

**Table 6 : Minimum Plot Sizes and frontages**

Land Use	Type of development	Minimum plot area in sq.meters	Minimum width of frontage in meters	ROW in Meters Abutting to Road
Residential only	Group Housing/ Society ( Residential Blocks )	Not less than 4000.00	20.00	12.00
	Row Houses	25.00	3.00	12.00
	Plotted Development	200.00	10.00	12.00
Residential Cum Commercial	Basic Convenience Shops in the Ground floor & all other floors should be Residential. Commercial shops shall be allowed only abutting to the main road.	2000.00	15.00	12.00
Commercial Only	Commercial	1000.00	15.00	18.00
Service Industries	Semi detached	200.00	09.00	Only in a Road having ROW not Less than 25.00 Meters.
	Detached	800.00	18.00	Only in a Road having ROW not Less than 25.00 Meters.

**Table 11 : Minimum Plot Sizes and frontages & accessibility**

S. No.	Use	Minimum plot area in sq.meters	Minimum width of frontage in meters	ROW in Meters Minimum Requirement of Abutting to Road
1.	Multiplexes	4000.00	30.00	30.00
2.	Cinema Theatres and Auditoriums	At the rate of 3 sq.mtrs per seat OR 1200.00 Whichever is higher	20.00	30.00
3.	Petrol Filling Station with out Service bay	600.00	30 m width and 20 m depth	25.00
4.	Petrol Filling Station with Service bay	1200.00	40 m width and 30 m depth	25.00
5.	Service Station	1200.00	40 m width and 30 m depth	18.00
6.	Weigh Bridge	1200.00	40 m width and 30 m depth	25.00
7.	Sports Stadium / Sport Complex	15000.00	200.00	25.00
8.	Auditorium	1000.00	20.00	30.00

**Table 7 : Minimum Front, Rear and Side open Spaces; along with ground Coverage, FSI and Building Height**

Sl. No.	Land use Zone	Land Use	Minimum Plot Area (Sq. Mtrs)	Min Set Back ( in Mtrs)			Max. Height (in Mtrs)	Max Ground Coverage (in % age)	FSI	Maximum No. of Storeys	Minimum Width of Plot (in meters)									
1.	Urbanisable U1 and U2	Residential / Plotted Residential	Up to 50 51 to 100 101 to 200 201 to 400 401 to 600 601 to 1000 Above 1001  Above 2000	Front	Rear	Side	10.00 10.00 10.00 10.00 13.50 15.00 15.00  15.00	70 65 60 50 40 33 33  33	1.2 1.2 1.2 1.2 1.2 1.2 1.2  1.2	G+2 G+2 G+2 G+2 G+2 G+3 G+3  G+3	3.0 5.0 7.0 10.0 12.0 15.0 20.0  20.0									
				1.00	1.50	Nil														
				1.25	2.25	Nil														
				2.50	3.00	Nil														
				3.00	3.00	1.50														
				4.00	3.00	2.25														
				6.00	3.00	4.00														
				6.00	6.00	6.00														
				9.00	6.00	6.00														
				2.		Residential Cum Commercial						500 to 1000 1001 to 2000 2001 to 4000 Above 4001	Front	Rear	Side	15.00 15.00 15.00 15.00	33 33 33 33	1.2 1.2 1.2 1.2	G+3 G+3 G+3 G+3	15.0 20.0 25.0 30.0
													6.00	4.00	4.00					
6.00	5.00	5.00																		
High Rise buildings	Plots / Srv. Nos. Abutting 20.0 Mtr Public Road	9.00	8.00	8.00	21.00 (Without Stilts) 24.00 (With Stilts)	33	1.5	G+6	as above											
										9.00	8.00	8.00								
										9.00	8.00	8.00								

3	Commercial only	1000 to 2000 2001 to 4000 Above 4001	9.00 9.00 9.00	5.00 6.00 7.00	5.00 6.00 7.00	15.00 15.00 15.00	33 33 33	1.2 1.2 1.2	G+3 G+3 G+3	20.0 25.0 30.0
	High Rise buildings	Plots / Srv. Nos. Abutting 20.0 Mtr Public Road	9.00	8.00	8.00	21.00 Without Stilts 24.00 With Stilts	33	1.5	G+6	as above
4	Multiplexes / City Centre/Shop - ping Mall	Abutting 20.0 Mtr Public Road	10.00	10.00	10.00	30.00	33	1.5	G+6	30.0

Note: - 1. Floor Space Index of 1.5 is allowed in the Silvassa Municipal Council Area, Samarvarmi, Masat, Saily and Rakholi Areas only as per the table 5 and 7.

2. All Buildings which are 15.00 Mtrs or above in height shall be considered as High Rise Building and the Fire Safety Requirement shall be as per the Part 4 FIRE AND LIFE SAFETY of National Building Code of India 2005 and its modification from time to time.



**Annexure-17**

**Penalty rates for regularising various deviations during construction from the approved building plans.**

Sr. No.	Type	Penalty ( in Rs.) per Sq.ft.		Remarks
		For Residential Building where Deemed Bldg Permission has been obtained	For all Other Buildings	
1.	<b>Construction started / Completed Before applying for permission.</b> For Industrial	--	30/-	Applicable to the total built Area within the plot
	For Others including Mixed uses	--	60/-	
2.	<b>Construction started / Completed before granting permission but had applied for permission.</b> For Industrial	--	20/-	Applicable to the total built Area within the plot
	For Others including Mixed uses	--	40/-	
3.	Minor Deviation from the approved Construction plan, but with in the D.C. Rules.	Approvable Without penalty While issuing Occupancy Certificate.	Approvable Without penalty While issuing Occupancy Certificate.	Deviation in this respect would be only for minor alteration/ minor Deviation means, change in location Of Kitchen, Toilet, Staircase, Height Of the floor and dimensions of the Rooms provided the overall built-up Area is not exceeding the approved building plan & internal

4.	<b>Deviation in Ground Coverage/ F S I.</b> Up to 15% of the permissible Ground Coverage on all floors For Industrial For all Other uses Building for Deemed Provision	-- -- 500/-	100/- 300/- --	Applicable to the portion which is Observed as deviation from the Approved Plan.	
5.	<b>Deviations in Setbacks</b> a. Front Setback b. Setback in all other sides For Industrial For Other uses Building for Deemed Provision	Not allowed -- -- 500/-	Not allowed 120/- 300/- ---	Total Demolition Up to 5% of the permissible set back Up to 5% of the permissible set back Up to 5% of the permissible set back	