

## SCHEDULE VIII

Following provisions of the General Development Control Regulation of the said Development Plan of the said authority are proposed to be replaced/added/deleted under section 12(2)(m) of the said Act, 1976:-

- 1) In the Chapter 2 (Definitions), at page No.27, in Sr. No. 94, in the definition of "Public Purpose", the following words shall be added:

" i. The provision of land for public purpose in Development Plan and Town Planning Scheme as enumerated in the Act.

J. The provision of land for institution for physically challenged person."

- 2) • In the Chapter 9 (Registration of Architect, Engineer, Structural Designer, Clerk of Works, Developer), at page No. 64, Regulation No. 9.3.2(d)(i) shall be replaced by the following table:

Sr.No.	Person on Record	Registration Fee (for the period of 3 years)
1	Architect	Rs. 3000/-
2	Engineer	Rs. 3000/-
3	Structural Designer	Rs. 3000/-
4	Clerk of Works / Site Supervisor	Rs. 3000/-
5	Developer	Rs. 30000/-

- In the Chapter 9 (Registration of Architect, Engineer, Structural Designer, Clerk of Works, Developer), Regulation No. 9.3.3(d)(i), Regulation No. 9.3.4 (d)(i), Regulation No. 9.3.5(d) & Regulation No. 9.3.6(c) shall be replaced with the following words: "As per 9.3.2(d)(i)."

- 3) • In the Chapter 10 (Development of Land), at page No. 73, in Regulation No. 10.4, table No. 10.1 (Width of the Roads) shall be replaced by the following table:

Sr. No.	Road Length (in meter)	Width of Road for Residential Use (in meter)	Width of Road for Commercial and other Non-Residential Use, excluding Industrial Use (in meter)
1	Up to 150	7.5	9.0
2	Above 150 and up to 450	9.0	12.0
3	Above 450	12.0	18.0

- In the Chapter 10 (Development of Land), at page No. 81, in Regulation No. 10.10, after first paragraph, following shall be added:

"In case of main canal of SSNNL, 25 meters margin shall be provided from the boundary of the canal for any development in the land situated along the canal. Applicant shall also obtain and submit the N.O.C. from the concerned Authority.

In case of land abutting on proposed Kalpsar Canal, 25 meters margin shall be provided from the boundary of the canal and all buildings shall be constructed on stilt (hollow plinth) without any basement from this margin up to next 25 meters distance. Applicant shall also obtain and submit the N.O.C. from the concerned Authority."

- In the Chapter 10 (Development of Land), at page No. 81, Regulation No. 10.11 shall be replaced by the following:
  - a. In case the length of the existing Nalia Road is 500 mt or less, minimum distance from the centre of the Nalia road shall be 6 mt.
  - b. In case the length of the existing Nalia Road is more than 500 mt, minimum distance from the centre of the Nalia road shall be 9 mt or the actual width of the Nalia road, whichever is higher shall be kept as a part of the road.
  - c. The land falling within the above mentioned distance shall be considered as public road and the area of the land affected by this distance shall be deducted from the area of the original land.
  - d. Development permission as per GDCR shall be given to the area after deducting the land as mention in the 'c' above.
  - e. Appropriate margin as per other applicable regulations of GDCR should be left beyond this distance."

- 4) • In the Chapter 12 (Development Requirements other than Industrial Zone), at page No. 96, Table No. 12.3 (Layout and Sub-division of Land-Residential Plot) shall be deleted.
- In the Chapter 12 (Development Requirements other than Industrial Zone), at page No. 98, Note at the end of Regulation No. 12.3.1 shall be replaced by the following words:

"Note: In case of more than one semi-detached high-rise building *and low rise building*, the length of common wall between any two building shall not be less than 25% of the maximum width of the building parallel to common wall (Any High rise building) joining together. Otherwise it shall be treated as detached high-rise building for the purpose of computing the margins"

- 5) • In the Chapter 13 (Development Requirements for Natural Growth of Gamtal Buffer Zone), at page No. 102, Regulation No. 13.1 shall be replaced by the following:

Uses permissible on Road widths below 18 m.	Uses Permissible on Road widths 18 m & above
(1)	(2)
Semi-detached and Detached Houses	All uses mentioned in column (1) <i>except school</i>
Row Houses	Service Establishment
Low Cost Housing* -	Nursing Home/Hospital
Cottage Industries	College/Training Institute
Dispensary/Clinic	Public facilities Buildings
Public Utility Buildings	Wadi/Party plot
Parks, Gardens & Playgrounds	Snack bar/Cafeteria/Restaurant
Apartment Complex and Convenience Shopping ( <i>Permissible on roads 12 mt and above</i> )	Tourism & Recreation based facilities
School	Banking/Professional Offices
Religious Buildings ( <i>Permissible only on roads 12 mt and above</i> )	

- In the Chapter 13 (Development Requirements for Natural Growth of Gamtal Buffer Zone), at page No. 102, Regulation No. 13.2 shall be replaced as follows:

“The permissible Height and Bulk Requirements are as follows:

- i. Permissible Height: G + 2  
Hollow plinth of 2.80 m including beam shall be allowed in addition.
- ii. Maximum FSI permissible: 1.2
- iii. Maximum allowable Coverage: 60% for plot area less than 250 sq.mt and 45% for the area 250 sq.mt and more.
- iv. Road side/Front Margin: As per Regulation No. 12.3.1

- 6) • In the Chapter 16 (General Building Requirement), at page No. 139, in Regulation No. 16.1, Table No. 16.1 (Approaches and access to the structure within the plot) shall be replaced by the following:

Sr. No.	Length of means of access in mtr	Width of means of access in mtr	
		For Residential Use	For Commercial Use
1	Up to 75	7.5	9
2	76 to 150	9	9
3	151 to 300	9	12
4	Above 300	12	18

*Note: In any layout plan other than industrial Development, width of internal road to be calculated on the basis of length of the road and length of the road to be calculated from beginning to end of the road including all junctions on the road except from the main road decided by the Authority.*

- In the Chapter 16 (General Building Requirement), at page No. 144, in Regulation No. 16.4, after Sr. No. 8, Sr. No. 9 shall be added as follows:

“9. Every basement shall be ventilated adequately for its respective use. Any deficiency shall be compensated by use of mechanical system such as blowers, exhaust fans or air conditioning system according to the standards in Part VIII Building Services, Section I (Lighting and Ventilation) of National Building Code, and to the satisfaction of the Competent Authority.”

- In the Chapter 16 (General Building Requirement), at page No. 147, in Regulation No. 16.8, after Sr. No. 4, Sr. No. 5 shall be added as follows:

“5. Minimum one lift shall be provided to access public area on floors above ground level in Institutional and Assembly uses for building exceeding height of 4.0 meters.”

- In the Chapter 16 (General Building Requirement), at page No. 147, in Regulation No. 16.9, Sr. No. 1 shall be replaced by the following:

“1. **Area and Extent:** The total area of basement may be in one or more levels and may extend beyond the building line below ground level provided the clear distance between the edge of the basement and plot boundary is kept 3.0 mts and no basement shall be provided within required minimum roadside margin. Provided further the top slab of the basement is designed as heavy duty slab capable of withstanding heavy fire fighting equipments to the satisfaction of the CFO.”

- In the Chapter 16 (General Building Requirement), at page No. 147, in Regulation No. 16.9, Table No. 16.7 (Minimum clear width from plot boundary to edge of basements) shall be deleted.

- In the Chapter 16 (General Building Requirement), at page No. 147, in Regulation No. 16.9, Sr. No. 2 shall be replaced as follows:

“2. The height of the basement from the floor to the underside of the roof-slab or ceiling or under side of beam when the basement has a beam shall not be less than 2.8 mts.”

- In the Chapter 16 (General Building Requirement), at page No. 150, in Regulation No. 16.12(4) shall be replaced as follows:

“4. Provided further that in case of trussed-roof, the minimum height shall be measured from the pavement to bottom of the tie beam and shall be 2.8 mts.”

- In the Chapter 16 (General Building Requirement), at page No. 150, in Regulation No. 16.13, Table No. 16.9 (Corridor Lengths and Widths) shall be replaced by the following:

Length of Corridor (in Meters)	Width of Corridor	
	Residential	Non-Residential
Up to 6	1.0	1.2
Up to 9	1.2	1.5
Up to 15	1.2	2.0
Above 15 and up to 24	1.5	2.5
24 and above	2.0	3.0

- In the Chapter 16 (General Building Requirement), at page No. 150, in Regulation No. 16.13, Note.1 shall be deleted.

- In the Chapter 16 (General Building Requirement), at page No. 151, in Regulation No. 16.14.1, paragraph 5 shall be replaced as follows:

“The building shall be deemed to be occupied by persons or employees at the rate of one per every 4 square meters of the floor area and sanitary facilities shall be provided according to the number of employees or occupants so worked out.”

- In the Chapter 16 (General Building Requirement), at page No. 152, in Regulation No. 16.14.2, last paragraph shall be replaced as follows:

“For the purpose of determining the number of water-closets and urinal for every 25 square meters of the gross floor space of such building shall be deemed to be occupied by one person.”

- In the Chapter 17 (Parking Regulations), at page No. 159-163, in Regulation No. 17.1, Table No. 17.2 (Numbers of Car spaces to be provided for various land uses), Sr. No. 1, 2, 3, 9 and 14 shall be replaced as follows:

Sr.No.	Land Use	Required Parking Space		
		Car	Two Wheelers	Remarks
(1)	(2)	(3)	(4)	(5)
1	Residential	2 car space for every one tenement above 150 sq.mt. of built up area	2 scooter space for every one tenement above 150 sq.mt. of built up area	25% of the parking space to be reserved
		1 car space for every one tenement of built-up area more than 100 sq.mt. and up to 150 sq.mt.	2 scooter space for every one tenement of built-up area more than 100 sq.mt. and up to 150 sq.mt.	As above
		1 car space for every two tenements of built-up area more than 60 sq.mt. and up to 100 sq.mt.	4 scooter space for every two tenement of built-up area more than 60 sq. mt. and up to 100 sq.mt.	As above
		1 car space for every four tenements of built-up area up to 60 sq.mt.	4 scooter space for every four tenements of built-up area up to 60 sq.mt.	As above
				<i>Note: However, minimum 20% area of total utilized F.S.I shall be provided for parking</i>
2	Restaurants	c) 1 car space for every 60 sq.mt of built up area or part thereof	25% of total parking space	Parking requirements shall be as per Regulation No. 15(A)
3	Educational	1 car space for 100 sq.mt of built up area or part thereof.	5 scooter spaces for 100 sq.mt. of built up area or part thereof.	50 % of the total parking space reserved for visitors parking.

	a) Primary Schools	20 sq.mt. for every 100 students	20 sq.mt. for every 100 students	50 % of the total parking space reserved for visitors parking.
	b) Secondary and higher secondary schools	50 sq.mt. for every 100 students	50 sq.mt. for every 100 students	50 % of the total parking space reserved for visitors parking.
	c) Colleges and coaching classes	70 sq.mt. for every 100 students	70 sq.mt. for every 100 students	25 % of the total parking space reserved for visitors parking.
				<i>Note: For computing number of students 0.75 sq.mt. floor area is equal to 1 (one) student.</i>
9	Mercantile	1 car space for every 80 sq.mt of built up area or part thereof.	2 scooter space for every 80 sq.mt of built up area or part thereof.	25% of the total parking space
14	Shopping/Malls	1 car space for every 80 sq.mt of total built up area or part thereof.	4 scooter space for every 80 sq.mt. of total built up area or part thereof.	No visitors parking

- In the Chapter 17 (Parking Regulations), at page No. 164, in Regulation No. 17.5, shall be replaced by the following words:

“In addition to the above table no. 17.2, loading and unloading spaces with suitable ramp access shall be provided for industrial and storage land-uses as one space for every 100 sq.mt. of floor area or part thereof up to 500 sq.mt. and one for every 500 sq.mt. or part thereof thereafter. The loading space shall be 3.75 m. x 10.0 m.