

**GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION  
GENERAL DEVELOPMENT CONDITIONS FOR PLOT/LAND  
ALLOTTED IN GIDC ESTATE REGULATIONS, 1996**

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[Notfn. No. GIDC : ATP: LAW : AMD-20, dt.17-12-1996: pub. in G.G.G. Pt. IV-C. dt. 6-2-97, p. 88].-In the exercise of the powers conferred by Section 54 of the Gujarat Industrial Development Act, 1962 (Guj XXIII of 1962), the Gujarat Industrial Development Corporation with the previous approval of the State Government

hereby makes the Gujarat Industrial Development Corporation (General Development conditions for the control of development in plot/shed in GIDC Estate) regulations 1996 as follows namely:-

**1. . :-**

These Regulations may be called the Gujarat Industrial Development Corporation General Development conditions for plot/land allotted in GIDC Estate Regulations, 1996.

**2. . :-**

These Regulations may come into force with immediate effect.

**3. . :-**

These conditions shall apply to all GIDC Estates, except the estates falling within the limits of Urban/Area Development Authorities constituted/designated under the Gujarat Town Planning and Urban Development Act, 1976.

**4. . :-**

The building conditions of GIDC at present in force are hereby modified and replaced by these conditions. Saving notwithstanding such modification anything done or any action taken under the regulations in force prior to such modification shall be deemed to be valid and continue to be so valid unless and otherwise specified.

**5. Definitions :-**

(1) 'Act' means the Gujarat Industrial Development Act, 1962 .

(2) 'Balcony' means the horizontal projection, including a hand rail, or balustrade to serve as passage or sitting out place.

(2a) Balcony projection may be permitted upto maximum 1.2 meters width only within 3 meters or more side margins.

(2b) Balcony may be permitted on ground floor provided margins to be left is 3 meters or more.

(3) 'Basement or Cellar' means the lower storey of a building below or partly below ground level. This will be included in the F.S.I.

(4) Building Unit shall mean a plot or a part of a plot or a combination of more than one plot.

(5) 'Built-up area or floor area' shall mean and include any area which is built upon whether on, below or above ground level and shall include main structures, with cellar, outhouse, garage, servant

quarters, privies, bath rooms, but shall not include any area not connected towards computation of floor space index or as may be excluded specifically from the built up area or floor area in these regulations.

(6) 'Common plot' shall mean a common open space exclusive of margins and approaches at a height not more than ground level of the building unit.

(7) 'Committee' means a committee consisting of Directors of the Corporation as resolved for this purpose from time to time by the Corporation under clause (g) of Section 14 of the Act.

(8) 'Corporation' means the Gujarat Industrial Development Corporation established under Section 3 of the Act.

(9) 'Floor space index' of a plot, building unit or premises shall mean the ratio of the combined gross built up area or floor area of all stories Including basement for parking, basement for other uses. the area of all walls as well as mezzanine floor of a building on plot. building unit or premises to the total area of plot building unit or premises, excluding the area of internal roads and common plots. Provided that the following shall not be counted towards computation of floor space index.

(1) Space under a building constructed on stilts and specifically used as parking space.

(2) Any area used for parking open to sky.

(3) Ramps leading to any area exclusively used for parking.

(4) Chowks open to sky.

(5) Area covered by otta, steps limited to height of 1.5 mtr. only and ramps, chowkdies / kundies, fountains, septic tank, manholes, water tank, swing-frame, swimming pool, underground tank. over-head tank, well, boring, tubewell, reservoir and purification plant open to sky.

(6) W.C., bath room, servant quarters, motor garage, storage, sheds, or sheds as permitted in the rear margin area of ground floor construction only, constructed in the rear marginal distance upto the length of 50% of the width of plot of ground floor construction with maximum height of 3. meters and maximum total built-up area of 25 sq. mtrs.

(7) Architectural projection to the extent of 0.6 mtr.

(8) Elevated water tanks, and space less than 2.0 metres, below elevated water tank.

(9) Stair-cabin, ramp-cabin, lift cabin with machine room constructed on terrace to the extent minimum necessary.

(10) Open sheds of parking constructed in margins may not be considered as construction and hence shall be exempted from FSI and built-up calculations.

(10) 'Front' as applied to a plot means the portion facing the road and in case of plot abutting on more than one road portion facing on widest road. In case of roads of equal width the front shall be decided by GIDC (This has no relation to the word 'Frontage' used for frontage charges).

(11) 'Height of building' means the vertical distance measured from the plot level and upto the top of the finished level or the top of the topmost floor slab in case of flat roof and upto the mid point of the height of the sloping roof.

(12) 'High rise building' shall mean a building having height more than 15 mtr. above the plot level in case the building is proposed on stilts and more than 13 mtrs. in case the building is proposed on solid plinth provided that the height of the plinth should not be less than 0.45 mtrs. High rise building shall not be permitted under these conditions. In case of building for industrial purpose height of more than 13 meters may be permitted if required for Industrial purpose and approved by factory Inspector.

(13) 'Loft' shall mean an intermediate floor between two floors with a maximum height of 1.2 mtr. and which is constructed and adopted for storage purpose. The loft as provided in a room shall not cover more than 25% of the floor area of the rooms. It shall be excluded from F.S.I.

(14) 'Low rise building' shall mean a building having height not more than 15 mtr. above the plot level in case the building is proposed on stilts and not more than 13 mtr. in case the building is proposed on solid plinth, provided that the height of the plinth should not be less than 0.45 mtr.

(15) 'Margin' shall mean 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 in these regulations. Underground water tank may 'be permitted in the side margins provided it does not project above the ground level and it shall have cover of strength to take load of a vehicle passing over it.

(a) Balcony projection may be permitted upto maximum 1.2 mtrs. width only within 3 meters or more wide margins.

(b) Balcony may be permitted on ground floor provided margins to be left area 3 meters or more.

(16) 'Mezzanine floor' shall mean an intermediate floor between two floors. Its area shall be counted in F.S.I.

(17) 'Open space' and/or open air space means an area forming an integral part of the plot left permanently open to sky.

(18) 'Rear' as applied to a building unit shall mean that portion which is on the opposite side of the front.

(19) 'Row House' means a group of houses on adjacent plots with or without common walls and having only the front and rear open spaces.

(20) 'Semidetached building' means a building on two adjacent plots with or without common wall having front and one side abutting on open space or approach road for each building.

(21) 'Tenement building' shall mean residential building constructed in an attached manner or as semi attached building or as row type or cluster type or group houses as ownership flats in building unit, each being designed and constructed for separated occupant with independent provision of bath room, W.C. etc.

(22) 'Height of room' means the vertical distance from the finished floor surface to the finished ceiling surface.

(23) 'Parking space or area' shall mean an area enclosed or unenclosed, covered or open sufficient in size to park vehicles with drive way connecting parking space with street or alley and permitting ingress and egress of vehicles.

## **6. Development of land :-**

(1) Width of lay out roads: The width of internal roads in a layout and the width or approaches shall be regulated as under:

(2) The shape of the plot, the junction of the roads, curves at the

corners shall be designed as directed by GIDC.

(3) In case of Termination of internal road or roads 13.5 mtr. diameter turning circle or 12 mtrs. turning T shall be enforced.

(4) There shall be minimum 4.5 mtr. distance between two detached structures open to sky in case of residential and industrial development and 6 mtr. clear distance between two detached structure open to sky in case of commercial development.

## **7. Common plot :-**

(1) Common plot shall be provided as under in case of Society development or co-operative development:- Residential Development: 10% of building unit of 1500 sq.mtr. or more with minimum size of common plot of 150 sq. mtrs. with no side less than 12 mtrs. Industrial Development: No common plot for building unit up to 5.000 sq. mtrs. shall be provided. For plot above 5.000 sq. mtrs. and up to 20,000 sq. mtrs. 8% of the plot area shall be provided, for plot of more than 20,000 sq. mtrs. common plot of 1,600 sq. mtrs. + 5% of plot area exceeding 20,000 sq. mtrs. shall be provided. Commercial Development: 10% of the building unit of 1500 sq. mtrs. or more in area shall be provided as common plot. For Cinema and Commercial Centre, the common plot shall be in front side of plot excluding front margins.

(2) No projection shall be permitted in common plot and its area shall be exclusive of projection and margins.

(3) 1/6th area of common plot may be utilised for construction with required margins for common/institutional/community use having basement, ground floor or a floor on stilts only. In case building, is constructed on stilts, 5% of the permissible built up area of the common plot shall be allowed to be built upon for the construction of the store room chowkidar's room, toilet etc. at the ground level. The rest of the common plot shall be kept open to sky.

(4) The area of common plot to be provided in development of land may be permitted to be subdivided provided that the common plot so sub-divided has a minimum area of 150 sq. mtrs. for residential development and 300 sq. mtr. for industrial commercial development.

(5) In a building unit of 1500 sq. mtrs. or more in area, the common plot shall be provided as above preferably in the central

space as far as possible.

### **8. Minimum area of building unit :-**

(1) Minimum area of building unit shall be as under for different developments.

(2) Residential Development:

### **9. Floor space index (FSI) :-**

(1) For residential and industrial development, the maximum permissible floor space Index (FSI) of a building unit shall be 1.6 for law rise building. Maximum built up area on any floor for law rise building shall be 50% of the area of building unit for industrial and 40% for residential and commercial purpose. For commercial development, the maximum permissible floor space index for low rise building shall be 1.6.

(2) Height of Building.-The maximum height shall not be more than 13 mtrs. for building with solid plinth and 15 mtrs. for building on stilts clear from the plot level to the top of the building. In case of building for industrial purpose, height of more than 13 meters may be permitted if required for industrial purpose and approved by Factory Inspector.

### **10. Road side margin :-**

(1) The road side margin in any building unit shall be as under:  
Residential Development:

### **11. . :-**

sides and rear marginal distance and maximum permissible built up area: The maximum permissible built up area of building for industrial development shall be 50% of the plot area, while in case of commercial development and development for public uses, the maximum permissible built up area shall be 40% of the plot area.

### **12. Marginal distance between two detached structures :-**

(1) There shall be provided minimum marginal distance between two detached structures as under:-

### **13. . :-**

Construction permissible in one of the corners of rear margin installed in a building unit.

(1) Construction such as W.C. bath room servants quarters, cooling

tower, transformer rooms, etc. shall be permitted in rear margin only upto the total length of 50% of the width of the plot of ground floor construction with maximum height of 3.6 mtr. having maximum built up area of 25 sq. mtr. Security cabin of maximum 5.0 sq. mtr. in area for plot upto 1000 sq. mtrs. and 10 sq. mtr. of floor area for plots above 1000 sq. mtr. may be permitted in the margins area near the gate providing entrance.

(2) Opening doors, windows, any type of projections shall not be permitted over looking adjoining properties, the slope of the roof of such structure shall be towards the inner side of the same building unit and away from the adjoining building unit.

(3) An over-hanging porch of maximum size of 15 sq. mtrs. with clear height not more than 3 mtr. from ground level upon from three sides in the front or side margin shall be permitted. It shall not be considered towards calculation of maximum permissible built up area and FSI of building unit.

#### **14. Approaches to building :-**

(1) For residential development, the width of the approach from the street to building shall not be less than

(a) 1.7 mtr. wide provided its length is not more than 3 mtrs. and/or the floor area of the building served does not exceed 150 sq. mtrs.

(b) 2 M wide if its length is more than 3 Mtr. but does not exceed 9 mtr. and/or the floor area of the building served is more than 150 sq. mtrs. and does not exceed 800 sq. mtrs.

(c) 3.5 mtrs. if its length is more than 9 mtr. and/or the area of the building served exceeds 800 sq. mtrs.

(2) In case of industrial and commercial development the minimum width of approach to building shall be 3.5 mtr.

#### **15. Plinth :-**

No building shall have plinth less than 45 cm. measured from the crown of the road in front of the building provided that the ground floor of the building may be permitted on pillars subject to the conditions that at no point its clear height over the ground level shall be less than 2 mtrs. and further that this space shall at all times be kept free from any enclosures except for genuine stair case and sanitary block.



## **16. . :-**

In a building unit, the cellar may be permitted on the following conditions-

- (i) Height of the cellar shall not be less than 2 mtr. from the top of the floor to the bottom of the lowest structural member. The maximum depth of the basement shall be 2.5 mtr. below ground level.
- (ii) Number of stair should be so constructed that any point in a cellar shall not be away from the stair by more than 22.5 mtr.
- (iii) Clear width of stair leading to the cellar shall not be less than the width of the regular stair case leading to upper floors.
- (iv) No stairs to be constructed shall consist of wooden materials.
- (v) The minimum opening for ventilation should be 1/10th of the floor area of the cellar. The materials of construction and fixtures of the cellar should be of fire resisting nature and in no case wood should be used as structural part of the cellar or any fixtures thereof.

## **17. Height of floors :-**

- (1) The minimum height of floors in a building measured from floor finish to bottom of the lowest structural member at any point shall be 2.8 mtrs., for residential development and 3 mtrs. for commercial development.
- (2) For dining space, verandah, bath room, corridor, Puja room, coal room, passage, stair cabin and pump room the minimum height shall be 2 mtrs.
- (3) The maximum floor height shall not exceed 3.6 mtrs. for residential development, 4 mtrs. for industrial development and 3.60 mtrs. for commercial development. Also refer section 22 . But this limit on height may be relaxed for industrial structures if required by industrial process subject to the fire fighting provision being made as per national building code in 17(4) The loft at a minimum height of 3 mtrs. not exceeding 1/4th of the area of room may be allowed in any room in residential development. In case of Industrial Development Commercial and in public buildings the left at minimum height of 2.5 mtrs. for sloping roof and 2 mtrs. for flat roof not exceeding 1/4 the area of the room may be allowed.

### **18. Stair, Lobbies and corridors :-**

In case of residential commercial and in public building the width of lobbies or corridors in a building unit shall be as under.

(i) Minimum clear width of corridors shall be 1 mtr. upto 3 mtr. length and for every additional length of 3 mtrs. or part thereof, the width of corridors shall be increased by 15 cms. and upto a maximum of 2.5 mtrs.

(ii) The clear width of common stair shall not be less than 1.2 mtrs. Stair case upto 0.9 mtrs. minimum width may be permitted in single occupational residential building/apartment.

(iii) Minimum Stair width for more than six units tenements on each floor shall be 1.5 mtrs.

(iv) The stair case shall be so located that it shall be within accessible distance of not more than 15 mtr. from any entrance of unit.

(v) Cantilever staircase of width upto 0.9 meters may be permitted in minimum 3 meters width margins in residential building.

### **19. Sanitary Accommodation :-**

(1) In case of residential development, minimum sanitary facilities provided shall be one toilet per unit or house. In case of industrial building sanitary accommodation as per the requirements of Factory Act shall be provided. In case of commercial development, minimum one W.C. for each sex on each floor shall be provided. In case of use of building of a public nature minimum one w.c. for each sex, one urinal for 25 males and one urinal for 25 females shall be provided.

### **20. Ventilation :-**

(1) Every room in residential building should be constructed such that the same shall have for the purpose of ventilation. A window or windows and/or ventilators clear of such frames, opening directly into an interior or exterior open air space or into an open verandah or gallery abutting on such open air spaces having an opening of not less than 1/10th of floor area of the room or an aggregate opening of door opening on outside open space, windows and ventilations of not less than 1/7th of the floor area of the room or kitchen. In case of factories, industries and buildings of warehouses, every room in such building shall be lighted and

ventilated by sufficient number of windows, ventilators and sky lighting inclusive of doors opening on outside open space having clear opening of not less than 1/7 of the floor area abutting on open air space of width not less than 1/3 of the height of the part of the building abutting such open space.

Provided these requirement may be relaxed if artificial lighting and ventilations are installed to the satisfaction of the GIDC.

## **21. Parking :-**

(1) Off street parking space for vehicles shall be provided for every new building constructed for the first use or when the use of old building is changed to any of the uses as mentioned in the table below.

(2) In case of residential development 25% of the open around building may be used for parking. In case of other development 50 per cent of space around buildings may be used for parking.

(3) Each off street parking space provided for cars shall not be less than 20 sq. mtrs. in area and for scooters, motor cycles and for cycles, the parking space provided shall not be less than 3 sq. mfr. and 1.4 sq. mtrs. respectively.

## **22. . :-**

Wherever Factory Act or any other act, rules Is made applicable provision of Factory Act and or other act/rules shall prevail over the requirement of these regulations.

(1) COMPOUND WALL.-The height of compound wall shall not exceed 2 mtrs. from road level and where height exceeding the above is provided, special approval of Managing Director GIDC shall be obtained.

## **23. . :-**

Five copies of all plans, elevations of buildings from all public roads, longitudinal sections and cross sections shall be supplied to sale of 1/100 i.e. 1 CM = 1 Mtr. and 1 CM = 0.25 Mt. details wherever necessary. Block plan to a scale of 1:500 and Area table shall be supplied.

## **24. . :-**

(1) Notwithstanding anything contained herein above, where use of land or building or erection of any building in the GIDC estates or

areas have been commenced or is being carried out or has been completed or any existing building is altered in contravention of the terms on which such building or land on which it stand is held or granted under the Act and actions taken under section 34 and section 35 of Act for such contravention the allottees and/or occupier may prefer an appeal before the committee In this regard.

(2) The Committee may hear the appeal filed by such allottee and/occupier and decide the same as per provisions of section 34 of the Act.

**25. Public Buildings :-**

Regulations of commercial buildings/use shall be made applicable to public Building/use where no separate provisions is made in these regulations.

**26. Room Sizes :-**

Minimum area habitable room shall be as follows:

**27. Relaxations :-**

Notwithstanding anything contained In the foregoing building conditions In case where these regulations cause hardships it shall be in the discretion of the Managing Director, GIDC or such Officer of the GIDC so authorised by the Managing Director on merits of each individual case to relax or waive any conditions.

**28. Regulation :-**

The authorised construction or the construction carried out without obtaining prior approval for the plans may be regularised If deemed fit by the charging levying penalty as may be decided by the GIDC in this behalf from time to time.