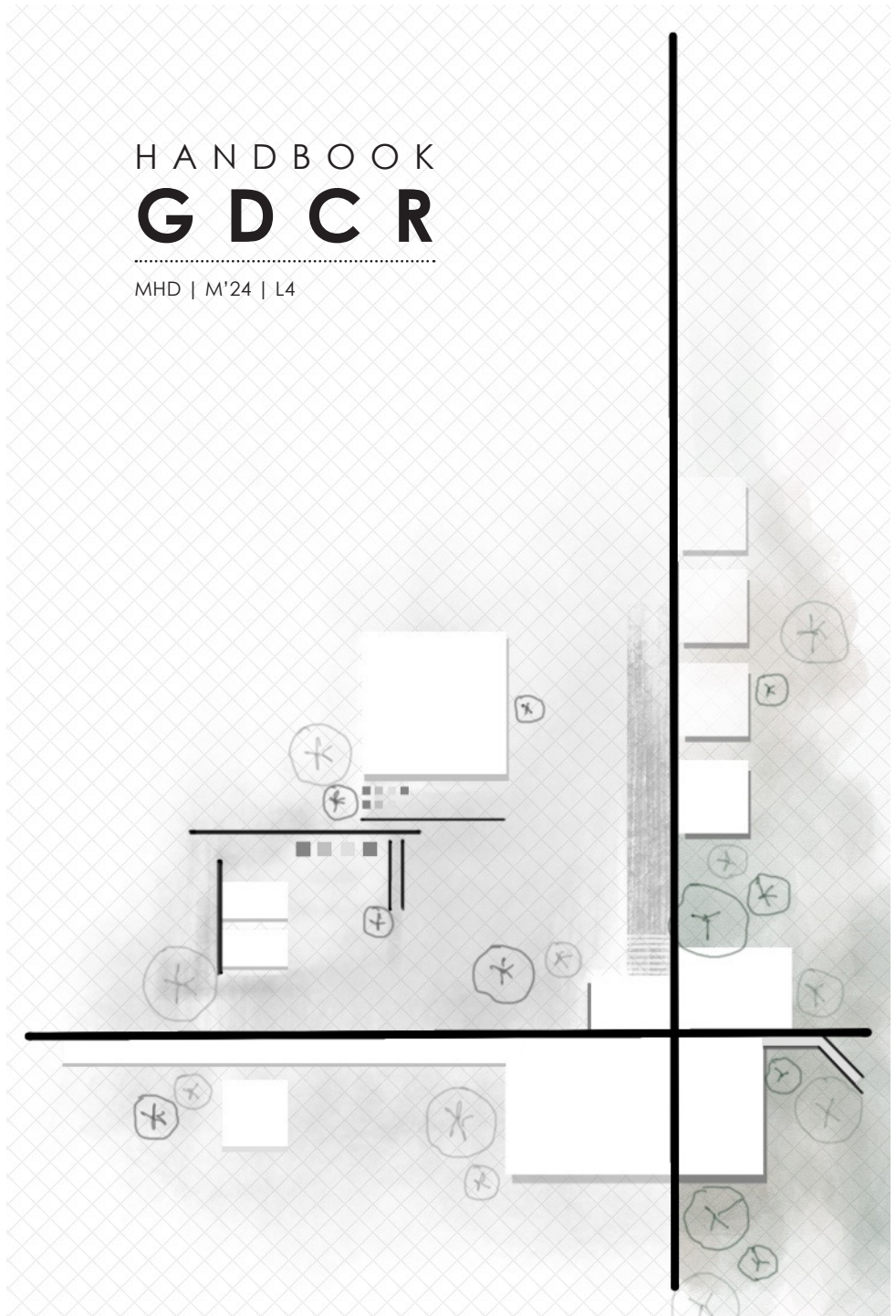


HANDBOOK GDCR

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Faculty of Architecture
Master's in Housing Design
CEPT University

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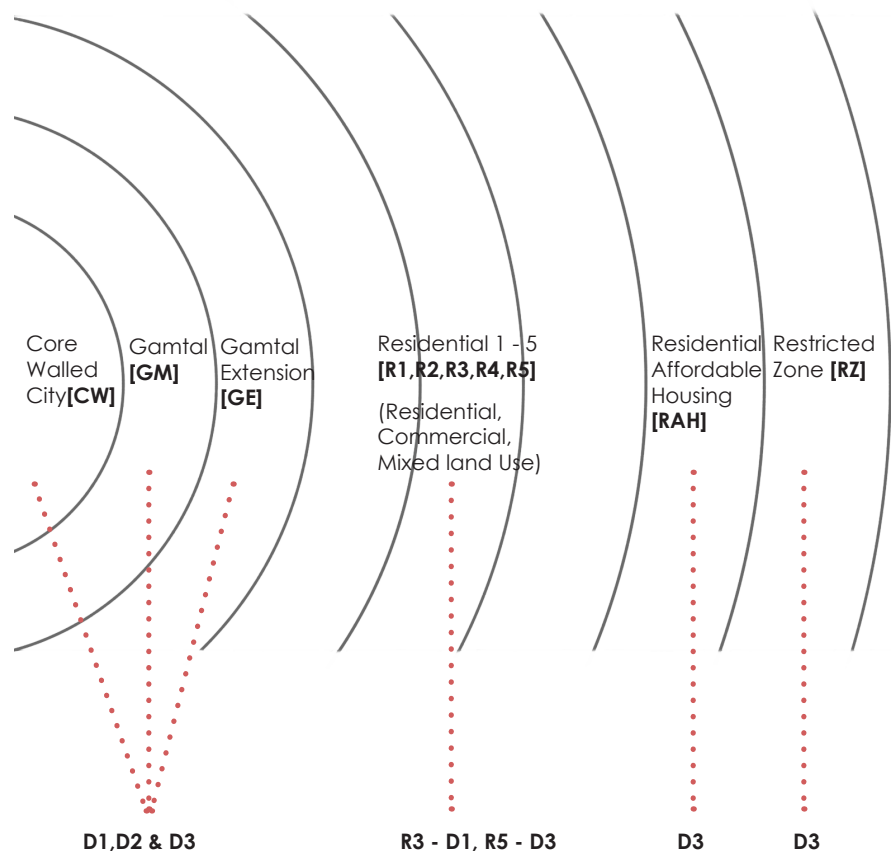
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ZONING

7.1 Zone Classification

7.3 Use Zone and Permissible Uses

For development of any land D1-D9.



7.2 Concept of zones

7.2.1 Core Walled City (CW)

This zone is identified for promoting conservation of heritage structures and the urban fabric within the walled city.

7.2.2 Gamtal (GM)

This zone has a traditional, organic character and compact development. This zone is identified to conserve this traditional character.

7.2.3 Gamtal Extension (GME)

This zone acts as a buffer zone for gamtals to allow their natural growth.

7.2.4 Residential Zone – 1, 2, 3, 4 (R1, R2, R3, R4)

This is the main zone of the Development area and includes residential, commercial and mixed land uses as per permissible uses.

7.2.6 Residential - Affordable Housing Zone and Use (RAH)

This zone is an overlay Zone that permits predominantly residential development for providing Affordable Housing along with ancillary commercial uses.

7.2.7 Restricted Zone (RZ)

This zone is intended for a limited residential use and as restricted subject to relevant regulations.

7.2.24 Smart City & TOZ (SPD-5)

TOZ is an overlay zone which provides opportunity for mixed use and high density development along the Bus Rapid Transit (BRT) corridor and Metro Rail Transit (MRT) corridor except in Core Walled City, Industrial Zone – General, Industrial Zone – Special, SPD-2 Science Park and on GIDC Estates. High density development permissible in area falling within 200 mtrs. on both sides on transit corridor in case of AUDA and RUDA and in case of smart city node.

7.4 Use Classification

The type of use of buildings are grouped here.

- 7.5 Restrictions on Uses
- D1 - Detached Dwelling Unit
 - D2 - Semi-detached, Row House, Tenement, Chawls, Farm House, Cottages
 - D3 - Apartment, Hostel, Affordable Housing, Dharmashala

Notes -

No development in area designated for water body, pond and talav in DP.
Margins to be maintained from a designated water body as per regulations.

7.5 Restrictions on Uses

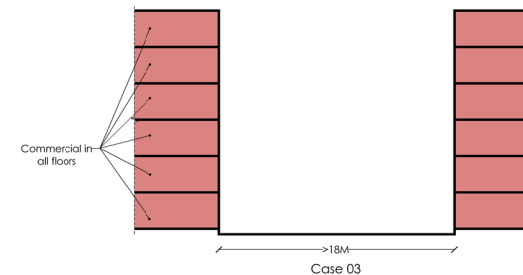
- Any land designated under any legislation, for public purposes, the uses shall be permissible as per the requirements of concerned department.
- For land/plot allotted to Public purpose to be used as public purpose regardless of zone.
- If plot use is not as per existing DP, but as per previous DP, build during that DP, then it is allowed.
- For all Zones, except TOD and RAH, if plot lies in 2 zones, building will follow max FSI of its respective zone on either side or as one development with max combined FSI.
- Fueling Stations, Public-Institutional and Public Utility in any Zone
- Different uses permissible on a Building-unit according to the width of the road on which it abuts.
- Building use based on zone, road width and area of plot.
- Regulation identified for Local Area Plan (LAP) over other regulations.
- For Eco-Sentitive Zone/Area shall also confirm the notification published by the “Ministry of Environment and Forest”.

7.6 Permissible Uses with respect to road width

The types of uses permissible in a Building-unit shall be regulated according to the width of the road on which it abuts as shown in table no 7.6.1.

TABLE 7.6.1 Road Width and Permissible Uses

Road width (mt.)	Building Uses Permissible
<9.0	Dwelling-1&2, Mercantile 1, and Mercantile - 2)
9.0 - 11.0	Dwelling-1,2&3, Mercantile-1, Mercantile - 2,
12.0 - 17.0	Dwelling-1,2&3, Mercantile-1 ,Mercantile - 2
18.0 - 23.0	Dwelling-1,2&3, Mercantile - 2, Mercantile-1 (Including Multiplex/Cinema theatre up to total combind seating capacity of 250 seats)
24.0 - 29.0	Dwelling-1,2&3, Mercantile - 2, Mercantile-1 (Including Multiplex /Cinema theatre up to total combind seating capacity of 300 seats)
>=30.0	Dwelling-1,2&3, Mercantile-1,2&3

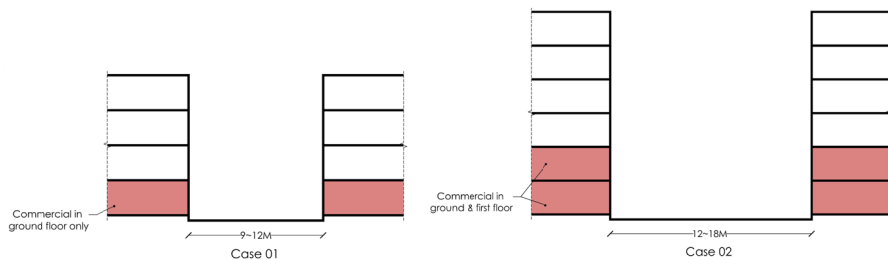


- All permissible non-residential uses in residential zones permitted on the ground or any other floor in a residential dwelling if provided with separate means of access/staircase.
- A part of residential building permitted for use as office in case of professional requirements such as for advocates, doctors, architects, engineers, chartered accountants etc.
- Maximum 50 sq.mt and parking as per commercial basis.

Note: Industrial uses and Public Utility shall not be regulated on the basis of Road Width

TABLE 7.6.2 Road width and commercial use permissible

Road width (mt.)	Floors on which Commercial Use Is Permissible
9.0 - 11.0	Ground Floor Only
12.0 - 17.0	Ground and First Floor Only. All floors, if hollow plinth is kept open for parking in case of RUDA
>=18.0	All Floors



FLOOR SPACE INDEX (F.S.I)

7.7. Floor Space Index for different Categories (Page 97)

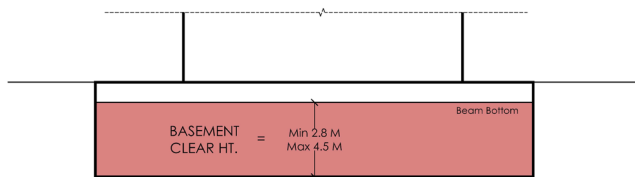
The maximum permissible FSI, the chargeable FSI on a Building-unit for different categories shall be regulated as per the table below.

TABLE 7.7.2 Use Zone and F.S.I : Category D1 AUDA

Use Zone	Code	FSI Permissible	
		Base (Free)	Maximum
Core Walled City	CW	2.0	2.0
Gamtal Extension	GME	1.2	1.2
Residential Zone I	R1	1.8	2.7
Residential Zone II	R2	1.2	1.8
Residential Zone III	R3	0.3	0.3
Residential Affordable Housing Zone	RAH	As per base zone / 1.8	2.7
Affordable Housing Zone-1		1.8(for RAH1 use only)	2.7
Central Business District	C5	1.8	5.4
SPD – Science Park	SPD3	1.8	2.7
Transit Oriented Zone	TOZ	As Per Base Zone	4

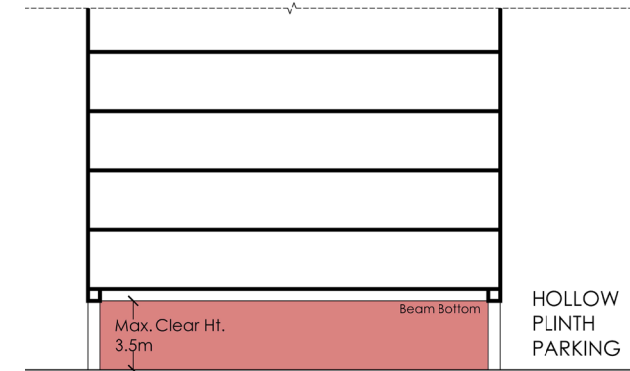
8.5.1. Areas not counted towards computation of F.S.I

- All interiors open to sky spaces such as courtyards and chowk, utility ducts.
- Parking at any level including Basements, Hollow Plinth etc.



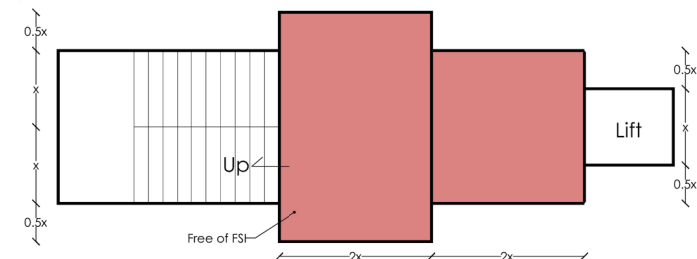
- Basements exclusively used for parking:
 - Minimum clear height of 2.8 mt
 - Maximum height of 4.5 mt.
- In case of mechanized parking, no restriction on maximum height or number of levels of basement floors.

- Other permissible use up to a max 25% of the total built-up area of the basement floor. This non parking area shall be calculated towards the computation of FSI.
- Hollow plinth provided for parking with the following conditions are free of FSI up to 16.5 sqm.:
 - Provided within the building-unit except on the road side facade.
 - If for the purpose of parking, max clear height 3.5mts



c) Hollow Plinth can have provision for

- electric meter room
- room for telephone distribution board
- common toilet for both the genders
- water room
- servant room
- security cabin
- entrance foyer
- Loft max 30% of the enclosed space.
- Staircase, intermediate landing and stair cabin provided with maximum landing width at floor level shall be three times the width of stair (x mts) including additional space (0.5x mts) provided at either side of the stair landing as common area.
- Lift, lift well with lift cabin, stair cabin, lift landing of lift well and water tank, including the walls provided with the following conditions:
 - The width of the lift landing shall be considered equal to the maximum width of the lift well including walls (x mts) with an additional space (0.5x mts) at either side of the lift provided as common area as illustrated below.



b) The depth of the lift landing shall be two times the maximum width of the lift well including walls (x mts) as illustrated across.

- The width of the lift landing shall be considered twice the width of the lift well including walls including additional space provided at either side of the landing, and the depth shall be of twice the width of the lift well as illustrated across.
- Vehicular ramps and pedestrian ramps provided
- Electric room and electric substation as specified by Competent Electric Company.
- Open-to-sky space used for solar water heating system, outdoor units for air conditioners or mechanical ventilation shall be exempt from FSI.
- Common amenities upto 50.00sq.mt.
- Pergolas as defined in regulation
- Skip Floor, refuge area required as per fire regulation.

8.5.2. Relaxations in Floor Space Index

- In case of Building-units affected by road widening or construction of new road, the owner may claim compensation or FSI.
- If FSI, FSI given on the basis of the original boundary of the Building Unit.

BUILDING HEIGHT

- Height measured from Ground level to the top of the building.
- Height for the following shall not be taken in to consideration in determining the total height of the building:
 - Parapet
 - Stair-case cabin
 - Water storage tank
 - Lift well, lift cabin with machine room above
- Hollow Plinth provided for only for parking at Ground level, in case of buildings up to 25.0mt. height.
- For height more than 25 mt. regulations of Structural, fire and Airport shall be followed.

8.3.1 Road Width and Building Height

The maximum permissible building height shall be regulated according to the width of the road on which it abuts within permissible FSI as table No. 8.3.1.

Category of Authority / ULB		Road width (mt.)				
		<9.0	9.0 - 11.0	12.0 - 17.0	18.0 - 35.0	>=36.0
Building Height upto (mt.)	D1 except GMC	10.0	15.0	25.0	45.0	70.0
	D1-RUDA,D2	15.0		25.0	45.0	70.0
	D3, D6	10.0				
	D4, D5, D7(A)	10.0	15.0	25.0	25.0	45.0
	D7(B), D8	10.0	15.0	25.0		
GMC : Gandhinagar Municipal Corporation						

GROUND COVERAGE

9.4 Core Walled City

- For Building-units area: 500 sq.mts or less In case of open or partially built plot, Ground coverage: Entire building unit area, after keeping required margin, common plot, setback, parking as per these regulations.
- For Building-units area: 500 Sq. Mts. < 1500 Sq. Mts.
Ground Coverage: Maximum 75%
- For Building-units area: More than 1500sq.mts
Ground Coverage: Maximum 65%

10.3 Gamtal Area

- For Building-units area: 500 sq.mts or less In case of open or partially built plot, Ground coverage: Entire building unit area, after keeping required margin, common plot, setback, parking as per these regulations.
- For Building-units area: 500 Sq. Mts. < 1500 Sq. Mts.
Ground Coverage: Maximum 75%
- For Building-units area: More than 1500 Sq.Mts.
Ground Coverage: Maximum 65%

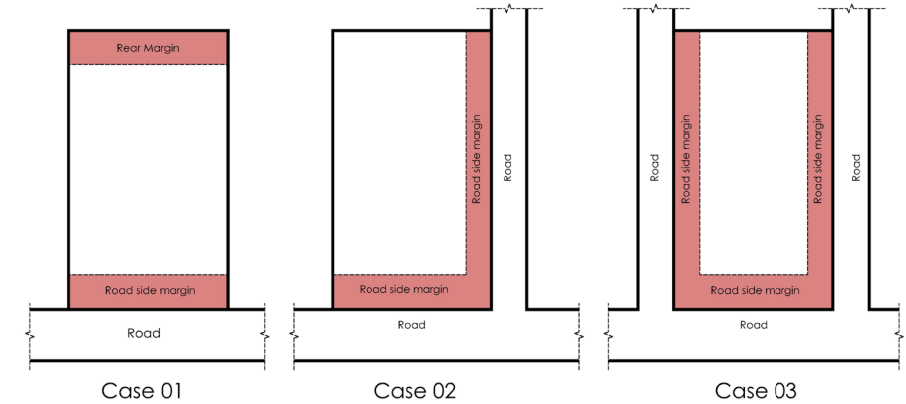
12.3, 13.2, 15.2 Residential Affordable Housing, Transit Oriented Zone, CBD

Entire Area available after providing for the required margins, Common plot and other Regulations may be utilized for construction of the super structure.

SETBACKS AND MARGINS

8.4 Road Side, Rear side and side Margins

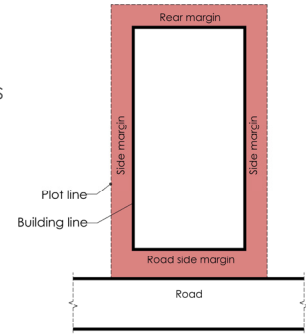
- Road Side Margin regulated by the Road width it abuts.
- For Building-units with two or more abutting roads, the Road-side margin shall be applicable on all such abutting sides as illustrated below:



- Road side margin as per the road width or margin as per building height whichever is higher shall be applicable.

8.4.1 Build to line

Area after leaving, the roadside, side and rear margin as per regulations.



8.4.2 Road side margins for D1 & D2

	Road width (mt.)	Road Side Margin (mt.)
D1, D2 except GMC	≤ 9.0	2.5
	10.0 - 14.0	3.0
	15.0 - 17.0	4.5
	18.0 - 29.0	6.0
	30.0 - 35.0	7.5
	≥ 36.0	9.0

8.4.3 Margins other than road side and side margins

Minimum Margin between Buildings

Margin between two building (mt.)		
D1 except GMC, D1-RUDA,D2	Building Height upto (mt.)	Margin between two building (mt.)
	10.0	2.5
	15.0	4.5
	25.0	6.0
	45.0	9.0
	70.0	12.0

- If two buildings next to each other have different heights, required margin for taller building shall be applicable.
- If required margin is not provided, length of common wall will not be less than 25% of the maximum width of the building parallel to common wall.

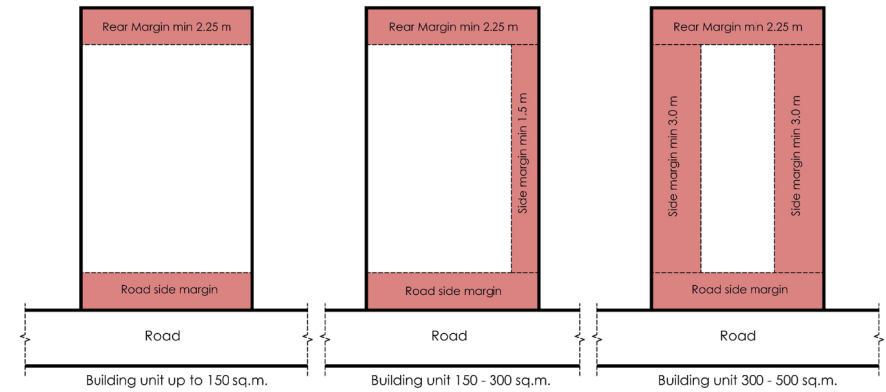
Margins from Common Plot

Margin from Common Plot (mt.)		
D1 except GMC, D1-RUDA,D2	Building Height upto (mt.)	Margin from Common Plot (mt.)
	10.0	3.0
	15.0	3.0
	25.0	3.0
	45.0	6.0
	70.0	6.0

8.4.4. Rear Margins and side margins for different categories

Rear Margins and side margins					
Dwelling 1-2			Other than Dwelling 1-2 & Industrial use		
Area of Building Unit (PS) (Sq.mt.)	Required Rear Margin (mt.)	Required Side Margin (mt.)	Building Height (mt.)	Required Rear Margin (mt.)	Required Side Margin (mt.)
≤ 150	2.25	Not Required	≤ 15.0	3.0	3.0
151-300	2.25	1.5 (Any one side)	16.0 - 25.0	4.0	4.0
301-500	2.25	3.0 (both side)	26.0 - 45.0	6.0	6.0
> 500	3.00	3.0 (both side)	> 45.0	8.0	8.0

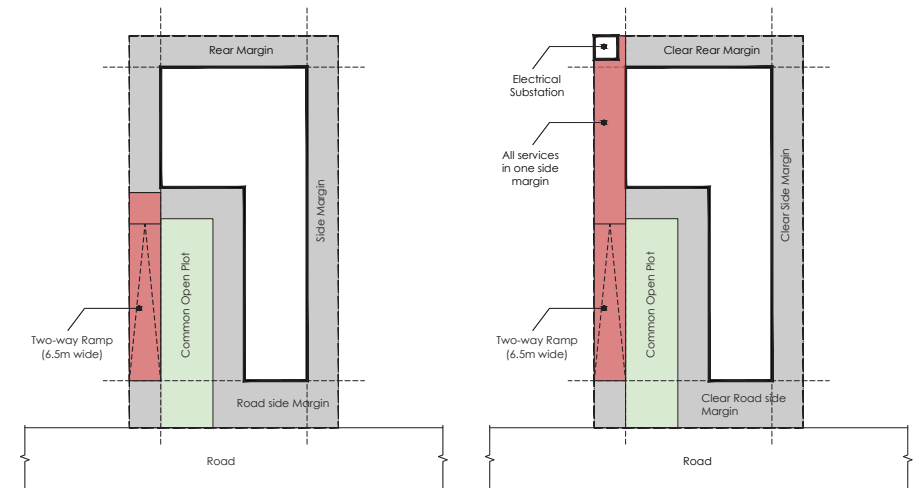
Minimum Side and Rear Margins for Building-units up to 500sq.mts for Dwelling-1 & 2



Note: for building unit area above 500 sqmtr the minimum side and rear margin shall be as per clause no. 13.6.7

8.4.7. Permissible uses in Margin

01. For dwelling 1, 2 & 3 (Except Row house, cottage industries and pre-schools):
- Permitted in side or rear marginal space, but not on road side margin
 - Parking garage, Servants quarter, WC, Bathroom - With 16.5 SqM area and 3.0M height.
 - Open staircase, cantilever staircase - With 1M width and 2M landing
 - 1.5M height of water tank
 - Doors, windows or projections shall not be along the common wall of the adjoining property. No rainwater from the roof shall be drained in the adjoining property.
 - Partition wall shall be allowed along the plot on the common boundary of semi-detached buildings and on marginal space between two structures up to a maximum height of 1.5mt.
 - Underground water tank, percolation well, bore well and pump room With 4 Sqm area and 2.0m height.



02. Security cabin with toilet in the Road-side margin, 4.5m away from the building with 2m X 4m and height of 3.0m with maximum ground coverage of 16.5 Sqm

03. About access path and stepped approach

- a. Plinth of 1.8m wide
 - b. 1:12 slope for ramp, 800mm handrails on both sides, extending 300mm on both ends with width 1.2m, 1.5m and 1.8m for Length 3.6m, 9.0m, and more than 9m. respectively.
- This, if leading to the main entrance, can be given in margins.
- c. Non slippery floor materials.
 - d. Universal accessibility in at least one entrance
 - e. Steps of 1.35m wide, tread of 300mm and 150mm riser.
 - f. Steps shall not have square nosing, 800mm handrail on both sides extending 300mm on both ends.
 - g. Maximum number of risers on a continuous flight without landing shall be limited to 12.
 - h. Step edges shall have contrast color band of 500mm width, across the step, with non slippery material.

04. Common open plot (COP) is permitted in margins

05. Vehicular Ramp from ground to basement level-1 shall be permitted in side and rear margin for:

- Plot with area up to 2000 sq.mts or
- Building height less than 25.0m in height.

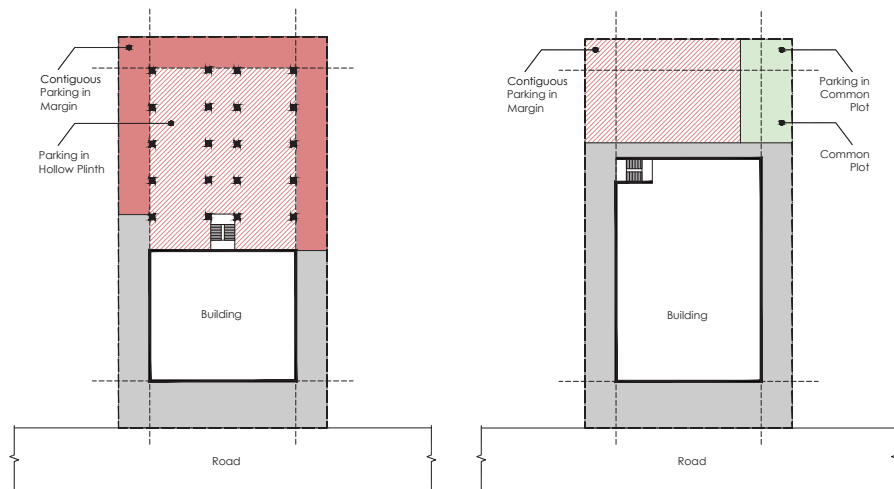
06. Electrical infrastructure such as substation, underground water tanks, allowed on only one marginal side except Road-side margin.

07. . Refuge Area for Building with height more than 25mts: Cantilever Refuge area required.

08. Fire Escape Staircase for Building with height more than 45mts: permitted in marginal space except road-side margin.

09. Pedestrian Ramp permissible in marginal space.

10. Parking shall be permitted in margins except in Approach Road.



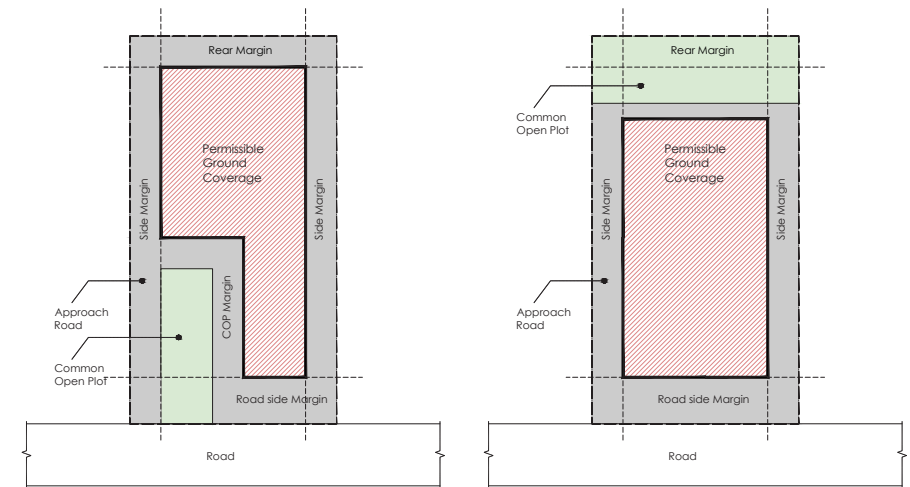
11. Basement permitted within side and rear margins.

12. Weather sheds/ sun breakers horizontal or vertical projections up to 0.60mts. From above a minimum height of 2.4mts from the ground level.

13. In only dwelling 1 the plot can be raised up to plinth level in margins.

8.4.8. Restrictions on development in Margin

- Can not use the space to stock materials, or have fixed or movable platforms
- For building more than 25M, parking is allowed after leaving the minimum margin.
- Ramp (vehicular or pedestrian) leading above ground level is not permissible.
- Light and ventilation source for basement shall not open to marginal spaces.
- Parking shall not be allowed in the marginal space provided as approach road.
- No difference shall be permitted in the ground level of the marginal space of the building (in cases where the permitted margin of the basement is lesser than the permitted margin of the super structure).



COMMON OPEN PLOTS

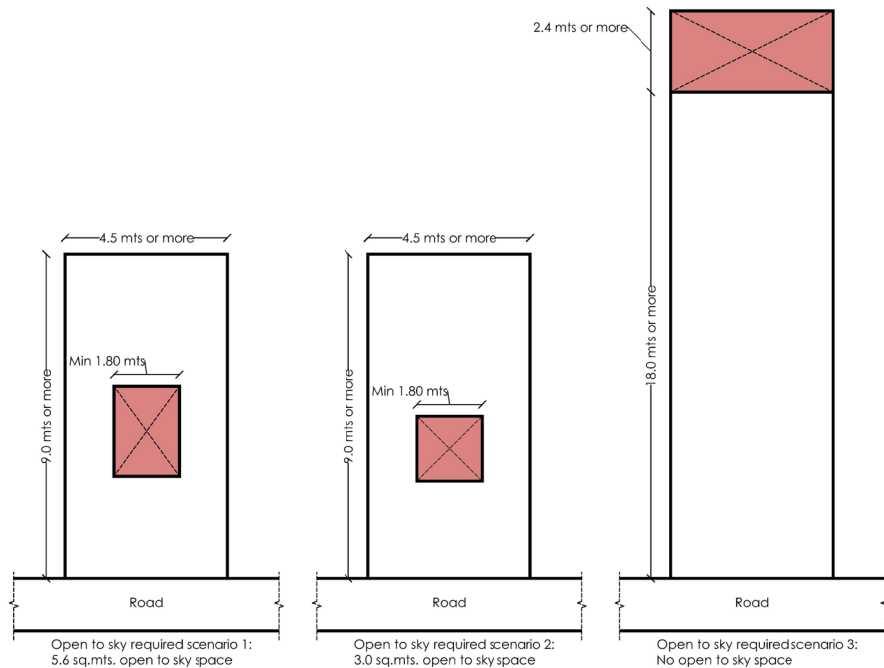
8.10 Open-to-Sky Space:

Open-to-sky space shall be provided for natural light and ventilation in conformity with the following Regulations.

The location and dimensions of the open space shall be based on the dimensions of the Building-unit and the proposed building height, whichever is higher shall be applicable.

8.10.1 Regulation based on Building Dimensions:

- Building depth: 9m or more from its front open space,
- Open to-sky space: 5.6 Sq.Mts with no side less than 1.8mts at plinth level shall be provided for every 9mts depth.
- Building width: up to 4.5mts,
- Open to sky space: 3.0 Sq.Mts with no side less than 1.5mts.
- Building depth: Does not exceed 18mts and has openings at least on two sides over a street or open to sky space of 2.4mts or more in width, then above provision shall not be applicable.



In case additional open-to-sky space is provided beyond the minimum requirements, it shall be counted towards the computation of the FSI.

The minimum width of any interior open to sky space used for light or ventilation of the rooms shall be regulated based on the smaller side of this open to sky space as follows:

Minimum dimension of open-to-sky	
Building Height (mt.)	Minimum dimension of the smaller size (mt.)
≤ 15.0	1.5
16.0 - 25.0	2.5
26.0 - 45.0	3.0
> 45.0	6.0

8.10.2 General Requirement for Open-to-Sky space

- Every exterior or interior, open space shall be kept free from any erection thereon and shall be kept open to sky with suitable and sufficient access.
- No open drain except for rain water allowed.
- Every such interior or exterior open air space, unless the latter is a street, shall be maintained for the benefit of such building exclusively and shall be entirely within the owner's own premises.
- No construction work on a building shall be allowed if such work operates to reduce an open air space of any other adjoining building belonging to the same owner to an extent less than what is prescribed by any of these Regulations in force at the time of the proposed work to further reduce such open space if it is already less than what is prescribed.
- Every open space, whether exterior or interior shall be paved and be always kept free from any erection thereon and open to the sky, except 23cms cornice or 30cms eave or grill with opening not less than 8cms X 8cms. No weather shade or other protection shall overhang or project over the said open space or over a side set-back.
- Opening for ventilation shall open into an open to sky space with minimum dimension of 0.9mts X 0.9mts.

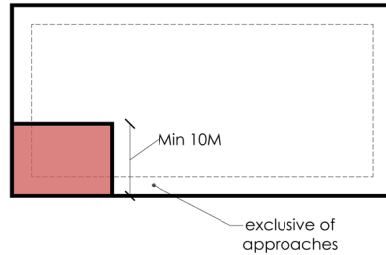
8.11 Common Plot

Common plot is required for building unit of area 2000 Sq.Mts. or above in all zones other than agriculture zone as per following regulations:

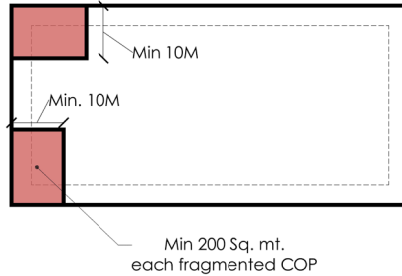
Area of the Building-unit/plot Size (Sq.mt.)	Minimum Required Area of Common Plot
2000 - 9999	10% of the area of Building-unit
> 10000	10% + 6% of the area of Building-unit

8.11.1 General Requirement for Common Plot

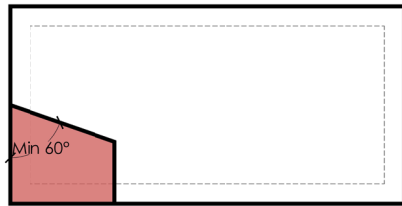
- Common plot area shall be exclusive of approaches.



- The area of the Common Plot may be sub-divided such that the minimum area of the Common Plot shall be 200 sq.mts with no sides less than 10.0mts



- Angle between adjacent sides of the Common Plot shall be 60 degrees or more.



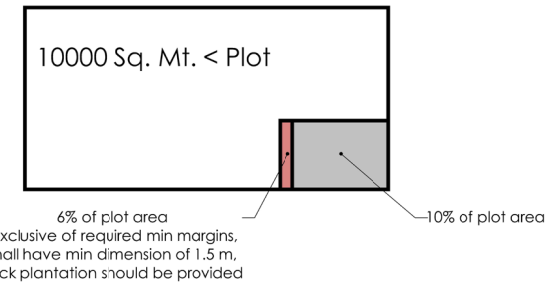
- No construction shall be permissible in the Common Plot except:

- Electric substation
- Transformer room
- Auxiliary power generator
- Box-type transformer
- Section feeder pillar
- Meter room
- Over and underground water tank
- Pump room
- Security cabin
- Community/ Society common amenities

shall be allowed to be constructed in the Common Plot subject to the following requirements:

- Maximum Ground Coverage of 15% of the respective Common Plot.
- Maximum Height of construction shall be 7.5 mts from the level of the plot size except in the case of overhead water tank, where more height may be permitted.
- The area of the Community/Society common facility given shall have built up area only upto 50sq.m which shall not be considered towards computation of FSI of the plot size.
- Such a building shall be required to maintain the minimum margin requirements between buildings with respect to the adjacent buildings and Road Side Margin.

Parking Allocation Guidelines for Different Land Uses in Common Plots		
Land use	Parking space (including driveway aisles) in common plot	
Residential use	50%	Parking in common plot shall be permitted in road-side margin after leaving minimum 1.5m from the plot boundary. This minimum 1.5m shall be utilized for shade giving trees and plantation purposes.
Other uses except residential	100%	

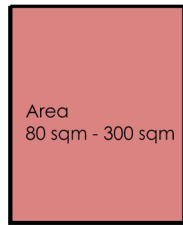


- For a Building-unit having area of 10,000 sq.mts or more an additional 6% area of the plot size shall be provided for thick plantation. This area shall be exclusive of the required minimum margins and Common Plot. The area demarcated for this shall have a minimum dimension of 1.5m The types of trees shall be selected such that they are shade-giving trees.
- Common Plot shall not be allowed within Atrium or any covered space.

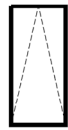
PARKING

Parking spaces must be provided within the building unit for any type of buildings (new, extensions, or changes) in use as specified in the table below:

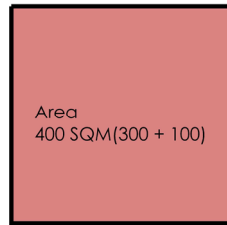
Parking Requirement		
Type of Use	Minimum Parking Required	Visitor's Parking
Dwelling-1, Dwelling-2	1 car parking - for more than 80 sq.mt and up to 300 sq.mt of plinth area per unit. Additional 1 car parking for every 100.00sq.mt additional plinth area per unit. This shall be permitted within the marginal space.	Nil
Dwelling-3	20% of Total Utilised FSI	10% of the required parking space shall be provided as visitors parking
Mixed Use (Residential + Commercial), Mercantile	10% of Residential parking requirement (a); and 20% of the Commercial parking in (b) shall be provided as visitors parking.	10% of Residential parking requirement (a); and 20% of the Commercial parking in (b) shall be provided as visitors parking.



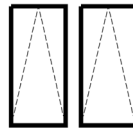
UNIT



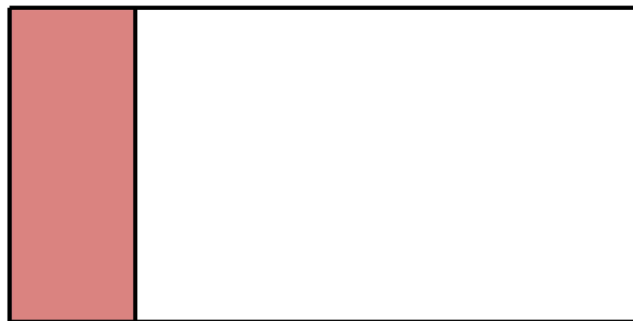
1 car park



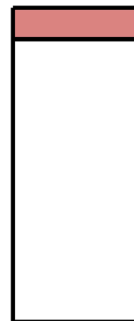
UNIT



2 car park



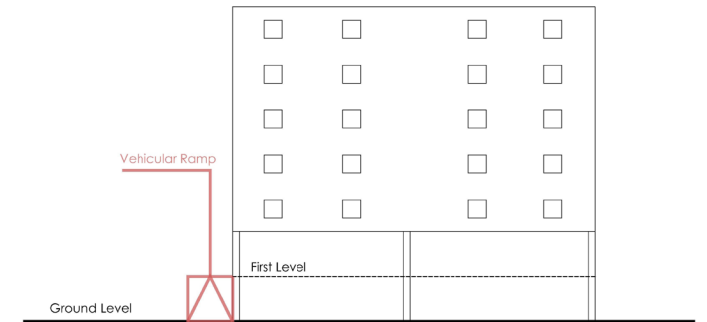
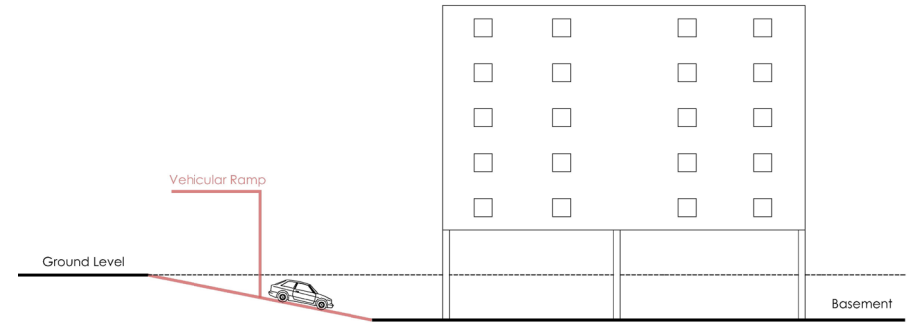
Parking required - 20 % of total used FSI



10% of required parking - provided as visitors parking

8.12.1. General Requirements for Parking

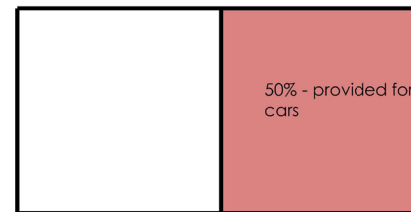
- Parking is permitted -
 - any floor level above ground
 - more levels of basement as per required parking with provision of vehicular ramp.



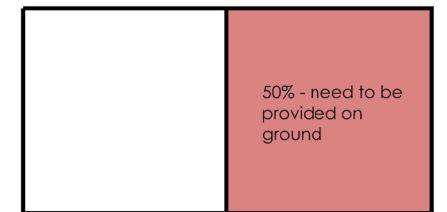
Percentages

- 50% of the visitors parking shall be provided at the ground level.
- 50% of all required parking shall be provided for cars.

Total required car parking



Total required Visitors parking



- Parking area - parking space, driveway and aisles approach road, vehicular lift and vehicular ramps
- Parking layouts with minimum size requirements for parking space, driveways and access lanes shall be provided as prescribed in Section D: Performance Regulation No. 21.2 and Regulation No. 21.1.15.

21.1.15 Ramp for Vehicular Access

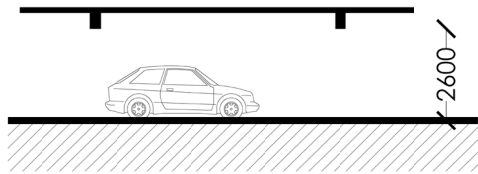
a. Minimum width and radius for a ramp for two-wheelers, cars and trucks, respectively are specified in the table below:

Vehicle	Minimum width of ramp (mt.)	Minimum radius of inner curve (mt.)
Two-wheeler	2.0	2.0
Car	3.0	3.0
Truck	6.0	4.0

b. The maximum slope of the ramp shall be 1:7.

c. A level platform of width, equal to ramp width and of length 4.5M min, shall be provided at the end of the ramp at ground level and basement level.

d. A minimum clear height of 2.6M shall be maintained at all points on the ramp.



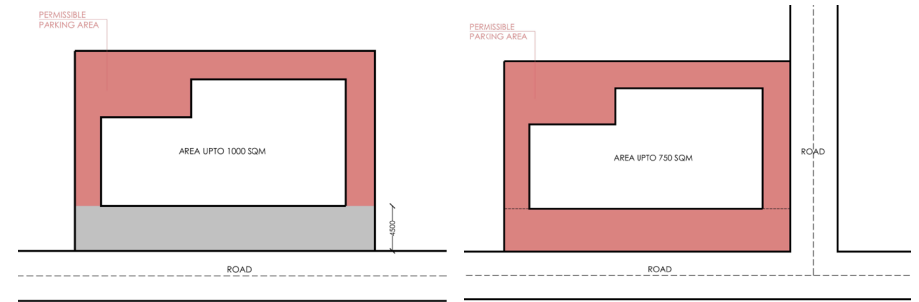
MIN. Clear Height - 2.6M

e. For parking in basement/s, the number and width of ramp shall be provided as specified below and as per 21.4:

Area of Parking in Basement	Number of Ramps	Width of Ramp (mt.)
≤750 sq.mt.	1.0	3.0
> 750 sq.mt.	1.0	6.0
	2.0	3.25 (each)

Parking shall be permitted inside or rear margins except in Approach Road as per Regulation 12.3.2.

Parking shall also be permitted in road-side margin after leaving a clear margin of 4.5M from the site boundary towards road-side. In case of building unit abutting more than one road and having area up to 1000 sq. mt shall be permitted to utilize narrow road side margin for parking. Provided that, parking shall be allowed in any roadside margin having building unit area up to 750 sq.M.

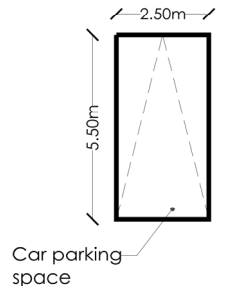


- Parking area should be retained as effective parking space and shall be maintained with light and ventilation system if provided in an enclosed area
- In cases where misuse of parking space is noticed, the use of the entire building shall be discontinued by the Competent Authority. Building use shall be permitted only after the required parking spaces are provided. High penalty shall be levied considering the period of misuse of the parking space and the benefit derived out of misuse as decided by the Competent Authority from time to time.
- For multi-level parking, a vehicular ramp shall be necessary.
- If parking is provided on a terrace with vehicular elevator, vehicular ramp is not necessary if parking space is provided with provision of floor sprinklers.
- Parking shall not be permitted within an Atrium.

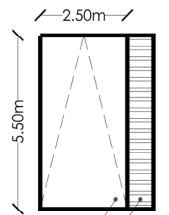
21.2.2. Design of Parking for Cars

Parking layout for cars in all buildings shall confirm to the following specifications:

1. Car parking - Minimum dimension - 2.5m x 5.5m.
2. Each car parking space should be connected to the street providing access to the site by means of an access/exit lane.
3. Minimum width of the access/exit lane for single-sided parking - 3mts, double-sided parking layout, the minimum width of the access lane - 5.5mts.
4. A minimum clear height of 2.6mts shall be maintained at all points in the parking space and access/exit lanes.
5. Minimum provision of 2 accessible car parking spaces shall be provided for people with disability for every 25 car parking spaces or less. This accessible car parking space shall:
 - a. have a minimum bay width of 3.6m
 - b. have a 1.2mts side transfer bay. This can be shared by 2 successive parking bays.
 - c. be located within 30 mts from the main entrance of the building
 - d. have appropriate signages indicating that the space is reserved for wheelchairs that are conspicuously displayed as specified in Regulation 21.7
 - e. minimum 50% of the parking reserved for visitors shall be provided at ground level.



Car parking space



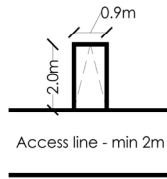
Car parking space for disability people

Car parking space

21.2.3. Design of Parking for Two-Wheelers

Parking layout for two-wheelers in all buildings shall conform to the following specifications:

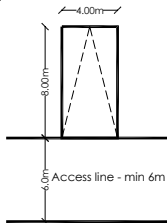
- 2 Wheeler parking - Minimum dimension - 0.90mts x 2.0mts.
- Each two-wheeler parking space should be connected to the street providing access to the building-unit by means of an access/exit lane.
- Minimum width of the access/exit lane shall be 2.0mts.
- A minimum clear height of 2.6mts shall be maintained at all points in the parking space and access/exit lanes.



21.2.4. Design of Parking for Trucks Parking

Layout for trucks in all relevant buildings shall conform to the following specifications:

- Truck parking - Minimum dimension - 4.0m X 8.0m
- Each truck parking space should be connected to the street providing access to the building-unit by means of an access/exit lane. Minimum width of the access/exit lane shall be 6.0mts.



21.2.5. Specified Parking for loading and unloading

In case of buildings used for mercantile (commercial, Industrial and storage purpose, additional parking space of 5.0m x 10.0m. for loading and unloading activity shall be arranged at the rate of one such space for each 1000 sq.mt. of floor area or fraction thereof.

12.4.1 Minimum Requirements for Parking

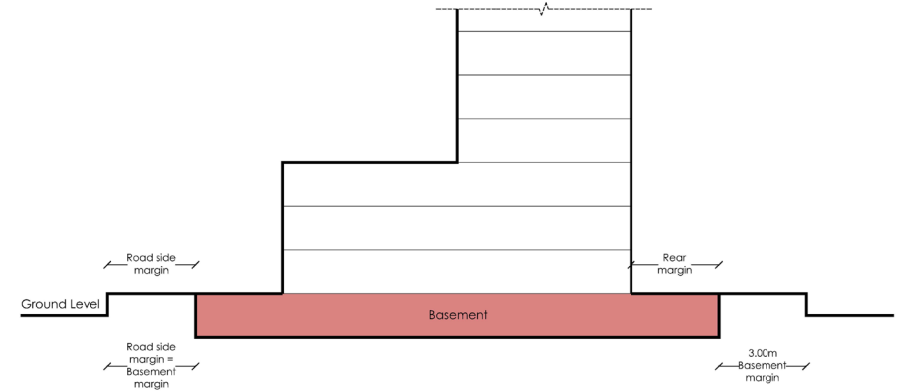
Parking spaces shall be provided within the Building-unit as under:

Parking Requirement for Residential Affordable Housing (RAH)		
Type of Use	Minimum Parking Required	Visitor's Parking
dwelling units of built-up area ≤ 66 sq.mt.	10% of utilised FSI	An additional 10%, of the required parking space shall be provided as Visitors parking.
dwelling units of built-up area > 750 sq.mt.	20% of utilised FSI	10% of the required parking space shall be provided as Visitors parking.
Commercial Use	50% of respective utilised FSI	20% of the required parking shall be provided as Visitors parking.

BASEMENT

8.13.1 Margins:

- No Basement shall be permitted in the required Road side marginal space.
- The side and rear side margins for the basement shall be 3.0mt from the Plot boundary.
- A combined shared basement parking shall be permitted using full marginal space other than roadside margin of the building unit with the consent of the adjoining Plot owner for new development.
- Basement shall be permitted under common plot, internal road, and internal marginal space for exclusive use of parking only.



8.13.2 Extent of Basement:

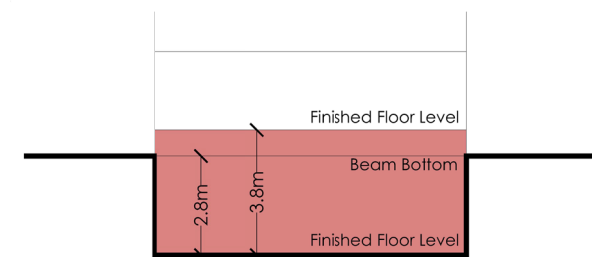
- Basement shall not be allowed for the purpose of parking for Plots with area less than 600 sq.mts.
- Basement is permitted, irrespective of size, for all other permissible uses other than parking at only one level. This area shall be counted towards FSI.
- Basement may be permitted at more levels as per required parking.

8.13.3. Height of Basement:

From finished basement floor level to finished upper level.

Maximum height : 3.8mts

Minimum height : 2.8mts



8.13.4. Permissible uses

- Parking, safe deposit vault, A.C. Plant, storage other than inflammable material.
- No habitable use shall be permitted in the basement.

8.13.5. Services:

Every basement shall be in every part at least 2.4 m in height from the floor to the underside of the roof slab or ceiling.

21.4.2. Ventilation of Basement:

Every basement shall be ventilated adequately for its respective use. Vent Duct openings shall be permitted at Building-unit level in accordance with as Fire Prevention and Life Safety Measures Regulation-2016 and amended from time to time. 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, National Building Code, and to the satisfaction of the Competent Authority.

NBC

- No water connection or drainage connection shall be permitted in the basement. In no case shall a connection with a normal drainage line be provided in the Basement.
- The height of the ceiling of any basement shall be minimum 0.9m & the maximum 1.2 m above the average surrounding ground level.
- In case of parking, mercantile or business occupancy at ground floor, minimum height of the ceiling of the basement may be 0.3 m above the average surrounding ground level subject to mechanical ventilation being provided

COMMERCIAL (MIXED-USE TYPOLOGY)

Permitted Zoning TOZ:

TOZ is an overlay zone which provides opportunity for mixed use and high density development along the Bus Rapid Transit (BRT) corridor and Metro Rail Transit (MRT) corridor except in Core Walled City, Industrial Zone – General, Industrial Zone – Special, SPD-2 Science Park and on GIDC Estates. High density development permissible in area falling within 200 mtrs. on both sides on transit corridor in case of AUDA and RUDA and incase of smart city node.

Parking Allotment:

Parking Requirement		
Type of Use	Minimum Parking Required	Visitor's Parking
Dwelling-1, Dwelling-2	1 car parking - for more than 80 sq.mt and up to 300 sq.mt of plinth area per unit. Additional 1 car parking for every 100.00sq.mt additional plinth area per unit. This shall be permitted within the marginal space.	Nil
Dwelling-3	20% of Total Utilised FSI	10%, of the required parking space shall be provided as visitors parking
Mixed Use (Residential + Commercial), Mercantile	10% of Residential parking requirement (a); and 20% of the Commercial parking in (b) shall be provided as visitors parking.	10% of Residential parking requirement (a); and 20% of the Commercial parking in (b) shall be provided as visitors parking.

7.6.2 Permissible Commercial usage in a mixed-use typology in accordance to road width:

Road Width and Commercial Use	
Road width (mt.)	Floors on which Commercial Use Is Permissible
9.0 - 11.0	Ground Floor Only
12.0 - 17.0	Ground and First Floor Only. All floors, if hollow plinth is kept open for parking in case of RUDA
>=18.0	All Floors

BUILDING UTILITIES

Shafts:

22.17 Service Shafts for special buildings

Service shafts shall be provided for all buildings with height greater than 25m and for all special buildings and public institutional buildings. All interior open-to-sky spaces such as courtyards and chowk, utility ducts in any form, shape and size required by regulations are free of FSI.

22.12 Electrical Services for all buildings:

The electric distribution cable/wiring shall be laid in a separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits.

22.18 Ventilation for all buildings:

The electric distribution cable/wiring shall be laid in a separate duct. The duct shall be If the floor or the building is centrally air-conditioned, then a provision to stop the functioning of the air handling unit should be provided and it shall be blocked by a damper and the same air duct should act as smoke extractors with the extraction fan switching on automatically, if a fire or smoke is detected.

Meter Room:

8.5.1 Areas not counted towards computation of FSI

Hollow Plinth can have provision for electric meter room, room for telephone distribution board, bathroom, water room, servant room, and security cabin and entrance foyer if the total area does not exceed 15 sqm. This area shall not be considered towards computation of FSI.

8.11.1 General Requirements for Common Plot

No construction shall be permissible in the Common Plot except Electric substation, Transformer room, Auxiliary power generator, Box-type transformer, section feeder pillar, meter room, over and underground water tank and pump room, security cabin, Community/ Society common amenities shall be allowed to be constructed in the Common Plot subject to the following requirements:

- Maximum Ground Coverage of 15 % of the respective Common Plot.
- Maximum Height of construction shall be 7.5 mts from the level of the Building Unit except in the case of overhead water tank, where more height may be permitted.
- Community/ Society common facility shall be permitted on a Common Plot. The area of this Community/Society common facility shall be considered towards computation of FSI of the Building Unit.
- Such a building shall be required to maintain the minimum margin requirements between buildings with respect to the adjacent buildings and Road Side Margin as per Planning Regulation 12.2.

8.4.7 Permissible uses in Margin

Electrical Infrastructure: Electrical Substation, Transformer room, Box-type transformer, Section Feeder Pillar, Auxiliary Power Back-up System and meter room according to the norms of the Competent Electric Company shall be permitted in marginal space except road side margin of the building unit. The area of such construction shall not be counted towards FSI.

Security Cabin:

8.9.8 Development on Open Space Plots

In case the building is on hollow plinth in addition to the stair cabins and ramps, 5% of the total permissible built-up area of this plot shall be allowed to be built-upon for the construction for store room, security cabin, toilet etc. at the ground level. The rest of the "Open Space Plot" shall be left to open to sky.

8.5.1 Areas not counted towards computation of FSI

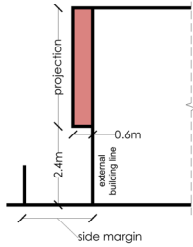
Hollow Plinth can have provision for electric meter room, room for telephone distribution board, bathroom, water room, servant room, and security cabin and entrance foyer if the total area does not exceed 15 sqm. This area shall not be considered towards computation of FSI.

8.4.7 Permissible uses in Margin

Building-units of all uses other than Industrial and Institutional: A structure(only pre-fab) for security cabin including toilet with maximum dimensions of 2 mts X 4 mts with maximum height of ground coverage of 15 sq.mts with maximum height of 2.4mts shall be permitted in the Road-side margin. The area of such construction shall be counted towards computation of FSI and built-up.

BALCONIES AND PROJECTIONS

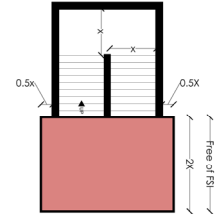
- Open staircase, cantilever staircase with maximum width of 1.00 mts and landing space of maximum 2.00 mts permitted in side or rear margins except on road side margin.
- Projections till 0.6m allowed in marginal areas. Min clear ht from 2.4m from ground.



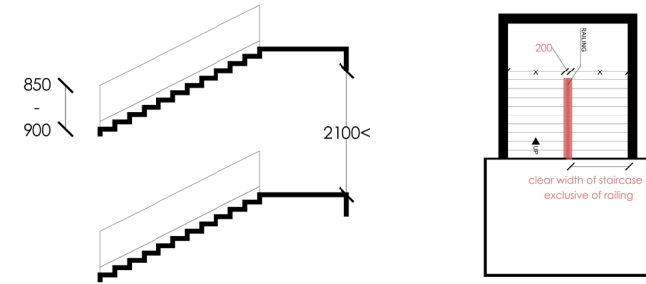
CIRCULATION

21.1.14 Staircase:

- Width of mid-landing should be equal to the width of stair.
- Staircase & Staircase lobby shall be free of FSI (illustrated across)
- Maximum landing width at floor level shall be three times the width of stair (x mts) including additional space (0.5x mts) provided at either side of the stair landing as common area (illustrated across).



- The minimum width of staircase shall be exclusive of parapet & floor mounted railing. (22.6.1.8)



Staircase, intermediate landing and stair cabin provided as per the below table:

Staircase Detail				
Use	Building Height (mt.)	Staircase		
		Min. Flight Width (mt.)	Min. Tread (mm)	Max. Riser (mm)
Residential				
Dwelling-1 & 2	>=12.0	1.0	250.0	200.0
	13 - 25	1.5	250.0	200.0
	> 25.0	2	300.0	160.0
Dwelling-3	>=12.0	1.2	250.0	180.0
	13 - 25	1.5	250.0	180.0
	> 25.0	2	300.0	160.0
Non Residential				
Use as per Non Residential	>=25.0	1.5	300	160
	> 25.0	2	300	160

Can provide two staircases of width 1.5mts as an alternative of one staircase of 2.0mts.

Two staircases of width 1.2mts as an alternative of one staircase of 1.5mts within the travel distance as specified in table below:

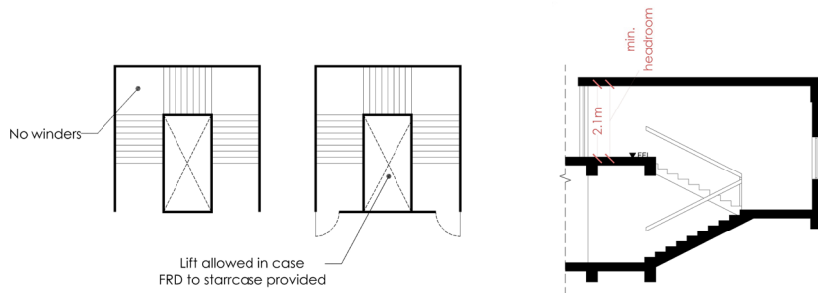
Travel distance based on building use	
Building Use	Travel Distance (mt.)
Residential Use	30.0
Non residential Use, Mixed-Use	25.0

Staircase for Basement:

- The staircase should be of same width as regular staircase.
- Separate staircase shall be provided if the ground floor or any other floor in a residential building is used for non-residential purpose.

General Requirements for Staircase:

- Clear opening for light and ventilation to be provided for external staircases.
- Staircase shall not be provided around a lift shaft unless two fire doors are provided at every floor level and no other openings in the inside wall as illustrated below.
- The minimum headroom of 2.1mts.



Staircase for Buildings with height more than 25mts and up to 45mts:

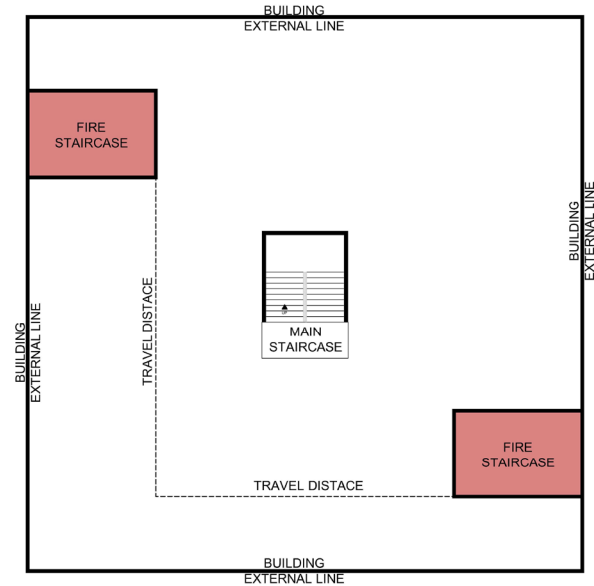
- A common staircase connecting all floors above ground level shall not continue to the basement.
- A separate staircase shall be required for access to the basement.
- Common staircase may continue to the basement, if such a staircase opens into an enclosure at basement level with a fire safe doorway.

Staircase for Buildings with height more than 45mts:

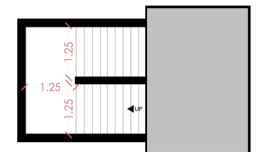
- Min 2m width.
- All staircases shall terminate at the ground floor level and the access to the basement shall be by a separate staircase.

Fire Escape Staircase:

If the staircase is in the center of the building and is not naturally ventilated, then a fire escape staircase has to be installed on either sides of the building, with travel distance as per respective building use. (illustrated below)



- Fire Escape Staircase to abut an outer wall or be external part of the building with natural ventilation.
- External fire staircase:
Min width 1250mm
Min treads 250mm
Max risers 190mm.



- The number of risers shall be limited to 15 nos. per flight. (illustrated below)
- No external staircase, used as a fire escape, shall be >45 degrees.

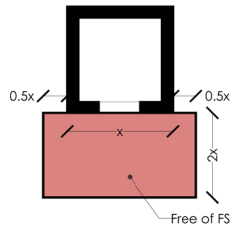
NBC

The staircase of basements shall be of enclosed type and be situated at the periphery of the basement which will be entered at ground level only from the open air.

21.12 Lift:

Areas not counted towards computation of FSI

- The depth of the lift landing shall be two times the maximum width of the lift well including walls (x mts) as illustrated across.
- The width of the lift landing shall be considered twice the width of the lift well including walls including additional space provided at either side of the landing, and the depth shall be of twice the width of the lift well as illustrated across.



For Buildings exceeding 10mts height:

For buildings with height more than 10mts, lifts shall be required as per the following table:

Lifts			
For Buildings exceeding 10mts height			
Building Use	Building Height (mt.)	Minimum no. of Lifts	
		A	B
Dwelling	> 10.0	Minimum 1 or,	1 Lift per Twenty dwelling units (excluding dwelling units on ground level and two upper floors or Hollow- plinth and two upper floors)
	> 25.0	Minimum 2 or,	
Non-residential	> 10.0	Minimum 1 or,	1 Lift per 1000sq.mt (excluding area on ground floor and two upper floors or Hollow-plinth and two upper floors)
	> 25.0	Minimum 2 or,	

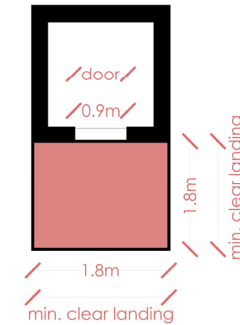
For buildings with height above 21.0mts, one of the required lift shall be a fire lift.

Lift for Buildings with height more than 25mts

- A lift connecting all floors above ground level shall not continue to basement.
- A separate lift shall be required for access to the basement. If, however, common lifts are in connecting with basement, the lift lobby of the basements shall be pressurized, with self-closing door.

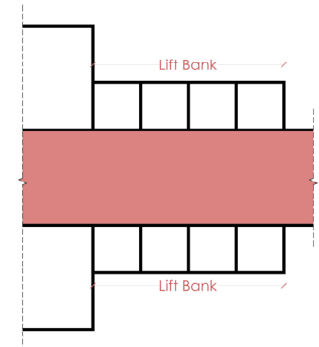
General Requirements for Lifts & Elevators

- Minimum capacity of the lift shall be for six persons.
- Lifts of 6, 8 and/or 12 person capacity can be permitted where required minimum two lifts shall be provided as applicable as per the regulations.
- A clear door opening with minimum width of 900mm.
- A clear landing area in front of the lift doors of 1.8mts x 1.8mts.



General Requirements for Lifts in buildings

- Vent at the top not less than 0.5mts x 0.5 mts.
- The number of lifts in one row for a lift bank max 4 nos. and the total number of lifts in the bank (of two rows) max 8 nos.
- Minimum distance of 10mts between two adjacent lift banks.



22.8.2 Fire Lifts

For Buildings with height more than 45mts

- The lift shall not be installed in the center of the building and the lift shaft shall be ventilated from the top with smoke extractors.
- Unless at least one fire lift provided at the external edge of the building to be accessible externally by the fire-fighting staff.
- One fire lift per 1000 sq.mts of floor area for the exclusive use of the firemen in an emergency.
- Fire lift shall terminate at the ground level.

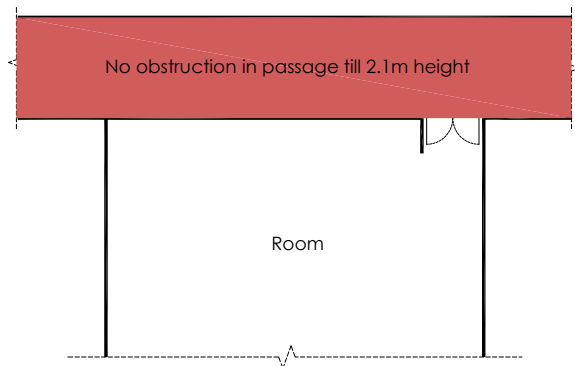
22.4. Corridors & Passageways

For all buildings except Dwelling-1

The minimum clear width of corridors and passageway shall be as under:

Corridors and Passageway		
Length of corridor (mt.)	Width of corridor (mt.)	
	Residential	Non-Residential
≤ 6.0	1.0	1.2
≤ 9.0	1.2	1.5
≤ 15.0	1.2	2.0
16-24	1.5	2.5
> 24.0	2.0	3.0

- Corridor clear of any obstructions.
- No projection allowed up to height of 2.1mts from floor level.
- Slope shall be provided with gradient not more than 1:12, guiding floor material shall be provided.



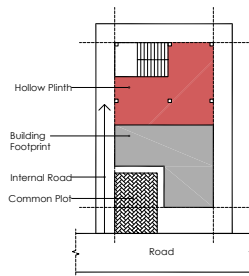
12.5. Internal Roads on site (external)

Internal Road and Approach to Building and Common Plot

1. The width of an internal road should be measured from where it starts to where it meets a wider road.

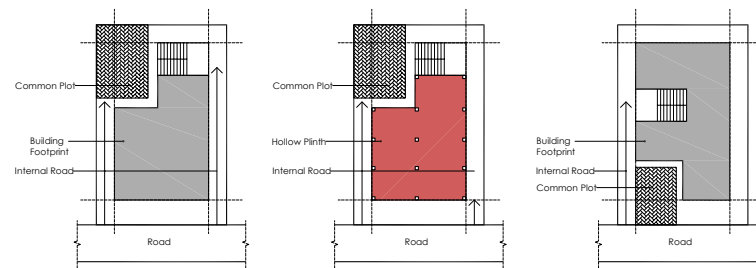
2. For a single building, the width of the approach or internal road should be measured as follows:

- If there is a hollow plinth, measure from the TP or DP road up to the edge of the building.
- If there is a solid plinth, measure from the TP or DP road to the farthest entrance of the building, or 3500 units (for AUDA only).



3. For buildings connected either internally or externally, the length of the internal road should be measured as follows:

- For buildings with a hollow plinth, measure up to the edge of the hollow plinth of the farthest building.
- For buildings with a solid plinth, measure up to the location of the farthest entrance of the building.



4. For layouts with two or more buildings, the width of the internal road should be what is required for roads longer than 45 meters.

If there are more than two buildings, including Dwelling-1 and/or Dwelling-2 types, the internal road needs to have the required width only up to the second Dwelling-1 or Dwelling-2 building, as shown in the table:

5. The width of the Internal or Approach Road shall be based on the length and use of the Building-unit as shown:

Note: If the required margin is larger, the greater width of either the Approach Road or the Internal Road should be used.

Width of the Internal

Road length (mt.)	Road width for Residential (mt.)	Road width for Non-Residential (mt.)
≤ 15.0	3.0	4.5
16.0 - 45.0	4.5	6.0
46.0 - 15.0	7.5	9.0
151.0 - 450.0	9.0	12.0
> 450.0	12.0	18.0

General Requirements for Internal Roads

- Internal roads should reach every individual building.
- Measure the internal road length from the farthest point where it starts to where it meets a wider road.
- If the road continues into a private road in a neighboring estate or a public road, add the length of that adjoining road to the internal road length to determine the necessary width.
- Curves at the junction: The curves shall be provided at the junction of roads as prescribed:

Radius of Road Curvature based Width of the Internal Road

Road width (mt.)	Radius of Road Curvature (mt.)
≤ 6.0	3.0
7.0 - 9.0	4.5
10.0 - 18.0	Half the width of the wider road whichever is higher, maximum 7.5
> 18.0	9.0

Note: When determining the curve radius at the junction of roads with different widths, use the width of the wider road.

- The alignment of the internal roads should continue from the public or private roads connected to the applicant's building unit. If an internal road ends, a turning circle with a diameter of 13.5 meters or a 'T' turn measuring 12 meters by 6 meters is required at the end. This requirement can be waived if the road is 7.5 meters wide and does not exceed 110 meters in length.

21.1.5 Access Path

- The path from the building unit's entrance to the building entry or plinth must be at least 1.8 meters wide, with a smooth surface and no steps.
- Slope max 1:12.
- Any height difference between the road level and the building unit level must be managed within the building unit's boundary.

For all Buildings (Except dwelling-1&2)

- At least one entrance must be accessible to people with disabilities and marked with appropriate signs.
- The minimum width of the ramped access path should be:
 - 1.2 meters for a ramp length of 3.6 meters,
 - 1.5 meters for a ramp length up to 9 meters,
 - 1.8 meters for a ramp length of more than 9 meters.
- The pedestrian ramp can be placed within the margin area.
- For sloping access paths or ramps:
 - The gradient 1:12.
 - The minimum ramp width 1.2 meters, with a maximum continuous length of 9 meters.
 - The ramp must have handrails 800mm high on both sides, extending 300mm beyond the top and bottom of the ramp, with a minimum 50mm gap from the adjacent wall.
 - An entrance landing next to the ramp should be at least 1.2 meters by 1.5 meters in size.
- For sloping access paths or ramps with steps:
 - The minimum width should be 1.35 meters.
 - A continuous flight of stairs without a landing should have no more than 12 risers.

21.1.9 Mezzanine

Mezzanine floor shall have a minimum clear height of 2.1mts which may be allowed in a room at a minimum clear height of 2.1mts from the floor level if the area does not exceed 30% of the area of the enclosed space.

RAIN WATER

25.2.2 Harvesting

Rain water harvesting is mandatory for all buildings with ground coverage 80 sq.mt and above. The system of storm water drainage and storage in reservoirs and re-charge should conform to one of the following specifications:

- a. For Buildings with ground coverage above 80 sq.mt and below 500sq.mt: Percolation Pit or Bore Recharge shall be provided in the marginal space around the building. Such pits shall be filled with small pebbles, brick jelly or river sand and covered with perforated concrete slabs as illustrated below:
- b. Buildings with building-unit area above 500sq.mt and up to 1500 sq.mt:
- c. For Buildings with building-unit area above 1500 sq.mt and up to 4000 sq.mt
- d. For Buildings with building-unit area above 4000 sq.mt

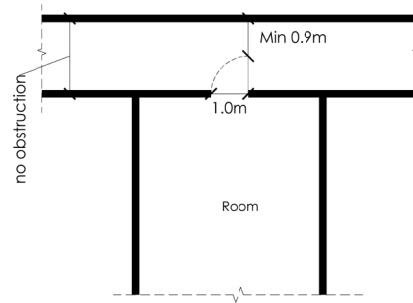
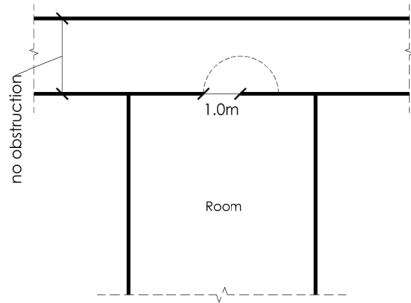
25.2.3 Storage

For all building-units with area more than 1000 sq.mt, Rain water storage tanks shall be mandatory with adequate storage capacity.

FIRE SAFETY

- Open staircase, cantilever staircase with maximum width of 1.00 mts and landing space of maximum 2.00mts permitted in side or rear margins except on road side margin.
- Projections till 0.6m allowed in marginal areas. Min clear ht from 2.4m from ground.

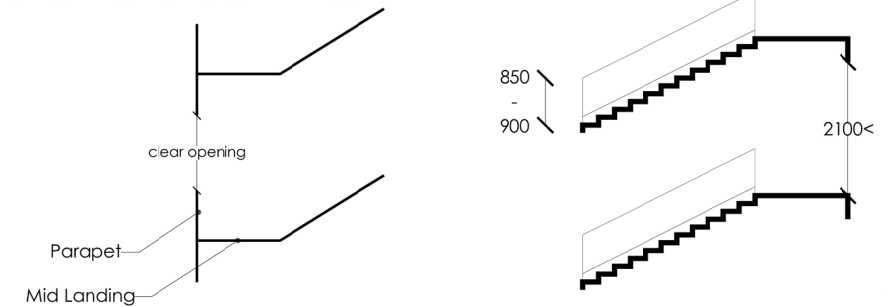
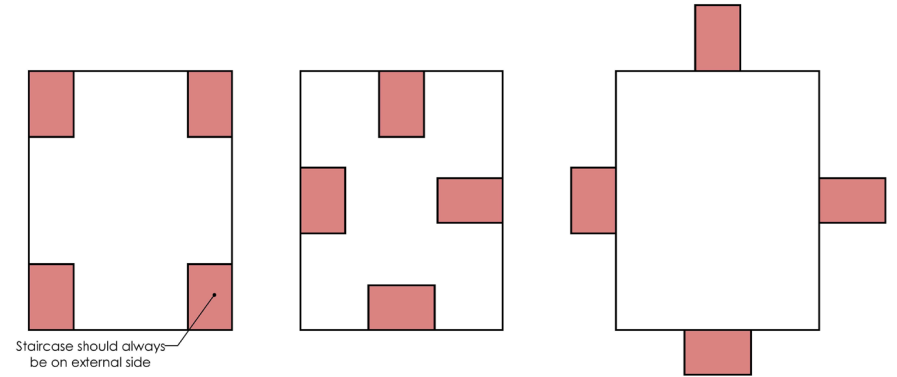
Sr. No.	Fire Prevention Provision	Basement area > 200 sq.mt.	Ht <15	15<Ht<25	25<Ht<45	Ht>45	Commercial/Mixed-use
			For all building uses (Building Height in meters)				
1	Marginal Open Space		Shall be open to sky and motorable with min. load bearing capacity (for all Bldgs. Except dwelling 1 & 2)				
			40 Tonne/Sq. Mts.		60 Tonne/Sq. Mts.		
2	Corridors & Passageway (For all bldgs except dwelling 1)		Shall be clear from any kind of obstruction				
			No projection upto ht. 2.1m from floor level				



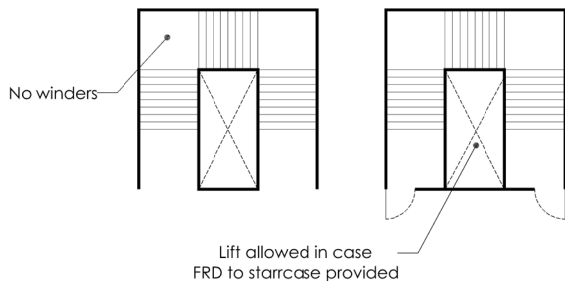
Sr. No.	Fire Prevention Provision	Basement area > 200 sq.mt.	Ht <15	15<Ht<25	25<Ht<45	Ht>45	Commercial/Mixed-use
3a	Door ways						<ol style="list-style-type: none"> Shall open in to staircase (compartmentalised) or a horizontal exit providing continuous and protected means of egress. Min. width: 1000 MM (except assembly building; Min width: 2000mm) Min height: 2000M (for all) Shall open outwards without obstructing any travel along any exit. When opened: should not reduce the width of path less than 900MM. Overhead/sliding door shall not be installed. In case of central corridor: Door can open outward flushing with the wall(180°) A landing equal to atleast width (min 900mm) of door way shall be provided in front of staircase. Level of landing and floor shall be same. Shall be openable from side with mechanisms like Panic bar. Mirrors shall not be allowed in the exit doors.
3	Exit Requirements						<p>A doorway, passageway or corridor connecting to a circulation core having access to the external street, roof, refuge area.</p> <p>Lifts and escalators shall not normally be considered as exits.</p> <p>All exits, exit ways shall be kept free of obstructions.</p> <p>No buildings shall be altered to result in less number, width or protection of less than that required.</p> <p>Exits shall be reached without passing through another occupied unit.</p> <p>2 Hour fire resistant doors shall be provided at appropriate places.</p>

Sr. No.	Fire Prevention Provision	Basement area > 200 sq.mt.	Ht <15	15<Ht<25	25<Ht<45	Ht>45	Commercial/Mixed-use
3b	Horizontal exit				<ol style="list-style-type: none"> 1. Width: same as exit doorways. 2. Shall be equipped with atleast one fire door (2 Hr. resistance). It should have direct connectivity to fire staircase. 3. In case of level difference: Ramps not more than 1 to 10 gradient shall be provide. 4. Doors in Horizontal exits shall openable from both sides. 5. Access to ramps from any floor shall be through a smoke-stop door. 		
4	Staircase						<ol style="list-style-type: none"> 1. Staircase to abut an outer wall or be external part of the building with natural ventilation. 2. No winders shall be provided except in case of individual dwelling unit. 3. Treads: constructed and maintained to prevent slipping. 4. shall not be provided around a lift shaft unless provided with fire stop door of 1 hour rating at every floor level and no other openings in the inside wall. 5. No gas piping, electrical panels or AC ducts shall be allowed in the stairway. 6. Shafts/ ducts may be permitted. Electrical Shafts/ ducts shall have not less than 2hour fire resistance. For other service shafts/ ducts, the fire resistance shall be not less than 1hour. 7. Railing: Continuous handrails shall be provided on both sides including the wall (if any) at two levels: upper at 850mm-900mm and lower at 700mm to be measured from the base of the middle of the treads to the top of handrails. The maximum gap between balusters shall be 150 mm. 8. Soffit (underside/open area under the stairs) of the stairs and ramps should be enclosed or protected with rails or raised curbs or marked with a tactile surface. 9. Headroom: clear 2.1 M from FFL. (excluding beams/column/any other building feature) 10. No living space, store or other fire risk shall open directly into the staircase. 11. External exit door of staircase enclosure at ground level shall open directly to the open spaces. 12. The main and external staircases shall be continuous from ground floor to the terrace level. 13. Lifts shall not open in staircase.

Sr. No.	Fire Prevention Provision	Basement area > 200 sq.mt.	Ht <15	15<Ht<25	25<Ht<45	Ht>45	Commercial/Mixed-use
4a	Additional Staircase	An additional staircase shall be required based on travel distance from the farthest point to the staircase on any floor.					



Sr. No.	Fire Prevention Provision	Basement area > 200 sq.mt.	Ht <15	15<Ht<25	25<Ht<45	Ht>45	Commercial/Mixed-use
4b	Fire escape staircase				1. Shall be provided within a stairwell with a firesafe doorway of fire rating of 2 hours on each floor. 2. A separate staircase shall be required for access to the basement. 3. Common staircase may continue to the basement, if such a staircase opens into an enclosure at basement level with a fire rating of 2 hours with fire safe doorway.		
					1. Min Width: 2000 MM 2. If the main staircase is not naturally ventilated, a fire escape staircase has to be installed on either side of the building. 3. all staircases shall terminate at the ground floor level and the access to the basement shall be by a separate staircase.		
					4. Staircase shall be provided within a stairwell with a fire safe doorway of fire rating of 2 hours at every floor level.		



Sr. No.	Fire Prevention Provision	Basement area > 200 sq.mt.	Ht <15	15<Ht<25	25<Ht<45	Ht>45	Commercial/Mixed-use
4b	Fire escape staircase				1. Fire Escape Staircase to abut an outer wall or be external part of the building with natural ventilation. 2. External Staircase: Min width: 1250MM; Tread: Min 250MM wide; Riser: not more than 190MM. 3. No external staircase, used as a fire escape, shall be inclined at an angle greater than 45° from the horizontal. 4. Shall be free of obstruction all the time.		
6	Lifts		1. The number of lifts in one row for a lift bank shall not exceed 4 and the total number of lifts in the bank (of two rows) shall not exceed 8. 2. A wall of 2 hour fire rating shall separate individual shafts in a bank. Minimum distance of 10mts shall. 3. Exit from the lift lobby, if located in the core of the building, shall be through a self-closing smoke stop door of half an hour fire resistance. 4. All lift shall be provided with ceiling hatch for rescue purpose.				
			1. A lift connecting all floors above ground level shall not continue to the basement. 2. If, common lifts are in connecting with basement, the lift lobby of the basements shall be pressurized, with self-closing door. 3. One of the total required number of lifts as per Performance Regulation 23.12 shall be a dedicated Fire Lift.				

Sr. No.	Fire Prevention Provision	Basement area > 200 sq.mt.	Ht <15	15<Ht<25	25<Ht<45	Ht>45	Commercial/Mixed-use
6	Lifts						<p>1. all the required number of lifts as per Performance Regulation 23.12 shall be Fire Lifts.</p> <p>2. The lift shall not be installed in the centre of the building and the lift shaft shall be ventilated from the top with smoke extractors. Unless, additionally, at least one fire lift shall be provided at the external edge of the building to be accessible externally by the fire-fighting staff.</p> <p>3. One fire lift per 1000 sq.mts of floor area shall be provided</p> <p>4. In case of buildings with only two lifts, the second lift may be designated as a fire lift.</p> <p>5. Fire lift shall terminate at the ground level.</p>

Sr. No.	Fire Prevention Provision	Basement area > 200 sq.mt.	Ht <15	15<Ht<25	25<Ht<45	Ht>45	Commercial/Mixed-use
23	Refuge Area						<p>1. Refuge area shall be provided on the external walls/ periphery of the floor preferably on a cantilever projection up to 1.2mts, open to air at least on one side, protected with suitable railings and shall have direct access to fire ladder.</p> <p>2. Minimum area of 15sq.mts. on external wall with minimum width up to 1.2 mts at every 18mts height ;for floor area up to 1000 sq.mts.</p> <p>3. If floor area exceeds 1000sq.mts. another Refuge Area on another end of the floor shall be provided.</p> <p>4. For floors above 25mts and up to 39mts- One refuge area on the floor immediately above 25mts shall be provided.</p> <p>5. For floors above 39mts- One refuge area on the floor immediately above 39mts and so on after every 15mts shall be provided.</p> <p>6. Residential flats in multi-storeyed buildings with balcony, need not be provided with refuge area, however flats without balcony shall be provided with refuge area as given above.</p>

Minimum Requirements for Fire Fighting Installation												
Type of Building Occupancy	Type of Installation								Water Supply (litre)		Pump Capacity (litre/min)	
	Fire Extinguisher	First Aid Hose Reel	Wet Riser	Down Comer	Yard Hydrant	Automatic Sprinkler System	Manually Operated Electronic Fire Alarm Systems (see Note 1)	Automatic Detection and Alarm System (see Note 2)	Underground Static Water Storage Tank Combined Capacity for Wet Riser, Yard Hydrant and Sprinklers per Set of Pumps	Terrace Tank over Respective Tower Terrace	Pump Near Underground Static Water Storage Tank (Fire Pump) with Minimum Pressure of 3.5 kg/cm ² at Remotest Location	At the Terrace Tank Level with Minimum Pressure of 3.5 kg/cm ²
Lodging and Rooming Houses (A-1)												
Less than 15m in height - Up to 15 rooms	R	NR	NR	NR	NR	R (see Note 4)	NR	NR	NR	5000 (see Note 6)	NR	NR
Less than 15 m in height - More than 15 and up to 30 rooms	R	R	NR	NR	NR	R (see Note 4)	NR	NR	NR	5000 (5000) (see Note 6)	NR	450 (450) (see Note 6)
Less than 15 m in height - More than 30 rooms	R	R	NR	NR	NR	R (see Note 4)	R (see Note 7)	NR	NR	10000 (5000) (see Note 6)	NR	450 (450) (see Note 6)
One or two Family Private Dwellings (A-2)												
	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Dormitories (A-3) and Apartment Houses (A-4)												
Less than 15m in height	R	R	NR	NR	NR	R (see Note 4)	NR	NR	NR	5000 (5000) (see Note 6)	NR	450 (450) (see Note 6)
15 m and above but not exceeding 35 m in height	R	R	NR	NR	NR	R (see Note 4)	R (see Note 8)	NR	NR	25000	NR	900.0
Above 35 m but not exceeding 45 m in height	R	R	R	NR	NR	R (see Note 4 & Note 9)	R	NR	75000	5000	(see Note 10)	NR

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TEAM OIKOPOLIS VI