

SALIENT FEATURES OF GDCR

10.4(i) WIDTH OF ROADS IN WALLED CITY & GANTAL

Sr. No.	Area	Road/Access Length in Meters.	Width of Road In meters
01	Walled City & Gantal.	Up to 75.00	6.00
		75 to 150	7.50
		150 to 300	9.00
		Above 300	12.00

WIDTH OF ROADS IN OTHER AREAS

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

10.5 APPROACHES TO THE BUILDING

10.5.1 for residential development

The width of the approach from the street to the building shall not be less than

- i) 3.00 mt. in case of length of such approach is equal to or less than 15.00 mts. in length,
 - ii) 4.50 mt. in case of length of such approach is more than 15.00 mts. and upto 45.0 mt in length.
- whereas in the case of approaches exceeding 45.00 mts. in length regular width of the road, prescribed in this regulation, shall be provided.

10.5.2 FOR OTHER THAN RESIDENTIAL USE

For use other than residential use, the width of the approach from the street to building shall not be less than 4.5 mts. in case of length of such approach is equal to or less than 15.00 mts. in length, 6.0 mts in case of length of such approach is more than 15.00 mts and unto 45.0 mts in length whereas in the case of approaches exceeding 45.00 mts. in length regular width of the road, prescribed in this regulation, shall be provided.

11.3 SET BACK

- 11.3.1** The Set back of 3.0 mts from central line of existing street shall be provided where regular line of street is not prescribed.

NOTE :

- i) The land left open as set back shall be deemed to be part of the street.
- ii) No set back shall be required for the building unit of area up to 100 Sq. mtr..
- i) The competent authority shall permit the F.S.I of any plot or a building unit on the basis of its original area, if the owner of such a land is prepared to release the effected land by road widening or for construction of new road without claiming any compensation thereof.

11.3.2 MARGINS

The margins shall be provided towards road sides as under

Width of street 1.	Margin on Street 2.
(a) Up to 12.00 mts	1.5 mts
(b) More than 12.00 mts	2.00 mts

11.5 HEIGHT OF BUILDING

The height of building shall not exceed twice the width of the abutting road plus the setback provided at ground level required as per these regulations.

Provided that in case of building unit abutting on more than one road with different widths, the maximum height shall be twice the width of wider road from the regular level of street

Provided the portion of setback on which the projection is made shall not be computed towards the width of the street.

In case of building situated in Chowk, Falia, Khadki, the height of building shall not exceed twice the width of the road leading to such Chowk, Falia or Khadki whichever is less.

11.7 FLOOR SPACE INDEX AND MAXIMUM PERMISSIBLE BUILT UP AREA

The maximum permissible built-up area and F.S.I. of a building unit shall be subject to the limitations prescribed in the following table.

Sr. No.	Building Unit in Sq. Mts.	Maximum permissible built up area on Ground Floor	Maximum permissible FSI
01	Up to 90	75%	2
02	90 to 150	65% or 67.5 Sq. Mts. which ever is more	2
03	150 to 1500	50% or 90 Sq. Mts. which ever is more	2
04	1500 & above	45%	2

12 DEVELOPMENT REQUIREMENTS FOR OTHER THAN GAMTAL

12.1 (A) USES NOT PERMISSIBLE

The development shall be regulated according to the width of the road on which it abuts subject to use zone table as follows:

Road width	Uses not permissible
a) 18 mts. & above.	All educational institutions up to SSCE level,
b) 12mts. and less than 18 mts.	(1) High rise buildings, Cinema Hall, meeting/community/lecture/town hall, auditorium, petrol pump, Head and Regional/public/ establishments, starred- hotels, college, technical institution, general hospital, polyclinic. (2) Provided in the case of draft T.P. scheme area submitted to the Govt. for sanction, up to the date of publication of the revised draft development plan under section-13 of the Act, high rise building shall be permitted on 12 mts. and above roads.
c) 9 mts. and less than 12 mts.	All uses mentioned in (b) above and building with more than 13 mt. height. (Excluding hollow plinth)
d) less than 9 mts.	All uses mentioned in (c) above and building with more than 10 mts. height. Apartments/Flat type building. (Excluding hollow plinth)

(B) USES PERMISSIBLE FOR COMMERCIAL DEVELOPMENT

ROAD WIDTH	FLOOR
1) 9mts. and less than 12 mts.	ONLY GROUND FLOOR
2) 12 mtr and less than 18mtr.	GROUND AND FIRST FLOOR
3) 18 mts. & above.	ALL FLOORS

12.3 FLOOR SPACE INDEX (F.S.I.)

12.3.1 PERMISSIBLE FSI

(a) The maximum permissible Floor Space Index (F.S.I) of a building unit shall be as under

Sr No	Use Zone	Maximum permissible built up area.	Maximum permissible F.S.I	Remarks
1.	Residential	As per regulation No. 12.4.1 A (ii)	1.8	
2.	Natural Growth of village	As per regulation No. 12.4.1 A (ii)	1.2	Ground floor plus two upper floors or 10 mt. height whichever is less.
3.	Commercial Zone	45% (low rise building) 30% (high rise buildings)	1.8	-
4.	Industrial	50%	1.0	-
5.	Starred hotels on 18.00 mts and above road	45% Low rise 30% High rise	2.25 2.25	-

12.3.2 MAXIMUM PERMISSIBLE HEIGHT

The maximum height of any building shall be 40.00 mts. from the plot level to the top of the building, except parapet not exceeding 1.50 mt. in height subject to other regulations.

- 2.9(j) “Low rise building” shall mean a building having height up to 16.50 mts. and having ground floor plus four floors. However hollow plinth up to 2.8 mts and parapet on terrace up to 1.5mts shall not be counted.
- 2.9(k) “High-rise building” shall mean building other than mentioned in 2.9 (j) “Low Rise Building ” provided the maximum permissible height shall not exceed 40 mts.

12.4 MARGIN AND MAXIMUM BUILT-UP AREA ON ANY FLOOR

12.4.1 MARGIN AND MAXIMUM BUILT-UP AREA

12.4.1.(A) RESIDENTIAL AND COMMERCIAL USE

(i) (a) The margins for all uses except for industrial building and special structures shall be as under:

Width of Proposed Roads (mts.)	Minimum Road Side Margin (mts.)	Remarks
Road up to 9mts. and less.	3.00	(1)For the existing built up area the margins requirement may be relaxed on merits of individual case subject to other regulations. (2) Minimum side Margin shall be provided as per regulation no. 12.4.1(A)(ii).
More than 9 mts and upto 12 mts.	4.50	
More than 12 mts and upto 18 mts.	6.00	
More than 18 mts and upto 40 mts.	7.50	
More than 40 mts.	9.00	

Note:- M.K.S. And F.P.S. CONVERSION:

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|-----------------------------|-------------------------------|
| (i) 6.00mt. = 20.00 ft. | (v) 15.00 mts. = 50.00 ft. |
| (ii) 7.50 mts. =24.60 ft. | (vi) 18.00 mts. = 60.00ft. |
| (iii) 9.00 mts. = 30.00 ft. | (vii) 24.00 mts. = 80.00ft. |
| (iv) 12.00 mts.= 40.00 ft. | (viii) 30.00 mts. = 100.00 ft |

(b) In the SMC area , for a low rise building on 9.00 mt. or more wide road , road-side margin shall be 4.50 mts. irrespective to the width of road.

Provided in case of the building unit having road on three sides, for only one road 9.00 mts or less, the road side margin shall be 3.00 mts.

(ii) The minimum side (other than road side) margins and maximum built-up area on any floor for all uses except for industrial building and special structure shall be as under for low rise building:

Plot size	Margins other than road side.	Maximum built-up area on any floor
up to 150 sq.mts.	2.25 mts.(any one side)	60%
Above 150 sq.mts. and up to 250 sq.mts.	2.5 mts.(rear side) and 1.5 mts.(any one side)	50% or 90 sq.mts. whichever is more.
Above 250 sq.mts.	3.0 mts. in all sides except road side subject to these regulations as the case may be.	45 % or 150 sq.mts. whichever is more.
For high- rise building.	as per regulation no 12.4.1. A(iv)	30%

(iv) HIGH RISE BUILDINGS:

In the case of building units to be developed with one or more high rise buildings, the minimum margins and open space above the ground level and between the buildings shall be provided as under:

Use	Width of road	Minimum Road side Margins
1	2	3
For all uses	Irrespective of road width of Development Plan Roads or Town Planning Scheme Roads, as may be applicable.	0.3 H. or 6 mts. whichever is more on road sides. 0.2 H. or 6.0 mts. whichever is more on remaining sides. Margin between two building shall be two times the margins required on remaining side as mentioned above.

12.4.1. (B) FOR INDUSTRIAL USE

Maximum permissible built-up area on any floor including the ground floor shall be 50% of the plot area.

- (i) There shall be clear minimum distance of 6.0 Mts. between two detached structures for plots of more than 1000 Sq.Mts. and 4.5 Mts. for plots admeasuring up to 1000 Sq.mts.
- (ii) 6 meters clear minimum margins shall be kept along the periphery of the plot used for industrial use like mills, godown, warehouses, service station with petrol pumps, motor repair garage and a building unit of 1000 sq.mts. or more to be used for industrial use. For building units less than 1000 Sq.mts. used for industrial use, the minimum margins shall be 4.5 Mts.

However, the minimum roadside margin on roads 18 Mts. wide and above shall not be less than the margin prescribed in regulation No.12.4.1

12.4.1. (F) MARGINS FROM COMMON PLOT

- (i) 3.00 Mts. shall be required in case of low rise building.
- (ii) 6.00 Mts. shall be required in case of high-rise building.

18 PARKING

18.1 Minimum parking space

Off-street parking spaces for vehicles shall be provided for every new building constructed for the first use or when the use of old building is changed to any of the uses mentioned in the table below:

TABLE FOR MINIMUM OFF STREET PARKING SPACES:

(In all areas including existing Gamtal)

Sr. No	Type of use	Parking space Required	Remarks
1	Residential (Flats/Apartments)	15% of maximum permissible F.S.I	(1) Dwelling units Above 80 Sq. Mts. built up area 50% of the total parking space requirement shall be reserved for cars. (2) Upto 80 Sq. Mts. built up area 25% of the total parking space requirements shall be reserved for Cars. (3) 10% of the total parking space requirements shall be reserved for visitors at ground level.
2	Cinema theatre, public assembly hall auditorium, stadium etc.	1 Sq Mts. per seat	50% of the total parking space requirements shall be reserved for Cars.
3	Industrial	10% of Building Unit	50% of the total parking space requirements shall be reserved for Cars.
4	Commercial and business establishments including business office, bank, hotel, guest house, lodge, eating house, restaurant, institutional building etc. and Health facilities including Hospitals & Nursing Homes etc.	30% of maximum permissible F.S.I Note :(1) The parking space so required shall be provided excluding required marginal space and Built up area with solid plinth subject to other regulation (2) However , after fully consuming the space available at the ground level , remaining parking space may be provided at any other level. (3) 20% of the parking space required at the ground level shall be exclusively provided for visitors.	50% of the total parking space requirements shall be reserved for Cars.
5	Community buildings such as community hall/ marriage hall/ community wadi/ recreational club/ and religious building, party plot, club house etc.	50% of Building Unit..	50% of the total parking space requirements shall be reserved for Cars.
6	a) Primary schools. b) Secondary and higher secondary schools c) Colleges and coaching classes.	20 Sq. Mts. for every 100 students. 50 Sq.Mts. for every 100 students 70 Sq. Mts. for every 100 students	For computing number of students 0.75 sq. mts. floor area is equal to 1 (one) student.
7	Special building for uncommon uses : (a) stock exchange (b) grain market, timber market, iron market, agricultural market, and such other wholesale Trade.	For (a) and (b) 30% of maximum permissible F.S.I	For (a) 50% of the total parking space requirement shall be reserved for cars. For (b) 50% of the total parking space requirement shall be reserved for heavy motor vehicles. Competent Authority/Municipal Commissioner shall specify the number and types of vehicles likely to be use in addition to Col. No. 4 For (a) and (b) of col. No.2

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