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PART-II

EXTRAORDINARY

“NOTICE”

**GUJARAT PETROLEUM, CHEMICALS & PETROCHEMICALS SPECIAL
INVESTMENT REGIONAL DEVELOPMENT AUTHORITY**

**THE GUJARAT SPECIAL INVESTMENT REGION ACT, 2009 AND THE GUJARAT
TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976**

No. RDA GPCPSI/DDP/2011/86

WHEREAS the Gujarat Petroleum, Chemicals & Petrochemicals Special Investment Regional Development Authority has prepared the Draft Development Plan for its jurisdiction under the provisions of sections 15 (3) (ii) & 17 (1) of the GSIR Act, 2001 and submitted to the Apex Authority/GIDB under section 9 of the G.T.P & U.D Act, 1976. The Draft Development Plan is published as public notice in Part-II Extraordinary Gazette No.22 (supplement to the central gazette and central section) of the Gujarat Government, dated 11th April, 2011 at page No. 51 and 52 and notice of which was also given in the Gujarati daily newspapers namely Gujarat Samachar, Sandesh and Divya Bhaskar and in the English newspapers, Times of India and Indian Express on dated 13th April, 2011;

AND WHEREAS the objections and suggestions received have been considered by the GPCPSI Regional Development Authority;

AND WHEREAS after considering the objections and suggestions, it is proposed to make certain modifications in the draft development plan proposal & GDCR vide Authority's resolution No.215 dated 14th July, 2011 as specified in the Schedule A and B annexed hereto;

AND WHEREAS the proposed modifications are of an extensive or of a substantial nature; Now, Therefore, in pursuance of section 15 of the “GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976” (President's A No.27 of 1976) and Rules 6 of the Gujarat Town Planning and Urban Development Rules, 1979, the GPCPSI Regional Development Authority hereby publishes the notice that any objections or suggestions which may be received from any person with respect to the said modifications within a period of two months from the date of publication of this notice in the Government Gazette shall be considered by the GPCPSI Regional Development Authority

for the necessary changes. The plan showing the modifications specified in the Schedule A and B shall be kept open for the inspection of the public at Gandhinagar & Dahej office (addresses as shown below) of the Gujarat Petroleum, Chemicals & Petrochemicals Special Investment Regional Development Authority during office hours on all working days and during the aforesaid period of two months.

Dated: 6th August, 2011

Sd/-
(V. D. Patel)
Member Secretary
GPCPSIRDA

Gujarat Petroleum, Chemicals & Petrochemicals Special Investment

1) Regional Development Authority

Block No.4, 2th Floor,

Udyog Bhavan,

Sector-11,

Gandhinagar.

2) Dahej Office

GPCPSIRDA ,

C/O, Skill Upgradation Centre,

Plot No.715/2,

Chemical Zone,

Near Drainage Pumping Station –A

G.A.C.L. Crossroad.

State Highway No. 06

Dahej 01

GIDC Estate ,

Dahej.

SCHEDULE - A

Modifications In Draft Development Plan

- 1) The lands bearing survey no. 55/P,71,291/P,310,316/P,317,318,319,320,408/P,410 etc. of village “**Kasva**” designated as “**Agricultural zone**” shall be released from the said use and the land thus released shall be designated for “**Gamtal Buffer Zone**” under section 12(2)(o) of Act as shown in the accompanying plan and bearing survey no. 18/P,90/P and 147/P designated as “**Residential zone**” shall be released from the said use and the land thus released shall be designated for “**Gamtal Buffer Zone**” under section 12(2)(o) of Act as shown in the accompanying plan **(MAP no.1)**

- 2) The lands bearing survey no.55/P, 262, 263, 264, 265, 266, 267, 282, 283, 284,285,286,287,288, 289, 297, 298, 299, 300, 301, 302, 303, 304, 305,307etc. of village “**Kasva**” designated as “**Agriculture zone**” and bearing survey no.55/P designated as “**Residential zone**” shall be released from the said use and the land thus released shall be designated for “**Port/Shipbuilding And allied activities and CRZ related permissible activities**” under section 12(2)(o) of Act as shown in the accompanying plan. **(MAP no.1)**

- 3) The lands bearing survey no. 2,3,4/P,5/P,6,12,226,227,228/P,229/P,230/P etc. of village “**Bhadbhut**” designated as “**Residential zone**” shall be released from the said use and the land thus released shall be designated for “**Gamtal Buffer Zone**” under section 12(2)(o) of Act as shown in the accompanying plan and bearing survey no. 441,442,443 designated as “**Agriculture zone**” shall be released from the said use and the land thus released shall be designated for “**Gamtal Buffer Zone**” under section 12(2)(o) of Act as shown in the accompanying plan **.(MAP no.2)**

- 4) The lands bearing survey no. 390/p, 391/p, 393/p, 395/p, 396/p, 397, 398,399, 400,401, 402,403,404/p etc. of village “**Bhadbhut**” designated as “**Agriculture zone**” and bearing survey no.392/P,393/p,395/p & 396/p etc. designated as “**Residential zone**” shall be released from the said use and the land thus released shall be designated for “**Large scale PCP Industrial zone**” under section 12(2)(o) of Act as shown in the accompanying plan. **(MAP no.2)**

- 5) The “**30 Mt. wide proposed road**” alignment passing through survey no. 4/p, 5/p, 6/p, 7/p, 8/p, 9/p, 10/p etc. of village “**Bhadbhut**” shall be realigned to pass through survey no. 4/p, ,120/p,

5/p, 108/p, 8/p, 10/p, 35/p, 103/p etc. The land thus released from survey no. 4/p, 5/p, 6/p shall be designated for “**Gamtal buffer zone**” under section 12(2)(o) of Act and bearing survey no. 7/p designated as “**Residential zone**” shall be released from the said use and the land thus released from survey no.7 shall be designated for “**Kabristan**” under section 12(2)(o) of Act and the land thus released from survey no. 9/p shall be designated for “**Residential zone**” under section 12(2)(a) of Act as shown in the accompanying plan. New 30mt. road is shown as blue colour line in modified map under section 12(2)(d) of the Act as shown in the accompanying plan(**MAP no. 02**)

- 6) The lands bearing survey no. 22. of village “**Mahegam**” designated as “**Gamtal buffer zone**” shall be released from the said use and the land thus released shall be designated for “**Gamtal**” under section 12(2)(o) of Act as shown in the accompanying plan and bearing survey no. 26, 27/p & 47 etc designated as “**Agriculture zone**” shall be released from the said use and the land thus released shall be designated for “**Gamtal Buffer Zone**” under section 12(2)(o) of Act as shown in the accompanying plan (**MAP no.23**)
- 7) The lands bearing survey no. 25/p. of village “**Manad**” designated as “**Gamtal buffer zone**” shall be released from the said use and the land thus released shall be designated for “**Gamtal**” under section 12(2)(o) of Act as shown in the accompanying plan and bearing survey no. 25/p, 33,34/p, 158, 159, 160,161, 165/p,166,167/p, 168/p, 169/p, 215/p, 216, 217/p, 218/p, 219/p, 220/p, 221/p to 229/p ,230/p ,231/p, 232/p,300/p, 301/p,302,303/p, 304/p etc designated as “**Residential zone**” shall be released from the said use and the land thus released shall be designated for “**Gamtal Buffer Zone**” under section 12(2)(o) of Act as shown in the accompanying plan (**MAP no.03**)
- 8) The lands bearing survey no.2-12, 14-21, 22/p, 23/p,24/p, 25, 235/p,236/p,237,238, 239/p, 240-246, 247/p, 248-252, 253/p, 254/p, 255, 256/p, 257/p, 258/p, 260/p, 263/p, 264/p, 265/p, 268/p, 287/p, 288, 289/p, 291/p,292/p, 293/p, 294/p, 295/p, 623, 625, 629,636/p, 637,638,639, 640/p, 641/p, 642, 643, 644/p,645/p, 646/p, 647/p, 684/p, 649-654, 655/p, 656, 657,658/p., 659/p,660/p, 661/p-664/p, 665, 666/p, 667, 668/p-674/p, 675-679, 680/p, 1536 etc. of village “**Dahej**” designated as “**GIDC Estate zone**” shall be released from the said use and the land thus released shall be designated for “**Specific Mixed Used Zone**” under section 12(2)(o) of Act as shown in the accompanying plan (**MAP no.04**)
- 9) The 60 hectatre land bearing survey no.1504/p of village “**Dahej**” designated as “**Port Development zone**” shall be released from the said use and the land thus released shall be designated for “**Large scale PCP Industrial Zone**” under section 12(2)(a) of Act as shown in the accompanying plan (**MAP no.04**)

- 10) The lands bearing survey no. 603,604 etc. of village “ **Eksal**” designated as “**Gamtal Buffer zone**” shall be released from the said use and the land thus released shall be designated for “**Gamtal**” under section 12(2)(o) of Act as shown in the accompanying plan and bearing survey no. 104/p, 267/p, 270/p,524/p, 525, 562/p designated as “**Residential zone**” shall be released from the said use and the land thus released shall be designated for “**Gamtal Buffer Zone**” under section 12(2)(o) of Act as shown in the accompanying plan (**MAP no 05**)
- 11) The lands bearing survey no.2/p, 3, 4, 5/p, 6/p, 7,8,9, 10, 11/p,12/p, 16/p,17/p, 18/p, 19/p, 20, 21,22,23,24,25,26/p,27/p,146/p,147,148,149,150,151,512,153,154/p,155/p,156/p,157/p,158/p, 159/p,160,161,162/p,163/p,164/p,166/p,167/p,169/p,170/p,171/p,173/p,174/p,175,176,177,178, 179/p,180/p,181/p,182./p,183,184/p,185,186,187,188,189,190,191,192/p,193/p,195/p,197/p,198 /,199,200/p,202/p,203/p,205/p,206/p,207,208,209,210,211/p,212,213/p,214/p,215,216,217/p,22 5/p,226,227/p, 228,229, 230/p, 231/p etc. of village “ **Eksal**” designated as “**Non Polluting Industrial Zone**” shall be released from the said use and the land thus released shall be designated for “**Specific Mixed Used Zone**” under section 12(2)(o) of Act as shown in the accompanying plan (**MAP no.05**)
- 12) The lands bearing survey no. 1117 of village “ **Vilayat**” designated as “**Residetal Zone**” shall be released from the said use and the land thus released shall be designated for “**Gamtal**” under section 12(2)(o) of Act as shown in the accompanying plan and bearing survey no. 1115,1116,1118 -1125, 1163/p, 1164/p, 1165/p,1166/p, 1167/p,1194/p, 1195/p,1196/p, 1197/p etc designated as “**Residential zone**” shall be released from the said use and the land thus released shall be designated for “**Gamtal Buffer Zone**” under section 12(2)(o) of Act as shown in the accompanying plan (**MAP no. 06**)
- 13) The lands bearing survey no. 35/A/2 of village “ **Vengani**” designated as “**Gamtal Buffer Zone**” shall be released from the said use and the land thus released shall be designated for “**Gamtal**” under section 12(2)(0) of Act as shown in the accompanying plan and lands bearing survey no.1,10-14,22,32,33 etc. designated as “**Gamtal Buffer Zone**” and lands bearing survey no. 69/p, 70/p,71/B/p, 72/A/p,76/p,77, 78/p, 79, 79/A,79/B,79/K,80, 81, 82, 83/A/P, 83/B, 84/A/P, 84/B/P, 85, 86/A, 86/B, 88, 89,90, 91,92,93, 94, 95/P, 96/P etc designated as “**Large Scale PCP Industrial zone**” shall be released from the said use and the land thus released shall be designated for “**Port/Shipbuilding And allied activities and CRZ related permissible activities**” under section 12(2)(o) of Act as shown in the accompanying plan (**MAP no. 07**)
- 14) The lands bearing survey no.20/p,145 etc.of village “ **Pipaliya**” designated as “**Gamtal Buffer Zone**” shall be released from the said use and the land thus released shall be designated for “**Gamtal**” under section 12(2)(o) of Act as shown in the accompanying plan (**MAP no.08**)

- 15) The **“45 Mt. wide proposed road”** alignment passing through survey no. 142/p, 152/p, 153/p, 154/p, 157/p, 158/p, 161/p, 162/p, 163/p etc. of village **“Atali”** and survey no. 437,436 of village **“Koliad”** shall be realigned to pass through survey no.437/p, 436/p, 443/p,444/p, 445/p, 446/p of village **“Koliad”** and survey no.228, 227, 302, 133,301,300, 283, 332 of village **“Atali”** and the land thus released shall be designated for **“Large scale PCP Industries”** under section 12(2)(a). New 45mt. road is shown as blue colour line in modified map under section 12(2)(d) of the Act as shown in the accompanying **(MAP no. 09)**
- 16) The lands bearing survey no. 119/p,121,122/p,123-128,129/p, 131-138, 139/p,140/p, 142/p, 151/p, 152,153/p,154,155-161,162/p,163/p,384/p etc. of village **“Atali”** and land bearing survey no.112,13/p,118/p, 119/p,121,122, 123, 125/p,126/p, 127,128,129/p,146/p etc. of village **“ Koliad”** designated as **“Engineering Industries”** shall be released from the said use and the land thus released shall be designated for **“Large scale PCP Industries”** under section 12(2)(a) of Act as shown in the accompanying plan . **(MAP no 09)**
- 17) The lands bearing survey no. 5, 6, 7, 8, 23, 24, 25, 26, 71, 72, 73/p, 76/p, 87/p, 88, 89, 90, 91–99, 102, 103, 104, 115/p, 116, 117/p etc. of village **“Atali”** designated as **“Large Scale PCP Industrial zone ”** and lands bearing survey no. 143/p, 144/p, 145/p, 150/p, 181,182/p, 183/p etc designated as **“Engineering Industries”** shall be released from the said uses and the land thus released shall be designated for **“Residential Zone”** under section 12(2)(a) of Act as shown in the accompanying plan . **(MAP no 09)**
- 18) The lands bearing survey no. 8,9,12,13,14,15,22,23,25,26,380/p etc of village **“ Atali”** designated as **“Service and Ancillary Industrial Zone”** shall be released from the said use and the land thus released shall be designated for **“Residential Zone”** under section 12(2)(a) of Act as shown in the accompanying plan **(MAP no.09)**
- 19) The lands bearing survey no. 139/p, 140/p & 142 etc of village **“ Atali”** designated as **“Gamtal Buffer Zone”** shall be released from the said use and the land thus released shall be designated for **“Large Scale PCP Industrial Zone”** under section 12(2)(a) of Act as shown in the accompanying plan **(MAP no.09)**
- 20) The **“250mt. Wide Proposed Road”** alignment passing through survey no. 68/p, 69/p, 73/p, 74, 75, 76/p, 77/p, 78/p, 79/p, 80, 81/p, 82/p, 83/p, 84/p, 86/p, 87/p, 89/p, 90/p, 115/p, 117/p, etc. of village **“Atali”** shall be realigned to pass through survey no. 117/p, 86/p, 87/p, 84/p, 85/p, 83/p, 82/p, 74/p, 75/p, 76/p, 80/p, 79/p, 77/p, 78/p, 89/p etc.of village **“Atali”** and the land thus released from survey no.73/p, 74/p, 75/p, 76/p, 82/p, 84/p, 86/p, 87/p, 89,90,115/p, 1171/p etc. shall be designated for **“Residential Zone”** under section 12(2)(a) of Act and the land thus released from survey no.68/p,69/p,77/p, etc. shall be designated for **“Large Scale PCP**

Industrial Zone”under section 12(2)(a) of the Act, New 250mt. road is shown as blue colour line in modified map under section 12(2)(d) of the Act as shown in the accompanying (**MAP no. 09**)

- 21) The “**60mt. Wide Proposed Road**” alignment passing through survey no. 436/p, 437/p, 441/p, 443/p, 444/p etc. of village “**Kaladra**” and alignment passing through survey no.227/p,228/p,231/p,232/p, 300/p, 301/p, 302/p etc. of village “**Atali**” shall be realigned to pass through survey no.441/p, 437/p, 436/p, 443/p, 444/p, 445/p, 446/p of village “**Kaladra**” and survey no. 226/p, 227/p,228/p,231/p,232/p, 301/p,302/p,300/p, 283/p, 282/p of village “**Atali**”,the land thus released shall be designated for “**Non-Polluting Industrial Zone**” under section 12(2)(a), New 60mt. road is shown as blue colour line in modified map under section 12(2)(d) of the Act as shown in the accompanying (**MAP no. 10**)
- 22) The lands bearing survey no. 186/p, 396/p, 397/p, 398, 399/p, 400/p, 401/p, 402 ,403, 404/p, 414/p, 415/p, 416/p, 417/p, 420/p, 421, 422/p, 423 – 426, 427/p, 428/p etc of village “**Kaladra**” designated as “**Non Polluting Industrial Zone**” shall be released from the said use and the land thus released shall be designated for “**Specific Mixed use Zone**” under section 12(2)(o) of Act as shown in the accompanying plan (**MAP no.10**)
- 23) The lands bearing survey no. 353 – 358, 370 – 375 and 386 etc of village “**Kaladra**” designated as “**Residential Zone**” shall be released from the said use and the land thus released shall be designated for “**Gamtal**” under section 12(2)(o) of Act as shown in the accompanying plan and lands bearing survey no.339/p, 348/p, 349/p, 351/p, 352, 359, 360 – 369, 376/p, 377/p, 378/p, 380/p, 383, 384, 385, 387 – 393, 411 etc. designated as “**Residential Zone**” shall be released from the said use and the land thus released shall be designated for “**Gamtal Buffer Zone**” under section 12(2)(o) of Act as shown in the accompanying plan (**MAP no 10**)
- 24) The lands bearing survey no. 46/p,62/p, 68/p, 69/p, 70/p, 71/p, 72/p, 73, 74/p, 75, 76/p, 86/p, 132, 135/p, 137, 148, 149, 150, 151, 152/p, 153/p, 169/p, 170/p, 171/p, 172, 173, 174, 175, 176, 178, 179/p, 180/p, 189/p, 190, 191/p, 193,194, 195/p, 196, 197, 198/p, 201/p, 204/p, 205/p, 206/p, 208/p, 212/p, 214/p, 215/p, 216/p, 217/p, 218/p, 219/p, 220/p, 221, 222, 223, 224, 225, 226, 231, 232, 233, 239/p, 298/p etc of village “**Kesrol**” designated as “**Commercial Zone**” shall be released from the said use and the land thus released shall be designated for “**Specific Mixed use Zone**” under section 12(2)(o) of Act as shown in the accompanying plan (**MAP no.11**)
- 25) The lands bearing survey no. 10, 11, 12, 13, 14/p, 17/p, 18/p, 20/p, 28/p, 29/p, 30/p, 31/p, 32, 33, 34, 35, 36/p, 37 – 43, 44/p, 45/p, 56/p, 60, 61/p, 62/p, 63/p, 64/p, 65/p, 69/p, 70/p, 81/p, 249

etc of village “ **Kesrol**” designated as “**Non Polluting Industrial Zone**” shall be released from the said use and the land thus released shall be designated for “**Specific Mixed use Zone**” under section 12(2)(o) of Act as shown in the accompanying plan (**MAP no.11**)

26) The lands bearing survey no. 10/p, 11, 12/p, 13/p, 14/p, 17/p, 134/p, 135, 136, 137, 138, 139/p etc of village “ **Sadathala**” designated as “**Commercial Zone**” shall be released from the said use and the land thus released shall be designated for “**Specific Mixed use Zone**” under section 12(2)(o) of Act as shown in the accompanying plan (**MAP no.12**)

27) The lands bearing survey no. 114/p, 119/p, 140/p, 142/p, 143, 144, 145, 146 147, 148/p, 161/p, 165/p, 166/p, 167/p, 168 etc of village “ **Kothiya**” designated as “**Commercial Zone**” shall be released from the said use and the land thus released shall be designated for “**Specific Mixed use Zone**” under section 12(2)(o) of Act as shown in the accompanying plan (**MAP no.13**)

28) The lands bearing survey no. 15/p, 17/p, 18/p, 19, 20/p, 20 PAI, 21, 22, 23, 24/p, 25/p, 43, 44 , 45, 46, 47, 48, 49/p, 50/p, 51/p, 52 53, 54, 55 ,56, 57, 58, 76, 77/p, 81/p, 82, 83, 84/p, 85/p, 290/p etc of village “ **Navetha**” designated as “**Commercial Zone**” shall be released from the said use and the land thus released shall be designated for “**Specific Mixed use Zone**” under section 12(2)(o) of Act as shown in the accompanying plan (**MAP no.14**)

29) The lands bearing survey no. 60, 61,62, 63, 64/p, 74/p, 75/p etc of village “ **Navetha**” designated as “**Commercial Zone**” shall be released from the said use and the land thus released shall be designated for “**Residential Zone**” under section 12(2)(a) of Act as shown in the accompanying plan (**MAP no.14**)

30) The lands bearing survey no. 71/p, 77/p, 78/p, 79, 80, 81/p, 85/p, 86, 87/p, 88/p, 92/p, 98, 99,100, 101, 102, 103, 104, 105, 106, 107, 108/p, 114/p, 115/p, 116, 117/p, 118, 119, 120, 121/p, 125/p, 126/p, 127/p, 128/p, 129, 130 – 137, 138/p, 139/p, 140/p - 148, 149/p, 150/p, 151/p, 152/p, 153/p, 154/p, 155/p, 156, 157, 158, 159, 160, 161, 162, 163/p, 165/p, 166/p, 167, 168, 169, 171/p, 172/p, 173, 174, 174 PAI, 175, 177/p, 178, 179, 180/p, 192/p, 192 PAI, 193, 194, 195, 196, 216/p, 217, 218/p, 219/p, 228/p, etc of village “ **Navetha**” designated as “**Non Polluting Industrial Zone**” shall be released from the said use and the land thus released shall be designated for “**Specific Mixed use Zone**” under section 12(2)(o) of Act as shown in the accompanying plan (**MAP no.14**)

31) The lands bearing survey no. 182 etc of village “**Khojbal**” designated as “**Residential Zone**”, “**Gamtal Buffer Zone**” and “**60 m. wide road**” shall be released from the said use and the

land thus released shall be designated for **“Kabaristan ”** under section 12(2)(o) of Act as shown in the accompanying plan **(MAP no.15)**

- 32) The **“60mt. Wide Proposed Road”** alignment passing through survey no.48/p, 51, 110/p, 115/p, 180/p,181/p,182/p, 183/p, 184/p, 420/p, 424/p, 425/p, 426/p etc. of village **“Khojbal”** shall be realigned to pass through survey no 47/p, 48/p, 44/p, 62/p, 57/p, 56/p, 55/p,53/p, 110/p, 109/p, 119/p,118/p, 117/p, 128/p, 130/p, 129/p, 164/p, 165/p, 166/p, 167/p, 170/p,179/p, 180/p, 178/p, 181/p, 177/p, 184/p,186/p, the land thus released in survey no.51/p, 53/p, 110/p,115/p, 116/p, 420/p, 424/p, 425/p, 426/p etc. shall be designated for **“Gamtal Buffer Zone”** under section 12(2)(o) of the Act and survey no.44,48/p, 180/p,181/p,183/p, 184/p etc. shall be designated for **“Residential Zone”** under section 12(2)(a). New 60mt. road is shown as blue colour line in modified map under section 12(2)(d) of the Act as shown in the accompanying **(MAP no. 15)**
- 33) The lands bearing survey no. 51/p, 110/p, 115/p, 116, 420/p, 425/p, 426/p etc of village **“Khojbal”** designated as **“Residential Zone”** shall be released from the said use and the land thus released shall be designated for **“Gamtal Buffer Zone ”** under section 12(2)(o) of Act as shown in the accompanying plan **(MAP no.15)**
- 34) The lands bearing survey no. 1/p, 74/p, 77/b/p, 90/b etc of village **“Koliyad”** designated as **“Large Scale PCP Industrial Zone”** shall be released from the said use and the land thus released shall be designated for **“Gamtal Buffer Zone ”** under section 12(2)(o) of Act as shown in the accompanying plan **(MAP no.16)**
- 35) The lands bearing survey no. 34/p, 35, 36/p, 48/p, 49, 50, 51,52, 53, 54/p, 55, 56, 57, 58/p, 59/p etc of village **“Sankh vad”** designated as **“Commercial Zone”** shall be released from the said use and the land thus released shall be designated for **“Residential Zone ”** under section 12(2)(a) of Act as shown in the accompanying plan **(MAP no.24)**
- 36) The lands bearing survey no. 815/p etc of village **“Amleshwar”** designated as **“Commercial Zone”** shall be released from the said use and the land thus released shall be designated for **“Residential Zone ”** under section 12(2)(a) of Act as shown in the accompanying plan **(MAP no.17)**
- 37) The lands bearing survey no. 751 etc of village **“Amleshwar”** designated as **“Gamtal Buffer Zone”** shall be released from the said use and the land thus released shall be designated for **“Gamtal ”** under section 12(2)(o) of Act as shown in the accompanying plan **(MAP no.17)**

- 38) The lands bearing survey no. 551/p, 552/p, 553/p, 560/p etc of village “**Aragama**” designated as “**Large Scale PCP Industrial Zone**” and “**Bhukhi Khadi Riverfront Development Zone**” shall be released from the said use and the land thus released shall be designated for “**Residential Zone**” under section 12(2)(a) of Act as shown in the accompanying plan (**MAP no.18**)
- 39) The “**150mt. Wide Proposed Road**” alignment passing through survey no. 48/p, 52/p, 53/p, 54/p, 77/p,102/p, 103/p, 104/p, 105/p, 106/p, 107/p, 108/p, 109/p, 111/p, 136/p, 137/p, 138/P, 139/p,146,147/p, 148/p, 149/P, 152/p, 153/p, 154/p, 168/p, 169/p, 170/p, 218/p, 245/p etc. of village “**Bhensali**”,the land thus released from the survey no. 48/p, 103/p, 104/p, 105, 106/p, 107/p, 109/p, 111/p, 136/p, 137/p,138/p,139/p, 147 etc shall be designated for “**Gamtal Buffer Zone**” under section 12(2)(o) of Act and the land thus released from the survey no. 102 and 77/p etc shall be designated for “**Large Scale PCP Industrial Zone**” under section 12(2)(a) of Act and the land thus released from the survey no. 52,53/p, 54/p, 148/p, 149/p, 152, 153, 154,168,169, 218/p, 245/p etc shall be designated for “**Specific Mixed Use Zone**” under section 12(2)(o) of Act and the land thus released from the survey no. 145,146 etc shall be designated for “**Kabristan**” under section 12(2)(o) of Act as shown in the accompanying. New 45mt. road is shown as blue colour line in modified map under section 12(2)(d) of the Act as shown in the accompanying (**MAP no. 19**)
- 40) The lands bearing survey no. 1, 2, 3, 4, 5, 6, 107/p, 110, 141, 142,257, 263, 264 etc of village “**Bhensali**” designated as “**Gamtal Buffer Zone**” shall be released from the said use and the land thus released shall be designated for “**Gamtal**” under section 12(2)(o) of Act as shown in the accompanying plan (**MAP no.19**)
- 41) The lands bearing survey no. 45, 48/p, 49, 149/p, 150/p, 247/p, 243/p, 246/p, etc of village “**Bhensali**” designated as “**Non Polluting Industrial Zone**” and bearing survey no. 243/p etc designated as “**Residential zone**” shall be released from the said use and the land thus released shall be designated for “**Gamtal Buffer Zone**” under section 12(2)(o) of Act as shown in the accompanying plan (**MAP no.19**)
- 42) The lands bearing survey no. 148/p, 149/p, 151, 152, 154, 155, 156, 157, 158/p, 159/p, 160/p, 161, 162, 163, 164, 165, 166, 167, 168, 169/p, 170, 171, 173 – 181, 182/p, 183/p, 184, 185/p etc of village “**Bhensali**” designated as “**Engineering Industrial Zone**” shall be released from the said use and the land thus released shall be designated for “**Specific Mixed Use Zone**” under section 12(2)(o) of Act as shown in the accompanying plan (**MAP no.19**)

- 43) The lands bearing survey no. 36/p, 39/p, 40, 41/p, 42, 43, 50, 51, 52, 53/p, 54/p, 55, 56/p, 58/p, 59/p, 60, 61, 62, 63/p, 64, 65, 66/p, 67/p, 149/p, 152, 153, 191/p, 192 – 198, 200, 201/p, 206/p, 207/p, 208, 209, 210, 211, 212/p, 213, 214/p, 216/p, 217/p, 218/p, 219/p, 220 – 232, 233/p, 234/p, 238/p, 242, 243/p, 244/p, 245, 246/p etc of village “**Bhensali**” designated as “**Non Polluting Industrial Zone**” shall be released from the said use and the land thus released shall be designated for “**Specific Mixed Use Zone**” under section 12(2)(o) of Act as shown in the accompanying plan (**MAP no.19**)
- 44) The lands bearing survey no. 238/p, 243/p etc. of village “**Bhensali**” designated as “**Residential Zone**” shall be released from the said use and the land thus released shall be designated for “**Specific Mixed Use Zone**” under section 12(2)(o) of Act as shown in the accompanying plan and bearing survey no. 103/p, 136/p, 137/p etc. designated as “**Engineering Industrial Zone**” shall be released from the said use and the land thus released shall be designated for “**Gamtal Buffer Zone**” under section 12(2)(o) of Act as shown in the accompanying plan (**MAP no.19**)
- 45) The lands bearing survey no. 81/p – 84/p, 85 – 98, 99/p, 100/p, 101, 102/p, 113 – 117, 119 – 128 etc of village “**Bhensali**” designated as “**Engineering Industrial Zone**” shall be released from the said use and the land thus released shall be designated for “**Large Scale PCP Industrial Zone**” under section 12(2)(a) of Act as shown in the accompanying plan (**MAP no.19**)
- 46) The lands bearing survey no. 141 of village “**Bhensali**” designated as “**Gamtal Buffer Zone**” shall be released from the said use and the land thus released shall be designated for “**Gamtal**” under section 12(2)(o) of Act as shown in the accompanying plan (**MAP no.19**)
- 47) The lands bearing survey no. 1424/p, 31/p, 32/p, 1425, 1426/p, 1493/p, 1501, 1503, 1504/p etc of village “**Dahej**” designated as “**Port Development Zone**” and The lands bearing survey no. 1504/p of village “**Dahej**” designated as “**Eco Zone**” shall be released from the said use and the land thus released shall be designated for “**Port/Shipbuilding And allied activities and CRZ related permissible activities**” under section 12(2)(o) of Act as shown in the accompanying plan (**MAP no.04**)
- 48) The “**60mt. Wide Proposed Road**” alignment passing through survey no. 1213/p, 1214/p, 1204/p, 1212, 1211,1216/p, 1217/p, 1218/p, 1219/p, 1228/p, 1229/p, 1233/p, 1234/p, 1235/p, 1240/p, 1241/p, 1247/p, 1246/p, 1260/p, 1504/p, 1422, 1421/p, 1424/p, 519/p, 11/p, 1209/p, etc. of village “**Dhahej**” shall be realigned to pass through survey no. 1204/p, 1213,1207/p, 1206/p, 1205, 1208/p, 1083/p, 1209/p, 1211, 1214/p, 1216/p, 1217, 519/p, 1218/p, 1219/p, 1226/p, 1227/p, 1228/p, 1229/p, 1233/p, 1234/p, 1235/p, 1240/p, 1241/p, 1246/p, 1247/p, 1248/p,

1260/p, 1261/p, 1255/p, 1504/p, 1421/p, 1422/p, 1424/p, 1504/p etc.the land shall be designated for new 120mt. road which is shown as blue colour line in modified map under section 12(2)(d) of the Act as shown in the accompanying **(MAP no. 04)**

49) The lands bearing survey no. 372 of village “**Ambheta**” designated as “**Gamtal**” shall be released from the said use and the land thus released shall be designated for “**Gamtal Buffer Zone**” under section 12(2)(o) of Act as shown in the accompanying plan **(MAP no.20)**.

50) The lands bearing survey no. 5 of village “**Lakhigam**” and survey no.13 of village “**Vadadala**” designated as “**GIDC Industrial Zone**” shall be released from the said use and the land thus released shall be designated for “**Gamtal Buffer Zone**” under section 12(2)(o) of Act as shown in the accompanying plan **(MAP no.21)**.

51) The lands bearing survey no. 894, 895, 896, 897 etc.of village “ **Rahiad**” designated as “**Gamtal Buffer Zone**” shall be released from the said use and the land thus released shall be designated for “**GIDC Estate**” under section 12(2)(a) of Act as shown in the accompanying plan **(MAP no.22)**

52) The lands bearing survey no.33,34/p, 39/p, 40, 41,42,43,44,45,46,49/p, 50, 51, 52,53, 54,55/p,56/p, 60/p,61/p,62, 63, 64, 65, 66, 67, 68/p,69/p,71/p,349/p,364,365, 366/p, 367/p,368/p,369/p,370,371,372,373,374,375/p,376/p,377/p,378/p,379/p,380/p,381/p,382,383,384,385,386/p,387,388,389,406,407,408,409,410,411,412,413/p,414,415,416,417,418,419,420,421,422/p,423/p,424/p,425/p,426/p,427/p,428,429,430,431,432,433,434,435,436,437,438,439,440,441/p etc. of village “ **Bhadbhut**” ; the lands bearing survey no.227/p,229,261/p,266,268,269,271,272/p,291/p,293,294,295,296,304,306,308,309, 311, 312, 313, 314, 315, 316, 321, 322, 323, 324, 325, 327, 328, 329, 330, 331/p, 333/p, 334,335/p, 336,337, 338/p, 339/p, 340/p, 341/p, 342/p, 343/p, 344,345,351, 352, 353, 366/p,367/p, 368, 369,370,371-408 , etc. of village “ **Kaswa**” ; the lands bearing survey no.88, 89, 90, 91, 92, 93,94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 392/p, 393, 394, 395/p, 400/p,401/p,402/p,403, 404, 406, 408, 409, 410-437, 441-463, 464/p, etc. of village “ **Manad**” and the lands bearing survey no.27/p, 28/p, 29/p, 30-40,42, 43, 44, 45, 46, 60, 63, 65, 66, 67, 141/p, 161/p, 162, 163, 164/p, 395, 396/p, 397/p, 398, 399, 400, 401-411, 413, 414, 415,416, 417, 418, 419, 420,421-444, 467, 468, 469, 470, 471 etc of village “ **Mahegam**” designated as “**Agriculture Zone**” shall be released from the said use and the land thus released shall be designated for “**Port/Shipbuilding And allied activities and CRZ related permissible activities**” under section 12(2)(o) of Act as shown in the accompanying plan **(MAP no.01,02,03,23)**

- 53) The lands bearing survey no. 33/p, 34/p, 35/p, 39/p, 40/p, 55/p, 56/p, 60/p, 61/p, 62/p, 63/p, 71/p, 348/p, 349/p, 366/p, 367/p, 368/p, 369/p, 375/p etc. of village “ **Bhadbhut**” designated as “**Residential Zone**” shall be released from the said use and the land thus released shall be designated for “**Port/Shipbuilding And allied activities and CRZ related permissible activities**” under section 12(2)(o) of Act as shown in the accompanying plan (**MAP no.02**)
- 54) The lands bearing survey no. 215 of village “ **Bhuva**” designated as “**Gamtal Buffer Zone**” shall be released from the said use and the land thus released shall be designated for “**Gamtal**” under section 12(2)(o) of Act as shown in the accompanying plan (**MAP no.25**)
- 55) The lands bearing survey no. 127, 187, 188, 189, 190/p, 191/p, 216, 218/p, 230/p, 231/p, 232, 233, 234/p etc. of village “ **Bhuva**” designated as “**Commercial Zone**” shall be released from the said use and the land thus released shall be designated for “**Gamtal Buffer Zone**” under section 12(2)(o) of Act as shown in the accompanying plan (**MAP no.25**)
- 56) The lands bearing survey no. 281, 282/p,284/p, 285/p, 287/p, 288/p, 289, 290, 291, 292, 293, 294, 295, 296, 297/p, 305/p, 307/p, 308, 309/p, 314/p, 315/p, 316/p, 317/p, 318/p, 319/p, 320, 321, 322, 323/p, 324/p, 325, 326, 327, 328, 329, 330, 331, 332, 333/p, 334/p, 335, 337, 338, 339, 340, 341/p, 342/p, 360/p etc. of village “ **Sayakha**” designated as “**Non Polluting Industrial Zone**” shall be released from the said use and the land thus released shall be designated for “**Specific Mix Use Zone** ” under section 12(2)(o) of Act as shown in the accompanying plan (**MAP no.26**)
- 57) The lands bearing survey no. 45/p, 47,125/p, 126/p, 227/p etc. of village “ **Vav**” designated as “**Eco Zone**” shall be released from the said use and the land thus released shall be designated for “**Gamtal Buffer Zone** ” under section 12(2)(o) of Act as shown in the accompanying plan (**MAP no.27**)
- 58) The lands bearing survey no. 482/p, 483/p, 484/p, 485/p, 486, 487/p, 488/p, 489/p etc. of village “ **Vahiyal**” designated as “**Non Polluting Industrial Zone**” shall be released from the said use and the land thus released shall be designated for “**Specific Mix Use Zone** ” under section 12(2)(o) of Act as shown in the accompanying plan (**MAP no.28**)
- 59) The lands bearing survey no.13/p of village “ **Vadadala**” designated as “**GIDC Industrial Zone**” shall be released from the said use and the land thus released shall be designated for “**Gamtal Buffer Zone** ” under section 12(2)(o) of Act as shown in the accompanying plan (**MAP no.29**)

60) The lands bearing survey no.235 of village “ **Pakhajan**” designated as “**Gamtal Buffer Zone**” shall be released from the said use and the land thus released shall be designated for “**Gamtal**” under section 12(2)(o) of Act as shown in the accompanying plan (**MAP no.30**)

61) The land designated under the Bhuki Khadi River Development Zone in green dot on both side of Bhukhi Khadi river shall be merged with the adjacent zone while preparing the Town Planning scheme of the same area and it shall be the part of the same scheme.

Note: In case of any difference between the above stated changes and changes shown in the map ,then the changes in the map shall be considered to be followed .

SCHEDULE - B

Modifications In GDCR

- (I) In the Regulation No. 4.6 on page 27, the subclause 2 shall be deleted
- (II) In Regulation No. 10.4, Table 10.1 on page 46, “ **Above 150 and upto 300 mtrs**” shall be replaced by “**Above 150 and upto 400 mtrs**” and “**300 mtrs**” shall be replaced by “**400 mtrs**”
- (III) In Regulation No. 13, in the note- Sr. No. 1 on page 63, “**9 mtrs**” shall be replaced by “**7.5 mtrs**”
- (IV) In Regulation No. 5.3.2 on page 29 after Sub-Regulation No.1(b), a new regulation shall be added as
**“Sub-Regulation No.1(c)
Rs. 50/sq. mtr of building unit for the intended permanent open use of land”**
- (V) **Regulation 12.4.1** in the Table 12.7 on Page 61, replace the table 12.7 as under:

Sr. No.	Use Zone	Maximum permissible Built – Up Area	Maximum Road Width	Maximum permissible F.S.I
1.	Residential Zone	As per Table 12.5 (Regulation No. 12.3.1/(ii))	Upto 30 mts.	1.80
2.	Natural Growth of Village	As per Table 12.5 (Regulation No. 12.3.1/(ii))		1.2
3.	Commercial zone	45% (low rise Building) 30% (high rise Building)	Upto 30 mts.	1.80 2.50
4.	Star Hotels & hospital	As per Regulation No. 15(A) & 15 (B)		

- (VI) On page 77 after the Regulation No. 14, add a new Regulation as “**Regulation No.15(A).
Development Requirements for Hotel**”

15 A. Development Requirements for Hotel

1. Short Title, Extent And Commencement

- a) These regulations may be called “Regulations for Hotel- 2011”
- b) These regulations shall be applicable within the Jurisdiction of the appropriate authority constituted under Gujarat Special Investment Region Act, 2009.

2. Applicability

These regulations shall apply to any Hotel buildings proposed under these regulations.

3. Definition

- a) “**Act**” means the Gujarat Special Investment Region Act, 2009 and the “Gujarat Town Planning and Urban Development Act, 1976”
- b) “**Appropriate Authority**” means authority as defined under Act.
- c) “**Competent Authority**” means any person/persons or authority or authorities; authorized by the Prescribed Officer as the case may be to perform such functions as may be specified under these regulations.
- d) “**Developer**” means and include owner/person/persons/registered society/association/firm/company/joint ventures/institutions/trusts entitled to make an application to develop any hospitality project;
- e) “**Escape routes**” means any well ventilated corridor, staircase or other circulation space, or any combination of the same, designed for the purpose of evacuation and by means of which, the occupants can reach to safe place in the open air at ground level;
- f) “**Fire escape stairways and routes**” means escape routes, provided at various levels or floors in the building as per requirements in NBC, and designed and placed as advised and approved by the fire officer;
- g) “**Fire Officer**” means the Chief Fire Officer of the Municipal Corporation;
- h) “**GDCR**” means the prevalent General Development Control Regulations applicable for the relevant appropriate authority;
- i) “**Guest Drop Off Canopy**” means the canopy at the main entrance.
- j) “**Hotel**” means any building or group of building under Single Management, in which sleeping accommodation is provided, with or without dining facilities, activity relating to recreation, entertainment, tourist shopping, lobby/lounge, restaurants, bar, shopping area, banquet/conference halls, health club, dedicated business centre area, swimming pool, parking facilities attached food services, restaurants.
- k) “**Refuge Area**” means an area designed and provided at various levels or floors in the building as per requirements in NBC, to hold occupants during a fire or any other emergency and design for safety;
- l) “**Service Floor**” means a floor not exceeding 2.2 mts. Height, which shall be buffer to take care of structural transit, laying and looping of the service lines, and other purposes.
- m) “**Atrium**” means a large open space generally give the building a feeling of space and light, often several stories high and having a soft roofing/glazed roof and/or roofing of any material for safety from weather, but not to give a space/support for any activity to be carried above it.

- n) **“Zone”** means the zone as designated in the prevalent sanctioned development plan of the appropriate authority.

4) Duties Of The Competent Authority;

- a) The competent authority shall;
- i. Within 30 days from the receipt of the application, recommend to the State Government to approve or refuse the proposal;
 - ii. Part any proposal if forms a part of any notified water lobby or any other area which the authority decides for not being appropriate may after an inquiry deny with reason in writing.

5) Procedure For Securing The Permission;

- a) Subject to the provisions of these regulations and GDCR, any developer intending to develop under these regulations shall apply along with the required documents and drawings as per GDCR to the competent authority under section 26 of the Act, and the competent authority shall forward with its opinion to the Apex Authority/GIDB;
- b) The Apex Authority/GIDB shall under section 29(1)(ii) take decision and make necessary orders. The competent authority shall grant permission in accordance to such Government orders;

6) Planning Provisions:

- a) The hotel under these regulations shall be permitted on a plot:
 - i) On 30 mts. Wide road or
 - ii) in case if it is not 30 mtr wide road then such plot should have an approach 30 mtr width from 30 mtr road;
- b) Minimum Nos. of Rooms shall be as under:

Plot Area	Room
a) Equal to or above 5000 & up to 8000	100
b) Above 8000 & up to 10000	150
c) Above 10000	200

c) Floor Space Index:

- i) Irrespective of any zone, maximum permissible Floor Space Index (FSI) shall be as under:

Plot Area	Permissible FSI
a) Equal to or above 5000 & up to	3.0

8000	
b) Above 8000 & up to 10000	3.5
c) Above 10000	4.0

- ii) The permissible FSI mentioned above shall be the sum of the Global FSI. The Global FSI & Premium FSI shall be as under:
- a) Global FSI (GFSI) means FSI which permitted irrespective of zone. Such GFSI shall be higher of 0.6 or the FSI permitted in respective zone as per GDCR.
 - b) Premium FSI means, FSI available on payment. Payment on such FSI shall be at 40% of land jantri rates.
- iii) For the computation of the FSI the area used for the following shall be excluded:
- 1) Basement/other floors used for the parking;
 - 2) Refuge area required as per NBC;
 - 3) Atrium, Entrance Porch/Guest Drop Off Canopy;
 - 4) Fire escape stairways and escape routes;
 - 5) Service floor;
 - 6) Ramps leading to parking;
 - 7) Swimming pool on any floor;
 - 8) Control room for security and Fire;
 - 9) Sewerage Treatment Plant/Effluent Treatment Plant.
 - 10) Equipment/Air Handling Rooms (AHU) for air conditioning and ventilation.
- d) Guest Drop-Off Canopy/ Porch/Lift for access to parking shall be permitted at ground level in the margin leaving 3.5 mts side margin and 9.0 mts front margin of the boundary of the plot. The plinth level of such Guest Drop-off Canopy/Porch may be raised maximum by 2.5 mts.
- e) The escape routes and refuge areas, shall designed in a manner to hold occupants during a fire or terror attack or any other emergency until rescued. The refuge area shall be regulated as under:
- i. One or more refuge spaces, not necessarily be contiguous but connected with escape routes;
 - ii. minimum area of 15 sq.mts. and a minimum width of 3.0 mts.
 - iii. at least one refuge space be provided for every 6 floors or part thereof;
 - iv. the refuge and the escape area shall be designed for safety of the occupants.

f) Margins and Built-up Area:

i) Margin

Notwithstanding anything contained in GDCR, margin shall be regulated as under:

- 1) Nothing except cabin and structures related to security may be permitted in the margins;
- 2) Swimming pool shall be permitted in the margin spaces. However, such swimming pool shall:
 - a) not be permitted in the circulation spaces for the vehicles;
 - b) in 2.0 mts wide periphery of the plot and the buildings.

ii) Built-up Area:

- 1) On all floors maximum up to 45% in case of low-rise building and 30% in case of High-rise building shall be permitted.
- 2) Area under the atrium shall not be considered while calculating the ground coverage and built-up area as per the following conditions:
 - a) area under the atrium shall not exceed 40% of the ground coverage;
 - b) No intermediate covered space at any floor shall be permitted in the area under the atrium;
 - c) Only elevators, reception counter, guest lounge, sitting and circulation lobbies shall be permitted under the atrium;
 - d) Provisions for projection in GDCR shall apply mutatis mutandis to projections within the atrium.

c. Only elevators, Reception counter, inquiry counter space for sitting and circulation lobbies shall be permitted under the atrium;

d. Projection in margin in GDCR shall apply mutatis mutandis to projections within the atrium;

6.7 Height of Building

- a. Higher than the permitted under the GDCR shall be known as additional height. The Additional Height (AH) shall be regulated as under:
- b. Maximum height of 70 mts shall be permitted;
 - a. AH shall be permitted on payment. Such payment shall be based on applicable rates (AR) which would be equivalent to 15% of the land jantri rates.
 - b. The calculation shall be as under:

- i. For individual floors, multiply the floor area for which AR is asked for with AR ; or
 - ii. For building, multiply the sum of the floor area of all the floors which are above the permissible height of AR;
- c. Additional Floor to Floor Height more floor height than as prescribed in GDCR for public areas, Plant rooms, banquets, ball rooms, restaurants, entrance canopy/ porch, entrance lobby, basement can be availed on payment as per above sub clauses.

6.8 Basements:

1.8.1 The following may be permitted in basement:

- 6.8.1.1. Parking on more than one level;
- 6.8.1.2. Space for services which may include electric cabin, substation, a.c. plant room, boiler, housekeeping, rooms for the care takers, morgue, collection of waste, such as bio medical, plastic paper, glass diagnostics ,etc. central laundry, CSSD change room, library room, rest room for the reserve staff. However such service shall only be permitted on one level of basement. Such uses shall strictly be ancillary to the principle use. However these areas shall not exceed 20% of the total basement area and for such area payment at the rate of 5% of the jantri shall have to be made.
- 6.8.1.3. Security cabin may be permitted at every level of basement;
- 6.8.1.4. Basement may be permitted in the marginal space. However for the safety requirements, it shall not be permitted in 3 mts wide area along the perimeter of the building unit;

6.9 **Parking, movement and mobility (PMM)** shall be regulated as under

- 6.9.1. Parking shall be permitted on any floor/ basement at any level;
- 6.9.2. Parking shall not be insisted at Ground level or as surface parking. However parking for physical challenged people shall have to be provided on ground level;
- 6.9.3. Ramp leading to parking may be permitted in margin after leaving all around the building minimum 3.5 mts wide space.
- 6.9.4. Minimum parking equivalent to 50% of the consumed FSI shall be provided;
- 6.9.5. The parking can be provided in one or more lots. However it shall have to be provided within the same building unit;
- 6.9.6 Access for private cars, cyclists, pedestrians, service vehicles, emergency vehicles and public utility vehicles and public utility vehicles shall be designed for safety and convenience.
- 6.9.7. Access points onto public roads should be located and designed in such a way as to minimize traffic hazards, queuing on public roads.
- 6.9.8. On each floor minimum of one service corridor of minimum 2.5 mts width, having access from each floor and is connected to the lift shall be provided;

7. Structure Safety

7.1 Structure safety regulations as per annexure-1 shall be applicable

8. Miscellaneous Provisions

- 8.1 Lifts- planning and design: The planning and design of lifts shall be in accordance with National building Code of India
- 8.2 Eco- friendly practices (a) Sewage Treatment Plant (b) rain water harvesting (c) waste management (d) pollution control method for air, water and light (e) Introduction of non CFC equipment for refrigeration and air conditioning.
- 8.3 Provisions reuse of water (annexure-2) solar water heating (annexure-3) shall be applicable.
- 8.4 The building shall preferably be designed as per Energy Conservation Building Code.
- 8.5 For public safety, in consultation with a security experts, CCTV Cameras, Night Vision Devices, Motion sensors, control room , Refuge Areas, escape roots etc. shall be included in building planning and design and be install on completion.
- 8.6 Where as the provision GDCR apply mutatis mutandis.
- 8.7 .Hospital under this provision shall be permitted in any zone in the development plan.
- 8.8. Provided that such permission can be denied by the government on account of safety.
- 8.9. Even after approval under these regulations, the permissions from the Airport Authority of India, Department of forest and environment for EIA clearance, and all other relevant department, as required , shall be mandatory .
- 8.10.The structural safety of the building shall be the responsibility of the developer. The developer shall, at his cost, get an audit of the structural stability and safety through any independent Competent authority or a structural expert of adequate experience and good reputation identified and advised by the competent authority.
- 8.11.Deduction as decided by the competent authority shall be applicable in case where the plots are not the part of Town Planning Scheme area
- 8.12.Fire safety provision shall be made in accordance to GDCR
- 8.13.Entrance canopy ,porch and lift for the access to parking ,at the ground level shall be permitted.Such canopy may be permitted to be on a raised level not exceeding2.5mts.
- 8.14.On each floor , for safety and emergency exit ,provide escape routes and refuge areas , as per NBC
- 8.15.For poor and middle class patients ,10% of the total nos. of beds shall be designated and 30% of the decided rates shall be charged. The competent authority shall monitor the implementation.

9. Special Planning Provisions (SPP) Where 4.0 Or More FSI Is Granted

- 9.1. Minimum requirement of the hospital shall be as under;
 - 9.1.1. 100 beds
 - 9.1.2. Two operation theatres, ICU, code blue room

- 9.1.3. Designated space for teaching , research and library facilities, centralized sterilization facilities, indoor pharmacy & dispensing pharmacy ,Housekeeping facilities and Lenin room, cafeteria/restaurant, indoor catering facilities.
- 9.1.4. Compulsory HVAC(centralized air conditioning) systems for ICU , operation theatres & other critical facilities.
- 9.1.5. Designated area for gas manifold& piped supply of medical gas ,
- 9.1.6. Staking ,material receiving areas
- 9.1.7. Power backup for critical facilities & on conventional energy use shall only be compulsory in case of non critical facilities;
- 9.1.8. The design should comply to WHO standards or equivalent .
- 9.1.9. Waste management as per GSPC rules.

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Annexure 1

STRUCTURAL SAFETY AND SERVICES.

1. Structural Design.

The structural design of foundation , elements made of masonry , timber plain concrete, reinforced concrete , pre-stressed concrete and structural steel shall conform to the provisions of part VI structural design section -1 loads, Section-2 Foundation, Section-3 Wood, Section -4 Masonry ,Section -5 Concrete ,Section -6 Steel , National building code of India, taking into consideration the Indian Standards and Guidelines for hazard safety as given below:

- a. For earthquake protection
 - i. IS:1893-1984 “Criteria for earthquake resistant design of structures (fourth revision)”
 - ii. IS:13920-1993 “ductile detailing of reinforced concrete structures subjected to seismic forces- code of practice”
 - iii. IS:4326 -1993 “Earthquake resistant design and construction of the buildings-Code of Practice (second revision)
 - iv. IS:13828-1993 “ Improving earthquake resistance of low strength masonry buildings-guidelines”
 - v. IS:13827-1993 “Improving earthquake resistance of earthen buildings guidelines”
 - vi. IS: 13935-1993 “ Repair and seismic strengthening of buildings –guidelines”.
 - vii. “Improving the earthquake resistance of buildings –guidelines” by expert groups , Government of India, Ministry of Urban Affair & Employment , published building material and technology promotion council 1998.
- b. For cyclone /wind storm protection
 - i. 8.IS 875 (3) -1987 “ Code of practice for design loads(other than earthquake) for buildings and structures, part 3 wind loads”

- ii. “Improving wind/cyclone resistance buildings-guideline” by expert group, Government of India, Ministry of Urban Affair & Employment , published building material and technology promotion council 1998.

Note: whether an Indian Standard including those referred in the National Building code or the National Building Code is referred, the latest version of the same shall be followed.

- iii. In pursuance of the above, a certificate as indicated in the in Form-2(shall be submitted along with building plans/drawings and other building information schedule annexed thereto.

2. Quality Control Requirements

- i. The quality of all the materials and workmanship shall conform to the accepted standards and Indian standard specifications and codes as included in Part V Building Materials and Part VII Constructional Practices and Safety , National Building Code Of India.
- ii. All borrow pits dug in the course of construction and repair of buildings, embankments etc. shall be deep and connected with each other in the formation of a drain directed towards the lowest level and properly stepped for discharge into a river , stream , channel or drain, and no person shall create any isolated borrow pit which is likely to cause accumulation of water that may breed mosquitoes.
- iii. Alternative materials, method of design and construction and tests:-
The provision of the regulations are not intended to prevent the use of any material or method of design of construction not specifically prescribed in them provided any such alternative has been approved. Nothing of the provisions of these Regulations is intended to prevent the adoption or architectural planning and layout conceived as an integrated development scheme. The competent authority may approve any such alternative if it conforms to the provisions of the relevant parts of the National Building Code , regarding material, method or work offered is, for the purpose intended at least equivalent to the prescribed in these regulations in quality , strength, compatibility, effectiveness, fire and water resistance , durability and safety.
- iv. All buildings shall be constructed on a quality control requirement
- v. In case of existing building under construction based on approved building permission, structural safety requirements shall have to be observed. However, due to such structural work of strengthening/retrofitting if certain setbacks and margin get reduced , special permission may be granted on case to case basis.

(3) Tests:

Whenever there is insufficient evidence of compliance with the provision of the regulation or evidence that any material or method of design or construction does not conform to the requirements of the

regulations, in order to substantiate claims for alternative materials, design or methods of construction , competent authority may require tests, sufficiently in advance , as proof of compliance . These tests shall be made by an approved agency at the expense of the owner as follows:

- i. TEST METHODS: test methods shall be as specified by the regulations for the materials or design or construction in question. if there are no appropriate test methods specified in the regulations, the competent authority shall determine the test procedure. For method or tests for building materials, reference shall be made to the relevant Indian Standards as given in the National Building Code of India published by the bureau of Indian Standards.
- ii. TESTS RESULT TO BE PRESERVED : Copies of the result of all such tests shall be restrained by the competent authority for not less than two years after the acceptance of the alternative material. The testing of the material as per Indian Standards shall be carried out by the laboratories approved by the competent authority on this behalf.

The laboratory/agency shall work out in consultation with the construction agency a testing programme of materials such as cement, steel and quality of concrete including its mixing, laying and strength at site as well as in the laboratory. This should cover various stages of construction from foundation to completion as per Regulation. The laboratory shall maintain a duly authenticated report in a bound register, copy of which will be submitted to the construction agency, which will in turn forward the testing report to the competent authority

(5) Structural Stability and Fire Safety of Existing Buildings.

- i. The competent authority shall have the assessment of structural and / or fire safety of an existing building / structure damage / undamaged carried out at stipulated periodical intervals through expert (s) chosen from a panel of experts identified by the Competent Authority
- ii. The owner/ developer/ Applicant on advice of such expert(s) shall carry out such repair/ restoration and strengthening / retrofitting of the building found necessary so as to comply with the safety standards laid down in National Building Code and the Indian Standards as specified.
In case, the owner/ Developer/ Occupant do not carry out such action, the competent authority or any agency authorized by the competent authority may carry out such action at the cost of owner/Developer/ Occupant.
- iii. The Competent Authority shall specify the period within which such compliance is to be carried out.
- iv. The Competent Authority may also direct the owner/Developer/ Occupant. Whether the building would be occupied or not during the period of compliance.
- v. In case of existing building under construction based on approved building permission, structural safety requirements shall have to be observed. However, due to such structural work of strengthening / retrofitting if certain setbacks and margin get reduced, special permission.

3. The structural safety of the building shall be responsibility of the developer. The developer shall, at his cost, get an audit of the structural stability and safety through any independent Competent Authority or a structural expert of adequate experience and good reputation identified and advised by the competent authority.

ANNEXURE -2

Regulation for Re-use of water

1 Definitions

- 1.1 'domestic waste water' means either waste water that is typically discharged from premises that are used solely for residential activities or waste water of the same character discharged from other premises
- 1.2 'grey water' means involving non-potable water from sinks, tubs, showers and washing.
- 1.3 'pre-treatment' means any processing of industrial waste or waste designed to reduce any characteristic in waste, before discharge to the waste water system.
- 1.4 'premises' means either
 - a. A property which is held under a separate card of title or for which a separate title card may be issued and in respect to which a building plans have been or may be issued, or a building which is in possession as an individual unit by a cross- lease, unit title or company lease and for which a certificate of title is available, or
 - b. Land held in public ownership, for a particular purpose, or
 - c. Separately assessed to local authority taxes, individual unit within building.
- 1.5 'Non – potable water' means the use of water for non-contact uses, non domestic consumption like car washing , toilet flushing, gardening, construction purposes , landscaping, drip irrigation of trees/shrubs, sub surface irrigation of lawns and recharge of ground water and uses is for bidden by virtue of powers vested with government.
- 1.6 'Prohibited industrial waste' means a industrial waste having physical and chemical characteristics in excess as decided by GPCB.

2 Applicability:

Re-use of water shall be provided in case of following categories of buildings

2.1. All new buildings under the following use

- a. Any low rise/ high rise building having number of units 10 or more or having total built-up area more than 750 sq meters.
- b. Hospital and Nursing homes
- c. Hotels , lodges and guest houses
- d. Hostels of schools, Colleges, Training centers
- e. Barracks of armed forces, paramilitary forces and police

- f. Individual residential buildings having more than 150 sq. mtrs. plinth area
- g. Functional buildings of railway stations and airports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units
- h. Community centers, banquet halls and buildings of similar use
- i. Commercial establishments having total built up area of 2000 sq. mtrs or more
- j. All hazardous /water polluting/ chemical industries

Note – In Case of category of mentioned in “b,c,g,h and j” above it shall not be mandatory to provide solar assisted heating system.

- 2.2 Exemptions could be accorded under following circumstances, as decided by the authority
- a. In case the existing premises cannot permit the provision of additional overhead tank for the purpose of the use of treated water.
 - b. If, in the existing structure, there is no space for installation of treatment facility and collection chamber.
 - c. In exceptional cases due to dearth of land or water logged areas exempted (with the approval from competent authority) from providing facility for recycling the grey water

3. Installation of the system for the reuse of water

3.1 New Buildings – Clearance of plan for the construction of new buildings of the aforesaid categories shall only be given if they have a provision in the building design itself for

- 3.1.1 Every developer/builder shall provide with the provision of down take plumbing for grey water, recycling water plant, storage and reuse fitting in purple colour.
- 3.1.2 Provide additional arrangement for carrying the excess grey water to the sewerage system may also be provided
- 3.1.3 No nuisance of foul gases/public hazard or any other aspect endangering life.
- 3.1.4 There shall not be cross connection of fitting of the potable and not potable water at any point. The recycled water system shall be maintained at a lower water pressure that of the portable water system. Precaution should be taken at the make-up connection to prevent cross contamination.

3.2 Old Buildings : in case of additions and alterations, systems for the Re-use of water shall be provided in accordance to these regulations.

4. Quality of water, treatment and specifications

- 4.1 The water quality shall conform to standards of non potable water. The recycled water shall be tested once in six months and results shall be made available to competent authority whenever demanded.
- 4.2 Every existing building/residential structure shall provide with the provision of recycle water plant and relevant adequate separate plumbing for grey water and reuse fitting.
- 4.3 The testing of wastes and the submission of the results shall be done in a manner in accordance with the terms and conditions prescribed by the Municipal Commissioner or the Gujarat Pollution Control Board/ the competent authority
- 4.4 Installations for Re-use of water shall conform to relevant codes of practices

5. General Provisions:

- 5.1. **Mandatory Disclosure** : An occupier/owner of premises shall inform the competent authority of any change in the quality, nature of the wastes discharged from his plant or premises, the manner of their discharge of water likely to cause variations or violation under these regulations.
- 5.2. **Corrective action** : In the event it is found any person violating the provisions of these regulations, the competent authority shall issue notice and after inquiry and personal hearing take necessary corrective action.
- 5.3. **Rebate**: The competent authority may satisfy itself on the performance of recycling of the water and thereafter can give rebate on the taxes/fees leviable for the development. The competent authority may give such rebate on the capital or recurring recoveries which the developer is liable to pay.
- 5.4. **Dispute Resolution** : All the disputes arising in the enforcement of this by these rules shall be referred to Municipal Commissioner who in turn will resolve the disputes in advise with his authorized the technical officer or any experts and intimate to the occupier/builder/developer. The decision of the competent authority will be final and binding on the occupier.
- 5.5. **List of Authorized Laboratories** shall be as authorized by Gujarat Sate Pollution Control Board or the Municipal Corporation.

ANNEXURE 3

Regulation regarding installations of solar assisted water heating system

- (1) Solar assisted water heating system shall be provided in case of following categories of building
 - a. Hospital and Nursing Home
 - b. Hotels, Lodges and Guest Houses
 - c. Hostels of schools, colleges, training centers
 - d. Barracks of armed forces, paramilitary forces and police
 - e. Individual residential buildings having more than 150.00 sq mtr. plinth area
 - f. Functional buildings for Railway Stations and Airports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units
 - g. Community centers, Banquet hall, Barat Ghars, Kalyan Mandaps and buildings for similar use

Note: In case of category as mentioned in “e” above it shall not be mandatory to provide the solar assisted heating system
- (2) “ No new buildings in the category mentioned in “1” above in which there is a system for installation for supplying hot water shall be built unless the system or the installation is also having an auxiliary solar assisted water heating systems.

SCHEDULE

1 Definitions :

- i. Solar Assisted Water Heating System : a device to heat water using solar energy as heat source
- ii. “Auxiliary back up” : electrically operated or fuel fired boilers/ systems to heat water coming out from solar water heating system to meet continuous requirement of hot water
- iii. “New Building” : Such building of above said Categories for which construction plans have been submitted to competent authority for clearance.
- iv. “Existing Building” : Such building which are licensed to perform their respective business.

2. Installation of Solar Water Heating System

- a) **New Buildings:** Clearance of plan for the construction of new buildings of the aforesaid categories shall only be given if they have a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution from the rooftop in the building to various distribution points where hot water is required. The building must have a provision for continuous water supply to the solar water heating system. The building should also have open space on the rooftop, which receives direct sun light. The load bearing capacity of the roof should at least be 50 kg. per sqm. All new buildings of above said categories must complete installation of solar water heating systems before obtaining necessary license to commence their business.
- b) **Existing Buildings:** Installation of Solar Assisted Water Heating System in the existing building shall be made mandatory at the time of change of use to above said category provided there is a system of installation for supplying hot water.

2.1 Capacity : The capacity of solar water heating system to be installed on the building of different categories shall be decided in consultation with the local bodies. The recommended minimum capacity shall not be less than 25 litres per day for each bathroom and kitchen subject to the condition that maximum of 50% of the total roof area is provided with the system.

2.2 Specification : Installation of Solar Assisted Water Heating Systems shall conform to BIS (Bureau of Indian Standards) specification IS 12933. The solar collectors used in the system shall have the BIS certification mark.

2.3 Auxiliary System: Wherever hot water requirement is continuous, auxiliary heating arrangement either with electric elements or oil of adequate capacity can be

(VI) On page 77 after the Regulation No. 15(A) add a new Regulation as “**Regulation No.15 (B). Development Requirements for Hospital**”

15(B) Development Requirements for Hospital

1. Short Title, Extent And Commencement

1.1 These regulations may be called “Regulation for Hospitals-2011”

1.2 These regulations shall be applicable within the Jurisdiction of the appropriate authority constituted under Gujarat Special Investment Region Act, 2009.

2. Applicability

2.1 These regulations shall apply to any Hospital buildings proposed under these regulations.

3. Defintion

3.1 “**Act**” means the Gujarat Special Investment Region Act, 2009 and the “Gujarat Town Planning and Urban Development Act, 1976.”

3.2 “**Appropriate Authority**” means authority as defined under Act.

3.3 “**Competent Authority**” means any person/persons or authority or authorities; authorized by the Prescribed Officer as the case may be to perform such functions as may be specified under these regulations.

3.4 “**Developer**” means and include a owner/person/persons/ registered society/association/firm/company/joint ventures/institutions/trusts entitled to make an application to develop any hospitality project;

3.5 “**Escape routes**” means any well ventilated corridor, staircase or other circulation space, or any combination of the same, designed for the purpose of evacuation and by means of which, the occupants can reach to safe place in the open air ground level;

3.6 “**Floor Space**” means the sum of the area of each floor calculated for the purpose of FSI;

3.7 “**Fire escape stairways and routes**” means escape routes designed and placed as advised and approved by the fire officer;

3.8 “**Fire Officer**” means the Chief Fire Officer of the Municipal Corporation;

3.9 “**GDCR**” means the prevalent General Development Control Regulations applicable for the relevant appropriate authority;

3.10 “**Entrance Canopy**” means the canopy at the main entrance.

3.11 “**Atrium (plural atria)**” means a large open space, generally give the building a feeling of space and light, often several stories high and having a soft roofing/glazed roof and/or roofing of any material for safety from weather, but not to give a space/support for any activity to be carried above it, often situated within an office building, shopping arcade, shopping centre, and located immediately bey9nd the main entrance;

- 3.12. **Refuge Area**” means an area designed and provided at various levels or floors in the building as per requirements in NBC, to hold occupants during a fire or any other emergency;
- 3.13. **“Hospital”** means under Single Management, any building or group of building or multiple buildings consisting of a complex accommodating facilities to prevent, treat, and manage illness and the preservation of mental and physical well-being through the services offered by the medical and allied health professions including research and health club and physiotherapy centres;
- 3.14. **“Global FSI”** means FSI permissible under these regulations irrespective of the zone;
- 3.15. **“Zone”** means the zone as designated in the prevalent sanctioned development plan of the appropriate authority.

4. Duties Of The Competent Authority;

For the purpose of these regulations, the competent authority shall;

- 4.1 Within 30 days from the receipt of the application, recommend to the Apex Authority/GIDB to approve or refuse the proposal;
- 4.2 May deny, after giving reason in writing, if the proposal forms a part of any notified water body or any difficult area;
- 4.3 May recommend to the Government to allow the benefits available under any scheme of the State or Central Government;

5. Procedure For Securing The Permission;

- 5.1 Subject to the provisions of these regulations and the GDCR, any developer intending to develop under special planning provisions of these regulations shall apply to the competent authority under section 26 of the Act, along with the required documents and shall forward copy to the Apex Authority/GIDB;
- 5.2 The Apex Authority/GIDB shall under section 29(1)(ii) take decision and make necessary orders, in accordance to such orders the authority shall grant permission;
- 5.3 With regard to procedure to be followed the manner of application, the documents to be submitted along with the applications, the protocols of drawings to be submitted, etc. unless otherwise prescribed, the provisions of GDCR of the appropriate authority shall apply mutatis mutandi

6. Planning Provision

- 6.1 The Hospital under these regulations shall be permitted on an Approach and on road which is 30 mts or wide.

6.2 Floor Space Index:

- 6.2.1 Irrespective of any zone, permissible floor Space Index under these regulations

be as under:

6.2.2 Maximum FSI shall be as under

Floor Area	Permitted FSI
a) Above 5000 & up to 6000	3.0
b) Above 6000 & up to 10000	3.5
c) Above 10000	4.0

6.2.3. The FSI on any plot shall be the sum of the Global FSI and Premium FSI where.....

- Global FSI (GFSI) shall be
 - 0.6 in any area or
 - Permissible FSI in any zone, not having premium and applicable for residential use.
- Premium Floor Space Index (PFSI), PFSI shall be available on payment for the area at 40% of land jantri rates to the competent authority.

6.2.4 The built up area of following shall be excluded from the computation of the FSI:

- Basement and other floors used for the parking;
- Refuge area as required as per NBC;
- Entrance Canopy area;
- Atrium;
- Fire escape stairways and routes, Escape routes;
- Ramps leading to parking spaces or any other floors;
- Control room for security and Fire Control;
- Equipment/Air Handling Rooms (AHU) for air conditioning and ventilation requirements,

6.3 Entrance Canopy, Porch and Lift for the access to parking, at the ground level shall be permitted. Such canopy may be permitted to be on raised level and exceeding 2.5 mts.

6.4. On each floor, for safety and emergency exit, provide escape routes and refuge areas, on locations as required in the design.

6.5 The refuge and the escape area shall be regulated as under:

- v. to hold occupants during a fire or terror attack or any other emergency until rescued;
- vi. Refuge Area shall be regulated as under:
 - One or more refuge spaces, not necessarily be contiguous but connected with escape routes;
 - Minimum area of 15 sq.mts. and a minimum width of 3.0 mts.
 - at least one refuge space be provided for every 6 floors or part thereof;
 - the refuge and the escape area shall be designed for safety of the occupants;
 - design of refuge area should comply with the provisions of NBC.

6.6 **Margins and Built-up Area:**

6.6.1 Notwithstanding anything contained in GDCR, margins shall be regulated as under:

- a. Nothing except cabin and structures related to security may be permitted in the margins;

- b. Vehicle lifts shall be permitted within the margin spaces. However, a clear margin of 9.0 mts. In the front and 3.5 mts. On other sides shall have to be maintained.

6.6.2 Built-up Area: Built-up Area shall be regulated as under:

- o 45% in case of low-rise building and 30% in case of High –rise building.

6.6.3 Area under the atrium shall not be considered while calculating the ground coverage and built-up area;

Provided that;

- a. Such area under the atrium shall not exceed 40% of the ground coverage;
- b. No intermediate covered space at any floor shall be permitted in the area under the atrium;

g) Height of Building :

- i) Total height of the building shall not exceed 70 mts.
- ii) Additional height (AH) means height more than that permitted in GDCR. Such additional height shall be permitted on payment. Such payment shall be calculated by multiplying the total floor area included in the additional height by 15 % of the land jantri rates.
- iii) In case of plant rooms, banquets, ball rooms, restaurant, entrance canopy/porch, entrance lobby, basements, floor height more than that available in GDCR shall be permitted on payment. Such payment shall be calculated by multiplying the floor area for which additional height is required by 15 % of the land jantri rates.

h) Basements :

- i) The following may be permitted in the basements:
 - (1) Parking on more than one levels;
 - (2) Security cabins, electric cabin, substation, a.c. plant room, generator room, boiler room, hotel laundry, housekeeping, stores, lockers and rest room for the reserve staff. Such services shall only be permitted on basement at 1st level below the ground level only. The area for such facility shall not exceed 20% of the total basement at that level.
- ii) Basements may be permitted in the marginal spaces leaving 3.5 mts margin from the boundary of building unit the

i) Swimming Pool, Cooling Towers, Communication Equipments

- i) Swimming pool shall be permitted at any floor.
- ii) Cooling towers, communication equipments shall be permitted on terraces.
The developer shall, at his cost, get an audit of the Structural Stability and Safety from a Structural expert of adequate experience and registered with the competent authority.

j) Parking, Movement and Mobility shall be regulated as under

- i) Parking shall be permitted on any floor/basements at any level. Parking for physically challenged people shall have to be provided on ground level.
- ii) Ramp leading to parking place may be permitted in margins after leaving, minimum 3.5 mts wide margin from the boundary of the building unit.

- iii) Minimum parking equivalent to 50% of the consumed FSI shall be provide.
- iv) The parking may be provided in one of more lots and such lots shall have to be provided within the same building unit;
- v) Access for private cars, cyclists, pedestrians, service vehicles, emergency vehicles and public utility vehicles shall be designed for safety and convenience;
- vi) Access Points onto public roads should be located and designed in such a manner so as to minimize traffic hazards, queuing on public roads.
- vii) 10% of the parking provided shall be reserved for taxi stand
- viii) Room of minimum 25 sq. mt area shall be provided for drivers along with Water Closet and bath facilities.

7) Structure Safety

Structure safety shall be provided as per the provisions in annexure-1

8) Miscellaneous Provisions

- a. **Lifts:** The planning and design of lifts shall be in accordance with National Building Code of India.
- b) Eco-friendly practices for , sewage treatment plant & waste management as well as energy saving devices shall be adopted
- c) Yoga centre of minimum 50 sq.mtr. should be provided.
- d) Provisions rescue of water (annexure -2) solar water heating (annexure-3)shall be applicable.
- e) The building shall preferably be designed as per energy conservation building code.
- f) For public safety , in consultation with a security expert ,CCTV camera , night vision devices, motion sensors, control room , refuge area escape routes etc. shall be included in building planning &design and be installed on completion .
- g) De-salinity charge @ 5% of the jantri rates for the entire floor space shall have to be paid to the competent authority at the time of issue of the development permission.
- h)Wherever not mentioned, the provision GDCR shall apply mutatis mutandis
- i) Hotels under this provision shall be permitted in any zone in the development plan, however such permission can be denied on account of safety.
- j) Even after approval under these regulations, permission from the Airport Authority Of India , Department of Forest and Environment for EIA clearance, and all other relevant , as required , shall be mandatory .
- k)The structural safety of the building shall be the responsibility of the developer. The developer shall at his cost get an audit of the structural stability and safety through any independent competent authority or a structural expert of adequate experience and good reputation and registered to the competent authority .
- l) Fire safety provision shall be made in accordance to GDCR.

-----X-----

Annexure 1

STRUCTURAL SAFETY AND SERVICES.

4. Structural Design.

The structural design of foundation , elements made of masonry , timber plain concrete, reinforced concrete , pre-stressed concrete and structural steel shall conform to the provisions of part VI structural design section -1 loads, Section-2 Foundation, Section-3 Wood, Section -4 Masonry ,Section -5 Concrete ,Section -6 Steel , National building code of India, taking into consideration the Indian Standards and Guidelines for hazard safety as given below:

a. For earthquake protection

- viii. IS:1893-1984 “Criteria for earthquake resistant design of structures (fourth revision)”
- ix. IS:13920-1993 “ductile detailing of reinforced concrete structures subjected to seismic forces- code of practice”
- x. IS:4326 -1993 “Earthquake resistant design and construction of the buildings-Code of Practice (second revision)
- xi. IS:13828-1993 “ Improving earthquake resistance of low strength masonry buildings-guidelines”
- xii. IS:13827-1993 “Improving earthquake resistance of earthen buildings guidelines”
- xiii. IS: 13935-1993 “ Repair and seismic strengthening of buildings –guidelines”.
- xiv. “Improving the earthquake resistance of buildings –guidelines” by expert groups , Government of India, Ministry of Urban Affair & Employment , published building material and technology promotion council 1998.

b. For cyclone /wind storm protection

- iv. 8.IS 875 (3) -1987 “ Code of practice for design loads(other than earthquake) for buildings and structures, part 3 wind loads”
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Note: whether an Indian Standard including those referred in the National Building code or the National Building Code is referred, the latest version of the same shall be followed.

- vi. In pursuance of the above, a certificate as indicated in the in Form-2(shall be submitted along with building plans/drawings and other building information schedule annexed thereto.

5. Quality Control Requirements

- vi. The quality of all the materials and workmanship shall conform to the accepted standards and Indian standard specifications and codes as included in Part V Building Materials and Part VII Constructional

Practices and Safety , National Building Code Of India.

- vii. All borrow pits dug in the course of construction and repair of buildings, embankments etc. shall be deep and connected with each other in the formation of a drain directed towards the lowest level and properly stepped for discharge into a river , stream , channel or drain, and no person shall create any isolated borrow pit which is likely to cause accumulation of water that may breed mosquitoes.
- viii. Alternative materials, method of design and construction and tests:-
The provision of the regulations are not intended to prevent the use of any material or method of design of construction not specifically prescribed in them provided any such alternative has been approved. Nothing of the provisions of these Regulations is intended to prevent the adoption or architectural planning and layout conceived as an integrated development scheme. The competent authority may approve any such alternative if it conforms to the provisions of the relevant parts of the National Building Code , regarding material, method or work offered is, for the purpose intended at least equivalent to the prescribed in these regulations in quality , strength, compatibility, effectiveness, fire and water resistance , durability and safety.
- ix. All buildings shall be constructed on a quality control requirement
- x. In case of existing building under construction based on approved building permission, structural safety requirements shall have to be observed. However, due to such structural work of strengthening/retrofitting if certain setbacks and margin get reduced , special permission may be granted on case to case basis.

(3) Tests:

Whenever there is insufficient evidence of compliance with the provision of the regulation or evidence that any material or method of design or construction does not conform to the requirements of the regulations, in order to substantiate claims for alternative materials, design or methods of construction , competent authority may require tests, sufficiently in advance , as proof of compliance . These tests shall be made by an approved agency at the expense of the owner as follows:

- iii. TEST METHODS: test methods shall be as specified by the regulations for the materials or design or construction in question. if there are no appropriate test methods specified in the regulations, the competent authority shall determine the test procedure. For method or tests for building materials, reference shall be made to the relevant Indian Standards as given in the National Building Code of India published by the bureau of Indian Standards.
- iv. TESTS RESULT TO BE PRESERVED : Copies of the result of all such tests shall be restrained by the competent authority for not less than two years after the acceptance of the alternative material. The testing of the material as per Indian Standards shall be carried out by the laboratories approved by the competent authority on this behalf.

The laboratory/agency shall work out in consultation with the construction agency a testing programme of materials such as cement, steel and quality of concrete including its mixing, laying and strength at site as well as in the laboratory. This should cover various stages of construction from foundation to completion as per Regulation. The laboratory shall maintain a duly authenticated report in a bound register,

copy of which will be submitted to the construction agency, which will in turn forward the testing report to the competent authority

(5) Structural Stability and Fire Safety of Existing Buildings.

- vi. The competent authority shall have the assessment of structural and / or fire safety of an existing building / structure damage / undamaged carried out at stipulated periodical intervals through expert (s) chosen from a panel of experts identified by the Competent Authority
- vii. The owner/ developer/ Applicant on advice of such expert(s) shall carry out such repair/ restoration and strengthening / retrofitting of the building found necessary so as to comply with the safety standards laid down in National Building Code and the Indian Standards as specified.

In case, the owner/ Developer/ Occupant do not carry out such action, the competent authority or any agency authorized by the competent authority may carry out such action at the cost of owner/Developer/ Occupant.

- viii. The Competent Authority shall specify the period within which such compliance is to be carried out.
- ix. The Competent Authority may also direct the owner/Developer/ Occupant. Whether the building would occupied or not during the period of compliance.
- x. In case of existing building under construction based on approved building permission, structural safety requirements shall have to be observed. However, due to such structural work of strengthening / retrofitting if certain setbacks and margin get reduced, special permission.

- 3. The structural safety of the building shall be responsibility of the developer. The developer shall, at his cost, get an audit of the structural stability and safety through any independent Competent Authority or a structural expert of adequate experience and good reputation identified and advised by the competent authority.

ANNEXURE -2

Regulation for Re-use of water

1 Definitions

- 1.1 'domestic waste water' means either waste water that is typically discharged from premises that are used solely for residential activities or waste water of the same character discharged from other premises
- 1.2 'grey water' means involving non-potable water from sinks, tubs, showers and washing.
- 1.3 'pre-treatment' means any processing of industrial waste or waste designed to reduce any characteristic in waste, before discharge to the waste water system.
- 1.4 'premises' means either
 - d. A property which is held under a separate card of title or for which a separate title card may be issued and in respect to which a building plans have been or may be issued, or a building which

is in possession as an individual unit by a cross- lease, unit title or company lease and for which a certificate of title is available, or

- e. Land held in public ownership, for a particular purpose, or
- f. Separately assessed to local authority taxes, individual unit within building.

1.5 ‘Non – potable water’ means the use of water for non-contact uses, non domestic consumption like car washing , toilet flushing, gardening, construction purposes , landscaping, drip irrigation of trees/shrubs, sub surface irrigation of lawns and recharge of ground water and uses is for bidden by virtue of powers vested with government.

1.6 ‘Prohibited industrial waste’ means a industrial waste having physical and chemical characteristics in excess as decided by GPCB.

2 Applicability: Re-use of water shall be provided in case of following categories of buildings

2.1. All new buildings under the following use

- f. Any low rise/ high rise building having number of units 10 or more or having total built-up area more than 750 sq meters.
- g. Hospital and Nursing homes
- h. Hotels , lodges and guest houses
- i. Hostels of schools, Colleges, Training centers
- j. Barracks of armed forces, paramilitary forces and police

- f. Individual residential buildings having more than 150 sq. mtrs. plinth area
- g. Functional buildings of railway stations and airports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units
- h. Community centers, banquet halls and buildings of similar use
- i. Commercial establishments having total built up area of 2000 sq. mtrs or more
- j. All hazardous /water polluting/ chemical industries

Note – In Case of category of mentioned in “b,c,g,h and j” above it shall not be mandatory to provide solar assisted heating system.

2.2 Exemptions could be accorded under following circumstances, as decided by the authority

- a. In case the existing premises cannot permit the provision of additional overhead tank for the purpose of the use of treated water.
- b. If, in the existing structure, there is no space for installation of treatment facility and collection chamber.
- c. In exceptional cases due to dearth of land or water logged areas exempted (with the approval from competent authority) from providing facility for recycling the grey water

3. Installation of the system for the reuse of water

3.1 New Buildings – Clearance of plan for the construction of new buildings of the aforesaid categories shall only be given if they have a provision in the building design itself for

- 3.1.1 Every developer/builder shall provide with the provision of down take plumbing for grey water, recycling water plant, storage and reuse fitting in purple colour.

- 3.1.2 Provide additional arrangement for carrying the excess grey water to the sewerage system may also be provided
- 3.1.3 No nuisance of foul gases/public hazard or any other aspect endangering life.
- 3.1.4 There shall not be cross connection of fitting of the potable and not potable water at any point. The recycled water system shall be maintained at a lower water pressure that of the portable water system. Precaution should be taken at the make-up connection to prevent cross contamination.

3.2 Old Buildings : in case of additions and alterations, systems for the Re-use of water shall be provided in accordance to these regulations.

4. Quality of water, treatment and specifications

- 4.1 The water quality shall conform to standards of non potable water. The recycled water shall be tested once in six months and results shall be made available to competent authority whenever demanded.
- 4.2 Every existing building/residential structure shall provide with the provision of recycle water plant and relevant adequate separate plumbing for grey water and reuse fitting.
- 4.3 The testing of wastes and the submission of the results shall be done in a manner in accordance with the terms and conditions prescribed by the Municipal Commissioner or the Gujarat Pollution Control Board/ the competent authority
- 4.4 Installations for Re-use of water shall conform to relevant codes of practices

5. General Provisions:

- 5.1. **Mandatory Disclosure :** An occupier/owner of premises shall inform the competent authority of any change in the quality, nature of the wastes discharged from his plant or premises, the manner of their discharge of water likely to cause variations or violation under these regulations.
- 5.2 **Corrective action :** In the event it is found any person violating the provisions of these regulations, the competent authority shall issue notice and after inquiry and personal hearing take necessary corrective action.
- 5.3 **Rebate:** The competent authority may satisfy itself on the performance of recycling of the water and thereafter can give rebate on the taxes/fees leviable for the development. The competent authority may give such rebate on the capital or recurring recoveries which the developer is liable to pay.
- 5.4 **Dispute Resolution :** All the disputes arising in the enforcement of this by these rules shall be referred to Municipal Commissioner who in turn will resolve the disputes in advise with his authorized the technical officer or any experts and intimate to the occupier/builder/developer. The decision of the competent authority will be final and binding on the occupier.
- 5.5 **List of Authorized Laboratories** shall be as authorized by Gujarat Sate Pollution Control Board or the Municipal Corporation.

ANNEXURE 3

Regulation regarding installations of solar assisted water heating system

- (1) Solar assisted water heating system shall be provided in case of following categories of building
 - a. Hospital and Nursing Home

- b. Hotels, Lodges and Guest Houses
- c. Hostels of schools, colleges, training centers
- d. Barracks of armed forces, paramilitary forces and police
- e. Individual residential buildings having more than 150.00 sq mtr. plinth area
- f. Functional buildings for Railway Stations and Airports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units
- g. Community centers, Banquet hall, Barat Ghars, Kalyan Mandaps and buildings for similar use

Note: In case of category as mentioned in “e” above it shall not be mandatory to provide the solar assisted heating system

- (2) “ No new buildings in the category mentioned in “1” above in which there is a system for installation for supplying hot water shall be built unless the system or the installation is also having an auxiliary solar assisted water heating systems.

SCHEDULE

1 Definitions :

- v. Solar Assisted Water Heating System : a device to heat water using solar energy as heat source
- vi. “Auxiliary back up” : electrically operated or fuel fired boilers/ systems to heat water coming out from solar water heating system to meet continuous requirement of hot water
- vii. “New Building” : Such building of above said Categories for which construction plans have been submitted to competent authority for clearance.
- viii. “Existing Building” : Such building which are licensed to perform their respective business.

2. Installation of Solar Water Heating System

- a) **New Buildings:** Clearance of plan for the construction of new buildings of the aforesaid categories shall only be given if they have a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution from the rooftop in the building to various distribution points where hot water is required. The building must have a provision for continuous water supply to the solar water heating system. The building should also have open space on the rooftop, which receives direct sun light. The load bearing capacity of the roof should at least be 50

kg. per sqm. All new buildings of above said categories must complete installation of solar water heating systems before obtaining necessary license to commence their business.

b) **Existing Buildings:** Installation of Solar Assisted Water Heating System in the existing building shall be made mandatory at the time of change of use to above said category provided there is a system of installation for supplying hot water.

2.1 Capacity : The capacity of solar water heating system to be installed on the building of different categories shall be decided in consultation with the local bodies. The recommended minimum capacity shall not be less than 25 litres per day for each bathroom and kitchen subject to the condition that maximum of 50% of the total roof area is provided with the system.

2.2 Specification : Installation of Solar Assisted Water Heating Systems shall conform to BIS (Bureau of Indian Standards) specification IS 12933. The solar collectors used in the system shall have the BIS certification mark.

2.3 Auxiliary System: Wherever hot water requirement is continuous, auxiliary heating arrangement either with electric elements or oil of adequate capacity can be

(VII) In Zoning and Use Provision, Regulation No. 27: Sr. No.9 “**Port Development**” on page 153 and Sr. No. 10 “**CRZ Permitted Industries**”, on page 155 shall be replaced by a new zoning regulation at Sr. No. 9 as “**Port/Ship building and Allied Activities and CRZ Related Permissible Activities**” on page 153” as under:

9.	Port/Ship building and Allied Activities and CRZ Related Permissible Activities	<ul style="list-style-type: none"> • Port and related Industries • Marine tourism projects 	<ul style="list-style-type: none"> • Quarrying of gravel, sand clay and stone • Storage of flammable goods • Oil and Gas exploration wells (development subject to the adherence to related acts) • This industry comprises establishments primarily engaged in operating shipyards or boat yards (i.e., ship or boat manufacturing facilities). • Permissible industries in this section are as follows: <ul style="list-style-type: none"> • Shipbuilding and repairing 	<ul style="list-style-type: none"> • All development should be in compliance with CRZ regulations where applicable • In the case where the building unit of industrial development is adjacent to the residential areas, such development shall provide 50 m wide thick plantation & landscaping between the residential
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			<ul style="list-style-type: none"> • Commercial cargo ships, building and repairing • Barges, building and repairing • Cargo vessels, building and repairing • Fishing vessels, large: building and repairing • Tankers building and repairing • Towboats, building and repairing • Tugboats, building and repairing • Military ships, building and repairing • Combat vessels, building and repairing • Offshore supply boats, building and repairing • Submarines, building and repairing • Transport vessels, troop: building and repairing • Commercial passenger ships, building and repairing • Dredges, building and repairing • Drilling and production 	<p>developments as a buffer zone</p>
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			<p>platforms, floating (oil and gas)</p> <ul style="list-style-type: none"> • Drydocks, floating • Marine rigging • Devices for generation of non conventional energy, such as solar panels, wind power. 	
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(VIII). In Zoning and Use Provision, Regulation No. 27 at Sr. No.10 add a new regulation as “**Specific Mixed Use Zone**” on page 155 as under:

1 <input type="checkbox"/>	Specific Mixed Use Zone	<ul style="list-style-type: none"> • Commercial/Business Establishments • Educational institutions, Research centres/training centres and all uses related to educational purpose • Health medical institutions and Hospitals • Banks • Government/Semi Government Buildings • Public sector undertaking buildings • Institutional Building • IT/ITES Facilities • Lodging Facilities • Tourism related building and activities and hotels • Multiplexes/shopping malls 	<ul style="list-style-type: none"> • Sports complex • Auditorium • Convention centre/exhibition hall • Petrol/Diesel Pump & Gas Filling Stations 	<ul style="list-style-type: none"> • Minimum Plot Size shall not be less than 1500 sq mts. • Residential Development shall be permitted in village Dahej only.
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