



MUNDRA PORT AND SPECIAL ECONOMIC ZONE
GUIDE LINES FOR DEVELOPMENT OF INDUSTRIAL
PLOTS

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PART IV-C

Statutory Rules and Orders (Other than those published in Part I, I-A and I-I.) made by Statutory Authorities other than the Government of Gujarat including those made by the Government of India, the High Court, the Director of Municipalities, the Commissioner of Police, the Director of Prohibition and Excise, the District Magistrates and the Election Commission, Election Tribunals, Returning Officers and other authorities, under the Election Commission.

Gujarat Special Economic Zone Development Authority Gandhinagar

NOTIFICATION

Dated the 2-4-2007

Notification NO: GUJ/SEZDA/GDCR/REG/2007/ In exercise of the powers conferred by Section 26 of the Gujarat Special Economic Zone Act, 2004 the Gujarat Special Economic Zone Development Authority with the previous approval of the State Government, hereby makes the following regulations, namely :-

CHAPTER-I

- 1 Short title** (1) The regulations may be called the "General Development Control Regulations for Special Economic Zone, 2007" (hereinafter referred as "GDCR").
- (2) This GDCR shall apply to all the developments in the Special Economic Zones in Gujarat State as modified or amended time to time.
- (3) These GDCR shall come into force with immediate effect.
- (4) Any action taken under the existing Regulations, if any, in force prior to such modification shall be deemed to be valid and continue to be so valid unless and otherwise specified.

2 **DEFINITIONS:** In these regulations, unless the context otherwise requires,

(1) "ACT" means the Gujarat Special Economic Zone Act, 2004;

(2) "ADDITIONS AND /OR ALTERATIONS" means any change in existing authorized building or change from one use to another use, or a structural change such as additions to the area or height, or the removal of part of a building, or a change to the structure such as the construction or cutting into or removal of any wall or part of a wall, partition, column, beam, joist, floor including a mezzanine floor or other support or a change to or closing of any required means of ingress or egress or a change to fixtures or equipments, as provided in these regulations. The addition to any existing structure shall only be permitted if it complies with the provisions of Safety Regulations;

(3) "ADVERTISING SIGN/HOARDING" means any surface or a structure with character, letter or illustration, applied there to and displayed in any manner whatsoever out of doors for the purpose of advertising giving information regarding or to attract the people to any place, person, public performance, article or merchandise, and which surface 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, hoarding or displayed any space or in or over any water body included in the limits of the SEZ area;

(4) "AMENITIES" means roads, streets, open spaces, parks, recreational grounds, playgrounds, gardens, water supply, electric supply, street lighting, drainage, sewerage, public works and other utilities, communication network, surface and convenience;

(5) "BASEMENT OR CELLAR" 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;

(6) "BUILDING" means all types of permanent building defined in (a) to (r) below, but structure of temporary nature like tents, hutment as well as shamianas erected for temporary purposes for ceremonial occasions, shall not be considered to be "buildings";

(a) "Assembly building" means a building or part thereof where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes. Assembly building include buildings of drama and cinema theatres, city halls, town halls, auditoria, exhibition halls, museums, "marriage hall", "skating rings", gymnasia, stadia, restaurants, eating or boarding houses, place of worship, dance halls, clubs, gymkhanas, road, air, sea or other public transportation stations and recreation piers.

(b) "Business building" means any building or part thereof used for transaction of record therefor, offices, banks, all professional establishments, court houses classified as business buildings if their principal function is transaction of business and/or keeping of books and records.

(c) "Detached building" means a building with walls and roofs independent of any other building and with open spaces on all sides.

(d) "Semi-Detached Building" means a building having one or more side attached with wall and roof with other building.

(e) "Educational building" means a building exclusively used for a school or college, recognized by the appropriate Board or University, or any other Competent Authority involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other uses incidental thereto such as a library or a research institution. It shall also include quarters for essential staff required to reside in the premises, and a building used as a hostel captive to an educational institution whether situated in its campus or not.

(f) "Hazardous building" means a building or part 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 or explosive enabatuibs.
- (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.
- (g) "Industrial building" means a building 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.
- (h) "Institutional building" means a building constructed by Government, Semi-Government organisations, public sector undertakings, registered Charitable Trusts for their public activities, such as education, medical, recreational and cultural, hostel for working women or men or for an auditorium or complex for cultural and allied activities or for an hospice, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes dharamshalas, hospitals, sanatoria, custodian and penal institutions such as jails, prisons, mental hospitals, houses of correction, detention and reformatories.
- (i) "Mercantile building" means a building or part thereof used as shops, stores or markets, for display and sale of wholesale or retail goods or merchandise, including office, storage and service facilities incidental thereto located in the same building.
- (j) "Low rise building" shall mean a building having height up to 13.0 mts. and having ground floor plus three floors. However, hollow plinth up to 2.8 mts and parapet on terrace up to 1.5mts shall not be counted.
- (k) "High-rise building" shall mean building other than mentioned in (j) above provided the maximum permissible height shall not exceed 30 mts.
- (l) "Office building" means a building or premises or part thereof whose sole or principal use is for an office or for office purposes or clerical work, "Office purposes" includes the purpose of administration, clerical work, handling money, telephone, telegraph and computer operation; and clerical work" includes writing, book-keeping, sorting papers typing, filing, duplicating, punching cards or tapes, machines calculations, drawing of matter for publication and editorial preparation of matter of publication.
- (m) "Public Building" means a building constructed by Government, Semi-Government organizations, public sector under-takings, registered Charitable Trust or such other organizations for their non-profitable public activities
- (n) "Residential Building" means a building in which sleeping accommodation is provided for normal residential purposes, with or without cooking or dining facilities, and includes one or more family dwellings, lodging or boarding houses, hostels, dormitories, apartment houses, flats and private garages of such buildings.
- (o) "Special Building" means
- (i) a building solely used for the purpose of a drama or cinema theatre, motion picture a drive-in-theatre, an assembly hall or auditorium, town hall, lecture hall, an exhibition hall, theatre museum, stadium, community hall, marriage hall.
 - (ii) a hazardous building;
 - (iii) a building of a wholesale establishment;
 - (iv) centrally air-conditioned building which exceeds 15 mts. in height, in case where in building is constructed on stilt

(p) "Storage Building" means a building or part thereof used primarily for storage or shelter of goods, merchandise and includes a building used as a warehouse, cold storage freight depot, transit shed, store house, public garage, hanger, truck terminal grain elevator, barn and stable.

(q) "Unsafe Building" means a building which,

(i) is structurally unsafe,

(ii) is insanitary,

(iii) is not provided with adequate means of egress,

(iv) constitutes a fire hazard,

(v) is dangerous to human life,

(vi) in relation to its existing use constitutes a hazard to safety or health or public welfare by reasons of inadequate maintenance, dilapidation or abandonment.

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

(7) BUILDING UNIT means a land/plot or part of a land/plot or combination of more than one land/plot. Provided however where an alignment has been fixed on any road, the building unit shall mean and refer to the land excluding the portion falling in alignment;

(8) BUILT-UP AREA means the area covered by a building on all floors including cantilevered portion, if any, but except the areas excluded specifically under these Regulations;

(9) "COMPETENT AUTHORITY" means any person or persons or Authority or Authorities authorized by the Special Economic Zone Development Authority constituted under section 4 of the Act, as the case may be to perform such functions as may be specified. Different persons or Authorities may be authorized to perform different functions;

(10) "CHHAJJA" means a structural overhang provided over opening on external walls for protection from the weather;

(11) "COMMON PLOT" means a common open space exclusive of margins and approaches, at a height not more than ground level of the building unit. The owner shall have to give an undertaking that the common plot shall be for the common use of all the resident or occupants of the building unit, free of cost;

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

(12) "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.;

(13) "FLOOR SPACE INDEX (F.S.I.)" means quotient of the ratio of the combined gross floor area of the all floors including areas of all walls, except areas specifically exempted under these Regulations, to the total area of the plot/building unit;

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

PROVIDED THAT THE FOLLOWING shall not be counted towards computation of F.S.I.

- (i) Parking spaces without any enclosures and partitions of any kind, with clear height of 2.4 mts. and in case of slabs with beams, height should not exceeds 2.8 mts.
- (ii) Spaces of hollow plinth with maximum clear height of 2.8 Mts. including beams in residential buildings only (not even in mixed development) at ground level without any enclosures/walls and partitions in any form.
- (iii) Interior open spaces and ducts required under these Regulations.
- (iv) Basement exclusively used for required parking with maximum clear height of 2.6 Mts. excluding beams.
- (v) Security Cabin up to 4 sq.mts.
- (vi) Weather shed up to 0.60 mt width.
- (vii) Stair case with maximum intermediate landing width equal to the width of stair, maximum landing width at floor level shall be twice the width of stair.
- (viii) lift, lift well with lift cabin, stair cabin, lift landing of lift well and water tank.
- (ix) Electric room.

(14) **“FRONT”** Front as applied to a plot; means the portion facing the road and in case of plot abutting on more than one road and or more than 18 Mts. in width, the front shall be decided by the Competent Authority considering the existing and future development trend of the surrounding area;

(15) **“HEIGHT OF BUILDING”** means the vertical distance measured from the average ground level/ high flood level/plot level and up to the top of the finished level of the top most floor slab in case of flat roofs upto the midpoint of the height of the slopping roof excluding the genuine stair cabin, water tank, and lift room. The height of the slopping roof shall be taken as an average height of the relevant floor;

(16) **“HEIGHT OF A ROOM”** means the vertical distance measured from the finished floor surface to the finished ceiling/slab surface. The height of a room with a pitched roof means the average height between the finished floor surface and the bottom of the eaves and the bottom of the ridge;

(17) **“HAZARDOUS MATERIAL”** (i) Means radio active substances:

- (ii) Material which is highly combustible or explosive and/or which may produce poisonous fumes explosive emanations, or storage, handing, processing or manufacturing of which may involve highly corrosive, toxic, obnoxious alkalis or acids or other liquids;
- (iii) Other liquids or chemicals producing flame, fumes, explosive, poisonous, irritant or corrosive gases or which may produce explosive mixtures of dust or fine particles capable of spontaneous ignition;

(18) **“LIFT”** means a mechanically guided car, platform or transport for persons and materials between two or more levels in a vertical or substantially vertical direction;

(19) **“LOFT”** means an intermediate floor between two floors with a maximum height of 1.2 Mts. and which is constructed and adopted for storage purpose. The loft if provided in a room shall not cover more than 30% of the floor area of the room;

(20) **“MARGIN”** means space fully open to sky provided at the plot level from the edge of the building wherein built-up area shall not be permitted except specifically permitted projections under this regulation;

(21) **“MEZZANINE FLOOR”** means an intermediate floor between two floors overhanging or overlooking a floor beneath;

(22) **“OPEN SPACE”** means an area forming an integral part of the plot, left permanently open to sky;

(23) **“PARKING SPACE”** means an enclosed or unenclosed covered or open area sufficient in size to park vehicles. Parking spaces shall be served by a driveway connecting them with a street or alley

and permitting ingress or egress of vehicles;

(24) "PERMISSION" means a valid permission or authorization in writing by the Competent Authority to carry out development or a work regulated by the Regulations;

(25) "PLINTH" means the portion of the external wall between the level of the street and the level of the storey first above the street;

(26) " PLINTH AREA" means the built-up covered area measured at the floor level of the basement or of any storey;

(27) " 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;

(28) "TENEMENT" means an independent dwelling unit with a kitchen, or a cooking space;

(29) "TENEMENT BUILDING AND OWNERSHIP FLATS" means residential building constructed in a semi-detached manner in a building unit, each dwelling unit is being designed and constructed for separate occupation with independent provision of bath, w.c.;

(30) "WATER COURSE" means a natural channel or an artificial channel formed by draining or diversion of a natural channel meant for carrying storm and wastewater;

(31) "WAREHOUSE OR GODOWN" means a building the whole or a substantial part of which is used or intended to be used for the storage of goods whether for storing or for sale or for any similar purpose. It is neither a domestic nor a public building, nor merely a shop if so used not a store attached to and used for the proper functioning of a shop;

(32) " WIDTH OF A STREET" means the clear average width of the existing carriage way and footpaths only on which the building or plot line abuts.

3 PROCEDURE FOR SECURING DEVELOPMENT PERMISSION.

(1) APPLICATION FOR DEVELOPMENT PERMISSION

Any person intending to carry out any development as defined in the Act in any building or in or over any land, within the limits of SEZ Area in conformity with the Master Plan proposals shall make an application in writing to the Competent Authority in prescribed Form.

(2) RENEWAL OF DEVELOPMENT PERMISSION:

Development permission granted under these regulations shall be deemed to be lapsed, if such development work has not been commenced till the expiry of one year from the date of development permission. Provided that, the Competent Authority may on application made to it before the expiry of above period (one year) extended such period by a further period of one year at a time by charging Rs.300/- for renewal of development permission. The extended period shall in no case exceed three years in the aggregate.

(3) FORMS OF APPLICATION

The following particulars and documents shall be submitted along with the application.

(I)

A site plan (required copies) of the area proposed to be developed to a scale not less than 1:500 as the case may be showing the following details wherever applicable; In the case where plot is more than 10 Hectors, scale shall not be less than 1:1000.

- i) The boundaries of the plot and plot level in relation to neighbouring road level.
 - ii) The positions of the plot in relation to neighbouring streets.
 - iii) The name of the streets in which the plot is situated.
 - iv) All the existing buildings and other development exists on or under the site.
 - v) The position of buildings and of all other buildings and construction which the applicant intends to erect.
 - vi) The means of access from the street to the buildings or the site and all other building and constructions which the applicant intends to erect.
 - vii) Yards and open spaces to be left around the buildings to secure free circulation of air, admission of light and access.
 - viii) The width of street in front and of the street at the side or rear of the building.
 - ix) The direction of north point relative to the plan of the buildings.
 - x) Any physical feature such as trees, wells, drains, pipeline, High Tension Line, railway line.
 - xi) A plan indicating parking spaces, if required under these regulations.
 - xii) The positions of the building units immediately adjoining the proposed development.
 - xiii) The position of every water closet, privy, urinal, bathrooms, cess pool, well or cistern in connection with the building other than those shown in the detailed plan.
 - xiv) The lines of drainage of the building, the size, depth and inclination of every drain and the means to be provided for the ventilation of the drains.
 - xv) The position and level of the out fall of the drain.
 - xvi) The position of sewer, where the drainage is intended to be connected to sewer.
 - xvii) Open spaces required under these Development Control Regulations.
 - xviii) Tree plantation required under these regulations.
- (II) A detailed plan (required copies) showing the plans, sections and elevations of the proposed development work to a scale of 1:100 showing the following details wherever applicable:
- a) Floor plans of all floors together with the covered, area; clearly indicating the size and spacing of all framing members and sizes of rooms and the position of staircases, ramps and lift wells.
 - b) The use of all parts of the building.
 - c) Thickness of walls, floor slabs and roof slabs with their materials. The section shall indicate the height of building and height of rooms and also the height of the parapet, the drainage and the slope of the roof. At least one section should be taken through the staircase. The position, form and dimensions of the foundation, wall, floor, roofs, chimneys and various parts of the building, means of ventilation and accesses to the various parts of the building and its appurtenances also should be shown in one cross section.
 - d) The building elevation from the major street.
 - e) The level of the site of the building, the level of lowest of building in relation to the level of any street adjoining the cartilage of the building in relation to one another and some known datum or crown of road.
 - f) Cabin plan.

- g) The north point relative to the plans.
- h) The forms and dimensions of every water closets, privy, urinals, bathrooms, cesspools, well and water tank or cistern to be constructed in connection with the building.
- i) One copy of the detailed working drawing including structural details based on the approved building plan shall be submitted before 7 days of commencement of the construction work at site for information and record. The applicant will inform the authority the date for commencement of work". Provided that in the case of individual residential buildings up to G+2 on a plot not more than 500 sq.mts. in size, the Competent Authority shall not enforce, on request of the owner/developer, to submit such details, subject to the condition that for such area similar types of structures and soil investigation report are already available on record.

(III) For high rise building and for special building like assembly, institutional, industrial storage and hazardous occupancy the following additional information shall be furnished/indicated in the following plans in addition to the items under clause 3.3.

- a) Access to fire appliances/vehicles with details of clear motorable access way around the building and vehicular turning circle.
- b) Size (width) of main and alternate staircase along with balcony approach, corridor, ventilated lobby approach as the case may be.
- c) Location and details of lift enclosures.
- d) Location and size of fire lift.
- e) Smoke stops lobby/door, where provided.
- f) Refuse chutes, refuse chamber, service duct etc. where to be provided.
- g) Vehicular parking space.
- h) Refuse area, if any.
- i) Details of building services, air-conditioning system with position or dampers, mechanical ventilation system, electrical services, boilers, gas pipes etc. where provided.
- j) Details of exits including provision of ramps etc. for hospitals.
- k) Location of generator, transformer and switch gear room where required.
- l) Smoke exhauster system, if any.
- m) Details of fire alarm system network.
- n) Location of centralised control, connecting all fire, air, suste, built-in fire protection arrangements and public address system etc. where required.
- o) Location of dimension of static water storage tank and pump room.
- p) Location and details of fixed fire protection installations such as sprinkles wet risers, house reels, drenchers, CO2 installations etc.
- q) Location and details of first-aid fire fighting equipment /installations.
- r) Location for electric transformer.

CHAPTER – II**4 GENERAL REQUIREMENTS FOR DEVELOPMENT**

(1) REQUIREMENTS OF SITE:

No land shall be used as a site for the construction of building.

- (a) if the site is not drained properly or is incapable of being well drained;
- (b) if the use of the said site is for a purpose which in the Competent Authority's opinion may be a source of danger to the health and safety of the inhabitants of the neighbourhood,
- (c) if the Competent Authority is not satisfied that the owner of the building has taken the required measures to safeguard the construction from constantly getting damp;
- (d) if the level of the site is lower than the Datum Level prescribed by the Competent Authority depending on topography and drainage aspects.
- (e) for assembly use, for cinemas, theatres, places of public worship, residential hotels, lodging and boarding houses, unless the site has been previously approved by the Competent Authority and the Commissioner of Police;
- (f) unless it derives access from an authorised street/means of access described in these Regulations;
- (g) if the proposed development is likely to involve damage to or have deleterious impact on or is against urban aesthetic of environment or ecology and/or on historical / architectural/esthetical buildings and precincts or is not in the public interest.
- (h) if the site is found to be liable to liquefaction by the Competent Authority under the earthquake intensity of the area, except where appropriate protection measures are taken to prevent the liquefaction.
- (i) If the Competent Authority finds that the proposed development falls in the area liable to storm surge during cyclone, except where protection measures are adopted to prevent storm surge damage.

(2) INSPECTION**(a) Inspection at various stages :-**

The Competent Authority at any time during erection of a building or the execution of any work or development, make an inspection thereof without giving prior notice of his intention to do so.

(b) Inspection by Fire Department :-

For all multi-storied, high-rise and special building the work shall also be subject to inspection by the Chief Fire Officer, or Competent Authority shall issue the occupancy certificate only after clearance by the said Chief Fire Officer/Competent Authority.

(c) Unsafe building :-

All unsafe building shall be considered to constitute danger to public safety hygiene and sanitation and shall be restored by repairs or demolished or dealt with as otherwise directed by the Competent Authority as prescribed in the safety regulation.

5 DEVELOPMENT OF LAND

1 REQUIREMENT OF ROAD WIDTH

The width of the internal roads in a layout for different purposes and the width of internal approaches for tenements and ownership tenement flats shall be regulated as under :-

WIDTH OF ROADS

Sr. No.	Road length	Width of road for residential use(mts)	Width of Road for commercial, industrial and other non residential use(mts)
1.	Upto 75 mts.	6.0 mts.	9.0 mts.
2.	Above 75 mts. and upto 150 mts	7.5 mts.	9.0 mts.
3.	Above 150 mts. and upto 300 mts.	9.0 mts.	12.0 mts.
4.	Above 300 mts. and upto 450. mts.	10.5 mts.	15.0 mts.
5.	Above 450 mts.	12.0 mts.	18 .0 mts.

Curves at the junction : The curves shall be provided at the junction of roads as prescribed below:

- 4.5 Mts. radius if the width of the road is 7.5 Mts. or less.
- 6.0 Mts. radius if the width of the roads is more than 7.5 Mts. but not more than 18 Mts.
- 7.5 Mt. radius if the width of the road exceeds 18 Mts.

Provided that at the junction of the roads, the width of the wider road shall be taken into consideration in determining the radius of curvature.

2 COMMON PLOT

Common Plot shall be required as under:

a. FOR RESIDENTIAL USE AND COMMERCIAL USE:

- In a building unit of 2000 sq.mts. or more in area, the common plot shall be provided.
- The minimum area of the common plot shall be 10% of the building unit.
- Common plot shall be provided in high rise building irrespective of area of building unit.

b. FOR INDUSTRIAL USE:

- No common plot shall be provided for building unit upto 5000 Sq.Mts.
- In a building unit of more than 5000 Sq.Mts. and upto 20000 Sq.Mts. in area, the common plot shall be provided at the rate of 8% of the area of the building unit.
- In a building unit of more than 20000 Sq.Mts. in area the common plot shall be provided at therate of 1600 Sq.Mts. plus 5% of the area of the building unit in excess of 20000 sq.mts.

3 GENERAL REQUIREMENT

(1) The common plot area shall be exclusive of approaches, margins No projection shall be permitted in common plot.

(2) Minimum size of the common plot shall be 300 sq.mts with no side less than 12.0 Mts.

(3) No construction shall be permitted in the common plot. Only electric sub station, over head water tank, under ground water tank, watchman room, community hall for occupier of respective sub plots or tenaments or flats, tube well and rain water recharge well shall be permitted subject to margin as per this regulations and maximum 15% of respective common plot area.

(4) The area of the common plot may be permitted to be sub-divided provided that the common plot has a minimum area of 300 Sq.Mts with no sides less than 12.0 Mts.

Provided for a group housing,(building with Ground floor plus two upper floors without hollow plinth), further sub-divisions of the common plot may be allowed by the Competent Authority

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(5) The area of this common plot shall be not deducted for the consideration of Floor Space Index of a building unit.

6 DEVELOPMENT REQUIREMENTS**1 MARGINS, MAXIMUM BUILTUP AREA AND FSI FOR OTHER THAN INDUSTRIAL USE**

SR. NO.	PLOT AREA (in sq. mts.)	MINIMUM SIZE OF THE SIDE OF THE PLOT (in mts.)	FRONT MARGIN (in mts.)	REAR MARGIN (in mts.)	SIDE MARGINS (in mts.)	MAXIMUM PERMISSIBLE BUILTUP AREA (in %age)	MAXIMUM PERMISSIBLE FSI
1	2	3	4	5	6	7	8
1	Upto 100	6.00	3.00	1.50	1.00 (any one side)	60 %	Residential Low rise=1.20
2	Above 100 and upto 200	8.00	3.00	2.00	2.50 (any one side)	50 %	High rise=1.30
3	Above 200 and upto 500	10.00	4.50	3.00	3.00	40 %	Commercial 1.3
4	Above 500 and upto 1000	12.00	4.50	3.00	3.00	40 %	
5	Above 1000	15.00	6.00	3.00	3.00	40 %	

NOTE: Minimum plot area for high rise buildings shall not be less than 1500 sq.mts.

2 MARGINS, MAXIMUM BUILTUP AREA AND FSI FOR INDUSTRIAL USE

SR. NO.	PLOT AREA (in sq. mts.)	ROAD WIDTH (in mts.)	FRONT MARGIN (in mts.)	REAR MARGIN (in mts.)	SIDE MARGINS (in mts.)	MAXIMUM PERMISSIBLE BUILTUP AREA (in %age)	MAXIMUM PERMISSIBLE FSI
1	2		3	4	5	6	7
1	Above 1500 and upto 3000	Over 9.00 mts.	7.50	6.00	6.00	50 %	1.20
2	Above 3000 and upto 4000	Over 12.00 mts.	10.00	10.00	10.00	40 %	1.20
3	Above 4000	Over 18.00 mts.	15.00	15.00	15.00	35 %	1.00

3 MINIMUM AREA OF A BUILDING UNIT

- (a) Building unit with area of 100 Sq.Mts. may be allowed on roads upto to 9 mts. width. Building unit with area more than 100 sq. mts. and upto 200 sq.mts. may be allowed on roads upto 12 mts. width.

The Building Unit having rectangular shape having the ratio between the length of the adjacent side shall not be more than 2. However, this condition of ratio will not be applicable, if the smaller side of the Building Unit is 10.50 mts. or more in length.

Minimum area of a building unit for high rise building shall be 1500 sq.mts and it shall front on at least 18 mts. or more wide roads and that the frontage of the plot on such roads shall not be less than 15 mts.

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

