulation no. 3.3 IV and VI (a)] Layout Plan [under regulation no. 3.3 VII (b)]	A	Area Statement	Sq. Mts.	I.	
	1.	Area of Plot		List of Drawing attached	No. of copies
	2.	Deduction for (a) Proposed roads (b) Any reservations Total (a + b)		II.	
	3.	Net area of plot (1-2)		Ref. & Description of last approved plans (if any)	Date :
	4.	Common Plot Balance area of Plot (3-4) Permissible F.S.I. Total Built up area permissible Existing floor area at F.S.I. Notes :		III.	
				Description of proposed development and property	
				IV.	
				North line	Scale
					Remarks
				V. CERTIFICATE	
				Certified that the plot under reference was Surveyed by me on _____ and the dimensions of sides etc. of plot state on plan are as measure on site and the area so worked out tallies with the area stated in document of ownership/T.P. record. Architect/Engineer/ Signature	
				VI. SIGNATORIES	
				Signatory	Name and address with Regn. No.
				Owner/ Developer/ Architect/ Engineer/ Clerk of work Site supervisor	