

Draft Comprehensive Development Plan 2021 (Second Revised)

Part III: General Development Regulations - Draft



Ahmedabad Urban Development Authority
અમદાવાદ શહેરી વિકાસ સત્તામંડળ

2.0 DEFINITIONS

In these regulations, unless the context otherwise requires, the terms and expressions defined as follows shall have the meaning indicated against each of them.

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

2.1 Act

Means the Gujarat Town Planning and Urban Development Act, 1976 (President Act No. 27 of 1976) and Bombay Provincial Municipal Corporations Act, 1949 or Local Acts as stated in the context.

2.2 Adaptive Re-use

Means a method of preservation where a building/ structure/ open space retains its signature visual elements, but the structure/ space is used for a purpose other than originally intended.

2.3 Additions and / or Alterations

Means any change in existing authorised building or change from one use to another use, or a structural change such as additions to the area or height, or the removal of part of a building, or a change to the structure such as the construction or cutting into or removal of any wall or part of a wall, partition, column, beam, joist, floor including a mezzanine floor or other support or a change to or closing of any required means of ingress or egress or a change to fixtures or equipments, as provided in these regulations.

2.4 Advertising Display Infrastructure

Means any surface or structure with characters, letters or illustrations applied thereto and displayed in any manner whatsoever outdoors for the purpose of advertising or giving information or to attract the public to any place, person, public performance, article, or merchandise, and which surface or structure is attached to, forms part of, or is connected with any building, or is fixed to a tree or to the ground or to any pole, screen, fence or hoarding or displayed in space, or in or over any water body included in the jurisdiction of the Authority.

2.5 Air Conditioning

Means the process of altering the properties of air such as its temperature, humidity and quality to meet the requirements of an enclosed space.

2.6 Amenities

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

2.7 Amusement Park

A large outdoor area with fairground rides shows, refreshments, games of chance or skill, and other entertainments.

2.8 Apartment / Flats

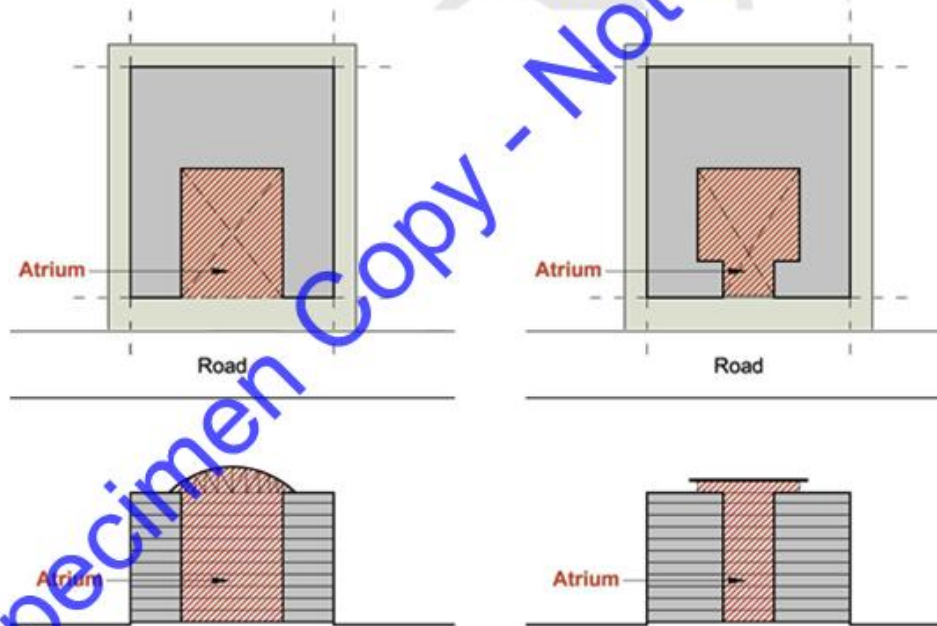
Means multi-storied residential buildings constructed in a detached or semi-detached manner designed as ground floor with more upper floors and constructed as separate dwelling units with common staircase.

2.9 Appropriate Authority

Appropriate Authority in relation to a development area, means an area development authority or an urban development authority, as the case may be.

2.10 Atrium (Plural Atria)

Means an unobstructed, multi-storied open space within a building that is covered from top with a light-weight or glazed roof.



2.11 Authorized Officer

Means any person appointed by the competent authority for the purpose of these regulations.

2.12 Auto Repair Workshop

Means a small establishment where repairs and servicing of automobiles are carried on.

2.13 Auxiliary Power Back-up

Means a system to provide backup power resources in a crisis or when regular supply fails such as diesel generator (d.g.set), electric generator.

2.14 Boiler

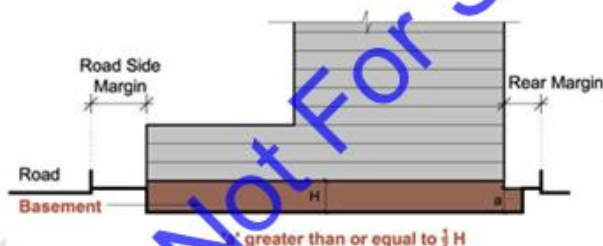
Means electrically operated or fuel fired boilers/systems to heat water coming out from solar water heating system to meet continuous requirement of hot water.

2.15 Banquet Hall

Means a room or an enclosed space or building for the purpose of hosting any social events or ceremonies like marriage, reception, party etc. with accompanying food and beverages.

2.16 Basement

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



2.17 Bed and Breakfast

Means a small lodging establishment that offers overnight accommodation and breakfast, but usually does not offer other meals. These are also often self-catering, and offered in private homes.

2.18 Botanical Garden

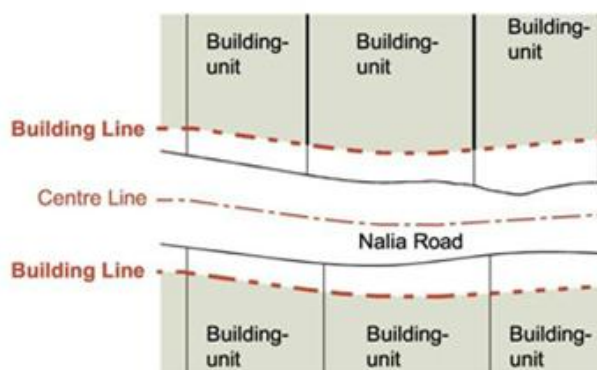
Means a garden or an open land often with greenhouses for the culture, study, and exhibition of special plants.

2.19 Building

A Building means all types of permanent building, but structure of temporary nature like tents, hutment as well as shamianas erected for temporary purposes or ceremonial occasions, shall not be considered to be "buildings".

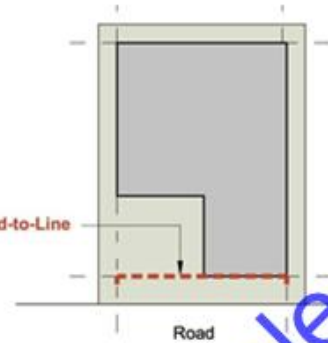
2.20 Building Line

Means the control line up to which the plinth of a building adjoining an existing, proposed or extended street may lawfully extend and includes the lines described in any TP Schemes and/or Development Plan.



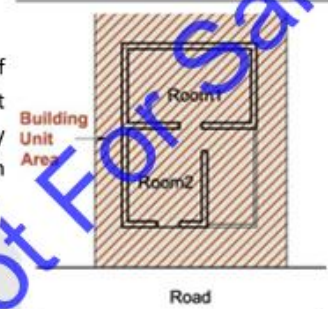
2.21 Build-to-Line

Means a line with which the exterior wall of a building in a development is required to coincide. Some percent of the road side façade area of the ground or more floors in buildings with more than one floor, may extend to the road-side property line so that the building visually reinforces the building façade line of the street.



2.22 Building-unit

Means a land or plot or part of a land/plot or combination of more than one land/plot as approved by the Competent Authority. However where an alignment has been fixed on any road by any Competent Authority, the Building-unit shall mean and refer to the land excluding the portion falling in alignment.



2.23 Building-unit Area

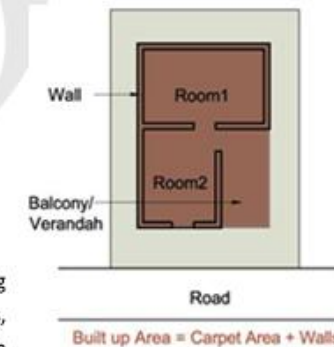
Means the area of the building-unit or plot

2.24 Building-unit Level

Refer Ground Level

2.25 Built-up Area

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



Built up Area = Carpet Area + Walls

2.25.1 Unit Built-up Area

Means the areas covered by a unit on within a building including the cantilevered portions, if any, but except the areas specifically excluded under these Regulations.



2.26 Call Center

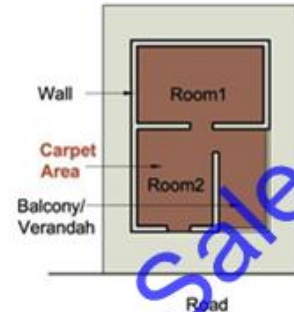
Means an office set up to handle a large volume of telephone calls, esp. for taking orders and providing customer service.

2.27 Camping Ground

An area used for setting up a camp possibly having facilities to set up tents.

2.28 Carpet Area

Means the net area within a unit of a building excluding walls or columns, service areas such as washrooms, kitchen and pantry, semi-open spaces such as verandah or balcony, and corridors or passages.



2.29 Chimney

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

2.30 Civic Center

Means a municipal building or building complex functioning as an administrative unit having public interface. Eg. Tax collections, Building permissions etc.

2.31 Clear Height

Means the distance measured from the floor to the bottom of the lowest hanging overhead obstruction such as beam, fire sprinkler heads or ducts.

2.32 Club

Means a commercial establishment where people (usually members) voluntarily meet on a regular basis for a mutual purpose other than educational, religious, charitable, or financial pursuits and are entitled to use the premises and property in exchange for the payment of entrance fees and subscriptions to the proprietor as well as any additional rights and privileges provided in their contractual agreement.

2.33 Cold Storage

Means a structure or room for the storage of edible or non-edible merchandise or commodities, which usually require special low temperatures and condition for storing or preservation, before their export or distribution for sale.

2.34 College

An educational institution or establishment, in particular the one providing higher education or specialized professional or vocational training.

2.35 Common Plot

Common Plot shall mean a common open space exclusive of approaches, at a height not more than ground level of the Building-unit. The owner shall have to give an undertaking that the common plot shall be for the common use of all the resident or occupants of the Building-unit. On sanction of the development permission, the common plot shall deem to have vested in the society/association of the residents/occupants. The common plot shall not be sold to any other

person and it shall not be put to any other use except for the common use of the residents/occupants.

2.36 Community Hall

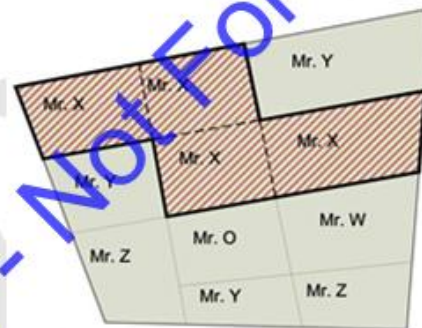
A building and related grounds such as *Wadis* used for social, civic, or recreational purposes, serving the area in which it is located and open to the general public. It is also a place where members of a community tend to gather for group activities, social support, public information, and other purposes.

2.37 Competent Authority

Means any Chief Executive Authority (CEA) for AUDA and Municipal Commissioner for AMC as the case may be to perform such functions as may be specified. Different persons or Authorities may be authorized to perform different functions.

2.38 Contiguous Holding

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

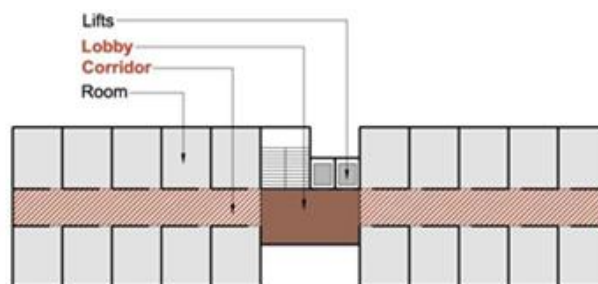


2.39 Convention Center/ Exhibition Center

A **convention centre** is a large building that is designed to hold a convention, where individuals and groups gather to promote and share common interests. Convention centres typically offer sufficient floor area to accommodate several thousand attendees. Very large venues, suitable for major trade shows, are sometimes known as **exhibition centres**. Convention centres typically have at least one auditorium and may also contain concert halls, lecture halls, meeting rooms, and conference rooms. Some large resort area hotels include a convention center.

2.40 Corridor

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



2.41 Cottage Industry

Means a small-scale, non-hazardous industry carried on at home by family members using their own equipment, without the use of hired labour and which does not cause inconvenience to the inhabitants of the building or neighbourhood.

2.42 Courtyard

A courtyard means a space permanently open to the sky within the site or building structure.

2.43 Developer

Means the person who is legally empowered to construct or to execute work on a building-unit, building or structure, or where no person is empowered, the owner of the building-unit, building or structure.

2.44 Disability

2.44.1 Hearing Disability

Means deafness or hearing handicaps that might make an individual insecure in, public areas because he is unable to communicate or hear warning signals.

2.44.2 Non-Ambulatory Disability

Means impairments that regardless of cause or manifestation, for all practical purposes confine individuals to wheel- chairs.

2.44.3 Semi-Ambulatory Disability

Means impairments that cause individuals to walk with difficulty or insecurity. Individuals using braces or crutches, amputees, arthritics, spastics, and those with pulmonary and cardiac ills may be semi- ambulatory.

2.44.4 Sight Disability

Means total blindness or impairments affecting sight to the extent that the individual functioning in public areas is insecure or exposed to danger.

2.44.5 Wheelchair

Means chair used by people with a disability for mobility.

2.45 Discharge or Discharge of Waste

Means the removal of wastes from premises into the grey water system or by means of the system.

2.46 Dharamshala

A building devoted to religious or charitable purposes offering lodging and/or dining facilities for interested individuals or group of people at a nominal charge, or in some cases free of charge.

2.47 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.

2.48 Drive-in Cinema

Means a commercial establishment, especially an outdoor movie theatre consisting of a large outdoor movie screen, a projection booth, a concession stand and a large parking area for automobiles, permitting customers to remain in their motor vehicles while being accommodated.

2.49 Dwelling Unit

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

2.50 Emergency Lighting

Means lighting provided for use when the supply to the normal lighting fails.

2.51 Emergency Lighting System

Means the entire lighting system provided for use when the supply to the normal lighting fails including the standby power source.

2.52 Enclosed Staircase

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

2.53 Escalator

Means a power driven, inclined, continuous stairway used for raising or lowering passengers.

2.54 Escape Route

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

2.55 Escape Lighting

Means lighting provided to ensure that the escape route is illuminated at all material times when users are on the premise, or at times when the main lighting is not available.

2.56 Exhibition Hall

Means a large hall for holding exhibitions.

2.57 Existing Development/ Building/ Use

Means a development, building, structure or its use as sanctioned, approved, regularized, authorized by the Competent Authority, existing prior to these Regulations.

2.58 Exit

Means a passage, channel or means of egress from any building, storey or floor area to a street or other open space of safety.

2.58.1 Horizontal Exit

Means an exit which is a protected opening through or around a fire wall or bridge connecting two or more buildings. (An arrangement which allows alternative egress from a floor area at or near the same level in an adjoining building or an adjoining part of the same building with adequate fire separation.)

2.58.2 Outside Exit

Means an exit from a building to a public way, to an open area leading to a public way or to an enclosed fire resistant passage leading to a public way.

2.58.3 Vertical Exit

Means an exit used for ascending or descending between two or more levels, including stairways, smoke-proof towers, ramps, escalators and fire escapes.

2.59 External Wall

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

2.60 Fabrication Workshop

Means a small establishment where a manufacturing process is carried on in which an item is made (fabricated) from raw or semi-finished materials instead of being assembled from ready-made components or parts.

2.61 Farm House

Means a plot of land including permissible construction in the area designated as agricultural use by the Competent Authority with a minimum land area of 4000sq.mts.

2.62 Fire Protection and Safety

2.62.1 Automatic Sprinkler System

Means a system of water pipes with sprinkler heads within a building designed to activate automatically by heat to control and extinguish a fire by discharge of water.

2.62.2 Combustible Material

Means a material which burns itself or adds heat to a fire when tested for non-combustion.

2.62.3 Down Comer

Means an arrangement of water pipes for fire fighting within a building. It consists of pipes connected to an overhead tank and a terrace pump with air release valve at the terrace level

and landing valves. It can be charged with water from ground level by fire brigade on their arrival by making connection via fire brigade inlets provided at the bottom of such down comer.

2.62.4 Dry Riser

Means an arrangement of water pipes for fire fighting within a building. It consists of vertical rising mains/pipes with landing valves. It can be charged with water from ground level by fire brigade on their arrival by making connection via fire brigade inlets provided at the bottom of such dry riser.

2.62.5 Fire Alarm System (also Emergency Alarm System)

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

2.62.6 Fire Lift

Means a lift installed to enable fire services personnel to reach different floors with minimum delay, equipped with all necessary features.

2.62.7 Fire Proof Door (also Fire Resistant Door)

Means a self closing door or shutter fitted to a wall opening, and constructed and erected to check the transmission of heat and fire for a specified duration.

2.62.8 Fire Pump (also Fire Booster Pump)

Means a mechanical/ electrical device which boosts up the water pressure at the top level of a multi-storied building to supply high pressure water for fire fighting system.

2.62.9 Fire Resistance

Means a property of an element of building construction to withstand fire related conditions for a stated period. It is measured by some or all of the following criteria:

Resistance to collapse in case of fire (minimum 2 hours)

Resistance to penetration of flame and hot gases

Resistance to temperature rise on the unexposed face up to a maximum of 180°C and / or average temperature of 150°C

2.62.10 Fire Resistance Rating

Means the duration for which a passive fire protection system can withstand a standard fire resistance test.

2.62.11 Fire Separation

Means the distance in meters, measured from the relevant external wall of the building to the external wall of any other building on the site or from other site, or from the opposite side of the street or other public space for the purpose of preventing the spread of fire.

2.62.12 Fire Service Inlet

Means a connection provided at the base of a building for pumping up water through in-built fire-fighting arrangements by fire pumps.

2.62.13 Fire Stairs

A vertical enclosure, with a stairway, having the fire endurance rating required by code and used for egress and as a base for fire fighting.

2.62.14 Fire Stop

Means a fire resistant material, or construction having a fire resistance rating of not less than the separating elements, installed in concealed spaces or between structural elements of a building to prevent the spread/ propagation of fire and smoke through walls, Horizontal and vertical Piping and cable ducts, ceilings and the like as per the laid down criteria and having fire resistance capacity of at least 2 hours

2.62.15 Fire Tower

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

2.62.16 Pressurization

Means the establishment of a pressure difference across a barrier to protect a stairway, lobby, escape route, or room of a building from smoke penetration.

2.62.17 Smoke-Stop Door

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

2.62.18 Venting Fire

Means the process of inducing heat and smoke to leave a building as quickly as possible by paths such that lateral spread of fire and heat is checked, fire fighting operations are facilitated, and minimum damage is caused by fire.

2.62.19 Wet Riser

Means a fire fighting arrangement within the building provided by vertical rising pipes permanently charged with water from a pressurized supply.

2.63 Fitness Center

Means a health club (also known as a fitness club, fitness center, and commonly referred to as a gym) is a place which houses exercise equipment for the purpose of physical exercise.

2.64 Floor

Means the lower surface in a storey on which one normally walks in a building, and does not include a mezzanine floor. Ground Floor is the floor at ground level with a plinth- hollow or solid, and direct access to a street or open space. The floor above it with minimum permissible

height shall be termed as floor 1, with the next higher floor being termed as floor 2, and so on upwards.

2.65 Floor Area

Means the net enclosed area of a floor in the building including circulation spaces like lobby or corridors, service areas and semi-open spaces such as verandah or balcony.

2.66 Floor Space Index

Means the quotient of the ratio of the combined gross built-up area of all floors, to the total area of the Building-unit.

$$\text{Floor Space Index} = \frac{\text{Total built-up area of all floors}}{\text{Area of the Building-unit}}$$

2.66.1 Permissible FSI

Means the basic FSI permitted by the Competent Authority as a matter of right.

2.66.2 Base FSI

Means the base FSI permitted in a Base Zone by the Competent Authority as a matter of right.

2.66.3 Chargeable FSI

Means the FSI available by payment

2.66.4 Maximum Permissible FSI

Means the maximum permissible FSI which includes permissible FSI and Chargeable FSI.

2.66.5 Utilised Chargeable FSI

Means the amount of FSI used, that is paid for and purchased by the applicant.

2.66.6 Total Utilised FSI

Means the total FSI including Utilised Chargeable FSI and Permissible FSI.

2.67 Footing

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

2.68 Foundation

Means the part of the structure which is in direct contact with and transmitting loads to the ground.

2.69 Front

Means the main frontage of a Building-unit on the road-side. For Building-units abutting two or more roads, the side along the wider road shall be considered as the front.



2.70 Fuelling Station

Means a place for retail business engaged in supplying and dispensing of fuel products to consumers, essential for the normal operation of automobiles.

2.71 Gamtal

Means all land that has been included by the Government/ Collector within the site of village, town or city on or before the date of declaration of intention to make a Town Planning Scheme or publication of Draft Development Plan-2021. Such land shall not include any other land which may subsequently be included within the site of any village by the Government/Collector under the provision of Land Revenue Code.

2.72 Garage-Private

Garage-Private means a building or a portion thereof designed and used for the parking of vehicles.

2.73 Garage-Public

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

2.74 Garden

Means a public recreation area or park usually ornamented with plants and trees along with landscape furniture.

2.75 Garden Restaurant

Means a commercial establishment, especially in outdoors in a lush green space or a dedicated garden, where meals are prepared and served to customers and sometimes recreational facilities.

2.76 Golf Course

Means a large tract of land laid out for golf with a series of 9 or 18 holes each including tee, fairway, and putting green and often one or more natural or artificial hazards.

2.77 Grey Water

Means involving non-potable water from sinks, tubs, showers and washing.

2.78 Ground Coverage

Means the ground area covered by a building including cantilevered portion on any floor, excluding cut-out (open-to-sky) if any.

2.79 Ground Level

Means the level of the crown of the existing adjacent constructed road or the existing ground level or the high flood level, whichever is higher as may be decided by Competent Authority.

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

2.80 Guest House

Means a commercial establishment, typically larger than 'bed and breakfast' accommodation, offering facilities like lodging and meals.

2.81 Guiding Floor Material

Means flooring material used to give the directional effect or warn a person at critical places and attract the attention of visually impaired persons. The material may be guiding by colour and brightness that is conspicuously different from that of the surrounding floor material or by texture that emits different sounds.

2.82 Habitable Room

Means a room occupied or designed for occupancy for human habitation and uses incidental thereto, including a kitchen if used as a living room, but excluding a bath-room, water closet compartment, laundry, serving and storing, pantry, corridor, cellar, attic, store-room, pooja-room and spaces not frequently used.

2.83 Hazardous Building or Industry

Means a building or place or part thereof used for-

(i) storage, handling, manufacture or processing of radio-active substances or of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or producing poisonous fumes.

(ii) storage, handling, manufacture or processing of, which involves highly corrosive, toxic obnoxious alkalis, acids, or a other liquids, gases or chemicals producing flame, fumes, and explosive mixtures or which result in division of matter into fine particles and capable of spontaneous ignition.

2.84 Hazardous Material

Means any of the following materials:

- i) radioactive substances
- ii) Inflammable, combustible or explosive materials that may produce poisonous fumes or explosions on storage, handling, processing or manufacturing.
- iii) corrosive, toxic, obnoxious alkalis or acids
- iv) Chemicals which may produce irritant, corrosive or poisonous gases on explosion or spontaneous combustion.

2.85 Height of Building

Means the vertical distance measured from the average ground level/ high flood level/plot level and up to the top of the finished level of the top most floor slab or in case of flat roofs up to the midpoint of the height of the sloping roof excluding the genuine stair cabin, water tank, and lift room. The height of the sloping roof shall be taken as an average height of the relevant floor.

2.86 Height of a Room

Height of a Room means the vertical distance measured from the finished floor surface to the finished floor surface of the upper floor. The height of a room with a pitched roof means the average height between the finished floor surface and the bottom of the eaves and the bottom of the ridge.



2.87 Hollow Plinth

Refer Plinth

2.88 Hospital

Means an institution that provides medical, surgical, or psychiatric care and treatment for the sick or the injured.

2.89 Hostel

An establishment that provides inexpensive food and lodging for a specific group of people, such as students, working women.

2.90 Hotel

Means a premise with rooms and accessory facilities for lodging people offered in return for payment with or without maids. It may include accessory facilities like laundry cafeteria, restaurant, swimming pool, banquet hall, convention hall, etc.

2.91 Laboratory

Means the agency permitted to test the samples of industrial wastes or waste.

2.92 Lift / Elevators

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

2.93 Light Industries

Means a non-hazardous industrial establishment that produces products which create less environmental impact than those associated with heavy industry.

2.94 Lobby

Means a hall at the entrance of a building or corridor/hall connected with a larger room or series of rooms and used as a passageway or waiting room.

2.95 Local Area Plan

Means a plan prepared for a specific area or a zone by the competent authority. The Local Area Plan (LAP) may identify measures for plot utilization, fire protection, accessibility, street design, pedestrianisation, transportation network, infrastructure, parking management, green network including parks and open spaces, etc. The regulations identified in the Local Area Plan shall prevail over the base zone regulations.

2.96 Local Authority

Means the municipal corporation/ nagarpalika/ nagarpanchayat/ grampanchayat or the urban/area development authority as the case may be.

2.97 Loft

Loft shall mean an intermediate non-habitable slab between two floors with a maximum clear height of 1.2mts at a height of 2.1mts from floor level; which is constructed and used for storage purpose.

2.98 LPG Delivery Centre

Means a premise used for retail outlet booking, storage and delivery of gas cylinders to customers.

2.99 Margin

Means the space adjacent to boundary of Building-unit, buildings, or common plot that should be kept fully open-to-sky. No built-up area shall be permitted in marginal space except specifically permitted under these Regulations.

2.99.1 Road Side Margin

Means the space provided from the road-side edge of the Building-unit.

2.99.2 Side Margin

Means the space provided from the sides of the Building-unit.

2.99.3 Rear Margin

Means the space provided from the rear edge of the Building-unit.

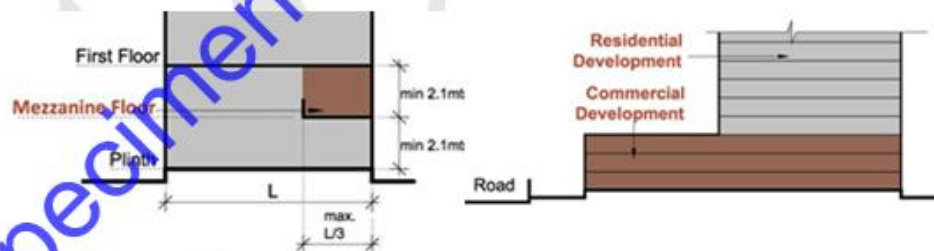


2.100 Means of Egress

Means a continuous and unobstructed way of travel from any point in a building or structure to a place of comparative safety.

2.101 Mezzanine Floor

Means an intermediate floor between two floors overhanging or overlooking a floor beneath with a minimum clear height of 2.1 mts at the mezzanine level and the floor below.



2.102 Mixed-Use Building

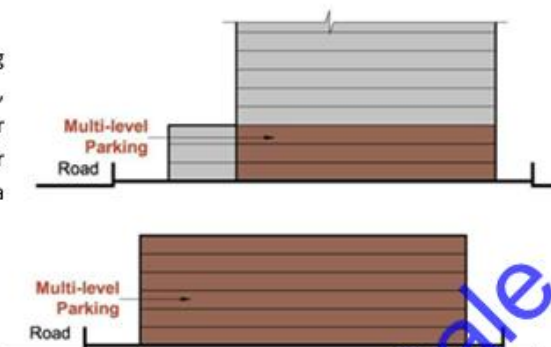
Means a building with more than one use in different portions of the building

2.103 Motel

Means an establishment that provides short-term and long-term lodging usually located with good access to the state and national road network.

2.104 Multilevel Parking

Means a multi-storey vehicular parking structure (also called a parking garage, parking structure, parking ramp, or parking deck) designed specifically to for automobile parking and where there are a number of floors or levels on which parking takes place. It is essentially a stacked vehicular park.



2.105 Multiplex

Means a complex with an integrated entertainment and shopping centre/complex having at least three cinema halls with total minimum seating capacity of 450 seats, set up in a plot having an area of 3500 sq.mts or above. The multiplex may include retail outlets, showrooms, restaurant, fast food outlet, video games parlours, bowling alleys, health spa / centres and other recreational activities.

2.106 Museum

A building in which objects of historical, scientific, artistic, or cultural interest are stored and exhibited.

2.107 Natural Hazard

Means the probability of occurrence within a specific period of time of a potentially damaging natural phenomenon.

2.108 Natural Hazard Prone Areas

Means areas likely to have moderate to high intensity of earthquake, cyclonic storm, significant flood flow or inundation, landslides/mud flows/avalanches, or any other natural hazard.

Note: Moderate to very high damage risk zones of earthquakes are as shown in Seismic Zones III, IV and V specified in IS:1893; moderate to very high damage risk zones of cyclones are those areas along the sea coast of India prone to having wind velocities of 39 m/s or more as specified in IS:875 (Part 3); and flood prone areas in river plains (unprotected and protected) are indicated in the Flood Atlas of India prepared by the Central Water Commission.

2.109 Neighborhood Centre and Civic Centre

Means a centre including any of the following activities: sectoral shopping centre, market, office building, cinema, small hospital, playground, swimming pool, Town hall, open air theatre, civic and cultural facilities, library, higher secondary school, parking plots, public utility and service buildings such as post office, fire station, police station, religious building and building of public uses, Institutes for Social defence.

2.110 New Building

means such building of above said categories for which construction plans have been submitted to competent authority for clearance.

2.111 Non-Combustible Material

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

2.112 Non-potable water

Means the use of water for non domestic consumption like car washing, toilet flushing, gardening, construction purposes, landscaping, irrigation uses is for bidden by virtue of powers vested with government.

2.113 Occupancy or Use

Occupancy or Use means the principal occupancy in an approved building for which a building or a part of it is used or intended to be used, including contingent subsidiary occupancies; mixed occupancy building being those in which more than one occupancy are present in different portions of the building.

2.114 Occupant Load

Means number of persons for which the means of egress of a building or portion thereof is designed.

2.115 Occupiable Space

Means a room or enclosed space, other than a habitable space, where an individual may occupy that space for a limited time-frame for movement, storage or rest such as a corridor, passage, pantry, laundry, basement, bath-room, water closet compartment, serving and storing, pantry, loft, store-room and pooja-room.

2.116 Occupier

For the purpose of these regulations means either as an owner, on rent or on lease in any other way.

2.117 Open Space

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

2.118 Operational Construction

Operational construction means any construction whether temporary or permanent, which is necessary for the operation, maintenance, development, or execution of any of the following services, namely

- (a) Railways
- (b) National highways
- (c) National waterways
- (d) Major ports

- (e) Airways and aerodromes
- (f) Ports and telegraphs, telephones, wireless, broadcasting and other like forms of communication
- (g) Regional grid for electricity
- (h) Any other service which the State Government may, if it is of opinion that the operation, maintenance, development or execution of such service is essential to the life of the community, by notification, declare to be a service for the purposes of this clause.

Explanation: For the removal of doubts, it is hereby declared that the construction of-

- i) new residential buildings (other than gate lodges, quarters for limited essential operational staff and the like), roads and drains in railway colonies, hotels, clubs, institutes and schools, in the case of railways; and
- ii) a new building, new structure or new installation or any extension thereof, in the case of any other service, shall not be deemed to be construction within the meaning of this clause;

2.119 Overlay Zone

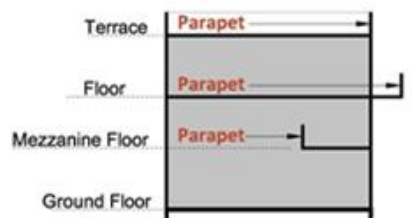
Means an additional zone defined with different set of development regulations over an established/existing base zone to regulate development in such a zone to achieve a specific set of goals defined in the Development Plan.

2.120 Owner

Means any person holding the title of the property and who is for the time being, receiving or entitled to receive, whether on his own account or on account of or on behalf of, or for the benefit of, any other person or as an agent, trustee, guardian, manager or receiver for the rents or profits of the property; and also includes a mortgaging possession thereof.

2.121 Parapet

Means a low wall or railing built along the edge of roof of a floor such as terrace, balcony, mezzanine or staircase.

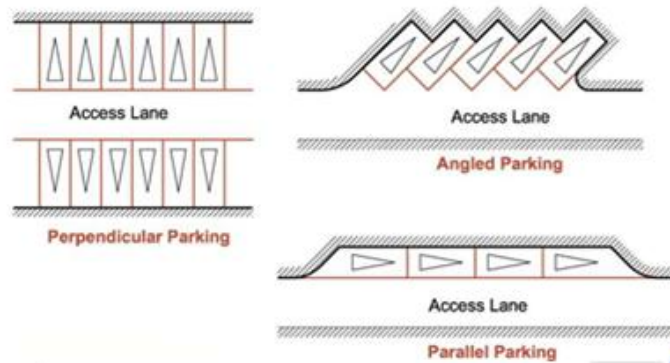


2.122 Park

Means a piece of ground in or near a city or town kept for recreation for the general public.

2.123 Parking Space

Means an enclosed, semi-covered or open area including driveway and access aisles required to park vehicles, as per regulations related to parking. Parking spaces shall be served by a driveway connecting them with a street or alley and permitting ingress or egress of vehicles.



2.124 Party Plot

Means a large open land often consisting of a small service building with changing rooms, toilets, storage and a hall, laid out for conducting social events like marriages, party, functions, etc.

2.125 Person

Includes a corporation sole or a body of persons whether corporate or incorporate or partnership firm.

2.126 Permission

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

2.127 Persons on Record

Architect, Engineer, Structural Designer, Clerk of Works, Fire Protection Consultant and Developer registered with the Competent Authority and undertaking the responsibility for the particular work as prescribed by the Appropriate Authority.

2.128 Planetarium

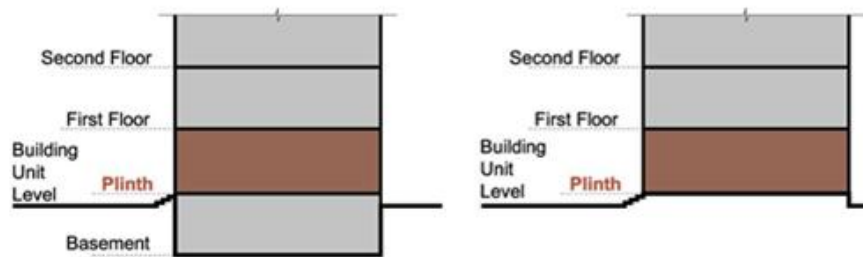
Means a domed building in which images of stars, planets, and constellations are projected for public entertainment or education.

2.129 Playfield

Means a field used for playing sports or games which are open to sky. Generally, playing fields are wide expanses of grass, dirt or sand without many obstructions. There are varieties of commonly used fields, including fields for cricket, football, hockey, basketball, tennis, golf etc.

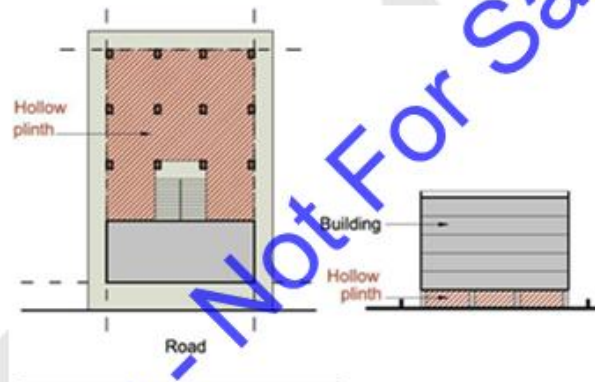
2.130 Plinth

Means the solid or hollow volume below the floor which is immediately above the ground level.



2.130.1 Hollow Plinth

Means the space provided below the floor which is on stilts immediately above the Ground Level for the purpose of parking and other permissible uses.



2.131 Porch

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



2.132 Polytechnic

Means an institution for higher education pertaining to, or offering instruction in a variety of industrial arts, applied sciences, or technical subjects.

2.133 Poultry Farm

Means an establishment or a part of land where raising of domesticated birds such as chickens, turkeys, ducks, and geese, for the purpose of farming meat or eggs for food is carried out.

2.134 Premises

Means either:

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

Land held in public ownership, for a particular purpose; or

Separately assessed to local authority taxes, individual unit within building.

2.135 Pre-school:

A school for young children, also known as kindergarten or nursery

2.136 Pre-treatment

Means any processing of industrial waste or waste designed to reduce any characteristic in waste, before discharge to the waste water system.

2.137 Prohibited Industrial waste

Means a industrial waste having physical and chemical characteristics in excess as decided by GPCB.

2.138 Public-Institutional Building

Means a building or a space owned and operated by Government, Semi-Government organisations, used or constructed or adapted to be used as an office or as a hospital, college, school, public hall, public exhibition or other similar public purpose activities. This includes institutional buildings such as- Police Station, Fire Station, Medical facility, Public Library, Civic Centre, Ward and Zonal Offices for Appropriate Authority.

2.139 Public Library

Means a library that is accessible by the public and is generally funded from public sources and run by Municipal Corporation or other government, semi government organizations etc.

2.140 Public Purpose

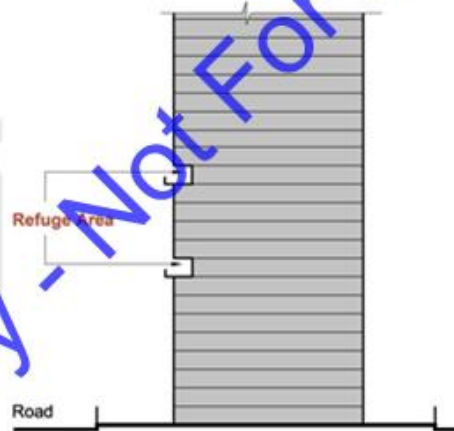
The expression of "Public Purpose" includes:

- i) The provision of land for public purpose in a development plan, Town Planning Scheme for the following conditions:
- ii) The provision of village sites, or the extension, planned development or improvement of existing village sites ;
- iii) The provision of land for town or rural planning ;
- iv) The provision of land for planned development of land from public funds in pursuance of any scheme or policy of Government and subsequent disposal thereof in whole or in part by lease, assignment or outright sale with the object of securing further development as planned ;
- v) The provision of land for a corporation owned or controlled by the state ;

- vi) The provision of land for residential purposes to the poor or landless or to persons residing in areas affected by natural calamities, or to persons displaced or affected by reason of the implementation of any scheme undertaken by Government, any local Authority or a corporation owned or controlled by the state;
- vii) The provision of land for carrying out any educational, infrastructure housing, health or slum clearance scheme sponsored for the purpose of Union, any State, local authority or any other authority or body established by or under any law for the time being in force
- viii) The provision of land for any other scheme of development sponsored by Government or with the prior approval of appropriate Government, by a local Authority ;
- ix) The provision of any premises or building for locating a public office, but, does not include acquisition of land for Companies.
- x) The provision of land for institution for physically challenged person

2.141 Refuge Area

Means an area where persons unable to use stairways can remain temporarily and await instructions or assistance during emergency evacuation situation.



2.142 Retention of Non-conforming Activity

Means an activity or use which is allowed to continue, notwithstanding its non-conforming nature in relation to the use permitted in the adjoining or surrounding area.

2.143 Research Center

Means a building completely dedicated for carrying out research in a particular field.

2.144 Restaurant

Means a commercial establishment where meals are prepared and served to customers

2.145 Road/Street

Means any highway, street, service road lane, pathway, alley, stairway, passageway, carriageway, footway, square place or bridge, whether a thoroughfare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds channels, ditches, storm-water drains, culverts, sidewalks, traffic islands, road-side trees and, hedges retaining walls, fences, barriers and railings within the street lines.

2.146 Road/Street Level or Grade

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

2.147 Road/Street Line

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

2.148 Road Width or Width of Road / Street

Means the whole extent of space within the boundaries of a road when applied to a new road/street, as laid down in the city survey, development plan, Town Planning Scheme or prescribed road lines by any act or law. The clear average width of the existing carriage way and footpaths only on which the building or plot line abuts. The average width shall be computed by taking length of street between two extreme points on Building-unit abutting the street at right angles to the direction of such streets excluding the steps projections, forecourts, open areas of other spaces in front of the building erected or intended to be erected. However in case where a regular line of street is prescribed by the Competent Authority, such width shall be considered for the purpose of computing building height.

2.149 Roof Exit

Means a means of escape with access on to the roof of a building.

2.150 Row House

Means a residential building, often of similar or identical design, situated side by side and joined by common walls.

2.151 School

Means a building or place or part thereof that is used for educational use.

2.151.1 Pre-School

Means a nursery or kindergarten for children.

2.151.2 Primary School

Means a school for children starting from standard 1st up to standard 8th.

2.151.3 Secondary School

Means a school for children starting from standard 9th up to 10th

2.151.4 Higher Secondary School

Means a school for children from standard 11th and 12th

2.152 Service Apartment

Means a type of furnished apartment including kitchen or cooking facility available for short-term or long-term stays, which provides amenities for daily use.

2.153 Service Road

Means a road/lane provided at the front, rear side of a plot for service purposes

2.154 Sewerage system

Means all types of sewer, appurtenances, pumping stations, storage tanks, waste water treatment facility plants, marine outfalls and other related structures owned by the urban local body and used for the reception, treatment and disposal of waste water and also termed as "waste water system"

2.155 SEZ

Means a Special Economic Zone as per The Gujarat Special Economic Zone- 2004 and The Special Economic Zone -2005 as amended by time to time subject to this regulation.

2.156 Shop

Means a building or part of a building where goods or services are sold

2.157 Shopping Center or Commercial Center

Means a mercantile establishment consisting of multiple number of shops with adjacent parking.

2.158 Shopping Mall

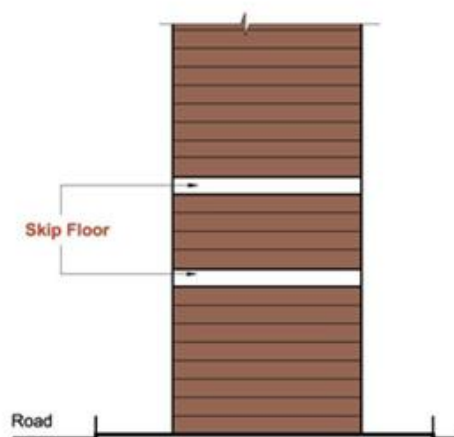
Means a mercantile establishment consisting of complex of shops representing leading merchandisers; usually includes restaurants and a convenient parking area; a modern version of the traditional marketplace.

2.159 SIR

Means a Special Investment Region as per the Gujarat Special Investment Region Act No-2, 2009 as amended by time to time subject to this regulation.

2.160 Skip Floor

A floor designated for holding occupants in a high-rise residential buildings during fire calamities, till the time they are rescued. This floor might include refuge area. Skip floor may be used as service areas excluding habitable uses.



2.161 Slum Rehabilitation

Means the Rehabilitation And Development carried out as per The Rehabilitation and Redevelopment Act - 2010 as amended by time to time subject to this regulation.

2.162 Solar Assisted water heating system

Means a device to heat water using solar energy as heat source.

2.163 Special Building

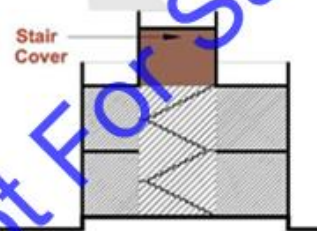
Means a building used or visited by large numbers of people, such as cinema theatre, drive in-theatre, assembly hall or auditorium, town hall, lecture hall, exhibition hall, theatre, museum, stadium, community hall, marriage hall, multiplex, shopping mall, telephone exchange.

2.164 Sports Complex

Means an establishment designed to provide facilities for a range of sports and leisure activities.

2.165 Stair Cabin or Stair Cover

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



2.166 Staircase

Means a flight or series of flights of steps with the supporting framework, casing, and balusters, constructed to connect different floors or levels in a building.

2.167 Stairwell

Means a vertical shaft around which a staircase has been built.

2.168 Storey

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

2.169 Swimming Pool

Means a structure, in open-air or enclosed, often a concrete-lined excavation of rectangular shape, which is filled with water and used for swimming.

2.170 Temporary Structure

Means structures erected for temporary purpose or ceremonial occasions such as tents, hutments, shaminana, etc.

2.171 Tenement Building

Means a residential dwelling unit constructed in a detached or semi-detached manner. Each dwelling unit in a tenement building is designed and constructed for separate entry with independent sanitary provisions.

2.172 Theatre

Means a building designed for the performance of plays, operas or motion-picture shows etc.

2.173 Township

Means parcel of land owned by a Township Developer subject to Residential Township Act 2009 as amended by time to time, subject to this regulation.

2.174 Tradable Development Rights (TDR)

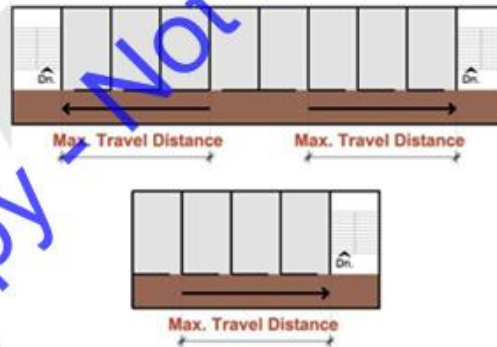
Means an incentivisation mechanism by which the Tradable Floor Space assigned to one building can be traded for use on another building-unit. The competent authority shall identify the buildings eligible for selling the TDR, amount of floor space available for trading (as specified in 10.4.3).

2.175 Training Center

Means a place where people undergo skills training for work. Typically private training institutes for various professional exams.

2.176 Travel Distance

Means the distance to be travelled by a user from any point in a building to a protected escape route, external escape route or final exit.



2.177 Trunk Infrastructure

Means a higher order development infrastructure supplied by the local Government or State infrastructure provider and primarily intended to provide network distribution and collection functions or provide services shared by a number of developments.

2.178 University

Means an institution of higher education and research which grants academic degrees in a variety of subjects and provides both undergraduate education and postgraduate education.

2.179 Unsafe Building

Means a building which,

- (i) is structurally unsafe;
- (ii) is insanitary;
- (iii) is not provided with adequate means of egress;
- (iv) constitutes a fire hazard;
- (v) is dangerous to human life;
- (vi) in relation to its existing use constitutes a hazard to safety or health or public welfare by reasons of inadequate maintenance, dilapidation or abandonment.

2.180 Use

Means the principal occupancy in an approved building for which a building or a part of it is used or intended to be used, including contingent subsidiary occupancies.

2.181 Use- Agricultural

Means use of land for horticulture, farming, raising of crops, fruits, vegetables, grass, fodder, trees or any other kind of cultivation, breeding and keeping of live-stock, including horses, donkeys, mules, pigs, fish, poultry and bees, and the use of land for any purpose which is ancillary to its cultivation or to any other agricultural purpose.

2.182 Use- Assembly

Means a building or place or part thereof that is used for congregation of people for the cultural, recreational or social purpose such as auditorium, town hall, theatre hall, cinema theatre, exhibition hall, party plot, community hall, banquet hall, dance hall, multiplex, shopping mall, stadium.

2.183 Use- Business

Means any building or place or part thereof used for transaction or keeping of books and records such as offices, banks, professional establishments, court houses. Use for office includes work for the purpose of administration, clerical work, handling money, telephone, telegraph and computer operation.

2.184 Use- Commercial

Means any building or place or part thereof used for mercantile and business use.

2.185 Use- Dwelling

Means a building or place or part thereof that is used for habitation by an individual or family unit.

2.185.1 Detached Dwelling

Means a detached building with walls and roofs that are independent of any other building and has open space on all sides.

2.185.2 Semi-detached Dwelling

Means a building with one or more sides attached with the wall and roof of another building.

2.185.3 Multi-storied Dwelling

Means a building with two or more floors used for habitation of multiple families and/or individuals such as apartments, flats, hostels, lodging and boarding.

2.186 Use- Educational

Means a building or place or part thereof that is exclusively used for a preschool, school, college, recognised by the appropriate Board or University, or any other Competent Authority involving assembly for instruction, education or recreation, incidental to educational use. Such

use includes other incidental uses such as a library or a research institution, quarters for essential staff to reside in the premises, and a building used as a hostel for an educational institution whether situated in its campus or not.

2.187 Use- Hospitality

Means a commercial establishment in building or place or part thereof of providing lodging and usually meals, entertainment, and various personal services to public on a short-term basis.

2.188 Use- Industrial

Means a building or space or part thereof wherein products or, material are fabricated, assembled or processed, such as assembly plants, laboratories, power plants, refineries, gas plants, mills, dairies and factories.

2.189 Use- Institutional

Means a building or place or part thereof used for healthcare facility such as medical centre, hospitals, nursing homes and care centres for elderly, destitute, orphans, abandoned women, children and infants.

2.190 Use- Mercantile

Means a building or place or part thereof used for display and sale of wholesale or retail goods or merchandise, including ancillary uses such as office, storage and service facilities in the same premise. This use includes shops, stores, markets, shopping centre, shopping mall, wholesale market.

2.191 Use- Public Utility

Means a building or premise or part thereof constructed by Government, Semi-Government organisations, public sector undertakings, registered Charitable Trusts for non-profitable public activities. This includes infrastructural and safety facilities such as electrical sub-station, fire station, bus-station, bus terminals, fuelling station, multi-level parking, water purification facility, pumping station, postal networks, and communication networks.

2.192 Use- Public Institutional

Means institutional facilities in a building or premise or part thereof, constructed by Government, Semi-Government organisations, public sector undertakings, registered Charitable Trusts for non-profitable public activities. This includes institutional buildings such as- Police Station, Medical facility, Public Library, Civic Centre, Ward and Zonal Offices for Appropriate Authority.

2.193 Use- Residential

Means a building in which sleeping accommodation is provided for normal residential purposes, with or without cooking or dining facilities, and includes one or more family dwellings, hostels, dormitories, apartment houses, flats and private garages of such buildings.

2.194 Use- Religious

Means a building or place dedicated to accommodation and service of Religion or other such objects of religious nature. It may have different nomenclature in different religions like temple, mosque, church, gurudwara, synagogue, upashraya, sant niwas and may have ancillary facilities like ashram, bathing ghat, madrasa and gaushala.

2.195 Use- Storage

Means a building or place or part there of used primarily for storage or shelter of goods and merchandise. Such use includes warehouse, cold storage, freight depot, transit shed, store house, public garage, hangar, grain elevator, barn.

2.196 Ventilation

Means the supply of outside air into, or the removal of inside air from an enclosed space.

2.197 Waste

Means any water with matter in solution or suspension, domestic wastewater, or liquid waste and includes sewage for the purpose of these regulations.

2.198 Water Closet (W.C)

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

2.199 Water Course

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

2.200 Water Body/ Talav/ Lake

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

2.201 Warehouse

Means a building or place or part thereof that is used or intended to be used for the storage of goods for stocking, sale or similar purpose. It usually has loading docks to load and unload goods from trucks and often have cranes and forklifts for moving goods in and around the structure.

2.202 Wayside Shop

Means a shop that is situated at or near the side of a road, path or highway.

2.203 Wholesale

Means an establishment wholly or partly engaged in wholesale trade and manufactures wholesale outlets, including related storage facilities, warehouses and establishments engaged in truck transport, including truck transport booking warehouses.

2.204 Window

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

2.205 Wood Workshop

Means a small establishment where large logs of woods are cut and stored or in some case manufacturing or handicrafts of wooden materials like plywood, artefacts, etc are carried out.

2.206 Zoo

Means a garden or park where wild animals are kept for exhibition.

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