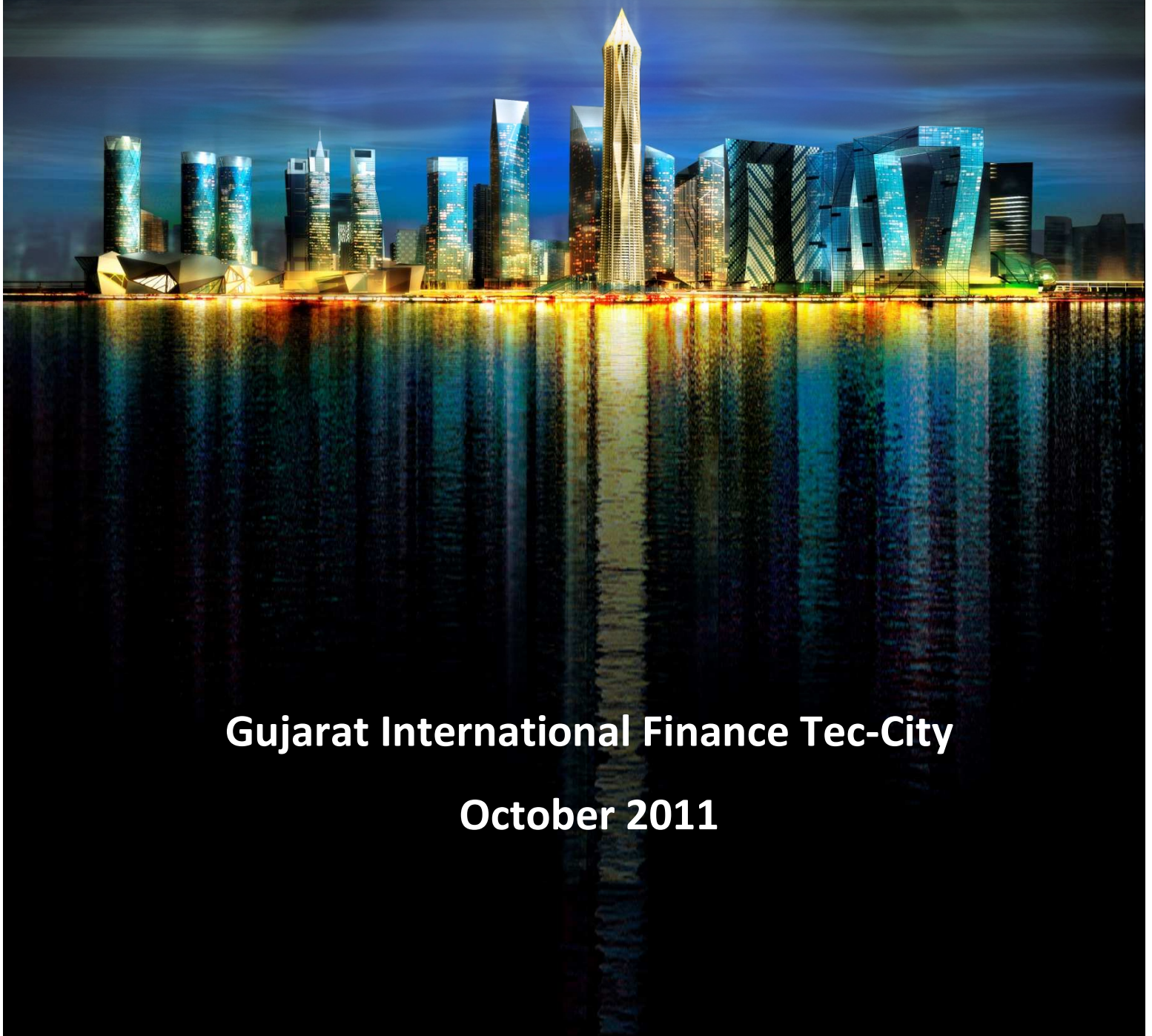


GIFT Area

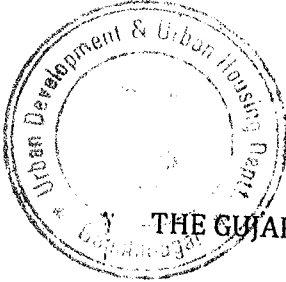
Development Control Regulations



Gujarat International Finance Tec-City

October 2011

**GOVERNMENT OF GUJARAT
URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT
SACHIVALAYA, GANDHINAGAR.**



NOTIFICATION

Dt. 22/7/11

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

NO.GH/V/116 of 2011/GIFT-102011-2523-L : WHEREAS the Government of Gujarat is of the opinion that it is necessary, in the public interest, to make variation in the General Development Control Regulation of the Development Plan of Gandhinagar Urban Development Authority, sanctioned under Government Notification, Urban Development and Urban Housing Department No.GH/V/18 of 2004/DVP-162001-396-L Dtd.16-02-2004 (hereinafter referred to as "the said G.D.C.R. of the said Development Plan" and "the said Authority")

NOW THEREFORE, in exercise of the power conferred by of section 19(1) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976), (hereinafter referred to as "the said Act".) the Government of Gujarat hereby :-

3. Proposes to modify the aforesaid development plan by way of variation in the manner specified in the Schedule appended hereto, and ;
4. Calls upon any person to submit suggestion or objection, if any, with respect to the proposed variation to the Principal Secretary to Government of Gujarat, Urban Development and Urban Housing Department, Block No. 14th, 9th Floor, Sachivalaya, Gandhinagar, in writing, within a period of two months from the date of the publication of this notification in the Official Gazette.

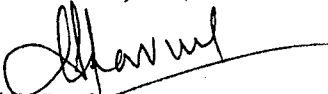
SCHEDULE

Proposed variation in the said G.D.C.R. of the said Development Plan of the said Authority sanctioned by Government Notification, Urban Development and Urban Housing Department No.GH/V/18 of 2004/DVP-162001-396-L, Dtd.16-02-2004

1. The land of village Shahpur, Ratanpur, Lavarpur, Firoshpur and Valad delineated with thick black verge referred as GIFT area shall be deleted from relevant use and the lands thus, released shall be designated for Commercial, Residential under section 12(2)(a), Institutional, Water Bodies under section 12(2)(o), Utilities under section 12(2)(e) Transport, Metro Station, Metro line under section 12(2)(d), Green areas under section 12(2)(c) of the said Act, as shown as on the accompanying plan.

2. The Report & General Development Control Regulations for the GIFT area is annexed as per enclosure-1 & 2 under section 12(2)(m) of the said Act.

By order and in the name of the Governor of Gujarat,


(P. L. Sharma)

Officer on Special Duty & Ex-Officio Joint Secretary
to the Govt. of Gujarat
Urban Development and Urban Housing Department.

Copy forwarded with compliments to :

- ❖ The Chief Executive Officer , Gandhinagar Urban Development Authority Gandhinagar
- ❖ The Chief Town Planner, Gujarat State, Gandhinagar.
- ❖ Senior Town Planner, North Gujarat Region, Ahmedabad.
- ❖ The Collector, Gandhinagar, Dist. Gandhinagar.
- ❖ The District Development Officer Gandhinagar Dist. Gandhinagar
- ❖ The Manager, Government Central Press, Gandhinagar - With a request to publish the aforesaid notification in Part IV-B central Section, in the Gujarat Government Extra Ordinary Gazette of ~~22/07/2011~~ and forward 10 printed copies of the same to this department. The Gujarati version of the Notification will be forwarded shortly to you by the Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar.
- ❖ The Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar - with request to send Gujarati version of the said Notification directly to the Manager, Government Central Press, Gandhinagar for its publication in the official gazette urgently.
- ❖ The Director of Information, Gandhinagar- with request to issue a suitable press note.
- ❖ The Revenue Department, New Sachivalaya, Gandhinagar.
- ❖ The P.S. to Hon'ble Minister (UD) New Sachivalaya, Gandhinagar.
- ❖ System Manager (Gil), Urban Development and Urban Housing Department, Gandhinagar- with request to publish in the department web site.
- ❖ The Select file of ' L ' Branch, U. D. & U. H. D. (2011)
- ❖ The personal file of Dy. Section Officer, U. D. & U. H. D. (2011)

GOVERNMENT OF GUJARAT
URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT
SACHIVALAYA, GANDHINAGAR.



NOTIFICATION

Dt.19.10.2011

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

NO.GH/V/170 of 2011/GIFT-102011-2523-L: WHEREAS, the Government of Gujarat was of the opinion that it was necessary, in the public interest, to make variation in the Development Plan of Gandhinagar Urban Development Authority sanctioned under Government Notification, Urban Development and Urban Housing Department No.GH/V/18 of 2004/DVP-162001-396-L, dtd.16.02.2004 (hereinafter referred to as "the said Authority" and "the said Development Plan")

AND WHEREAS, the variation proposed to be made in the said Development Plan was published, as required by the Section 19(1) of the Gujarat Town Planning and Urban Development Act,1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act"), in the Gujarat Government extra ordinary Gazette Part IV-B dtd.22.07.2011 on page no.225-1 to 225-69 under Government Notification, Urban Development and Urban Housing Department No. GH/V/115 of 2011/TPS-12089-4754-L dated.22.07.2011 along with a notice calling upon any person to submit suggestion or objection, if any, with respect to the proposed variations to the Principal Secretary to the Government of Gujarat. Urban Development and Urban Housing Department, Sachivalaya, Block No. 14, 9th Floor, Gandhinagar, in writing, within a period of two months from the date of publication of this notification in the official gazette.

AND WHEREAS, the Government of Gujarat has received suggestion or objection and decided on merits;

NOW THEREFORE, in exercise of the powers conferred by the section 19 of the said Act, The Government of Gujarat hereby:-

- (a) sanction the said variation to be made in the said Development Plan, as set out in Schedule appended here to and ;
- (b) specify that the variation so set out shall come into force from the date of this notification;

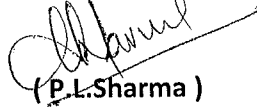
SCHEDULE

Variation in the said Development Plan of the said Authority sanctioned by Government Notification, Urban Development and Urban Housing Department No.GH/V/18 of 2004/DVP-162001-396-L, dtd.16.02.2004

1. The land of village Shahpur, Ratanpur, Lavarpur, Firojhpur and Valad delineated with thick black verge referred as GIFT area shall be deleted from relevant use and the lands thus, released shall be designated for Commercial, Residential under section 12(2)(a), Institutional , Water Bodies under section 12(2)(o), Utilities under section 12(2)(e) Transport, Metro Station, Metro line under section 12(2)(d), Green areas under section 12(2)(c) of the said Act, as shown as on the accompanying plan.

2. The report & General Development Control Regulation (as amended) for the GIFT area is annexed as per enclosure-1 & 2 under section 12(2)(m) of the said Act.

By order and in the name of the Governor of Gujarat,


(P.L.Sharma)

Officer on Special Duty & Ex-Officio Joint Secretary
to the Govt. of Gujarat
Urban Development and Urban Housing Department.

Copy forwarded with compliments to :

- ❖ The Chief Executive Officer, Gandhinagar Urban Development Authority, Gandhinagar.
- ❖ The Chief Town Planner, Gujarat State, Gandhinagar.
- ❖ The Senior Town Planner, North Gujarat Region, M.S. Building, A-Block, 6th Floor, Lal Darvaja, Ahmedabad-1.
- ❖ The Collector, Gandhinagar. Dist. Gandhinagar.
- ❖ The District Development Officer Gandhinagar. Dist. Gandhinagar.
- ❖ The Manager, Government Central Press, Gandhinagar - With a request to publish the aforesaid notification in Part IV-B central Section, in the Gujarat Government Extra Ordinary Gazette of Dt.19.10.2011 and forward 10 printed copies of the same to this department. The Gujarati version of the Notification will be forwarded shortly to you by the Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar.
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- ❖ ✓ The Select file of ' L ' Branch, U. D. & U. H. D. (2011)
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List of Abbreviations

AAI	Airport Authority of India
AWC	Automated Waste Collection
BUA	Built Up Area
CSS	Compact Sub-Station
DCP	District Cooling Plant
DCS	District Cooling System
DMP	Disaster Management Plan
EHS	Environment, Health and Safety
ETS	Energy Transfer Station
FSI	Floor Space Index
GIFT	Gujarat International Finance Tec-City
GIFTCL	Gujarat International Finance Tec-City Company Limited
GoG	Government of Gujarat
GUUDA	Gujarat Urban Development Authority
GUUDC	Gujarat Urban Development Company
HVAC	Heating Ventilation & Air Condition
IBMS	Intelligent Building Management System
IL&FS	Infrastructure Leasing & Financial Services Limited
INR	Indian National Rupee
IRC	Indian Roads Congress
IS	Indian Standards
IT/ITES	Information Technology/ Information Technology Enabled Services
ITPI	Institute of Town Planners, India
LCV	Light Commercial Vehicle
NBC	National Building Code
NOC	No Objection Certificate
O&M	Operation and Maintenance
ODAS	Online Development Approval System
UDAS	Urban Design and Architectural Sheet
WTP	Water Treatment Plant

Part 1 BACKGROUND

1. Background of the Project

Government of Gujarat vide its G.R. No. UDA/10-2007/2180/V dated 15/05/2007 has accorded approval to the development of Gujarat International Finance Tec-City (GIFT) Area and approved formation of Gujarat International Finance-Tec City Company Limited (GIFTCL) as a Joint Venture Company for the implementation for the Gujarat International Finance Tec-city project.

2. Project Vision

“To develop a global financial hub for international and domestic financial services which will serve as a paradigm for Next Class Development in terms of Quality of Life, Infrastructure and Ambience, utilizing Land as a precious resource”

3. Project Objectives

The vision for GIFT Area can be achieved by the following actions, which are enumerated as follows:

- (a) To develop a new format for globally benchmarked Integrated Financial Centre;
- (b) To aggressively target all the financial services opportunity types suitable for centralization, ranging from back office operations and IT support to high end jobs in evolved product markets like trading, private banking etc.
- (c) To make a financial centre hugely scalable in each & every aspect for a distant future and create a much larger carrying capacity;
- (d) To derive a format from fast changing lifestyles & new technologies;
- (e) To achieve an image of Global financial hub , that keeps pace with modern technologies
- (f) To integrate with the adjoining area to achieve a pleasant blend of quality life and business environment.

Propelled by a competitive economy anchored on commerce and related industry, GIFT Area, envisaged to be developed as an eco–development, will serve as the Vibrant Hub of Western India and as a habitat showcasing environmentally-sensitive growth with equity.

Part 2 PREAMBLE

In pursuance of the provisions contained in clause (m) of sub-section (2) of section 12 and clause(c) of subsection (2) of section 13 of the Gujarat Town Planning and Urban Development 1976, the Competent Authority hereby makes the following Regulations.

1. Short Title-Extent and Commencement

- 1.1. These Regulations may be called the GIFT Area Development Control Regulations of the GIFT Area Plan.
- 1.2. These Regulations shall come into force on and from the date prescribed in the notification of GIFT Area Plan.
- 1.3. Subject to the provisions of the Gujarat Town Planning and Urban Development Act-1976, these Regulations shall apply to all the developments in the GIFT Area notified under

2. Jurisdiction & Scope

GIFT Area Development Control Regulations shall apply to matters pertaining to construction, alterations, demolition, maintenance, occupancy, use and installations of buildings within GIFT Area excluding the Special Economic Zone within the GIFT Area, any building developed by Central Government, State Government, GIFTCL and any building developed for Governmental or semi-governmental purposes. Any matter which is not covered through provision of GIFT Area Development Control Regulations shall be subject to determination by the Competent Authority, on the recommendation of GIFTCL in specific cases.

GIFTCL shall prepare Urban Design and Architectural Sheets (UDAS) for different parts of the GIFT Area, detailing therein the location of utilities, open space, ingress, egress, design guidelines, urban design form and such other details as may be considered necessary for the integrated planning and development of the GIFT Area. Where specified, the provisions of UDAS shall be followed by the developer while planning their respective buildings.

3. Savings

Anything done or any action taken under the regulations in force prior to these Regulations in the GIFT Area, shall be deemed to be valid and continue to be so, unless otherwise specified.

4. Intent & Purpose

These Regulations promote innovation and creativity. These Regulations shall form basis for the design guidelines to be formulated for specific areas and from time to time which will guide the micro-level development.



Part 3 DEFINITIONS

1. GIFT

GIFT means Gujarat International Finance Tec-City.

2. GIFTCL

GIFTCL means Gujarat International Finance-Tec Company Limited or its successors incorporated under the Companies Act, 1956, with an objective, inter alia, to plan, design, develop, finance, construct, operate and maintain the GIFT Area, as a whole or any part of the same, as the context may require.

3. GIFT Area

GIFT Area means the area as denoted in the GUDA Development Plan, as amended from time to time.

4. GIFT Area Plan

GIFT Area Plan means the plan prepared for GIFT Area as approved by GoG.

5. Definitions

In these Regulations, unless repugnant to the context, the terms and expressions shall have the meaning indicated against each of them. Terms and expressions not defined in these Regulations shall have the same meaning as in the Gujarat Town Planning and Urban Development Act, 1976 as amended from time to time and the rules framed there-under, and the National Building Code (NBC) of India 2005, as amended from time to time, or other Applicable Laws as the case may be.

5.1. "Access" means a clear approach to a building.

5.2. "Accredited Professional" means an Architect / Engineer (Civil) / Structural Engineer / Town Planner / Landscape Architect / Urban Designer / Supervisor / Utility Service Engineer, who has been registered by the professional body governing such technical persons, accredited by GIFTCL.

5.3. "Act" means Gujarat Town Planning and Urban Development Act, 1976

5.4. "Addition and/or alteration" means a change from one type of occupancy to another, or a structural change, such as addition to the area or height or the removal of part of building or a change to the structure, such as the construction or cutting into or removal of any wall or part of a wall, partition, column, beam, joist, floor including a mezzanine floor or other support, or a change to or closing of any required means of ingress or egress, or a change to fixtures or equipment, as provided in these Regulations. The addition to any existing structure may be permitted if it is structurally safe.

5.5. "Advertising Sign" means any surface or structure with characters, letters or illustrations applied thereto and displayed in any manner whatsoever out of doors for the purpose of advertising or giving information regarding or to attract the public to any place, person, public performance, article or merchandise, and which surface or structure is attached to, forms part

of or is connected, with any building, or is fixed to a tree or to the ground or to any point, screen, fence or hoarding or displayed in space; or in or over any water body included in the limits of the GIFT Area.

- 5.6.** “Allottee” in respect of development rights for the Built Up Area, means the person to whom the letter of allotment issued by the GIFTCL.
- 5.7.** “Apartment” means a residential building constructed in a detached or semidetached manner being designed as Ground Floor plus more upper floors and constructed as separate dwelling unit with common staircase.
- 5.8.** “Applicable Laws” means and includes:
- i. statute, enactment, act, legislation, ordinance, rule, bye-law, regulation, notification, guideline or public policy of India, as applicable and as amended from time to time; and
 - ii. judgment, decree, order, injunction, direction, arbitral award of any competent court of Law or authority as may be in force from time to time.
- that is applicable to or binding upon any person, entity, party or any land and/or property situate within the GIFT Area.
- 5.9.** “Approved” means approved by the Competent Authority on the recommendation of GIFTCL.
- 5.10.** “Atrium” means a sky lighted naturally ventilated area in buildings, with no intermediate floors, often containing plants and used as circulation space or an entrance foyer.
- 5.11.** “Basement” means the lower storey of a building below, or partly below the average ground level or as defined by GIFTCL.
- 5.12.** “Building” means a structure, constructed with any materials whatsoever for any purpose, whether used for human habitation or not, and includes -foundation, plinth, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms; verandahs, balconies, cornices, projections; part of a building or anything affixed thereto; any wall enclosing or intended to enclose land or space, signs and outdoor display structures; tanks constructed for storage of chemicals or chemicals in liquid form, except temporary structures with the permission of the Competent Authority on the recommendation of GIFTCL.
- 5.13.** “Building Envelope” means the horizontal spatial limits up to which a building may be permitted to be constructed on a defined area.
- 5.14.** “Built-up area” means the area covered by a building on all floors, except the areas excluded as specified under these Regulations.
- 5.15.** “Competent Authority” means the agency/ies and/or the person/s authorized by Govt. of Gujarat, to exercise the powers and discharge the functions of the Competent Authority under these Regulations.
- 5.16.** “Courtyard” means a space permanently open to the sky within the site around a structure and paved/concrete.

- 5.17. “Developer” means the person who is legally empowered to construct or to execute work on a building or structure, or where no person is empowered, the Leaseholder of the building or structure.
- 5.18. “Development Rights” means rights granted by GIFTCL to the Developer for construction of Built Up Area in GIFT Area. The rights and obligation of the Developer for construction of Built Up Area would be as per the Agreement entered into between the Parties.
- 5.19. “Drains” means a system or a line of pipes, with their fittings and accessories such as manholes, inspection chambers, traps gullies, floor traps used for drainage of building or yards appurtenant to the buildings within the same cartilage. A drain includes open channel for conveying surface water or a system for the removal of any liquid.
- 5.20. “Drainage” means the removal of any liquid by a system constructed for the purpose.
- 5.21. “Elevated Walk Way” means a path provided for movement of people, at above grade level, which is partly a pedestrian path and may partly consist of trevelators or other similar devices.
- 5.22. ”Empanelled Consultant” means the consultants engaged by GIFTCL for scrutiny of submissions by developers.
- 5.23. “Enclave” means a parcel of land denoted as an enclave in the GIFT Area Plan.
- 5.24. “Enclave Greens” means landscaped/ green area provided in an Enclave, at or below the grade and open to the sky.
- 5.25. “Exit” means a passage, channel or means of egress from any building, storey or floor area to a street or other open space of safety.
- 5.26. “Fire Separation” means the distance in meter measured from any other building on the site or from another site, or from the opposite side of a street or other public space to the building.
- 5.27. “Global Floor Space Index (Global FSI)” means the quotient of the ratio of the combined gross covered area (plinth area) on all floors, excepting areas specifically exempted under these Regulations, i.e. “Free of Built-Up Area”, to the total area of the GIFT Area viz.

$$\text{Global FSI} = \frac{\text{Total Built up Area on the floor}}{\text{GIFT Area}}$$

- 5.28. “Habitable room” means a room occupied or designed for occupancy for human habitation and uses incidental thereto, including a kitchen if used as a living room, but excluding a bath-room, water closet compartment, laundry, serving and storing pantry, corridor, cellar, attic, store-room, prayer-room, and spaces not frequently used.
- 5.29. “Hazardous Material” means (i) radioactive substances; (ii) Material which is highly combustible or explosive and/or which may produce poisonous fumes explosive emanations, or storage, handing, processing or manufacturing of which may involve highly corrosive, toxic,

obnoxious alkalis or acids or other liquids; (iii) Other liquids or chemicals producing flame, fumes, explosive, poisonous, irritant or corrosive gases or which may produce explosive mixtures of dust or fine particles capable of spontaneous ignition.

- 5.30.** “Height of Building” means the vertical distances measured from the average level of the ground around and contiguous to the building up to the top of the finished level of the slab of the topmost habitable floor-space, in case of flat roofs and up to the mid-point of the height of the sloping roof. The height of the sloping roof shall be measured from the point at which the external surface of the outer wall intersects with the finished surface of the sloping roof. Architectural features serving no other purpose except that of decoration shall be excluded for the purpose of computation of the height of building. However, no exclusions may be applicable for computation of height for civil aviation clearance.
- 5.31.** “Height of a room” means the vertical distance measured from the finished floor surface to the finished ceiling. Where a finished ceiling is not provided- the soffit of the beams, joists or tie beams shall determine the upper point for measurement. The height of a room with a pitched roof means the average height between the finished floor surface and the bottom of the eaves and the bottom of the ridge.
- 5.32.** “High-rise Building” means a building of a height of 24m or more above the average surrounding ground level.
- 5.33.** “Land Use” means the predominant use of land for which a parcel of land or building thereon is used or intended to be used; for the purpose of classification of a land parcel according to the land uses, a land use shall be deemed to include subsidiary land uses which are contingent upon it.
- 5.34.** “Leaseholder” means a person and/or legal entity who/which has acquired legitimate rights vide an agreement to lease or any such documentation establishing such legal rights for utilization of any structure, building or part thereof in the GIFT Area and includes his/its successors, administrators, transferees and assignees.
- 5.35.** “Letter of Allotment” means the letter issued by GIFTCL to a party for allotment of Built Up Area.
- 5.36.** “Letter of Authority” means the letter issued by the GIFTCL to the Developer for performing pre-construction activities including preparation and submission of details for obtaining Development Permission from Competent Authority, pending execution of Lease Agreement.
- 5.37.** “Lift” means a mechanically guided car, platform or transport for persons and materials between two or more levels in a vertical or substantially vertical direction.
- 5.38.** “Link-way” means a path provided for movement of people, at above grade level, connecting the Elevated Walkway to the entrance of the building.
- 5.39.** “Mezzanine floor” means an intermediate floor between two floors overhanging or overlooking a floor beneath.
- 5.40.** “National Building Code” means National Building Code of India, 2005 as amended from time to time.

- 5.41.** “Occupancy” or “Use” means the principal occupancy or use for which a building or a part of it is used or intended to be used, including contingent subsidiary occupancies; mixed occupancy buildings being those in which more than one occupancy are present in different portions of the building.
- 5.42.** “Open Space” means an area forming an integral part of a land left permanently open to the sky.
- 5.43.** “Parapet” means a low wall or railing built along the edge of a roof of a floor.
- 5.44.** “Parking Space” means an area enclosed or unenclosed, covered or open, sufficient in size to park vehicles, together with a drive-way connecting the parking space with a street or alley and permitting ingress and egress of the vehicles.
- 5.45.** “Partition” means an interior non-load bearing barrier, one storey or part-storey in height.
- 5.46.** “Permission” means a valid permission or authorization in writing by the Competent Authority on the recommendation of GIFTCL to carry out development or a work regulated by the Regulations.
- 5.47.** “Plinth” means the portion of the external wall between the level of the street and the level of the storey first above the street.
- 5.48.** “Plinth area” means the built-up covered area measured at the floor level of the basement or of any storey.
- 5.49.** “Refuge Floor” means a protected floor that serves as a refuge for the occupants of the building to assemble in case of fire.
- 5.50.** “Road/Street” means any highway, street, lane, pathway, alley, passageway and carriageway.
- 5.51.** “Road/Street-level or grade” means the officially established elevation or grade of the centre line of the street upon which a building fronts, and if there is no officially established grade, the existing grade of the street at its mid-point.
- 5.52.** “Road/Street line” means the line defining the side limits of a road/street.
- 5.53.** “Road width” or “Width of road/street” means the whole extent of space within the boundaries of a road measured at right angles to the course or intended course of direction of such road.
- 5.54.** “Service road” means a road/lane provided at the front, rear or side of a building for service purpose.
- 5.55.** “Service Floor” means a floor provided for facilitating maintenance and/or termination/diversion of services like water supply, drainage, electricity supply, telecommunication lines and accommodating mechanical/electrical devices, apparatus like air handling units, air conditioning ducts etc.
- 5.56.** “Sky Walk” means a path provided for movement of people, at above grade level, connecting the two buildings.

- 5.57.** “Sky Garden” means a landscaped/ green area provided on the top floor or intermediate floors of the building.
- 5.58.** “Storey” means the portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it.
- 5.59.** “Sub-Enclave” means a part of Enclave.
- 5.60.** “Technical Advisory Committee” means experts appointed by the GIFTCL to advise on guidelines prepared by the GIFTCL.
- 5.61.** “Terrace Greens” means a landscaped / green area provided at intermediate floor which is open to sky.
- 5.62.** “Unsafe Building” means buildings which are structurally and constructionally unsafe or insanitary or not provided with adequate means of egress or which constitute a fire hazard or are otherwise dangerous to human life or which in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, or dilapidation or abandonment.
- 5.63.** “Urban Design and Architectural Sheet” (UDAS) means the guidelines regarding development in the GIFT Area, which may include those relating to building envelope, built-up area, open spaces, building form, building height, facade, vertical zoning, landscape, urban design, architectural features, access, utilities and services etc.
-

Part 4 GENERAL DEVELOPMENT PARAMETERS

1. Compliance to Regulations

All types of developments, as per Clause 2 of Part 2 of these regulations, within the GIFT Area shall comply with the requirements of these Regulations as per the GIFT Area Plan.

2. Planning Considerations

2.1. Principal Land Uses

The allowable principal land use at Enclave/Sub-Enclave level is shown in the GIFT Area Plan. The principal land use of Enclave/Sub-Enclave shall be minimum 60% of the total Built Up Area of Enclave/Sub-Enclave. The following land use indicates the permissible uses of land:

- **Commercial land use** will include Offices, Financial services, IT/ITES, Retail Shopping, General Business and Commerce, Local Shopping, Hotels, Restaurants, Cinemas, Malls & Theatres and other such uses.

Provided the following uses shall not be permitted within commercial land use: Obnoxious, polluting and hazardous uses, industries, hospitals for infectious and contagious diseases, mental hospital, jail etc

- **Residential land use** will include multi-storied apartments, studio, serviced apartments, and other such uses as may be specified by Competent Authority on the recommendation of GIFTCL.

Provided the following uses shall not be permitted within residential land use: Obnoxious, polluting and hazardous uses, steel stock yard, truck terminal, saw mill, timber mart, ice factory and cold storage, junk yard, industries, wholesale market, ware houses, storage of inflammable goods, hospitals for infectious and contagious diseases, mental hospital, jail, etc.

- **Institutional land use** will include all educational institutes, health centre, clubs, communication hubs, community centre, convention centre, exhibition hall, distribution facilities museum, library and other such uses

2.2. Built Up Area

Approved GIFT Area Plan provides a Global F.S.I of 3.65 in the GIFT Area. The resultant total BUA will be distributed in different Enclaves/Sub-Enclaves based on the need and planning considerations which will be mentioned in the UDAS, as maybe amended from time to time.

3. Urban Design Guidelines

GIFTCL shall prepare and recommend urban design guidelines to the Competent Authority. These may include physical design concept, massing & development, height profile, public realm, streetscape, waterfront sites, prominent building components, external illumination, façade control, advertising sign, signages and outdoor display. GIFTCL may amend these guidelines from time to time.

4. Landscape Design Guidelines

Hard & soft landscape, artworks & sculptures, furniture, lighting design, lamp-post & lighting fixtures, guidelines for their O&M and any other such landscape element shall abide by Landscape Design Guidelines, prepared and recommended by the GIFTCL to the Competent Authority for building envelope. GIFTCL may amend these guidelines from time to time.

5. Architectural Guidelines

5.1. Basic parameters

5.1.1 Built Up Area

Permitted Built Up Area to a Developer will be mentioned in the relevant documentation with the Developer establishing legal right to seek approval for development. Area for the following uses shall not be considered towards consumption of Built Up Area:

- a) A basement or cellar or area under buildings constructed on stilts in accordance with the clause 5.2.1 (f) of Part 4 of these Guidelines
- b) Refuge area, area of fire escape stairways, etc. according to the fire protection requirements
- c) Parking spaces and parking structures
- d) Interior open spaces and ducts
- e) Staircase
- f) Lift, lift well with lift cabin, water tank and stair cabin
- g) Area for services and its ancillary uses
- h) Sky-Gardens

5.1.2 Building Envelope and Area Statement

Basic parameters such as Building Envelope, Area Statement, co-ordinates of Tapping/Collection points of services etc. shall be adhered to in accordance with the UDAS provided by GIFTCL.

5.2. Elements of building

The specifications for elements shall be adhered to as mentioned below:

5.2.1 Basement

- a) **Extent** - It may be up to the extents and levels as specified in UDAS.
- b) **Height** – The minimum height of the ceiling of any basement shall be 1.2m. above the average surrounding ground level, which shall be utilized for light and ventilation purpose. Clear height of basement should be minimum 2.75m. In case of any variation in the height, special permission from Competent Authority on the recommendation of GIFTCL shall be sought.
- c) **Surface Drainage** – Adequate arrangements shall be made such that no flooding occurs at any time inside the basement.
- d) **Lighting and Ventilation** – Adequate lighting and ventilation shall be provided for the basement. These requirements shall be in conformity with the relevant codes and standards or as updated from time to time. Any deficiency of natural sources must be met by providing adequate electrical lighting or mechanical ventilation in the form of blowers, exhaust fans, air-conditioning system, etc., as the case may be;
- e) **Access** – The access to the basement shall be separate from the staircase providing access and exit from higher floors. Where the staircase is continuous in the case of buildings served by more than one staircase, the same shall be of enclosed type serving as a fire separation from the basement floor and higher floors. Open ramps shall be permitted in the open spaces except in the front open space. For parking spaces in a basement and on upper floors, at least two ramps of adequate width and slope shall be provided preferably at the opposite ends. Such ramps may be provided in the side and rear marginal open spaces after leaving sufficient space for movement of fire-fighting vehicles.
- f) **Uses Permitted** - A basement may be put to the following uses only:-
 - i) Building services including air-conditioning equipment and other machines/equipments/systems used for services and utilities of the building; electric sub-station; suction tank, pump room, electric meter room, electric sub-station, garbage room/collection point, fire hydrants, water tank, etc.
 - ii) parking spaces;
 - iii) Any other uses / activities strictly ancillary to the principal use of non-commercial nature may be permitted by Competent Authority on the recommendation of GIFTCL after submission of appropriate details and any other requirements specified by GIFTCL.
 - iv) Any other uses / activities other than those mentioned in 5.2.1 (f) of Part 4 of these Regulations shall be subject to prior approval of Competent Authority on the recommendation of GIFTCL and shall be counted as Built

Up Area. All such uses shall be preferably provided with natural light and ventilation, as subjected to light and ventilation requirement of habitable rooms to the extent possible.

5.2.2 Building Height and Aircraft obstruction lights

Maximum building height in GIFT Area is planned up to 410 m subject to approval of AAI. Developer will have to abide by the conditions as mentioned in the NOC obtained for GIFT Area from Airport Authority of India (AAI) vide letter no: AAI/20012/508/2008-ARI (NOC), dated 31.05.2010 as amended from time to time (Copy whereof is annexed in Annexure-04) or any other NOC/compliances/approval required from the concerned authority or any statutory, governmental or regulatory authority and all Applicable Laws as the case maybe.

Aircraft obstruction lights/markings shall be provided with secondary power supply on buildings as per the guidelines issued by AAI.

5.2.3 Plinth

Habitable rooms, where basement is not provided, shall have minimum plinth height of 0.45m from ground level. The plinth or any part of a building shall be so located with respect to the surrounding ground level that adequate drainage of the site is assured.

Provided that the ground floor of a building may be permitted on stilts/pillars instead of a solid plinth with a minimum clear height of 2.75 m. and should not exceed 4.2 m. and further that this space shall at all times be kept free from any enclosure except for genuine stair-case and lift (elevator) rooms.

Provided further that a electric meter room, room for telephone D.B.; bath-room, water-room, pump room, water closet, servant room, security cabin may be permitted and these area shall not be considered towards computation of BUA.

5.2.4 Habitable Rooms

i) Height

The height of all rooms for human habitation shall not be less than 2.75 m measured from the surface of the floor to the lowest point of the ceiling/false ceiling. In the case of pitched roof, the average height of rooms shall not be less than 2.75m.

The requirements of this clause shall apply to residential and commercial buildings. In all occupancies, the height of ceiling of any room shall not exceed 4.2m. If the height of any room is in excess of 4.2m, it shall be deemed to have consumed an additional Built Up Area of 50% of the relevant floor area, except for atrium/entrance lobby of the building and buildings for institutional uses. Any such deviation shall be approved by the Competent Authority on the recommendation of GIFTCL.

ii) Size

The area of habitable room shall not be less than 9.5 sqm, with a minimum width of 2.4 m.

5.2.5 Kitchen

i) Height

The height of a kitchen measured from the surface of the floor to the lowest point in the ceiling (bottom slab) shall not be less than 2.75 m, except for the portion to accommodate floor trap of the upper floor.

ii) Size

The area of a kitchen where separate dining area is provided, shall be not less than 5 sqm with a minimum width of 1.8 m. Where there is a separate store, the area of the kitchen maybe reduced to 4.5 sqm. A kitchen, which is intended for use as a dining area also, shall have a floor area of not less than 7.5 sqm with a minimum width of 2.1m.

iii) Other Requirements

Every room to be used as kitchen shall have:

- a) unless separately provided in a pantry, means for the washing of kitchen utensils which shall lead directly or through a sink to a grated & trapped connection to the waste pipe;
- b) an impermeable floor;
- c) a flue, if found necessary; and
- d) a window or ventilator or opening of size not less than as specified in 5.2.13.

5.2.6 Loft

i) Height

The minimum head-room below loft shall be 2.2 m. The maximum height of loft shall be 1.5m.

ii) Size

A loft in a habitable room shall not cover more than 25 percent of the area of the floor on which it is constructed and shall not interfere with the ventilation of the room under any circumstances.

5.2.7 Mezzanine Floor

i) Height

It shall have a minimum height of 2.2 m.

ii) Size

The minimum size of the mezzanine floor, if it is to be used as a habitable room, shall not be less than 9.5 sqm. The aggregate area of such mezzanine floor in a building shall in no case exceed one-third the plinth area of the building.

iii) Other Requirements

A mezzanine floor may be permitted over a room or a compartment provided:

- a) it conforms to the standard of habitable rooms as regards lighting and ventilation in case the size of mezzanine floor is 9.5 sqm or more;
- b) it is so constructed as not to interfere under any circumstances with the ventilation of the space over and under it;
- c) such mezzanine floor is not sub-divided into smaller compartments;
- d) such mezzanine floor or any part of it shall not be used as a kitchen; and
- e) in no case shall a mezzanine floor be closed so as to make it liable to be converted into unventilated compartments.

5.2.8 Parapet

Parapet walls and handrails provided on the edges of roof terraces, balcony, varandah, etc shall not be less than 1.0 m in height from the finished floor level.

5.2.9 Drainage and Sanitation Requirements

i) Height of Bathroom or Water-Closet

The height of a bathroom or water-closet measured from the surface of the floor to the lowest point in the ceiling (bottom of slab) shall not be less than 2.5 m.

ii) Size

The area of a bathroom shall not be less than 1.8 sqm with a minimum width of 1.2 m. The floor area of water-closet shall be 1.1 sqm with a minimum width of 0.9 m. If bath and water-closet are combined, its floor area shall not be less than 2.8 sqm with a minimum width of 1.2 m.

iii) Other Requirements

Every bathroom or water-closet shall:

- a) be so situated that at least one of its walls shall open to external air;
- b) not be directly over or under any room other than another water-closet, washing place, bath or terrace, unless it has a water-tight floor;
- c) have the platform or seat made of water-tight non-absorbent material;

- d) be enclosed by walls or partitions and the surface of every such wall or partition shall be finished with a smooth impervious material to a height of not less than 1 m above the floor of such a room;
- e) be provided with an impervious floor covering, sloping towards the drain with a suitable grade and not towards verandah or any other room; and
- f) have adequate natural lighting and ventilation. It shall have a window or ventilator, opening to a shaft or open space, of area not less than 0.3 sqm with side not less than 0.3 m.

In case of Commercial buildings, the Competent Authority on the recommendation of GIFTCL may relax any of the above requirements on merits, provided that adequate provisions are made for ventilation and light.

No room containing water-closets shall be used for any purpose except as a lavatory and no such room shall open directly into any kitchen or cooking space by a door, window or other opening.

The requirements for fitments for drainage and sanitation in the case of all buildings shall be in conformity with the standards provided by GIFTCL.

5.2.10 Staircase/Exit Requirements

For all elements of Staircase and exit requirements reference shall be made to Part 4 of NBC, 'Fire and Life Safety', unless specified below.

The minimum clear width, minimum tread width and maximum riser of staircases for buildings shall be as follows:

i) Minimum width

The minimum width of staircase shall be as follows:

- a) Residential buildings 1.5 m
- b) Commercial buildings 1.5 m
- c) Residential hotel buildings 1.5 m
- d) Assembly buildings 2.0 m like auditoria, theatres and cinemas
- e) Educational building 1.5 m
- f) Institutional buildings 2.0 m
- g) All other buildings 1.5 m

ii) Minimum tread

The minimum width of tread without nosing shall be 250 mm for residential buildings. The minimum width of tread for other buildings shall be 300 mm.

iii) Maximum riser

The maximum height of riser shall be 190 mm for residential buildings and 150 mm for other buildings and these shall be limited to 14 per flight. The minimum head-room in a passage under the landing of a staircase shall be 2.2 m. The minimum clear head-room in any staircase shall be 2.2 m.

iv) Light and Ventilation

Adequate natural lighting and ventilation shall be provided for staircases. The two staircases provided in a high-rise building with an area more than 500 sqm shall be of enclosed type; at least one of them shall be having opening for light and ventilation on external walls of buildings and shall open directly to the exterior, interior open space or to an open place of safety. Further, the provision or otherwise of alternative staircases shall be subject to the requirements of travel distance being complied with. The Competent Authority on the recommendation of GIFTCL may relax any of the above requirements on merits, provided that adequate provisions are made for ventilation and light.

v) Exit Requirements

All aspects of exit requirements for corridors, doors, stair cases, ramps, etc in respect of widths, travel distance shall be as per Part 4 of NBC, 'Fire and Life Safety'.

5.2.11 Roofs

The roof of a building shall be so designed and constructed as to effectively drain water by means of sufficient rain-water pipes of adequate size, wherever required, so arranged, jointed and fixed as to ensure that the rain-water is carried away from the building without causing dampness in any part of the walls, roof or foundations of the building or an adjacent building.

GIFTCL may require rain-water pipes to be connected to a drain or sewer to a covered channel to connect the rainwater pipe to the road gutter or in any other approved manner to ensure rainwater harvesting.

Rain-water pipes shall be affixed to the outside of the external walls of the building or in recesses or chases cut or formed in such external walls or in such other manner as may be approved by the Competent Authority on the recommendation of GIFTCL.

5.2.12 Compound Wall

There shall not be any compound/boundary wall/fencing around an individual building or a group of buildings within the GIFT Area, unless otherwise specified in writing for certain uses/reasons.

5.2.13 Lighting and Ventilation

For requirements regarding lighting and ventilation for different uses and occupancies, reference shall be made to Part 8 'Building Services' Section 1 'Lighting and Ventilation' of the NBC.

Adequate natural lighting and ventilation shall be provided for toilets and bathrooms. The Competent Authority may relax any of the above requirements on merits, provided Competent Authority is satisfied that adequate provisions are made for ventilation and light. Rooms shall have, for the admission of light and air, one or more openings, such as windows & ventilators, opening directly to the external air or into an open verandah.

Notwithstanding the area of openings obtained through Part 8 'Building Services' Section 1 'Lighting and Ventilation' of the NBC, the minimum aggregate area of such openings excluding doors inclusive of frames, shall be not less than one-tenth of the floor area.

However, the same shall be subject to the following stipulations:

- a) If a window is partly fixed, the openable area shall be counted.
- b) No portion of a room shall be assumed to be lighted, if it is more than 7.5m. away from the opening assumed for lighting that portion.
- c) The area of openings as given shall be increased by 25% in the case of a kitchen.

5.3. Advertising Sign/Hoarding

The Advertisement rights in the GIFT Area vests with GIFTCL. The Developer shall not undertake or permit any form of Commercial advertisement, display or hoarding at any place in the GIFT Area.

5.4. Elevated Walkways

5.4.1 Wherever elevated walkways network is proposed in the GIFT Area, provision in form of covered Link-ways shall be made for walkways to be linked to the Atrium or entrance of the building at first floor level or as specified in the UDAS.

5.4.2 Link-way shall be designed as per the intensity of use of the building with minimum clear width of link-way not being less than 5m.

5.4.3 Soffit height of the Link-Way from the floor of the Link-Way shall be 3.6m. and in no portion it shall be less than 2.5m. in case of Link-Ways having non-rectangular sections. Variations to the 3.6m. soffit height can be allowed in the following circumstances by the Competent Authority on the recommendation of GIFTCL:

- The soffit height of link-way can be increased in independent developments provided the walkway width is increased correspondingly to match the proposed soffit height to maintain the 45 degree angle with width;
- The soffit height can be increased at main entrances for articulation purposes

- 5.4.4 Link-ways shall be accessible to the physically challenged.
- 5.4.5 The minimum of 5.5m. vertical clearance above the ground or any other underneath structure.
- 5.4.6 Single or Multiple link-ways can be provided depending on the shape, size and foot-fall of the building.

5.5. Skywalks

- 5.5.1 Pedestrian skywalks between two buildings are permitted, subject to the issuance of a special permit by the Competent Authority on the recommendation of GIFTCL, provided no other use is permitted in the Skywalks.
- 5.5.2 Skywalks shall be consistent within the GIFT Area Plan and compatible with the connecting buildings and the surrounding environment.
- 5.5.3 Skywalks shall be located close to elevators with adequate fire protection facilities.
- 5.5.4 Multiple skywalks can be provided between buildings provided minimum vertical spacing between two consecutive skywalks shall not be less than 30 m.
- 5.5.5 Skywalks shall contain permanent, hard-surfaced, non-slippery flooring.
- 5.5.6 Structural supports for the skywalk shall be provided within the walls or Columns of the existing buildings and shall in no way obstruct any pedestrian / vehicular traffic movement or lighting and ventilation of any premises.
- 5.5.7 Skywalks shall be properly maintained and be in a safe, dependable and a sanitary condition by the Developer at all times. The Developer shall provide adequate lighting and ventilation in the skywalks.
- 5.5.8 Skywalk between two buildings shall be built with a minimum width of 4m and shall not exceed 6m. It shall have a minimum of 5.5m vertical clearance from the bottom of the structure of Skywalk to the ground or any other underneath structure.
- 5.5.9 Skywalks shall not be longer than 40m. It shall maintain a horizontal alignment for most of its length and maximum 1:12 inclined alignment in short sections with special Permission.
- 5.5.10 Minimum ceiling height shall be 2.5m. and no objects other than directional signs shall be suspended from the ceiling. Lighting fixtures shall be recessed or attached in immediate proximity to the ceiling.
- 5.5.11 The skywalk may be enclosed with glass panels sufficient to provide at least sixty percent (60%) transparency, distributed evenly along the span so as to achieve an open character and reveal pedestrian use of the structure.

5.5.12 Skywalks shall not obstruct light and ventilation of any openings and skywalks shall not reduce the requirement of open space between buildings or wings in any manner whatsoever.

5.6. Sky Gardens

5.6.1 To encourage a park-like environment within high-rise developments, sky gardens on the rooftop and intermediate floors are encouraged. These spaces are used exclusively for landscaping and community activities; free of Built Up for non-commercial purposes at all times and in all parts.

5.6.2 A sky garden can be developed on the refuge floor of any building, provided that the refuge area provisions are exclusively met. Such floors may be provided additional height upto 4.2m. or more with the approval of Competent Authority on the recommendation of GIFTCL, to better serve the purpose as terrace garden.

5.7. Vehicular Circulation and Parking

5.7.1 Parking Standards for Different Land-uses: The minimum required car space with respect to the land use shall be as mentioned below:

Table 1: Parking norms and standards

S. No	Land Use Type	Car Parking Space
1	Residential	1 for every apartment of BUA upto 80 Sqm 2 for every apartment of BUA from 80 sqm to 200 sqm and thereafter 1 for every 100 sqm or part thereof.
2	Commercial	1 space for every 100 sqm or part thereof
3	5,4,3 Star Hotel, Clubs	1 space for 60 sqm of total floor area or part thereof
4	Restaurants	1 space for 50 sqm of total floor area or part thereof
5	Educational	1 space for 100 sqm of floor area or part thereof
6	Assembly Hall & Auditorium	1 space for 60 sqm of floor area or part thereof
7	Mercantile (Markets, Dept. Stores etc)	1 space for 80 sqm of floor area of part thereof
8	Storage like warehouse	1 space for 200 sqm or part thereof
9	Hospitals & Medical Inst.	1 space for 150 sqm of floor area
10	Cinemas & Theatres	1 space for every 20 seats

11	Shopping	1 space for 80 sqm of total floor area of part thereof
12	Stadia	1 space for 150 seats or part there of
13	Institutional (child care, day care schools, art & gallery, exhibition hall, museum, library etc.)	1 space for 250 sqm of floor area or part thereof

In addition to the above,

- 10% of total parking space based on the above standards shall be provided for visitor's car parking.
- 20% of total parking area shall be provided for two-wheelers.

- 5.7.2 Minimum 10% of the total parking requirement shall be provided within the Building Envelope and remaining by purchasing in the common multi level parking, to be developed by GIFTCL as a part of GIFT Area Plan. The actual parking required to meet the balance requirement in the multi level parking will be worked out at 80% of the balance requirement.
- 5.7.3 The parking provision within the Building Envelope shall be at basement level or at stilt level.
- 5.7.4 Minimum width of 5.5m (turning radius min. of 12m) around the building to be kept free from parking or any other activities for proper maneuverability of fire-fighting and emergency vehicles.
- 5.7.5 On street parking is strictly prohibited unless otherwise approved by the Competent Authority on the recommendation of GIFTCL for emergency, drop off services or temporary use.
- 5.7.6 The entrances and exists to and fro from parking shall be clearly marked with appropriate directional signage's as specified by the Indian Roads Congress (IRC) guidelines and specifications.
- 5.7.7 Adequate road markings within the parking area showing the parking spaces and pathway for movement of vehicles should be clearly marked as per the IRC guidelines.

5.8. Special Requirements for Hotels

- 5.8.1 Minimum one room of area 150sqm. For the purpose of practicing yoga shall be provided in hotels.
- 5.8.2 Taxi Parking spaces to serve the hotel guests and sit-out spaces for the taxi drivers shall be provided in the hotels

6. Structural Compliance and Safety

All structural design shall be such that in unlikely events of catastrophe, if the structure fails, it shall collapse inside.

For requirements regarding structural design, reference shall be made to NBC, or relevant National/International Codes & Standards.

7. Services

The Structural design shall be prepared by an accredited professional consultant who will provide certificate for adequacy, constructability, safety and maintainability of the structure. The coordinates of tapping/collection point of Water Supply, Drainage, Sewerage, Solid Waste Management, Power, District Cooling, Gas, Telecommunication, Security and surveillance System shall be in accordance with the UDAS provided by the GIFTCL. Ancillary areas for these services shall be provided at stilt floor or basement with proper facilities such as restrooms and offices for relevant service provider executives. These areas shall be free from Built Up Area.

The planning, design, installation and maintenance of electrical installations, Lifts, Plumbing, Sanitary Fittings, Water Supply, Fire Fighting, Refuse Chutes, Garbage collection, Data Cables, Gas Supply, District Cooling and any other services of the building shall conform to the NBC. Without prejudice to the NBC, the Developer shall comply with the requirements and obtain the necessary No Objection Certificates, permits, approvals etc. from the concerned authorities/agencies as indicated by Competent Authority from time to time.

Ancillary Service Areas shall include electrical installations, Plumbing, Sanitary Fittings, Water Supply, Fire Fighting, Refuse Chutes, Garbage collection, Data Cables, Gas Supply, District Cooling and any other service.

Suitable provisions for the efficient operation and management of the building services as well safe maintenance of the building would be made in consultation with the manufacturers / service providers, as a supplement to, or in lieu of, the relevant provisions contained in the relevant Indian Standards.

7.1. Special Requirements for Power distribution

- 7.1.1 Power will be supplied from Enclave/Sub-Enclave level supply point to the building by GIFTCL as specified in UDAS.
- 7.1.2 Power will be supplied in switch room, for further internal distribution, located at a specified location within the building envelope, as per UDAS.
- 7.1.3 Adequate space and facilities for various elements of power supply would have to be provided as specified by GIFTCL.

- 7.1.4 The distribution system designed within the building should be in conformity with the performance criteria for the Power Distribution System as may be prescribed by GIFTCL from time to time.
- 7.1.5 Alternative/ non-conventional methods of power generation shall be adopted at building level as prescribed by GIFTCL from time to time.
- 7.1.6 Electrical system design shall be in compliance with relevant Codes, Standards, Bye-Laws and Regulations as specified by the Competent Authority and/or GIFTCL.
- 7.1.7 For requirements regarding electrical installations in buildings including lightning protection of buildings, reference shall be made to Part 8 'Building Services, Section 2 Electrical and Allied Installations'.

7.2. Special Requirements for Water Distribution

- 7.2.1 Filtered water from the Water Treatment Plant (WTP) will be supplied, for further internal distribution, at a specified location within the building envelope, as per UDAS.
- 7.2.2 Filtered water on entering the building will be taken in the Fire Water Tank, at the basement level and subsequently the overflow will be stored in Filter Water Storage Tank.
- 7.2.3 Water from the Filter Water Storage Tank, other than flushing water will be sent to the Ultra Filtration Plant, located in the building and there after stored in the Ultra Filter Water Storage Tank for distribution within the building such that drinking water quality is available at each tap.
- 7.2.4 The relevant Codes, Standards, Bye-Laws & Regulations as specified by the Competent Authority and/or GIFTCL, shall be followed for the water distribution system.

The Developer shall carry out adequate tests for drinking water quality, with the help of accredited testing laboratory, at different tap points to ensure the prescribed standards and submit the reports duly certified by the accredited laboratory.

7.3. Special Requirements for Sewerage System

- 7.3.1 Sewage and waste water from the building shall be collected and connected to the connection point of the Sewerage System of the area, as specified in UDAS.
- 7.3.2 Dual plumbing system shall be adopted for carrying soil and waste water separately as specified in the NBC.
- 7.3.3 Vent system should be designed as per standards specified in the NBC to facilitate escape of gases and odour from all parts of sanitary and waste system to the atmosphere.
- 7.3.4 The waste water and sewage system should be in accordance with the relevant Codes, Standards, Bye-Laws and Regulations as shall be specified by the Competent Authority and/or GIFTCL or any statutory, governmental or regulatory authority.

7.4. Special Requirements for Storm Water Drainage and Rainwater Harvesting

- 7.4.1 Surface water drainage for each of buildings shall be designed as per relevant Codes, Standards, Bye-Laws & Regulations as shall be specified by the Competent Authority and/or GIFTCL and shall be integrated with the drainage network of GIFT Area and the outfall points will be as per the UDAS.
- 7.4.2 The Rainwater falling directly on roofs of the buildings shall be connected to the de-silting chamber and injection wells for recharge of ground water.
- 7.4.3 The Rainwater Harvesting System in buildings shall be designed as per standards specified in the relevant Codes, Standards, Bye-Laws and Regulations as shall be specified by GIFTCL. The report for the same shall be submitted along the Development Permission application.

7.5. Special Requirements for HVAC (Heating, Ventilation & Air-Conditioning) System

- 7.5.1 No window or Split type air conditioning will be permitted in buildings unless otherwise permitted by GIFTCL.
- 7.5.2 Chilled water from the District Cooling Plant (DCP) will be supplied to buildings and bulk metered as per UDAS.
- 7.5.3 Chilled water from the DCP will be supplied at the Energy Transfer Station (ETS), for further internal distribution, at a specified location within the building envelope, as per UDAS.
- 7.5.4 Adequate space and facilities for the Energy Transfer Station (ETS), meters would have to be provided by the Developer as per UDAS.
- 7.5.5 The design of the cooling system for the building will be in conformity with the inlet and outlet temperatures of the chilled water from the DCP.
- 7.5.6 In all the areas, the Heating, Ventilation, Air-Conditioning system should be as per the relevant Codes, Standards, Bye-Laws and Regulations as shall be specified by the Competent Authority and/or GIFTCL.

7.6. Special requirements for Solid Waste Management System

- 7.6.1 The Solid Waste of each building shall be collected through chutes provided for the purpose of evacuation of solid waste or collection points as specified in the UDAS.
- 7.6.2 The vertical chutes provided at building level, having an adequate number of disposal ports at every floor for waste disposal as specified by GIFTCL.
- 7.6.3 All vertical chutes in the building shall be connected to the master piping collection network, to be operated under their respective basement at suitable points, as specified in UDAS. Alternate collection system shall also be provided at ground level to facilitate the disposal during the maintenance of the main system or until the regular system is in place.

- 7.6.4 The Solid Waste Management System of each building shall be in conformity with the Automated Waste Collection (AWC) system of the GIFT Area, to be operated under vacuum through pipe line.
- 7.6.5 Solid Waste Management System design shall be in compliance with the National Codes, Standards, Bye-Laws and Regulations as shall be specified by the Competent Authority and/or GIFTCL.

7.7. Special requirements for Fire Protection

The planning, design and construction of any building shall be such as to ensure safety from fire which shall be in accordance with NBC or relevant National/International Codes, Standards, Bye-Laws & Regulations as shall be specified by the Competent Authority and/or GIFTCL.

Fire escape vestibule, of minimum 4m width, connecting refuge floor of the building to the nearest building at the each refuge floor level shall be provided in all the high-rise buildings. The fire escape vestibule to be provided at a vertical distance (span) equal to half of the distance between the two buildings plus minimum 50 cm overlap, i.e., the immediate next refuge floor level. The fire escape vestibules shall be connected through cables with the buildings. The opening of same shall be collapsible in case of emergency to be synchronized with the vestibules of connected building. Details of the fire escape vestibule connection shall be provided in the UDAS.

It shall be the duty of every Leaseholder to maintain and keep in working order the arrangement of internal fire hydrants, fire-lifts and fire-stair provided in his building. At intervals of not more than twelve months he shall submit a certificate from the Fire Department or Accredited Professional certifying that the system of internal fire hydrant, fire lifts & fire stairs and other protections required are properly maintained and is in good working conditions.

8. Environment Health and Safety (EHS) Guidelines

Developer will have to abide by the conditions mentioned in the environment clearance obtained by GIFT vide letter no: SEIAA/GUJ/EC/8(b)/276/2009, dated 03.11.2009 for the GIFT Area. Developer will have to obtain necessary environment clearance from concerned authorities if applicable.

GIFTCL may prepare and recommend EHS guidelines to the Competent Authority to achieve high quality of life and living standards of the people working or living in GIFT Area which shall be adhered to by the Developer. GIFTCL may update these Guidelines from time to time.

9. Disaster Management Plan

GIFTCL shall prepare and recommend Disaster Management Plan (DMP) to the Competent Authority as per Environmental Clearance for the GIFT Area and National guidelines/standards. Each building will have to follow DMP guidelines in their respective area. GIFTCL may update these guidelines from time to time. Developers may prepare their own guidelines in conformity with the DMP of the GIFT Area/enclave if prescribed by relevant Authority and shall also abide by same.

10. Green Building Guidelines

All Buildings within the GIFT Area shall have certification with Leadership in Energy and Environment Design (LEED) India.

11. Intelligent Building Management System

An Intelligent Building Management System (IBMS) shall be part of the building plan. The IBMS will include but not limited to monitoring and surveillance of utilities, services, safety, security management, fire fighting system etc.

IBMS so developed shall be compatible to the urban Intelligent system proposed for the GIFT Area and the same will be synchronized with central control and command center of GIFT Area to the satisfaction of GIFTCL.

12. Guidelines for Physically Challenged

All the buildings in GIFT Area shall be accessible for physically handicapped person as per the G.R. No: AAI/102000/1184/L, dated 22.06.2004 (Copy of norms for physically challenged is annexed herewith Annexure-05). Provisions other than the accessibility for physically challenged shall be made in all buildings and facilities used by public in accordance with the guidelines for physically challenged provided and recommended by the GIFTCL to the Competent Authority, and as per Applicable Laws, as updated from time to time.

13. Operation and Maintenance (O&M) Guidelines

GIFTCL envisages creation of a conducive work and living environment which shall be refreshing and aesthetically pleasant. Hence, provisions related to operation and maintenance of the building such as fascia cleaning, curtain glazing repairing, replacement of lights, painting, polishing etc, which shall be in accordance with the O&M guidelines, prepared by the GIFTCL. GIFTCL may update these guidelines from time to time.

Any such other due care which has to be taken care for building to be easily maintainable and aesthetically pleasing shall be described in detail,

All maintenance provisions, equipments and installations mentioned in provision sheet will be checked by the GIFTCL at the time of inspection before releasing Occupancy Certificate.

14. Technical Advisory Committee

The GIFTCL may appoint a Technical Advisory Committee to review and provide suggestions/comments on the guidelines prepared and recommended by GIFTCL to the Competent Authority as specified in these Regulations.

15. Empanelled Consultants

GIFTCL shall get third party verification of designs from the empanelled consultant engaged by GIFTCL at the Developer's cost. The empanelled consultant shall verify design and recommend to GIFTCL after review of following aspect based on adequacy, constructability, safety and maintainability:

- 1) Structural Design
- 2) MEP
- 3) Fire-Fighting
- 4) Other Building Services

The verification shall include Structural Compliance and safety, Power distribution system, Water supply distribution, Sewerage System, Storm Water Drainage, Rain water harvesting, HVAC system, Solid Waste Management, Fire Protection, Disaster Management System and Safety procedures, Green Building, Intelligent Building Management System, Construction Management etc.

16. Conformity with Other Acts and Regulations

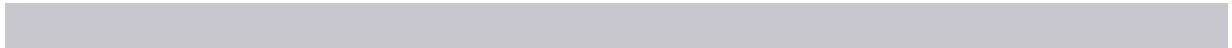
- a) In restricted/critical zone near the airport, construction of building shall be regulated as per the provisions of the Airport Authority of India.
- b) Situated anywhere in the GIFT Area shall be subject to provisions of Gujarat Smoke Nuisance Act, 1963.
- c) Situated anywhere in the GIFT area shall be subject to provisions of Water (Prevention and Control of Pollution) Act, 1974 and conditions of the Pollution Control Board.
- d) Situated anywhere in the Development Area shall be subject to provisions of Air Pollution Control Act, 1981 and conditions of the Pollution Control Board.
- e) Situated anywhere in the development area shall be subject to provisions of the Act related to telecommunication, ISRO, archaeology and conservation/preservation of monuments.

- f) For Cinema Theaters, necessary clearances from the respective laws are required to be obtained.
- g) Development Permission granted by Competent Authority, on the basis of any document / NOC received is not final and conclusive. It shall be considered in true sense and meaning of concerned issuing Authority.
- h) All Applicable Laws as amended from time to time

17. Special Structures:

Special Structures including but not restricted to data centre, mall, multiplex, exhibition halls, convention centre, warehouse, stadium etc. shall adhere to the special requirements provided by GIFTCL. Competent Authority, on the recommendation of GIFTCL will grant permission based on the special requirement.

Note - In case of any conflict/discrepancy between UDAS and these Regulations, the specific guidelines of UDAS shall prevail over the general guidelines of the GIFT Area Development Control Regulations.



Part 5 GENERAL PROCEDURAL REQUIREMENTS

1. Prior Permission Requirement

Any person intending to carry out any development in any building or in or over any land, within the limits of GIFT Area in conformity with the GIFT Area Plan shall make an application in writing to the to the Competent Authority through GIFTCL in prescribed format of Application for Development Permission (FORM: DP – A – 01) along with the following documents.

i. Letter of Allotment

Provided that, in certain contingencies, application for Development Permission can be made by the Developer with the Letter of Authority issued by the GIFTCL to the Developer. However, appropriate documentation entered into with GIFTCL which maybe in the nature of lease, license or any other documentation of similar nature.

ii. Appropriate documentation entered into with GIFTCL which maybe in the nature of lease, license or any other documentation of similar nature.

In case due to unforeseen reason, the finalization of Lease Agreement is delayed, at the discretion of the Competent Authority, GIFTCL may issue Letter of Authority for limited purpose of seeking Development Permission. The Developer can submit application for the Development Permission with this Letter of Authority specifying the land, the permitted Development Right and the use of the building.

iii. Urban Design and Architectural Sheets

GIFTCL may develop an Online Development Approval System (ODAS) for submission of required drawings and information in the prescribed format online which will be checked by the system, which shall be duly complied with by the Developer.

2. Pre-Construction

2.1. Development Permission Application

The Development Permission shall be for the compliance of GIFT Development Control Regulations regarding Planning Considerations, Urban Design Guidelines, Landscape Design Guidelines, Architectural Control, Services and Environmental, Health and Safety Guidelines.

A. Submissions:

Developer shall apply for the Development Permission as per the prescribed format and shall submit four set of hard copies along with soft copies prescribed as under:

- i. Application for Development Permission (FORM: DP – A – 01) duly signed by the Developer

- ii. True Attested copy of Letter of Allotment as issued by the GIFTCL
- iii. True/Attested Copy of relevant documentation with GIFTCL establishing legal right to seek approval,
- iv. UDAS as provided by the GIFTCL.
- v. Drawings: Developer shall submit the soft-copies as well as four sets of hard-copies of Drawings as specified in Annexure-02 in the format as prescribed GIFTCL, signed by the Developer and the accredited professional, who shall indicate the name, address and the license number allotted by GIFTCL, with whom he is registered with.
- vi. Area and Utility Statements: Area calculations, utilities statements, power requirements, DCS requirements and parking requirement for the building shall also be submitted in the prescribed format (FORM: DP – A – 02).
- vii. Certificates of Accredited Professional as per FORM: DP – A – 03
- viii. Reports stating provisions made in accordance with various guidelines provided by GIFTCL and these regulations :
 - Rainwater Harvesting
 - Fire Safety
 - Natural Light and Ventilation
 - Operation and Maintenance
 - IBMS
 - LEED compliance
 - Facilities for Physically Challenged
- ix. Any other documents as specified by the GIFTCL in prescribed format

B. Grant or Rejection of Development Permission

If the Development Permission Application is not submitted in the prescribed format or is not accompanied with any of the above mentioned requisites, GIFTCL may not recommend the application to the Competent Authority.

On the recommendation of GIFTCL, the Competent Authority within a period of 90 calendar days may either grant or reject the Development Permission with the condition of submitting the detailed structural, MEP, Fire fighting, services, design and drawings and other reports as Competent Authority and/or GIFTCL may deem necessary.

C. Renewal of Development Permission

Development Permission granted under these Regulations shall be deemed to be lapsed, if such development work has not commenced on the site till the expiry of one year from the date of Development Permission. Provided that, the Competent Authority may on application along with NOC from GIFTCL, made to it before the expiry of above period (one year), extend such period by a further period of one year by charging Rs. 2.5 per sqm. of the Built-Up Area for the intended residential or institutional development or part thereof and at Rs. 5.00 per sqm of the Built-Up Area for the intended commercial development or part thereof, for renewal of Development Permission.

2.2. Commencement Certificate

The Commencement Certificate shall be sought only subsequent to the Development Permission. Developer shall submit the soft-copies and four sets of hard-copies of Detailed Drawings, Documents and statements regarding proposed development as specified in the Development Permission. All the Drawings, Statements, Specifications and Estimates shall be duly signed by the Developer, and the accredited professionals such as Architect, Structural Engineer, person retained for supervision etc. who shall write the name, address and license number allotted by the authority/agency, with whom the accredited professional is registered with.

A. Submissions:

Developer shall apply for the Commencement Certificate as per the prescribed format (FORM: CC – A – 01) as follows:

- i.** Development Permission
- ii.** Drawings as per Annexure- 03 in the format as prescribed by GIFTCL
- iii.** Certificates of Accredited Professional as per FORM: CC – A – 02 and FORM: CC – A – 03
- iv.** Report on EHS including Construction Manual, Construction Methodology and provisions during construction such as no nuisance, temporary structures, material stacking, movement, parking & installation of machinery, worker housing and safety in accordance with EHS Guidelines.
- v.** Insurance Policy: During construction, the developer by himself or through its contractor will take insurance coverage for the proposed building covering the construction period including third party liabilities. On the issue of Commencement Certificate, the Leaseholder will arrange to take insurance against fire/ natural disaster, including third

party liability and the same will be kept renewed from time to time to cover the entire lease period.

- vi. Any other documents as specified by the Competent Authority and/or GIFTCL in the prescribed format

B. Issue of Commencement Certificate

Competent Authority on the recommendation of GIFTCL shall issue Commencement Certificate in the prescribed format with or without any conditions subject to satisfaction of the Competent Authority and/or GIFTCL with respect to compliance and submission made by Developer. The Commencement Certificate may be issued separately for Sub-Structure and Super-structure, if requested by the Developer subject to modification/changes in the works carried out by the Developer at his own cost.

- i. **Commencement Certificate for Sub-Structure:** After third-party verification by empanelled consultant, Competent Authority on the recommendation of GIFTCL shall issue a commencement certificate for Sub Structure in prescribed format (FORM: CC – B – 01) within 90 calendar days of receipt of application for Commencement Certificate.
- ii. **Commencement Certificate for Super-Structure:** On receipt of the Progress Certificate – Plinth Stage in prescribed format (FORM: PC – A – 01), GIFTCL will inspect the work and check any deviation from the approved plan and the details specified in these Regulations. GIFTCL after inspection will recommend the Competent Authority for issuance of commencement certificate for super structure with or without conditions within 15 days of receipt of Progress Certificate – Plinth Stage.

Once commenced, all construction shall be diligently pursued to completion. Such construction may not be left in a partially completed condition any longer than is reasonably necessary. During construction, all work must adhere to the appropriate declaration as well as all applicable guidelines from Competent Authority, GIFTCL and Government Agencies. Developer shall be fully responsible for the compliance to the various conditions and the safety of the structure during the construction and operation period.

2.3. General Notation for Plan:

The notation generally used for plans shall be as per Annexure: 01.

2.4. Scrutiny Fee:

The Developer shall also have to pay scrutiny fees along with his application to GIFTCL at Rs. 5.00 per sqm. of the Built-Up Area for the intended Residential or Institutional development or part thereof and at Rs. 10.00 per sqm of the Built-Up Area for the intended Commercial development or part thereof. For Building Occupancy Certificate, the Developer shall have to pay scrutiny fees along with his application to GIFTCL at Rs. 5.00 per sqm of the Built-Up Area for the intended Residential or Institutional use or part thereof and at Rs. 10.00 per sqm of the Built-Up Area for the intended development or part thereof for Commercial use. The Developer shall have to bear the cost of the third party verification and shall have to pay an additional amount of 10% of the verification cost as supervision charges to GIFTCL for the same.

The scale of Scrutiny fees stated above is valid for a period of one year from the date of issue of notification approving the GDCR by the State Government. GIFTCL reserves rights to revise the above stated scrutiny fees from time to time as considered necessary.

2.5. Periodic Inspections during Construction

The Competent Authority and/or GIFTCL may at any time of erection of building or execution of any work or development, make an inspection thereof without giving previous notice of intention to do so.

Developer shall submit the progress certificate in the prescribed format (FORM: PC – A – 01, FORM: PC – A – 02, FORM: PC – A – 03 and FORM: PC – A – 04) through accredited professional. These shall be under taken as per guidelines and instructions issued by GIFTCL. Following shall be the recognized stages for Progress Certificates during construction:

- i. Plinth
- ii. First storey
- iii. Middle storey in case of high-rise building
- iv. Last storey

On receipt of the progress certificate from the accredited professional, GIFTCL may check any deviation from the approved plan which may require resubmission of amended plan for approval of the Competent Authority through GIFTCL and the details specified in these Regulations.

All the development work during construction shall be in accordance with the Environment, Health and Safety guidelines provided by GIFTCL.

3. Post-Construction

3.1. Occupancy Certificate

On the recommendation of GIFTCL, the Competent Authority shall decide to issue or reject Occupancy/part occupancy certificate after the receipt of application for issue of Occupancy certificate in the prescribed format (FORM: OC – A – 01) and shall be accompanied by:

A. Submission

- i. As Built Drawings
- ii. No Objection Certificate (NOC) from relevant department
- iii. Inspection reports of Competent Authority during construction
- iv. Completion Report
- v. Report on provisions for O&M of the Building
- vi. Certification from LEED India
- vii. Any other document as prescribed by the Competent Authority and/or GIFTCL or stipulated in the Development Permission

On receipt of the application for Occupancy Certificate along with the following documents by the Developer, GIFTCL will inspect the work for the various services and facilities. After the inspection, Competent Authority may grant or reject the Occupancy Certificate on the recommendation of the GIFTCL. No Occupancy in the building shall be allowed without obtaining Occupancy Certificate.

- i. Certificate from lift Inspector (Government of Gujarat) has been procured & submitted by the Developer, regarding satisfactory erection of Lift.
- ii. The Certificate from Competent Authority and/or fire department for completion and/or fire requirements as provided in these Regulations has been procured and submitted by the Developer.

4. Post-Occupancy

4.1. Alterations in Structure

No alterations in structure shall be permitted, however, if considered necessary, the Developer/ Leaseholder shall make a request with all the structural safety certificates to the Competent Authority through GIFTCL for approval of the same.

4.2. Change in Use/Activity

No change in use/activity from the approved plans shall be permitted, however, if considered necessary, the Developer/ Leaseholder shall make a request with all the proposed changes to the Competent Authority through GIFTCL for approval of the same.

4.3. Inspections

Inspections shall be carried out by the GIFTCL to check the safety, maintenance and aesthetics of the building annually or as may be considered necessary.

4.4. Structural Audit

Structural Audit of all buildings shall be mandatory. Structural Audit must be carried out at least once in 10 years for each building in GIFT Area, by the concerned society/association of Leaseholders as maybe formed, at its sole cost and expense for the first twenty years of completion of building and at least once in five years thereafter.

Structural Audit shall be performed by accredited professional and shall include all structural elements and building components. Structural Audit Report shall include repair history of the building, specific observations/ experiences of the occupants, remarks on structural health, recommendations for further action, time-limit for carrying out the required measures, etc. All necessary actions shall be executed in the prescribed time-limits notifying the Competent Authority and GIFTCL of the same. Any failure in carrying out the Structural Audit or compliance with the Structural Audit Report shall result in penal action by the Competent Authority on the recommendation of GIFTCL, to be decided on the merits of each case.

4.5. Unauthorized Construction

The Competent Authority and/or GIFTCL may check the unit/buildings at any time after occupancy without any prior intimation to inspect the operation and maintenance of the building, any unauthorized construction, structural safety, etc.

Any person contravening any of the Competent Authority/ GIFTCL or any of the provisions of the Development Plan shall on such contravention be liable to a punishment as provided in the Gujarat Town Planning & Urban Development Act, 1976, and Rules framed there under as in force from time to time.

5. Mandatory Disclosures

Developer shall disclose all approvals, permissions and any other document as mentioned below in its office and website for reference and shall be made available for inspection at any time.

5.1. Results of Tests:

Where tests of any material are made to ensure conformity with the requirements, record of the test data shall be kept available for inspection during the construction of the building and for such period thereafter as required by the Competent Authority and/or GIFTCL.

5.2. Development Permission

The person to whom a Development Permission is issued shall during construction keep ready at site, a certified copy of the Development Permission, approved drawings and specifications, and details of the Leaseholder/s, detail of technical personnel, Date of commencement of the work, Scheduled date of Completion, reports on compliance with various guidelines provided by GIFTCL, test reports, etc.

The Developer shall have a copy of all the documents, permissions and approvals sought by him for the construction which shall include Development Permission.



Part 6 DECISIONS OF THE COMPETENT AUTHORITY

1. Grant or Rejection of the Permission Application

On receipt of the application for Development Permission, GIFTCL after making such inquiry and clearance from such an expert whenever considered necessary for the safety of building, as it thinks fit may give its recommendation to the Competent Authority. On recommendation of GIFTCL, Competent Authority may communicate its decision granting Development Permission with or without condition including condition of submission of detailed relevant drawings along with soil investigation report before the commencement of the work or rejecting Development Permission to the applicant as per the provisions of the Act.

The Development Permission may be issued by an officer authorised by the Competent Authority in this behalf. Every order granting Development Permission subject to conditions or rejecting Development Permission shall state the grounds for imposing such conditions or for such rejection.

Grant of Development Permission means acceptance by the Competent Authority, on the recommendation of GIFTCL, of the following requirements with or without condition as may be decided by the Competent Authority:

- i) Permissible built-up area.
- ii) Height of a building
- iii) Permissible use of land and built spaces.
- iv) Arrangements of stairs, lifts, corridors and parking.
- v) Minimum requirements of high-rise buildings including N.O.C. from Fire Officer/Fire Safety Consultant as appointed by the Competent Authority.
- vi) Minimum requirement of sanitary facility and other common facility.

Provided that it shall not mean acceptance of correctness, confirmation, approval or endorsement of and shall not bind or render the Competent Authority and GIFTCL liable in any way in regard to:

- i) title of the land or building.
- ii) easement rights.
- iii) variation in area from recorded areas of a building envelope or a building.
- iv) structural reports and structural drawings.
- v) workmanship and soundness of material used in construction of the building.
- vi) location and building envelop.

For structure, safety and fire the Competent Authority and GIFTCL shall be the custodian of the documents submitted. The Developer and/or the consultant appointed by the developer shall be solely responsible for any non compliance of these regulations, guidelines, Development Permission etc.

2. Cancellation of Development Permission

The development permission if secured by any person by any misrepresentation or by producing false documents, such development permission shall be cancelled/ revoked.

3. Liability

Notwithstanding any Development Permission granted under the Act and these Regulations, any person undertaking any development work shall continue to be wholly and solely liable for any injury or damage or loss whatsoever that may be caused to any one in or around the area during such construction and no liability whatsoever in this regard shall be cast on the Competent Authority and GIFTCL.

The Developer hereby agrees to indemnify and defend the Competent Authority and GIFTCL and its representatives and employees, and hold the Competent Authority and GIFTCL, its representatives, employees harmless from:

- i) Against all and any claims or other lawsuits or proceedings, that may arise on account of breach of any of the applicable labour and other related laws and / or that may arise out of breach of any covenants of these Regulations including those arising out of any accident that may occur during or in relation to the Services as may be proceeded against the Competent Authority and/or GIFTCL for any reason whatsoever and assume full responsibility for whatsoever including the payment of indemnification, penalties, attorneys' fees, legal costs and other charges, if any;
- ii) Damages and losses caused by its negligent or intentional act or omission or any damages and losses caused by the negligent act of any third party or sub-contractor or agency engaged by Developer;
- iii) Damages and losses resulting from the non-compliance with the obligations established hereunder;
- iv) Any environmental damages caused by it and/or its representatives or employees or employees of any third party or sub-contractor or agency engaged by the Developer;
- v) Breach (either directly by it or through its representatives and/or employees) of any representation and warranty declared herein by it;
- vi) Any and all claims, actions, suits, proceedings, taxes, duties, levies, costs, expenses, damages and liabilities, including attorneys' fees, arising out of, connected with, or resulting from or arising in relation to these Regulations due to neglect, omission or intentional act of the Developer.

4. Responsibilities of the Developer

Neither the grant of Development Permission nor the approval of the plans, drawings and specifications shall in any way relieve the Developer of the responsibility for carrying out the development in accordance with requirement of these Regulations.

5. Suspension of Permission

Development permission granted under the relevant section of the Act deems to be suspended in cases of resignation/termination by any of the accredited professional employed by the developer till the new appointments are made and approved by GIFTCL. During this period, construction shall not be done on the site. Any work on site during this time shall be treated as unauthorized development without any due permission.

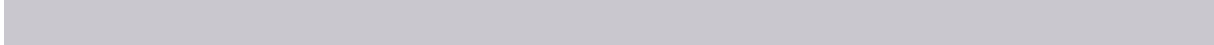
6. Deviation during Course of Construction

Notwithstanding anything stated in the above regulations it shall be incumbent on every person whose plans have been approved to submit revised (amended) plans for any deviations he proposes to make during the course of construction of his building work and the procedure laid down for plans or other documents here to before shall apply to all such revised (amended) plans.

This provision does not entitle the developer or his supervisor to make any deviations in contravention of the provisions of the Act, and these Regulations.

7. Additional Information

Competent Authority and/or GIFTCL may seek any additional information under these Regulations in the prescribed format other than the submissions made by the Developer as specified in Part 5 of these Regulations. The prescribed formats may be modified/ updated by the GIFTCL from time to time.



Part 7 DISCRETIONARY POWERS

In conformity with the intent and spirit of these Regulations, the Competent Authority may:-

- I. decide on matters where it is alleged that there is an error in any order, requirement, decision, determination made by any officer under delegation of powers in Regulation or interpretation in the application of these Regulations;
- II. interpret the provisions of these Regulations in various contexts not covered explicitly. The Competent Authority's decision will be final and binding on all concerned.
- III. authorize the development of a building or the use of premises for public services for public utility purposes only, where he finds such an authorization to be reasonably necessary for the public convenience and welfare, even if it is not permitted in any land use classification.

In specific cases where a clearly demonstrable hardship is caused, the Competent Authority may for reasons to be recorded in writing, by special permission, permit any of the specifications / guidelines / regulations / any other specified by these Regulations to be modified, in consultation with a Technical Advisory Committee which may be established by GIFTCL.

Penalties in case of non-compliance: Any person contravening any of the GIFTCL or any of the provisions of the Development Plan shall on such contravention be liable to a punishment as provided in the Gujarat Town Planning & Urban Development Act, 1976, and Rules framed there under as in force from time to time.

Annexure

Application for Development Permission¹

Application for development permission under sections 27, 34 and 49 of G.T.P. & U. D. Act. 1976.

To

The Competent Authority

Sir,

I hereby give intimation that I intend to develop the following building in GIFT Area, in accordance with the GIFT Area Development Control Regulations and UDAS provided by the GIFT:

Sr. No.	Details	
1.	Building ID	
2.	Sub Enclave Name	
3.	Enclave Name	

I forward herewith the following plans and specifications in quadruplicate duly signed by me and..... (Name in block letters) the Architect/Engineer/Structural Engineer/Supervisor/Town Planner/Landscape Architect/Urban Designer, Accreditation No.who has designed the proposed development.

Sr. No.	Documents
1.	True/Attested copy of Letter of Allotment as issued by the GIFT.
2.	True/Attested Copy of 'Agreement to Lease',
3.	UDAS as provided by the GIFT.
4.	Key plan
5.	Site plan
6.	Building drawings
7.	Utility Statement
8.	Certificate for Undertaking of Accredited Architect/Engineer
9.	Any other document as prescribed by the Competent Authority or stipulated in the Development Permission. (Please specify)

I shall abide all the compliance of the GIFT Area Development Control Regulations and any notices through letter in spirit of these regulations. In case of any misrepresentation or by producing false documents, such development permission shall be cancelled/revoked.

I request that the Development Permission may be accorded to me.

Signature of Developer.....

Name of the Developer.....

(in block letters)

Address of Developer.....

Date:

¹ Application to be made on the letterhead of the Developer

Statement Formats for Development Permission²

1. Area Calculations and use Distribution for Building _____

Sr. No	Floor	Commercial Use	Residential Use	Institutional use	Services	Total in sq.m (A)	Deductions as per GIFT Area DCR 5.1.1 (B) in sq.m	Built up Area (A-B) in sq.m
0	Basement							
1	Floor 1							
2	Floor 2							
3	Floor 3							
4	Floor 4							
n	Terrace							
Total								

2. Utilities Statement for Building _____

BUA (SqM)	Total Water Demand			Total sewerage generation (MLD)	Total Solid waste generation (Tones)			
	Fire water	Potable water	Flushing water		E- waste	Organic waste	Inert waste	Recyclable waste

3. Power Requirement for Building _____

Power requirement				Ventillation & Cooling Load (KW)	Miscellaneous power Requirement (KW)	Total Power Requirement (KW)
Lighting load (KW/ SqM)	Power load (KW/ SqM)	Water Pumping Load (KW)	Lifts and escalators load (KW)			

4. DCS Requirement for Building _____

² Statement Formats to be made on the letterhead of the Developer

BUA (SqM)	HVAC requirement			Total DCS requirement (TR)
	Cooling area (SqM)	Cooling volume	Ventilation volume	

5. Parking Requirement for Building _____

BUA (SqM)	Parking Required / 100 SqM of Gross BUA (Nos) (According to GIFT Plan)	Total Parking demand (Nos)	Car (%)	TW (%)	Parking required at Basement (Nos)	Parking required at MLP (Nos)

Certificate of Undertaking of Accredited Architect/Engineer³

To

The Competent Authority

Ref:

Sr. No.	Details
1.	Building ID
2.	Sub Enclave Name
3.	Enclave Name

For _____
(Name of Owner/Organiser/Developer/Builder)

Address: _____

Tel.No.: _____

I am a member of Council of Architects/Engineers and I am possessing current registration to act as accredited Architect/Engineer. I hereby certify that I am appointed as the Accredited Architect/Engineer/Surveyor to prepare the plans, sections and details as required under the provisions of the GIFT Area Development Control Regulations for the above mentioned project and that I have prepared and signed the same and that the execution of the project shall be carried out under my direction and supervision of supervisor or owner, as per the approved drawings. I am fully conversant with the provisions of the GIFT Area Development Control Regulations, which are in force, and about my duties and responsibilities under the same and I undertake to fulfill them in all respects, except under the circumstances of natural calamities.

I also undertake to provide my guidance for the adequate measure to be taken by the owners for installation of plumbing, drainage, sanitation and water supply. The appointment of site supervisor, clerk of works, building contractor, plumbing contractor and electrical contractor shall be made at the appropriate stage by the owner before the relevant work commences.

Signature: _____

Reg. No. _____

Date: _____

Name: _____

Address: _____

Tel.No: _____

Signature of Owner: _____

³ Undertaking to be made on the letterhead of the Accredited Architect/Engineer

Application for Commencement Certificate⁴

Application for development permission under sections 27, 34 and 49 of G.T.P. & U. D. Act. 1976

To

The Competent Authority

Sir,

I hereby give intimation that I intend to develop the following building in GIFT Area, in accordance with the GIFT Area Development Control Regulations and UDAS provided by the GIFT:

Sr. No.	Details	
1.	Building ID	
2.	Sub Enclave Name	
3.	Enclave Name	

I forward herewith the following plans and specifications in quadruplicate duly signed by me and the Architect/Engineer/Structural Engineer/ Supervisor/ Town Planner/ Landscape Architect/ Urban Designer), Accreditation No. who will supervise its development.

(Name in block letters)

Sr. No.	Documents
1.	Development Permission
2.	Structural Drawings
3.	MEP Drawings
4.	Fire Drawings
5.	Specifications, general and detailed
6.	Construction Manual and Methodology along with the proposed provisions during construction.
7.	Application and Compliance for Certification of buildings as per LEED India at design stage.
8.	Certificate for Undertaking of Accredited Supervisor/Project Management Consultant (PMC)
9.	Certificate from Safety Agency as communicated by the GIFT
10.	Any other document as prescribed by the Competent Authority or stipulated in the development permission. (Please specify)

I request that the Commencement Certificate may be accorded to me.

Signature of Developer

Name of the Developer.....
(in block letters)Address of Developer.....
.....

Date:

⁴ Application to be made on the letterhead of the Developer

Certificate of Undertaking of Accredited Structural Engineer/Designer⁵

To

The Competent Authority

Ref:

Sr. No.	Details
1.	Building ID
2.	Sub Enclave Name
3.	Enclave Name

Owner _____

Address: _____

Tel.No. : _____

I am possessing the required qualification and experience to act as a Structural Designer. This is to certify that I am appointed as the Accredited structural engineer/designer to prepare the structural report, structural details and structural drawings for the above mentioned project. I am fully conversant of my duties and responsibilities under the GIFT Area Development Control Regulations and assure that I shall fulfill them in all respects. I have prepared and signed the structural design and drawing of the proposed building as per the prevailing Indian Standard Specifications and further certify its structural safety, adequacy, constructability, maintainability and stability in design.

Signature: _____

Reg.No. _____

Date: _____

Signature of Owner: _____

Name: _____

Address: _____

Tel.No.: _____

⁵ Undertaking to be made on the letterhead of the Accredited Structural Engineer/Designer

Certificate of Undertaking of Accredited Site Supervisor/ PMC/Developer/ Owner⁶

To
The Competent Authority

Ref :

Sr. No.	Details	
1.	Building ID	
2.	Sub Enclave Name	
3.	Enclave Name	

Owner _____

Address: _____

Tel.No. : _____

I possess a current Registration to act as Accredited.....

I hereby certify that I am appointed as a Accreditedon the above mentioned project and that all the works under my charge shall be executed in accordance with the stipulations of the relevant codes/ standards of practices National Building Code and relevant standards of the I.S.I.

I am fully conversant with the provisions of the GIFT Area Development Control Regulations which are in force and about the Duties and Responsibilities under the same and I undertake to fulfill them in all respect.

I undertake not to supervise work simultaneously at one point of time on any other sites during my supervision of the execution of this work.

Signature:.....

Registration No.....

Date.....

Name.....

Signature of Owner:_____

Address.....

Tele.No.....

⁶ Undertaking to be made on the letterhead of the Accredited Site Supervisor/ Developer/ Owner

Progress Certificate - Plinth Stage⁷

To
The Competent Authority

Ref :

Sr. No.		Details
1.	Building ID	
2.	Sub Enclave Name	
3.	Enclave Name	

Developer _____
Address: _____
Tel.No. : _____

I hereby inform you that the work of execution of the building as per approved plan, working drawing and structural drawings has reached the Plinth Level and is executed under my supervision.

Signature:.....
Accreditation No.....
Date.....

Name.....
Address.....
.....
Tele.No.....
.....

⁷ Certificate to be made on the letterhead of the Developer

Progress Certificate – First Storey⁸

To

The Competent Authority

Ref :

Sr. No.	Details
1.	Building ID
2.	Sub Enclave Name
3.	Enclave Name

Developer _____

Address: _____

Tel.No. : _____

I hereby inform you that the work of execution of the building as per approved plan, working drawing and structural drawings has reached the First Storey and is executed under my supervision.

Signature:.....

Accreditation No.....

Date.....

Name.....

Address.....

Tele.No.....

.....

⁸ Certificate to be made on the letterhead of the Developer

Progress Certificate – Middle Storey⁹

To
The Competent Authority

Ref :

Sr. No.		Details
1.	Building ID	
2.	Sub Enclave Name	
3.	Enclave Name	

Developer _____

Address: _____

Tel.No.: _____

I hereby inform you that the work of execution of the building as per approved plan, working drawing and structural drawings has reached the _____ Storey and is executed under my supervision.

Signature:.....

Accreditation No.....

Date.....

Name.....

Address.....

.....

Tele.No.....

.....

⁹ Certificate to be made on the letterhead of the Developer

Progress Certificate – Last Storey¹⁰

To

The Competent Authority

Ref :

Sr. No.	Details
1.	Building ID
2.	Sub Enclave Name
3.	Enclave Name

Developer _____

Address: _____

Tel.No. : _____

I hereby inform you that the work of execution of the building as per approved plan, working drawing and structural drawings has reached the _____ Storey and is executed under my supervision.

Signature:.....

Accreditation No.....

Date.....

Name.....

Address.....

Tele.No.....

.....

¹⁰ Certificate to be made on the letterhead of the Developer

Application for Occupancy Certificate¹¹

To

The Competent Authority

Sir,

The Super-Structure of the following building has been constructed as per the approved Plan, GIFT Area Development Control Regulations, UDAS and Development Permission provided by the GIFT. Construction has been done under our supervision/guidance and it adheres to the drawings submitted and records of supervision have been maintained by us.

Sr. No.	Details
1.	Building ID
2.	Sub Enclave Name
3.	Enclave Name

I forward herewith the following documents in accordance with the GIFT Area Development Control Regulations, duly signed by me and the Architect/Engineer/Structural Engineer/ Supervisor/ Town Planner/ Landscape Architect/ Urban Designer), Accreditation No. who will supervise its development.

(Name in block letters)

Sr. No.	Documents
1.	As Built Drawings.
2.	No Objection Certificate (NOC) from relevant department
3.	Inspection reports during construction.
4.	Completion Report
5.	O&M provision compliances as mentioned in clause 7.24 of part 3 of these Regulations
6.	Compliance/certification of buildings from LEED India
7.	Any other document as prescribed by the Competent Authority or stipulated in the development permission

I request that the Occupancy Certificate may be issued to me.

Signature of Developer.....

Name of the Developer.....

(in block letters)

Address of Developer.....

Date:

¹¹ Application to be made on the letterhead of the Developer

Development Permission

(to be filled by Competent Authority)

Ref :

Sr. No.		Details
1.	Building ID	
2.	Sub Enclave Name	
3.	Enclave Name	

Development Permission is hereby granted/refused under Section 29(1) (i)/29(1)(ii)/29(1)(iii), 34, 49(1)(b) of the Gujarat Town Planning and Urban Development Act, 1976.

To (name of the person)

For (Description of work)

on the following conditions/grounds

Conditions:
(in case of grant)

Grounds:
(in case of refusal)

Competent Authority.

No.

Stamp.....

Date :

Commencement Certificate for Sub-Structure level

(to be filled by Competent Authority)

To,

.....

Ref :

Sr. No.	Details	
1.	Building ID	
2.	Sub Enclave Name	
3.	Enclave Name	

Sir,

Please refer to your application No. datedregarding the commencement of construction work up to plinth level in Building Id No.....Sub Enclave NameEnclave name You may/may not proceed with the further work as per sanctioned plans with the following conditions:

 Competent Authority.

No.

Stamp.....

Date :

Commencement Certificate for Super- Structure level
(to be filled by Competent Authority)

To

.....
.....
.....

Ref :

Sr. No.		Details
1.	Building ID	
2.	Sub Enclave Name	
3.	Enclave Name	

Sir,

Please refer to your intimation No. datedregarding the commencement of construction work for Super-Structure in Building No.....Sub Enclave NameEnclave name You may/may not proceed with the further work as per sanctioned plans / as the construction for substructure level does/does not conform to the sanctioned plans.

Competent Authority.

No.

Stamp.....

Date :

Occupancy Certificate

(to be filled by Competent Authority)

To

.....

Ref :

Sr. No.		Details
1.	Building ID	
2.	Sub Enclave Name	
3.	Enclave Name	
4.	Nature of Development	

_____ (Building ID) completed and constructed as per plan prepared by _____
 (Architect/Engineer) under the supervision of _____ (Supervising Engineer/Owner/Architect) has been
 inspected on _____ and I declare that the development has been carried out in accordance with the Development
 Permission No. _____ dated _____ and that the development is fit for the use for which it has been permitted.

 Competent Authority.

No.

Stamp.....

Date :

General Notation for Plan

Item	Site Plan	Bldg. Plan
Plot line	Thick black	Thick black
Existing Street	Green	-----
Future Street if any	Green dotted	-----
Permissible lines	Thick black dotted	-----
Open space	No colour	No colour
Existing work	Blue	Blue
Work proposed to be demolished	Yellow Hatched	Yellow Hatched
Proposed work	Red	Red
Work without permission if started on site	Grey	Grey
Drainage and sewerage work	Red dotted	Red dotted
Water supply work	Black dotted	Black dotted

Drawing Requirements for Development Permission


Drawing name	Content	Scale	Requirements pertaining to soft formats
Key plan {As per Annexure I(C)}	GIFT boundary Sub-enclave boundary Building envelope X-Y Co-ordinates – building envelope Surroundings roads	1: 5000	<p style="text-align: center;">Software: Auto CAD 2007 or lower</p> <p style="text-align: center;">Layer standards, drawing numbering format and title sheets standards : Refer soft copy provided</p>
Site plan {As per Annexure I(C)}	Sub-enclave boundary Building envelope X-Y Co-ordinates – building envelope Surroundings roads with their levels and width Circulation plan & surrounding roads and Exit, and Entry movement of vehicles Landscaped area / Tree plantation area Dimensions and areas of recreational space Location of Utility connections All site levels in respect with proposed Buildings The direction of north point relative to the plan of the buildings	1: 500	
Building drawings {As per Annexure II (C)}	All floor plans showing covered areas considered in built up area calculations, semi-covered areas, open areas, uses assigned, doors, windows, openings Terrace plans to show drainage and slope of the roof Basement plan showing entry and exit movement of vehicles and people Access to fire appliances/vehicles with details of vehicular turning circle and clear motorable access way around the building All side elevations of proposed Building Minimum four sections to explain all important features of building Elevations and sections to indicate floor heights and total height Vehicular parking plan Location of Building services Location of generator, transformer and switching room Location of centralized control Refuge area, fire escape, horizontal exits, vertical separation	1:100	

Drawing Requirements for Detailed Building Drawings

Drawing name	Content	Scale	Software Requirement
Structural Drawings • Include NBC requirement {As per Annexure II(C)}	<ul style="list-style-type: none"> • Foundation Drawing <ul style="list-style-type: none"> – Ground Level – Type of foundation – Size of foundation – Depth of foundation – Reinforcement of foundation – Load carrying capacity of soil – If pile foundation than group plies details – Section of foundation • Framing Plan <ul style="list-style-type: none"> – Size of Column – Size of beam – Slab thickness – Section of stair, lift portion – Core Drawings – Grade of concrete and steel – Size of shear wall(if any) – Grid size • Design Details <ul style="list-style-type: none"> – Beam Reinforcement – Column Reinforcement – Slab Details and Shear wall Detail with reinforcement(if any) – Section of beam and column with shear reinforcement • Load consideration for <ul style="list-style-type: none"> – Gravity loading – Wind loading – Earth quake loading – Load combination – Dynamic analysis 	1: 100	Software: Auto CAD 2007 or lower Layer standards, drawing numbering format and title sheets standards : Refer soft copy provided
MEP • Mechanical (Plumbing) Drawings • Mechanical (HVAC) Drawings • Include NBC requirement {As per Annexure II(C)}	<ul style="list-style-type: none"> • Plans showing the size, type and layout of ducting • Diffusers, heat registers, return air grilles, dampers • Turning vanes, ductwork insulation • HVAC unit, type, quantity, location • Thermostats, type, quantity, location • Electrical, water, or gas connections • Ventilation, exhaust fans • Symbol legend, general notes and specific key notes • Heating and/ or cooling load summary • SLD of power supply arrangement • SLD of internal wiring 	1:100	Software: Auto CAD 2007 or lower Layer standards, drawing numbering format and title sheets standards : Refer soft copy

	<ul style="list-style-type: none"> • Lighting layout with details • Earthing and bonding details • Floor wise power distribution drawings • Cabling details with trench • Site Services • Piping Plan (incl. - (heating Systems) • Plans showing the size, type and layout of ducting • Isometric Views • Fixture Schedules • Standpipe Systems • Water Supply Calculations • Heating Systems • Ventilation Systems • Air Conditioning Systems • Equipment Schedules • Misc. Mechanical Systems 		provided
<p>Fire</p> <ul style="list-style-type: none"> • Include NBC requirement {As per Annexure II(C)} 	<ul style="list-style-type: none"> • Location and details of fixed fire protection installations, such as, sprinklers, wet risers, hose-reels, drenchers, etc • Fire protection Systems / sprinkler Systems • Water Requirement • Location and details of first-aid fire fighting equipments/installations • Smoke exhaust system • Fire separation distance from the external wall of the building concerned to the external wall of any other building on the site, or from other site, or from the opposite side of street or other public space for the purpose of preventing the spread of fire. • Location of fire enclosures of exit ways, hallways and stairways • Location of exit way access corridors • Location of shafts other than exit ways, elevator • Stair separation on Ground floor and Basement • Horizontal Exit – An exit which is a protected opening through or around at fire wall or bridge connecting two or more buildings. • Vertical separation 	1:100	<p>Software:</p> <p>Auto CAD 2007 or lower</p> <p>Layer standards, drawing numbering format and title sheets standards : Refer soft copy provided</p>

NOC for GIFT Area from Airport Authority of India (AAI)

 भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

No.AAI/26012/308/2008 -ARI (NOC) Date: 21st May, 2010

Gujarat International Financial Tech-City (GIFT)
B Wing, 2nd Floor, Gujarat State Civil Supply Corp. Building,
Sector 10A, CH Road,
Gandhinagar - 382 010, Gujarat.

Subj: Issue of NOC (Case No. MUM/08/AIE/10)

1. Please refer to your letter No.PRIKT/1012/2009 dated 22.01.2009 on the subject mentioned above.

2. This office has no objection to the construction of the proposed Offices/Houses by M/s Gujarat International Financial Tech-City (GIFT) here in after referred to as the applicant(s) at Plot No./Survey No.Part of S.N.262, S.No.22, S.No2 Off NH-8, Village Phiropur and Ratanpur, Gandhinagar, Gujarat to height as per enclosed Annexure - 1

3. This no objection certificate is being issued on the express understanding that the site-elevation reduced level (height above mean sea level), relative location of the proposed Bldg./Structure & its distance and Bearings from the ARP/Roadway axis, as tendered by the applicant (s) are correct. If, However at any stage it is established that the said data as tendered by the said applicant is actually different from the one tendered & which could adversely affect aircraft operations, the structure or part(s) thereof in respect of which this 'NOC' is being issued will have to be demolished at his own cost as may be directed by the Airports Authority of India. The applicant(s) is/are therefore advised in his/their own interest to verify the elevation and other data furnished for the site, before embarking on the proposed construction.

4. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and those of any notifications issued thereunder from time to time and under which the applicant may be called upon by the Airports Authority of India to demolish in whole or in part the structure now being authorised vide this 'NOC'.

5. No radio/TV Antenna, lighting masts, staircase, Muntze, Overhead water tank and attachments of fixtures of any kind shall project above the height indicated in para 2.

6. The use of oil fired or electric fired furnace is mandatory, within 8 Kms. of the Aerodrome.

7. The certificate is valid for a period of FIVE years from the date of its issue. If the building/structure/Chimney is not constructed & completed within the above mentioned period of FIVE years he will be required to obtain a fresh 'No Objection Certificate' from the Chairman Airports Authority of India and/or the GM (Aero), WESTERN REGION. The date of completion of Building/Structure/Chimney should be intimated to the AAI and/or General Manager (Aero.), WESTERN REGION.

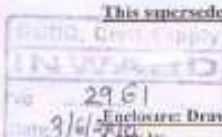
8. No light or a combination of lights which by reason of its intensity, configuration of colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time during or after the construction of the building.


9. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.
Day markings & Night lighting shall be provided with secondary power supply as per ICAO Annex 14, Chapter 6 standards.

"NOC FOR HEIGHT CLEARANCE ONLY"-This NOC is issued as per the approval of Ministry of Civil Aviation vide letter No.AV.19022.003/2009-AAI dated 19.05.2010".

These buildings shall not give the chinking benefit to any other structures.

This supersedes all NOCs issued earlier for the above mentioned case.

 Enclosure: Drawing No.AAL-02
Copy 10


(S.N. SHARMA)
Sr. Manager (ATC)
For General Manager (ATM-NOC)

1. The Joint Secretary (Shri Ajok Sinha), Chairman Appellate Committee, Ministry of Civil Aviation, I.C. Bhawan, New Delhi 11 - 2
2. The Director General of Civil Aviation, Technical Centre, Opp. SAP, New Delhi - 110 003
3. The Regional Executive Director (Western Region), Airports Authority of India, Western Region, Mumbai
4. Guard file.
5. GM (NOC) Bundle.
6. The Airport Director, AAI, Ahmedabad Airport, Ahmedabad.

Contd. on page 2/-

राजीव गौंधी भवन सत्यनंद जवाई महल, नई दिल्ली - ११०००३ पृष्ठ : २२३२२५० फ़ोन : २२-२२-२२३२२५०
Rajiv Gandhi Bhawan Satyranand Jaisai Mahal, New Delhi - 110003 पृष्ठ : 2232250 फ़ोन : 01-11-2232250

ACCESS FOR PHYSICALLY HANDICAPPED PERSONS

1. Scope

These regulations are applicable to all buildings and facilities used by the public. It does not apply to private & public residences.

2. Access Path/Walk Way

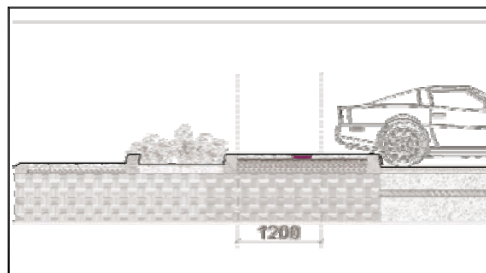
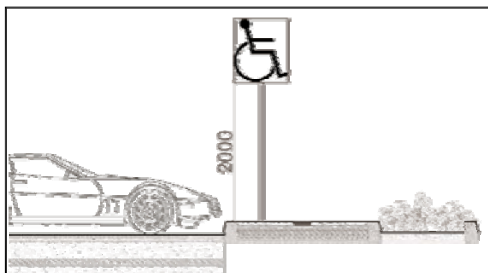
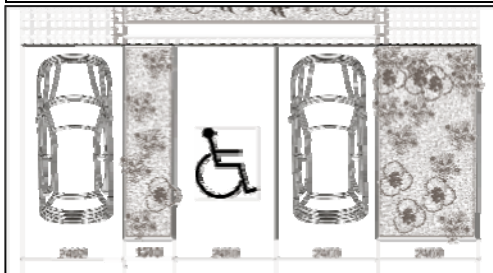
Access path from the entry and surface parking to Building entrance shall be minimum of 1800 mm wide having even surface without any steps. Slope if any, shall not have gradient greater than 5%. Selection of floor material shall be made suitably to attract or to guide visual impaired persons. (Hereinafter referred to as "guiding floor material"). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

3. Parking

For Parking of vehicles, the following provisions shall be made

- Parking should be within 30.00 meters of the main entrance of the building.
- The width of parking bay shall be minimum 3.60 meters. Overall minimum dimensions shall be 3.60m X 4.80 m.
- The parking should have the international signage (as explained in regulation no. 16) painted on the ground and also on a sign-post/board put near it.
- Required no of reserved parking spaces shall be as below

Spaces in Parking Lot	Required no. of reserved parking spaces
1-25	1
26-50	2
51-75	3
76-100	4
101 and above	5 plus 1 per 25 above 100

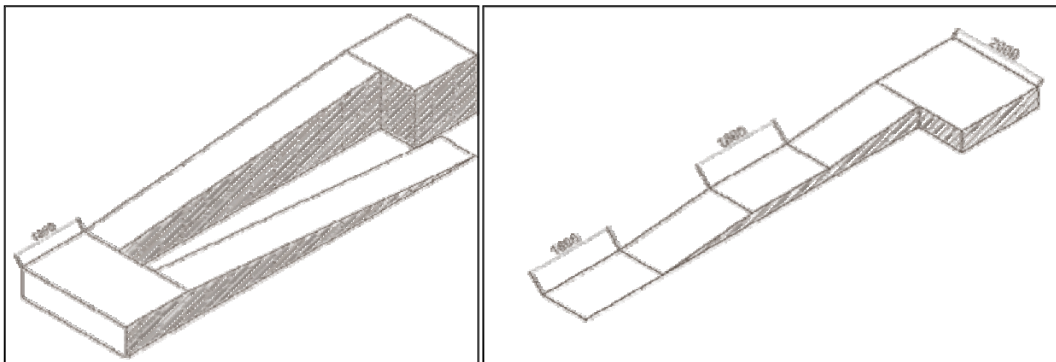


4. Approach

Every building or block should have at least one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

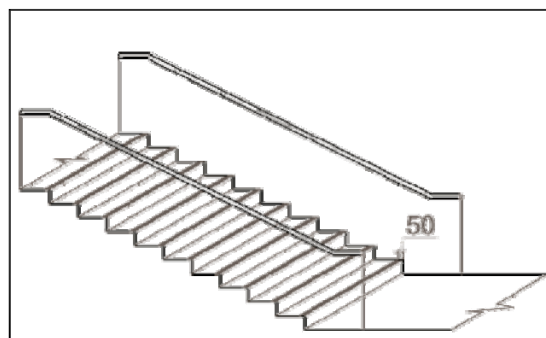
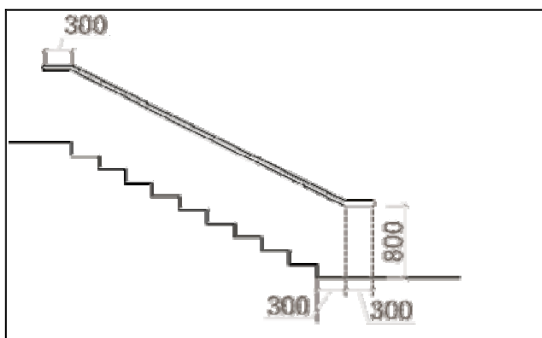
5. Ramp

- Surfaces of ramp and landing shall be finished with non-slip material to enter the building
- Minimum width of ramp shall be 1200 mm
- Maximum gradient of 1:12
- Inclined stretch of a ramp shall not exceed 9m having handrails at a height of 850mm to 900mm on both sides extending 300mm beyond top and bottom of the ramp
- Minimum gap from the adjacent wall to the handrail shall be 50mm



6. Steps and Stairs

- Uniform risers : 150mm and treads: 300mm
- The steps should have an unobstructed width of at least 1200mm
- The landing should be at least 1200mm long, clear of any door swing
- Stair edges should have bright contrasting colours : 50mm minimum
- The maximum height of flight between landing to be 1200mm
- Stairs should have continuous handrails on both sides, including the wall (if any) at a height of 850mm-900mm
- Nosing to be avoided

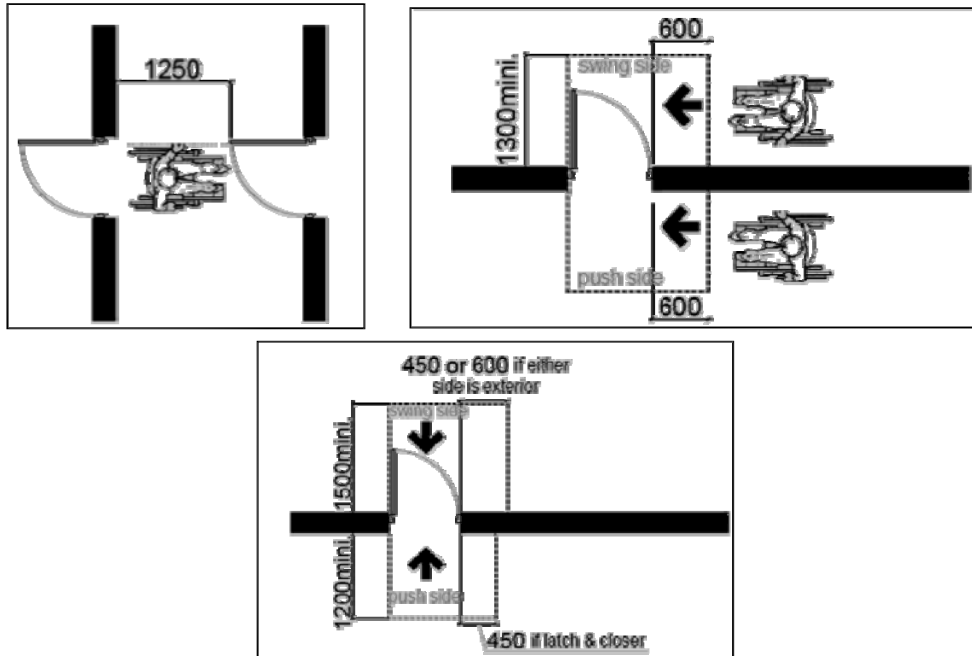


7. Entrance Landing

Entrance landing shall be provided adjacent to the ramp at a minimum dimension of 1800mm X 2000mm. The entrance landing that adjoin the top end of a slope shall be provided with guiding floor material. Landing shall have a non-slip surface with a textured finish. Curbs wherever provided should land to a common level.

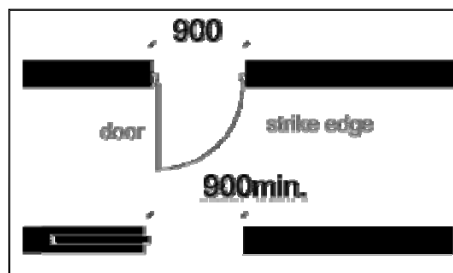
8. Corridors

- Should have an unobstructed minimum width of 1500mm
- All protruding objects more than 100mm from the wall to be placed either in a niche or above 2100 mm from the floor
- Guiding floor material shall be provided



9. Doors

- Minimum clear opening of the door shall be 900mm and it shall not be provided with a step that obstructs the passage of wheel chair user
- Threshold shall not be more than 12mm
- Door should not open into corridors
- A distance of 450mm should be provided beyond the leading edge of the door
- Should be fitted with lever action locks and D-handles of circular section. Knob handles should be avoided
- Kick plates are recommended 300mm from bottom



10. Lifts

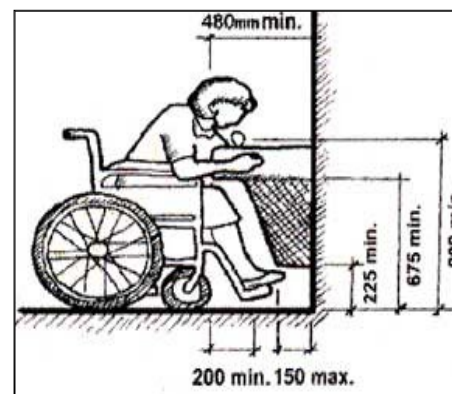
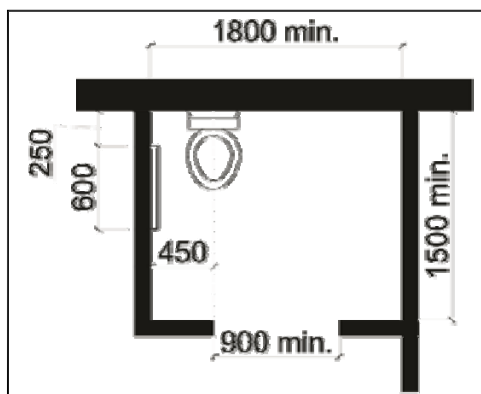
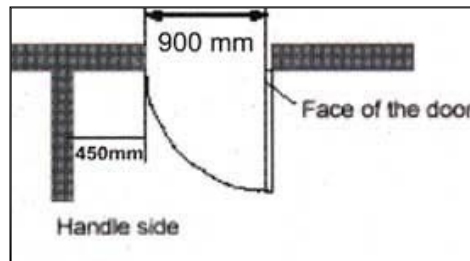
- Wherever lift is required as per bye laws, provisions of at least one lift shall be made for the wheel chair user with the following minimum cage dimensions of
 Clear internal depth: 1100mm
 Clear internal width: 2000mm
 Clear door width: 900mm

- b. A handrail not less than 600mm long at 1000 mm above floor level shall be fixed adjacent to the control panel
- c. The lift lobby shall be of an inside measurement of 1800mm X 1800mm or more
- d. The time of an automatically closing door should be 5 seconds and the closing speed should not exceed 0.25m/sec
- e. The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage is either open or closed.

11. Toilets

One special W.C. in a set of toilet shall be provided for the use of handicapped persons with essential provision of wash basin near the entrance with proper signage.

- a. The minimum size shall be 1500mm X 1800mm
- b. Minimum clear opening of the door shall be 900mm and the door shall be swing out
- c. Suitable arrangement of vertical/horizontal handrails with 50mm clearance from wall shall be made in the toilet
- d. The top of the W.C. shall be 500mm from the floor
- e. Should have slip resistant flooring
- f. Wash basin shall have a knee space of at least 760mm wide by 200mm deep by 650mm – 680mm height with lever type handle
- g. Shall be provided with a switch that activates an emergency alarm

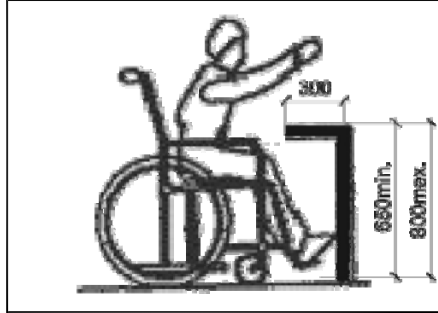


12. Drinking Water

Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for them.

13. Service and Information Counters

Public dealing counters and writing surfaces should not be more 800mm from the floor, with a minimum clear knee space of 650mm – 680mm height and 280mm – 300mm deep.



14. Relaxation

In the buildings meant for predominant use of children, it will be necessary to suitably alter the height of the handrails and other fittings & fixtures etc.

15. Controls

Window lever and electrical control should be maximum in the range of 450 mm to 1200 mm from the floor.

16. Explanatory Notes

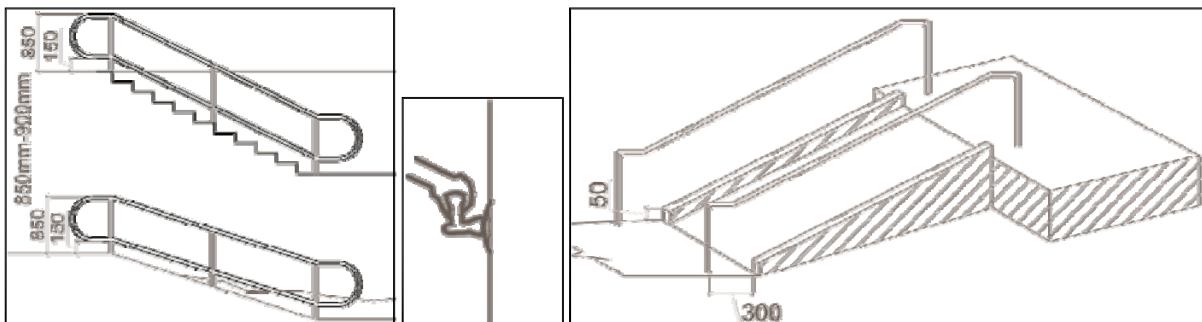
i. Guiding/Warning Floor Material

The floor materials to guide or to warn the visually impaired persons with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor materials. The material with different texture gives audible signals with sensory warning when a person moves on this surface with walking stick. The guiding/warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas:

- The access path to the building and to the parking area
- The landing lobby towards the information board, reception, lifts, staircase and toilets
- Immediately at the beginning/end of walkway where there is vehicular traffic
- At the location abruptly changing in level or ramp
- Immediately in front of an entrance/exit and the landing

ii. Handrails

- Should be circular in section with a diameter of 40mm – 45mm
- At least 45mm clear of the surface to which they are attached
- At the height of 850mm – 900mm from the floor
- Should extend by at least 300 mm beyond the head and foot of the flight and ramp and should be grouted to the ground
- Should be of contrasting colour





iii. **Proper Signage**

Appropriate identification of specific facilities within a building for the handicapped persons should be done with the proper signage. Visually impaired persons make use of other senses such as hearing and touch to compensate for the lack of vision, whereas the visual signals benefit those with hearing disabilities.

In these Regulations, unless repugnant to the context, the terms and expressions shall have the meaning indicated against each of them. Terms and expressions not defined in these Regulations shall have the same meaning as in the Gujarat Town Planning and Urban Development Act, 1976 as amended from time to time and the rules framed there-under, and the National Building Code (NBC) of India 2005, as amended from time to time, or other Applicable Laws as the case may be.

- 18.1.1. "Clear Height/Floor Height" means height measured from the finished floor to the bottom of beam or false ceiling, considering that no services are passing through the 'clear height'.
- 18.1.2. "Driveway" means a unobstructed vehicle path of egress or ingress used for access to or from any parking area.
- 18.1.3. "Electric Vehicle" means a vehicle that uses electricity for propulsion, and that can use an external source of electricity to charge the battery.
- 18.1.4. "Electric Vehicle Charging" means a receptacle intended for providing charging for electric vehicles.
- 18.1.5. "ECS" means an Equivalent Car Space and the following factors shall be used to convert other vehicles into equivalent car units;

Vehicle Type	Car/ Taxi	Two Wheeler	Auto Rickshaw	Bicycle	Trucks/ Buses	Emergency Vehicles
1	2	3	4	5	6	7
ECS	1.0	0.25	0.5	0.1	2.5	2.5

- 18.1.6. "Multi-Level Car Parking Building" means a building with or without basements and above ground level with two or more floors, primarily to be used for parking of cars, scooters or any other type of light motorized vehicles;

The Multi-level car parking building/structure permitted within the GIFT Area are as follows:

a. **Conventional Parking**

The conventional parking system may vary according to the different designs options of the parking layout and it includes Floor and ramp system.

b. **Semi-Automated Parking**

A semi- automated parking includes following.

- i. Ramps and Elevator
- ii. Stack Parking

c. **Automated Parking**

The Automated parking system varies according to the different designs options including:

- i. Puzzle Parking
- ii. Tower Parking
- iii. Rotary Parking

d. **Any other parking structures** (as may be approved by the competent authority)

- 18.1.7. "Site Plan" means a detailed Plan showing the proposed placement of structures, open space along with Fire driveway, landscaping, and other development features, on a parcel of land, as required by specific sections of the development code.

18.2. Planning Considerations

The following land use indicates the permissible uses of land in addition to allowable land uses mentioned in regulation no. 2.1:

- **Multi-Level Car Parking land Use**

The standard for planning, layout and designing of the Multi-level car parks shall be as follows and shall comply with IRC:SP:12-2015 "Guidelines for Parking Facilities in Urban Areas". Some of the desirable standards for designing of the multi-story car parks are:

1. Gradient of the ramp: It shall not be steeper than 1 in 10
2. Clear height between floors: Minimum 2.75m for non-stack Parking and 4.2m for Stack Parking
3. Parking Stall dimensions: 2.5 m X 5 m
4. Inside radius of curves: 7 m
5. Minimum width of traffic lane for separate entry and exit for entrance ramps / entrance should be 3.75 m wide to be provided in front of MLCP. It is preferable to provide entry and exit ramps at the rear of MLCP or to the road with less traffic. Additional lane if provided shall be of at least 3.75m wide.
6. Gradient of sloping floors: Not steeper than 1 in 20
7. Minimum Clear Width of Ramp: 3.75m for Entry and Exit separately
8. Minimum Clear Width of Driveway:

A. Two-way movement in driveway

Vehicle Type	Minimum Clear Width (m) of Driveway for different Layout Design (angle of parking stall to driveway)				
	45°	60°	90°	180°	90° & 45° mixed
Car	-	5.7	6.0	5.45	5.45
Three Wheelers	-	3.4	3.6	3.25	3.25
Two Wheelers	-	-	3.0	-	-

B. One-way movement in driveway

- i. Public Multi Level Car Parking (Parking space used by general public which is not earmarked for any user and having continuous traffic movement.)

Vehicle Type	Minimum Clear Width (m) of Driveway for different Layout Design (angle of parking stall to driveway)				
	45°	60°	90°	180°	90° & 45° mixed
Car	3.0	4.5	-	-	-
Three Wheelers	1.6	2.7	-	-	-
Two Wheelers	-	-	3.0	-	-

- ii. Captive Multi Level Car Parking (Parking space used by pre-defined users/ owners with controlled traffic movement for a car size not greater than 2.20m x 4.80m.)

Vehicle Type	Minimum Clear Width (m) of Driveway for different Layout Design (angle of parking stall to driveway)				
	45°	60°	90°	180°	90° & 45° mixed
Car	3.0	4.5	5.0	5.0	5.0
Three Wheelers	1.6	2.7	-	-	-
Two Wheelers	-	-	3.0	-	-

18.3. Architectural Guidelines

18.3.1. Built Up Area

Area for the following uses shall not be considered towards computation of Built Up Area.

- a) Parking spaces
- b) Ancillary services including Drivers Waiting room, First aid room, Security and Area for Minor Repairs of Vehicles. However, adequate provision shall be made for such ancillary services and total area shall be limited to 1% of total construction area of the building.

18.3.2. Basement Height

Clear height of basement should be minimum 2.75m for non-stack parking and 4.2m for stack parking in Conventional Parking system and 1.55m for Automated Parking excluding height required for Services.

18.3.3. Staircase

The minimum width of staircase shall be as follows:

- a) 1.5m for Building height upto 25m.
- b) 2.0m for Building height more than 25m.

18.4. Special Requirements for Multi-level Car Parking Buildings

18.4.1. Total parking requirement as per GDCR norms shall be provided within the Building Envelope and it also includes additional parking requirement arises from the commercial development.

18.4.2. Minimum width of Open Space (turning radius min. of 12 m) around the building to be kept free from parking or any other activities for proper maneuverability of fire-fighting and emergency vehicles shall be as mentioned below:"

Sr. No.	Building Height (in meter)	Open Space Adjacent to building (in meter)	
		Front	All sides
1	≥ 45	7.5	6.0
2	45 to 70	9.0	8.0
3	Above 70	10.0	9.0

18.4.3. The required deficit parking spaces (ECS) for allotted BUA shall be stated and marked appropriately in submission for Building Permission.

18.4.4. Guidelines for Provision of Electric Vehicles

Minimum 10% of the total parking (in terms of Total ECS) within Building shall have provisions for shared access to Electric Vehicle Charging Point. Every parking floor of the MLCP building shall have minimum 1 such Electric Vehicle Charging Point.

18.4.5. Development Permission Application

The following details in addition to the requirements mentioned in Part 5 General Procedural Requirements shall be provided in the plan of the floors showing parking area (for full or portion of the floor).

x. Floor Plan for parking area

The following details shall be provided in the plan of the floor showing parking area (for full or portion of the floor)

- a. Details of entry / exit ramps (ramp from outside the building to the parking floor and ramp between parking floors, as applicable), such as number of ramps, width of the ramp and slope.
- b. Width of all driveways in the parking area and the width of each of the parking bay abutting the driveway.

- c. Width of columns provided in the parking floors and clear spacing between the columns, location of staircases, lifts and toilets, with dimensions.
- d. Level of floor with reference to the ground level contiguous to the building or the road level whichever is considered for the height of the building.
- e. Minimum Setback line from the boundary of the plot and in case of basement floor, the distance between the boundary and the parking floor periphery.
- f. Details of any other uses proposed within the parking area / floor.
- g. No. of parking bays provided (4 wheeler and 2-wheeler), separately showing single parking, double parking (one behind the other and one above the other – mechanical parking) and automatic parking devices adopted such as car lift etc. (along with the approval of the agencies notified by the Government), as applicable.
- h. Area Calculation and use Distribution for Multi-level Car Parking Buildings

By order and in the name of the Governor of Gujarat,


(Prakash Dutta)

Officer on Special Duty & Ex-Officio Deputy Secretary
to the Govt. of Gujarat
Urban Development and Urban Housing Department

Copy forwarded with compliments to :

- ❖ The A.C.S. to Hon'ble Chief Minister, Swarnim Sankul-1, Sachivalaya, Gandhinagar.
- ❖ The Chief Executive Authority, GIFT Urban Development Authority, Gandhinagar.
- ❖ The Chief Executive Officer, Gandhinagar Urban Development Authority, Gandhinagar.
- ❖ The Chief Town Planner, Gujarat State, Gandhinagar.
- ❖ The Collector, Gandhinagar. Dist. Gandhinagar.
- ❖ The District Development Officer Gandhinagar. Dist. Gandhinagar.
- ❖ The Manager, Government Central Press, Gandhinagar - With a request to publish the aforesaid notification in Part IV-B central Section, in the Gujarat Government Extra Ordinary Gazette of **Dated. 01/3/2021** and forward 10 printed copies of the same to this department. The Gujarati version of the Notification will be forwarded shortly to you by the Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar.
- ❖ The Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar - with request to send Gujarati version of the said Notification directly to the Manager, Government Central Press, Gandhinagar for its publication in the official gazette urgently.
- ❖ The Director of Information, Gandhinagar- with request to issue a suitable press note.
- ❖ The Revenue Department, New Sachivalaya, Gandhinagar.
- ❖ System Manager (Gil), Urban Development and Urban Housing Department, Gandhinagar- with request to publish in the department web site.
- ❖ The Select file of ' L ' Branch, U. D. & U.H.D. (2021).
- ❖ The personal file of Dy. Section Officer, U.D. & U.H.D. (2021).