

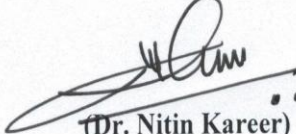
**COMPREHENSIVE UNIFORM
BUILDING CODE / BUILDING
BY-LAWS APPLICABLE
TO THE STATE**

**Publication of Unified Development
Control Regulations for all Planning
Authorities in the State.**

**Government of Maharashtra
Urban Development Department**
Madam Cama Road, Hutatma Rajguru Chowk,
Mantralaya, Mumbai - 400032.
Government Resolution No.TPS-1817/501/CR-58/17/UD-13
Date : 27/02/2018

The Department of Industrial Policy and Promotion (**DIPP**) of Central Government has stated a need for Common Development Control Regulations for all Planning Authorities in the State as per the agenda of **EoDB**.

The **Unified Comprehensive Development Control Regulations** for various categories of **Planning Authorities** have been prepared and adopted in the State based on the provisions of National Building Code. Such **Unified Comprehensive** Building by-laws have some variations depending and considering the location of town / cities, the economic base, their geographical locations, density, development needs, FAR loading capacities etc. The Index shows the **Unified Comprehensive Development Control Regulations** as applicable for various categories of **Planning Authorities** adopted in the State.



(Dr. Nitin Kareer)
Principal Secretary
Urban Development Department

Copy Information

- 1) Secretary to Hon'ble Chief Minister, Mantralaya, Mumbai.
- 2) Personal Secretary to Hon'ble State Minister (UD), Mantralaya, Mumbai.
- 3) Principal Secretary (UD-1), Mantralaya, Mumbai.
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- 5) Director, Town Planning, Maharashtra State, Pune.
- 6) Director and Joint Secretary (Town Planning), Urban Development Department, Mantralaya, Mumbai.

Publication of Unified Development
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Government of Maharashtra

Urban Development Department,
Madam Cama Road, Hutatma Rajguru Chowk,
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Government Resolution No.: TPS 1817/501/C.R58/17 /UD-13

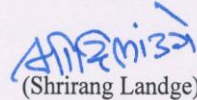
Date: 05/06/2017

The Department of Industrial Policy and Promotion (DIPP) of Central Government has stated a need for common Development Control Regulations for all Municipal Corporations, Municipal Councils and other planning authorities in the state as per the agenda of Ease of Doing Business. There are 27 Municipal Corporations, 232 Municipal Councils and 133 Nagar Panchayat's working as Urban Local Bodies which are also functioning as planning authorities under the provisions of Maharashtra Regional and Town Planning Act. 1966.

Development Control Regulations for various categories of planning authorities have already been prepared by considering the aspects such as population density, location of town, economic base, geographical conditions and features and based on the provisions in national building code.

Accordingly a set of common Development Control & Promotion Regulation for all Municipal Councils, Nagar Panchayats in the State has been made applicable from 21st November, 2013. A set of Common Development Control regulations has been made applicable for all the "D" class Municipal Corporations in the state from 20/09/2016. A set of common DCR is also prepared and published vide government notice dated 28/02/2017 for all the Municipal Corporations in the Mumbai Metropolitan Region except Municipal Corporation of Greater Mumbai. For the Pune Municipal Corporation and the Nashik Municipal Corporation, the new Development Control Regulations have been made applicable from 05/01/2017 and 09/01/2017 respectively. The Development Control Regulations for the Nagpur Municipal Corporation have been made applicable from 09/04/2001. Navi Mumbai Municipal Corporation is a new city developed by CIDCO and separate regulations are already made applicable. The Revised Development Control Regulations for Municipal Corporation of Greater Mumbai are already published by concerned Municipal Corporation.

All the above mentioned Development Control Regulations prepared on the basis of National Building Code are hereby collectively published as "Unified DCR's in Maharashtra" on the website of the Government of Maharashtra for information of public.


(Shrirang Landge)

Director, Town Planning and Joint Secretary

Copy Information-

- 1) Secretary to Hon'ble Chief Minister, Mantralaya, Mumbai.
- 2) Personal Secretary to Hon'ble State Minister (UD), Mantralaya, Mumbai.
- 3) Principal Secretary (UD-1), Mantralaya, Mumbai.
- 4) Principal Secretary (UD-2), Mantralaya, Mumbai.

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Comprehensive Building By-laws applicable to Planning Authorities in the State.

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Unified By-laws for Municipal Councils and RP Areas.			
1	Standardised Development Control and Promotion Regulations sanctioned on 21/11/2013.	All Municipal Councils (236 nos.) and all Nagar Panchayaties (126 nos.). Total Planning Authorities 362	6-189
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5	Development Control Regulations for MCGM.	For Municipal Corporation of Greater Bombay.	852-888
6	Development Control Regulations for Nagpur.	For Municipal Corporation of Nagpur.	889-1036
7	Development Control Regulations for Pune Municipal Corporation.	For Municipal Corporation of Pune.	1037-1277
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9	Development Control Regulations for Pimpri Chinchwad Municipal Corporation.	For Municipal Corporation of Pimpri Chinchwad.	1498-1712
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A, B & C Class Municipal Councils DC Rules

**STANDARDISED DEVELOPMENT CONTROL AND PROMOTION
REGULATIONS FOR
MUNICIPAL COUNCILS AND NAGAR PANCHAYATS
IN MAHARASHTRA**



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक-मध्य उप-विभाग

वर्ष ५, अंक ३७(३)]

गुरुवार, नोव्हेंबर २१, २०१३/कार्तिक ३०, शके १९३५

[पृष्ठे १८२, किंमत : रुपये १२.००

असाधारण क्रमांक ६४

प्राधिकृत प्रकाशन

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated the 21st November 2013

NOTIFICATION

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-1812/157/CR-71/12/Reconstruction No. 34/12/DP/UD-13.—Whereas, the Government in the Urban Development and Public Health Department, *vide* notification No. TPS No. 3678/814-B-UD-5(1), dated the 2nd November 1979 published the Standardized Building Bye-laws and Development Control Rules for A, B and C class Municipal Councils, under the provisions of section 323 of the Maharashtra Municipalities Act, 1965 ;

And whereas, the Government in the Urban Development and Public Health Department *vide* Resolution No. TPS. 3678/814-B-UD-5(1), dated the 16th July 1980 had given directives under the provisions of Section 154 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as 'the said Act') to all the Municipal Councils to adopt the Standardized Building Bye-laws and Development Control Rules for A, B and C class Municipal Councils (hereinafter referred to as the said Existing Rules);

And whereas, the Government has sanctioned various Development Plans (hereinafter referred to as 'the said Development Plans') along with the above mentioned Standardized Building Bye-laws and Development Control Rules with or without modifications (hereinafter referred to as 'the said Development Control Rules') to A, B and C Class Municipal Councils, Nagar Panchayats and Non-Municipal towns (hereinafter referred to as 'the said Planning Authorities') in the Maharashtra State under the provisions of the said Act, as mentioned in Schedule-A appended hereto ;

And whereas, the said Development Control Rules of the said Planning Authorities needed overall changes because of rapid urbanization, introduction of concepts like FSI, TDR, various

land uses and need for Regulations which support developments like generation of parking areas, creation of more built-up area for Hospitals, Educational Institutions, Star Category Hotels, Institutional Buildings, Development of more housing stock through MHADA, eco-friendly buildings, regulation of height of buildings commensurate with fire fighting facilities etc. and therefore such new provisions were required to be included in the said Development Control Rules of smaller towns ;

And whereas, the Government in Urban Development Department, *vide* Resolution No. TPS. 1810/612/CR-2200/UD-13, dated the 24th March 2010 had appointed an Expert Drafting Committee under the Chairmanship of Director of Town Planning, Maharashtra State for drafting the Development Control Regulations for A class, B class and C class Municipalities in the State ;

And whereas, the *said Expert Drafting Committee* prepared the Draft Standardised Development Regulations for all classes of Municipal Councils and Nagar Panchayats named as '*Draft Development Control and Promotion Regulations for Municipal Councils and Nagar Panchayats in Maharashtra*' and submitted the same to the Government *vide* letter No. 6546, dated the 27th October 2010 ;

And whereas, the Government felt it necessary to replace the said Development Control Rules by the *Draft Standardised Development Control and Promotion Regulations for Municipal Councils and Nagar Panchayats in Maharashtra* prepared by the *Expert Drafting Committee* (hereinafter referred to as "*the said proposed modification*");

And whereas, the Government, found it expedient in the public interest to take recourse to the provision contained in Section 37(1AA) of the said Act ;

And whereas, in accordance with the provisions contained in Section 37(1AA) of the said Act, the Government has published the notice *vide* No. TPS. 1810/612/CR-2200/2010/UD-13, dated the 30th June 2011 for inviting suggestions and objections to the *said proposed modification* from the public with reasons thereof within 30 (thirty) days from the date of publication of the notice in *Official Gazette*. The suggestions and objections were supposed to be addressed to the concerned District Heads of the Town Planning Department in respect of the concerned Municipal Councils/ Nagar Panchayats/Non-Municipal Towns mentioned in Schedule-A appended to the Notification who were appointed as the "Officer" under Section 162 of the said Act for the concerned Municipal Councils/Nagar Panchayats/ Non-Municipal Towns and authorised to hear the suggestions and objections which were received within the aforesaid stipulated period and also say of the respective planning authorities and submit their report to the Government ;

And whereas, after completing the legal formalities, the appointed Officers have submitted their reports to the Government for further necessary action ;

And whereas, after making necessary inquiries and after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion that the *said proposed modification* should be approved with some changes ;

Now, therefore, in exercise of the powers conferred under sub-section (c) of Section 37(1AA) of the said Act, the Government hereby approves the *said proposed modification* with some changes ;

The Standardised Development Control and Promotion Regulations for Municipal Councils and Nagar Panchayats in Maharashtra as finally approved by the State Government shall be published in the *Official Gazette* and shall be kept open for inspection by the general public in the **Offices** of the concerned Municipal Councils, Nagar Panchayats, Zilla Parishads in respect of **Non-Municipal Towns** and concerned Branch Officers of the Town Planning Department. The **said approved modification** shall come into force on the date of its publication in the *Official Gazette* and shall be applicable to the development proposals in respect of fresh or revised **permissions** in the areas of Development Plans for the towns, as listed in the Schedule-A hereto.

This Notification along with the finally approved *Standardised Development Control and Promotion Regulations for Municipal Councils and Nagar Panchayats in Maharashtra* shall also be made available on the Government website - www.maharashtra.gov.in

SCHEDULE-A

Accompaniment to the Government in Urban Development Department's Notification No. TPS. 1812/157/CR-71/12/Reconstruction No. 34/12/DP/UD-13, dated the 21st November 2013

Pune Division

District	Name of Municipal/ Non-Municipal Town	Class	
Pune	Baramati (R)	B	
	Daund	B	
	Talegon-Dhabhade	B	
	Jejuri	C	
	Indapur	C	
	Saswad	C	
	Shirur	C	
	Bhor	C	
	Alandi	C	
	Junnar	C	
	Loni-Kalbhor	Non-MC	
	Kolhapur	Ichalkarnji (Old area)	A
		Ichalkarnji (Addl. Ar)	
		Ichalkarnji (Part Rev.)	
Jaysingpur		B	
Malkapur		C	
Murgud		C	
Wadgaon		C	
Gadhinglaj		C	
Satara	Kurundwad	C	
	Kagal	C	
	Satara (R)	A	
	Karad	B	
	Phalatan	B	
	Rahimatpur	C	
	Mhaswad	C	
	Wai	C	
Solapur	Koregaon	Non-MC	
	Lonand	Non-MC	
	Barshi	A	
	Pandharpur	B	
	Pandharpur (Ext. area)	B	
	Karmala	C	

Pune Division—concl'd.

District	Name of Municipal/ Non-Municipal Town	Class
Solapur	Sangola	C
	Akkalkot	C
	Akkalkot (AA)	C
	Mangalwedha	C
	Maidargi	C
	Dudhani	C
	Kurduwadi	C
	Akluj	Non M.C.
Sangli	Islampur	B
	Vita	B
	Ashta	C
	Tasgaon	C

Amaravati Division

District	Name of Municipal Councils	Class
Amravati	Achalpur	A
	Dhamangaon Railway	C
	Daryapur	C
	Chandur Rly. (partly)	C
	Warud (partly)	B
	Warud (republished)	B
	Chandur Bazar	C
	Anjangaon Surji	B
	Morshi (R+AA)	C
	Akola	Akot (original area)	B
Akot (Ext. area)		B
Murtizapur		C
Balapur (Partly)		C
Balapur (republished)		C
Telhara		C
Patur		C
Barshi Takali		Non M.C.
Washim	Washim	B
	Karanja	B
	Mangarularpir	C
	Risod (Partly)	C
	Risod (republished)	C
	Malegoan	Non M.C.
Buldhana	Buldhana	B
	Khamgaon	B
	Shegaon	B
	Malkapur	B

Amaravati Division—concl'd.

District	Name of Municipal/ Non-Municipal Town	Class
Buldhana	Jalgoan Jamod	C
	Mehekar	C
	Lonar	C
	Deulgaon Raja (partly)	C
	Deulgaon Raja (republished)	C
	Chikhali (partly)	B
	Chikhali (republished)	B
	Sindkhed Raja	C
	Nandura	C
Yavatmal	Yavatmal	A
	Wani	B
	Pusad	B
	Pandharkavda	C
	Umarkhed	C
	Digras	C
	Darwha	C
	Ghatanji	C
	Ner Nawabpur	C

Nagpur Division

District	Name of Municipal Councils	Class	
Nagpur	Umred (R)	B	
	Kalmeshwar (R+AA)	C	
	Kamthi	B	
	Ramtek (R)	C	
	Mowad (R)	C	
	Katol (R)	C	
	Khapa	C	
	Mohapa	C	
	Saoner	C	
	Narkhed	C	
	Bhivapur	Non M. C.	
	Wardha	Wardha (R)	A
		Arvi	B
Hinganghat (R)		B	
Pulgaon		C	
Deoli		C	
Sindhi (Rly.)		C	
Gadchiroli	Sevagram	Non M.C.	
	Gadchiroli	B	
	Desaiganj (R)	C	
	Armori	Non M. C.	

६ महाराष्ट्र शासन राजपत्र, असाधारण भाग एक—मध्य उप-विभाग, नोव्हेंबर २१, २०१३/कार्तिक ३०, शके १९३५

Nagpur Division—concl'd.

District	Name of Municipal Councils	Class
Bhandara	Bhandara (R)	B
	Tumsar	B
	Paoni	C
	Sakoli	Non M. C.
	Lakhani	Non M. C.
Chandrapur	Chandrapur (old Limit)	Mpl. Corp.
	Chandrapur (Extn. Area)	Mpl. Corp.
	Ballarpur (R)	B
	Ballarpur (EP)	B
	Bramhapuri (o)	C
	Bramhapuri (EP)	C
	Warora	B
	Mul	C
	Rajura	C
Gondia	Gondia (R)	A
	Tiroda (R)	C
	Tiroda (EP)	C
	Deori	C
		Non M. C.

Konkan Division

District	Name of Municipal Councils	Class
Raigad	Panvel	A
	Khopoli	B
	Uran	C
	Karjat	C
	Pen	C
	Alibag	C
	Murud-Janjira	C
	Roha	C
	Shrivardhan	C
	Mahad	C
Thane	Ambarnath	A
	Kulgaon-Badalapur	B
	Jawhar	C
	Umarpada-Safala	Non M. C.
Ratnagiri	Ratnagiri	B
	Chiplun	B
	Khed	C
	Rajapur	C
Sindhudurg	Malvan	C
	Vengurla	C
	Sawantwadi	C
	Kankawali	C
	Nagar Panchayat	

Nashik Division

District	Name of Municipal Councils	Class
Nashik	Satana	C
	Sinnar	C
	Nandagaon	C
	Manmad	B
	Yeola	B
	Igatpuri	C
	Tryambakeshwar	C
	Bhagur	C
	Saptashrungigad	Non M. C.
Jalgoan	Bhusaval	A
	Chalisgaon	B
	Amalner	B
	Chopda	B
	Pachora	B
	Raver	C
	Sawada	C
	Faizpur	C
	Yawal	C
	Dharangaon	C
	Erandol	C
	Parola	C
	Nandurbar	Nandurbar	B
Shahada		B
Navapur		C
Taloda		C
Dhule	Shripur-Warwade	B
	Dondaicha-Warwade (Extd)	B
	Dondaicha-Warwade (R)	
Ahemadnagar	Shrirampur	B
	Sangamner	B
	Kopargoan	B
	Rahuri	C
	Rahata	C
	Deolali-Pravara	C
	Shrigonda	C
	Parthardi	C
	Shirdi	Nagar Panchayat
	Belapur	Non M. C.
	Nevasa-khurd	Non M. C.
	Shevgoan	Non M. C.

Aurangabad Division

District	Name of Municipal Councils	Class
Aurangabad	Sillod	B
	Vaijapur (Revised)	C
	Vaijapur (Addl.)	C
	Paithan (Revised)	C
	Gangapur (Revised)	C
	Kannad (Original)	C
	Kannad (A.A.)	C
Hingoli	Hingoli	B
	Basmatnagar	B
	Kalamnuri (R)	C
	Kalamnuri (A.A.)	C
	Parbhani (R+A.A.)	Mpl. Corp.
Parbhani	Gangakhed (R)	B
	Purna (Original)	C
	Purna (A.A.)	C
	Manvat	C
	Pathri	C
	Sonpeth (R)	C
	Jintur (R)	C
	Selu	C
Latur	Latur	Mpl. Corp.
	Udgir (Revised)	B
	Ahemadpur (O)	C
	Ahemadpur (Addl.)	C
	Nilanga (O)	C
	Nilanga (Addl.)	C
	Ausa (R)	C
	Jalna (R)	A
Jalna	Jalna (R+A.A.)	C
	Ambad (A.A.)	C
	Ambad (R)	C
	Bhokardan (R.)	C
	Partur (R+A.A.)	C
	Osmanabad (2nd R)	B
	Bhum	C
Osmanabad	Kalamb (R)	C
	Naldurg (R)	C
	Tuljapur (2nd R)	C
	Murum	C
	Paranda	C
	Umerga (O)	C
	Umerga (Addl.)	C

Aurangabad Division—concl'd.

District	Name of Municipal Councils	Class
Nanded	Deglur	B
	Kinwat	C
	Dharmabad	C
	Loha	C
	Kandhar (R+A.A.)	C
	Hadgaon	C
	Mudkhed	C
	Umri (R)	C
	Biloli (R+A.A.)	C
	Kundalwadi (R)	C
	Mukhed	C
	Bhokar	C
	Naygaon	Non M.C.
	Mahur	Non. M.C.
Beed	Beed	A
	Ambajogai	B
	Parali-Waijanath	B
	Majalgaon (R+A.A.)	B
	Georai (R+A.A.)	C
	Killedharur	C
	Kej	Nagar
	Ashti	Panchyat
Patoda	Non M. C.	
		Non. M.C.

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

SUNIL MARALE,
Under Secretary to Government.



सत्यमेव जयते

**GOVERNMENT OF MAHARASHTRA
URBAN DEVELOPMENT DEPARTMENT**

**STANDARDISED DEVELOPMENT CONTROL AND PROMOTION
REGULATIONS FOR
MUNICIPAL COUNCILS AND NAGAR PANCHAYATS
IN MAHARASHTRA**

STANDARDISED DEVELOPMENT CONTROL AND PROMOTION REGULATIONS FOR MUNICIPAL COUNCILS AND NAGAR PANCHAYATS IN MAHARASHTRA		
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**STANDARDISED DEVELOPMENT CONTROL AND PROMOTION REGULATIONS
FOR MUNICIPAL COUNCILS AND NAGAR PANCHAYATS
IN MAHARASHTRA**

PART – I ADMINISTRATION

1.0 SHORT TITLE, EXTENT AND COMMENCEMENT

- 1.1** These Regulations shall be called as “Standardised Development Control and Promotion Regulations for Municipal Councils and Nagar Panchayats in Maharashtra”
- 1.2** These Regulations shall apply to the building activity and development works on lands within the jurisdiction of*Municipal Council / Nagar Panchayat in Maharashtra.
- 1.3** (a) These Regulations shall come into force from* and these shall replace all existing building bye-laws and Development Control Rules / Regulations in force framed under the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965 and The Maharashtra Regional and Town Planning Act, 1966. Special Regulations, if any, approved by the Government considering the character of the town shall also be applicable.
- 1.4 Savings:** Notwithstanding anything contained herein, any permission granted or any action taken under the Regulations in force prior to these Regulations shall be valid and continue to be so valid, unless otherwise specified.

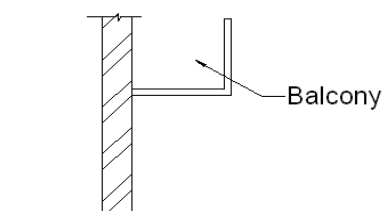
2.0 DEFINITIONS

2.1 General

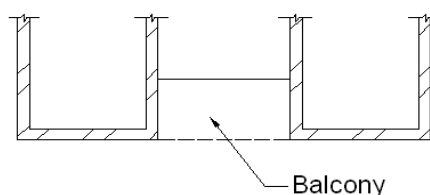
- 2.1.1** In these Regulations, unless the context otherwise requires, the definitions given hereunder shall have meaning indicated against each of them.
- 2.1.2** Words and expressions which are not defined in these Regulation shall have the same meaning or sense as in the -
- i) Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965
 - ii) The Maharashtra Regional and Town Planning Act, 1966 and
 - iii) National Building Code (2005 or amended from time to time)
- 2.2 Act :Act in these Regulations means –**
The Maharashtra Regional and Town Planning Act, 1966;
- 2.3 Authority -** Authority means an Authority which has been created by a statute and which for the purpose of administering the Regulations may authorize a Technical Committee or an official having a professional skill to act on its behalf;
- 2.4 Alteration :-** Any change in existing authorized building or change from one occupancy to another, or a structural change, such as an addition to the area or height, or the removal of part of a building, or any change to the structure, such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor, roof or other support or a change to or closing of any required means of ingress or egress or a change to the fixtures of equipment as provided under these regulations. However modification in respect of gardening, white washing, painting, plastering, pointing, paving and retiling shall not be deemed to be alteration.

- 2.5 Advertising Sign :-** Any surface of structure with characters, letters or illustrations applied thereto and displayed in any manner whatsoever out door for purposes of advertising or to give information regarding or to attract the public to any place, person, public performance, article or merchandise whatsoever, and which surface or structure is attached to, or forms a part of building, or is connected with any building or is fixed to a tree or to the ground or to any pole, screen, fence or hoarding or displayed in space
- 2.6 Air-conditioning :-**The process of treating air so as to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of conditioned space
- 2.7 Accessory Building :-**A building separate from the main building on a plot and containing one or more rooms for accessory use such as servants quarters, garage, store rooms or such areas as may be classified by the Director of Town Planning.
- 2.8 Accessory / Ancillary Use :-**Any use of the premises subordinate to the principal use and incidental to the principal use.
- 2.9 Amenity Space :-** For the purpose of these Regulations, amenity space means a statutory space kept in any layout to be used for any of the amenities such as open spaces, parks, recreational grounds, playgrounds, sports complex, gardens, convenience shopping, parking lots, primary and secondary schools, clinics, dispensaries, nursery, health club, sub post-office, police station, electric substation, ATM of Banks, electronic cyber library, open market, garbage bin, water supply installation, electricity supply installation, sewage treatment plant and includes other utilities, services and conveniences.
- 2.10 Access :-** Clear approach to a plot or a building.
- 2.11 Architect :-** An Architect who is an associate or corporate member of the Indian Institute of Architects or who holds a degree or diploma which makes him eligible for such membership for such qualification listed in Schedule XIV of the Architects Act, 1972, and being duly registered with the Council of Architecture under the Act.
- 2.12 Balcony :-** A Horizontal cantilever or projection shown in the figure below, including parapet and handrail balustrade to serve as a passage or sitting out place with at least one side fully open, except being provided with railing or parapet wall for safety.

Balcony



SECTION



PLAN

- 2.13 Basement: -** The lower storey of a building below or partly below the ground level.
- 2.14 Building:-** Any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof whether used as human habitation or not and includes foundation, plinth, walls, floors, roofs, chimneys, wells, door steps, fencing, plumbing and building services, fixed - platforms, verandahs, balcony; cornice or projection, part of a building or anything affixed thereto or any wall fence enclosing or intended to enclose any land or space and signs and outdoor display structures. However, tents, shamianas and the tarpaulin shelters erected for

- temporary and ceremonial occasions with the permission of the Authority shall not be considered as building.
- 2.15 Built up Area:-** The area covered by a building on all floors including cantilevered portion, mezzanine floors , if any, but excepting the areas excluded specifically under these Regulations.
- 2.16 Building Line:-** The line upto which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend.
- 2.17 Building Height :-** The vertical distance measured in the case of flat roofs, from the average level of the ground around and contiguous to the building or as decided by the Authority to the terrace of last livable floor of the building adjacent to the external walls; to the highest point of the building and in the case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof; and in the case of gable facing road, the mid-point between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of measuring heights.
- 2.18 Builder :-“Builder”** means a person who is legally empowered to construct or to execute work on a building unit, building or structure, or where no person is so empowered, the owner of the building unit, building or structure.
- 2.19 Cabin :-** A non - residential enclosure constructed of non - load bearing, non masonry partitions **having area not exceeding 3.00 sq.m.**
- 2.20 Carpet Area :-** The net usable floor area within a building excluding that covered by the walls or any other areas specifically exempted from floor space index computation in these regulations.
- 2.21 Chajja :-**A sloping or horizontal structural overhang usually provided over openings on external walls to provide protection from sun and rain and for purpose of architectural appearance.
- 2.22 Chimney :-** An upright shaft containing one or more flues provided for the conveyance to the outer air of any product of combustion resulting from the operation of heat producing appliance or equipment employing solid, liquid or gaseous fuel.
- 2.23 Combustible Material :-** A material, if it burns or adds heat to a fire when tested for combustibility in accordance with IS - 3808 - 1966 Method of Test for combustibility of building materials, given in the National Building Code.
- 2.24 Control Line :-**A line on either side of a highway or part of highway beyond the building line fixed in respect of such highway by the Highway Authority.
- 2.25 Courtyard or Chowk :-**A space permanently open to sky enclosed on sides fully or partially by buildings and may be at ground level or any other level within or adjacent to a building.
- 2.26 Canopy :-**A projection over any entrance.
- 2.27 Congested Area -** A Congested Area means the congested area as shown on the Development Plan
- 2.28 Convenience Shopping :-**Means shops for domestic needs having area upto 10.00 sq.m.
- 2.29 Corridor :-**A common passage or circulation space including a common entrance hall.
- 2.30 Detached Building :-** A building whose walls and roofs are independent of any other building with open space on all sides as specified.
- 2.31 Development :-** Development with its grammatical variations means the carrying out of buildings, engineering, mining or other operations in, or over, or under land or the making of any material change, in any building or land or in the use of any building or land or any material or structural change in any Heritage building or its precinct and includes demolition of any existing building, structure or erection of part of such building, structure of erection and reclamation, redevelopment and layout or sub-division of any land and to develop shall be construed accordingly.

- 2.32 Development Plan :-**“Development Plan” means a plan for the development of the area within the jurisdiction of a Planning Authority and includes revision of a development plan and proposals of a Special Planning Authority for development of land within its jurisdictions.
- 2.33 Drain :-**The word “Drain” shall have the same meaning assigned thereto as under Maharashtra Municipal Councils, Nagar Panchayats & Industrial Townships Act, 1965.
- 2.34 Dwelling Unit /Tenement :-**An independent housing unit with separate facilities for living, cooking and sanitary requirements.
- 2.35 Density :-**The residential density expressed in terms of the number of dwelling units per hectare.
- 2.36 Enclosed Stair- case :-** A stair case separated by fire resistant walls and door (s) from the rest of the building.
- 2.37 Existing Building or Use:-** A building, structure or its use existing authorisedly.
- 2.38 Exit: -** A passage, channel or means of egress from any building, storey or floor area to a street or other open space of safety.
- 2.38.1 Vertical Exit: -**A vertical exit is a means of exit used for ascension or descension between two or more levels including stairways, smoke proof towers, ramps, escalators and fire escapes.
- 2.38.2 Horizontal Exit:-** A horizontal exit is a protected opening through or around a firewall or a bridge connecting two buildings.
- 2.38.3 Outside Exit :-** An outside exit is an exit from the building to a public way, to an open area leading to a public way, to an enclosed fire resistive passage to a public way.
- 2.39 External Wall: -** External Wall means an outer wall of a building, not being a party wall even though adjoining to a wall of another building and also means a wall abutting on an interior open space of any building.
- 2.40 Escalator -** A power driven, inclined, continuous stairway used for raising or lowering passengers.
- 2.41 Fire and/ or Emergency Alarm System :-** An arrangement of call points or detectors, sounders and other equipment’s for the transmission and indication of alarm signals, for testing of circuits and, whenever required, for the operation of auxiliary services. This device may be workable automatically or manually to alert the occupants in the event of fire or other emergency.
- 2.42 Fire lift :-** One of the lifts specially designed for use by fire service personnel in the event of fire.
- 2.43 Fire Proof Door :-** A door or shutter fitted to a wall opening, and constructed and erected with the requirement to check the transmission of heat and fire for a specified period.
- 2.44 Fire Resisting Material:-** Material which has certain degree of fire resistance.
- 2.45 Fire Resistance :-** The time during which a material fulfills its function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load or restraint. The fire resistance test of structures shall be done in accordance with "IS -3809 - 1966 Fire Resistance Test of Structures".
- 2.46 Fire Separation :-** The distance in meters measured from any other building on the site, or from other site, or from the opposite side of a street or other public space to the building.
- 2.47 Fire Service Inlets :-** A connection provided at the base of a building for pumping up water through in-built fire fighting arrangements by fire service pumps in accordance with the recommendations of the Fire Services Authority.
- 2.48 Fire Tower :-** An enclosed staircase which can only be approached from the various floors through landings or lobbies separated from both the floor areas and the staircase by fire resisting doors, and open to the outer air.
- 2.49 Floor :-** The lower surface in a storey on which one normally walks in a building. The general term floor unless otherwise specifically mentioned shall not refer to a mezzanine floor.

Note :- The sequential numbering of floor shall be determined by its relation to the determining entrance level. For floor at or wholly above ground level, the lowest floor in the building with direct entrance from / to road or street shall be termed as ground floor. The other floors above ground floor shall be numbered in sequence as Floor 1, Floor 2, etc., with the number increasing upwards.

2.50 Floor space index (F. S. I) :- The quotient obtained by dividing the total covered area (plinth area) on all floors, excluding exempted areas as given in Regulation No.15.4.2 by the area of the plot.

$$\text{F.S.I.} = \frac{\text{Total covered areas on all floors}}{\text{Plot area}}$$

2.51 Footing:- A foundation unit constructed in brick work, masonry or concrete under the base of a wall or column for the purpose of distributing the load over a large area.

2.52 Foundation :- That part of the structure which is in direct contact with and transmitting loads to the ground.

2.53 Front :- The space between the boundary line of plot abutting the means of access / road / street and the building line. In case of plots facing two or more means of accesses / roads / streets, the plot shall be deemed to front on all such means of access / road / streets.

2.54 Gallery :- An intermediate floor or platform projecting from a wall of an auditorium or a hall providing extra floor area, additional seating accommodation etc. These shall also include the structures provided for seating in stadia.

2.55 Garage - Private:- A building or portion thereof, designed and used for parking of privately owned motor driven or other vehicles.

2.56 Garage -Public :- A building or portion thereof, designed as other than a private garage, operated for gain, designed or used for repairing, servicing, hiring, selling or storing or parking motor driven or other vehicles.

2.57 Group Housing Scheme :- Group Housing Scheme means a building or a group of buildings constructed or to be constructed with one or more floors, consisting of more than one dwelling units and having common service facilities. Common service facilities means facilities like stair case, balcony, corridor, and verandaha, lift, etc.

2.58 Ground Level :- The average level of ground in a plot (site).

2.59 Habitable Room :- Habitable room or living room means, a room constructed or intended for human habitation.

2.60 Home Occupation :- Customary home occupation other than the conduct of an eating or a drinking place offering services to the general public, customarily carried out by a member of the family residing on the premises without employing hired labour, and for which there is no display to indicate from the exterior of the building that it is being utilized in whole or in part for any purpose other than a residential or dwelling use, and in connection with which no article or service is sold or exhibited for sale except that which is produced therein, which shall be non-hazardous and not affecting the safety of the inhabitants of the building and the neighborhood and provided that no mechanical equipment is used except for what is customarily used for purely domestic or household purposes and / or employing licensable goods. If motive power is used, the total electricity load should not exceed 0.75 KW. 'Home Occupation' may also include such similar occupations as may be specified by the Chief Officer with the approval of Director of Town Planning and subject to such terms and conditions as may be prescribed.

- 2.61 High Rise Building :-**The Buildings 15 m. or above in height, excluding chimneys, cooling towers, boiler, rooms / lift machine rooms, cold storage and other non-working areas in case of industrial buildings, and water tanks, and architectural features in respect of other buildings shall be considered as high rise building.
- 2.62 Information Technology Establishment (ITE) :-** ITE means an establishment which is in the business of developing either software or hardware relating to computers or computer technology as approved by Director of Industries.
- 2.63 Layout Open Space / Recreational Open Space :-**Layout open space means a statutory common open space kept in any layout exclusive of margins and approaches, at a height not more than ground level of the building unit.
- 2.64 Ledge or Tand :-** A shelf like projection, supported in any manner whatsoever, except by vertical supports within a room itself but not having projection wider than half a meter.
- 2.65 Licensed Engineer / Structural Engineer / Supervisor :-**A qualified Engineer/Structural Engineer / Supervisor licensed by the Chief Officer, Municipal Council / Nagar Panchayat .
- 2.66 Lift :-** An appliance designed to transport persons or materials between two or more levels in a vertical or substantially vertical directions, by means of a guided car platform.
- 2.66a Lift Machine:** Part of the lift equipment comprising the motor(s) and the control gear there with, reduction gear (if any), brakes and winding drum or sheave, by which the lift car is raised or lowered.
- 2.66b Lift Well:** Unobstructed space within an enclosure provided for the vertical movement of the lift car(s) and any counter weights, including the lift pit and the space for top clearance.
- 2.67 Loft :-**Loft means, an intermediate floor between two floors, with a maximum height of 1.5 m., which is constructed and used for storage purpose. The loft if provided, in a room shall not cover more than 30% of the floor area of the room or a residual space in a pitched roof, above normal floor level which is constructed and used for storage purposes.
- 2.68 Laying out of New Street :-**It includes provision of road for leveling, formation, metalling or paving of a road and footpaths, etc. including layout of the services such as water supply, drainage, etc.
- 2.69 Mall:-** A large enclosed shopping area.
- 2.70 Marginal Open Space / Set back :-**Minimum distance required to be left open to sky between the boundary of the building plot and the building excluding court yard/chowk, which is an integral part of the plot.
- 2.71 Masonry :-** An assemblage of masonry units properly bound together with mortar.
- 2.72 Mezzanine floor :-** An intermediate floor between two floors of any story, forming an integral part of floor below, overhanging or overlooking a floor beneath, not being a loft between the floor and the ceiling of any storey.
- 2.73 Means of Access :-**These shall include the road/street/vehicular access way, pathway upto the plot and to the building within a plot.
- 2.74 Net plot area:** The net plot area shall be as per regulation no 13.4.1.
- 2.75 Non -Combustible Material: -** A material which does not burn nor add heat to a fire when tested for combustibility in accordance with IS: 3808 - 1966 'Method of Test for Combustibility of Building Materials'.
- 2.76 Non-conforming User: -** Any lawful use / building existed on the site but which does not conform to the zoning shown on the Development Plan.
- 2.77 Occupancy or Use Group :-** The principal occupancy or use for which a building or a part of a building is used, or intended to be used, for the purposes of classification of a building according to the occupancy, an occupancy shall be deemed to include subsidiary occupancies which are

contingent upon it. Buildings with mixed occupancies are those buildings in which more than one occupancy are present in different portions of the building. The occupancy classification shall have the meaning given from 2.77.1 to 2.77.11 unless otherwise spelt out in Development Plan.

- 2.77.1 Residential Buildings:-** These shall include any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities. It includes one or two or multi-family dwellings, lodging or rooming houses, residential hotels, hostels, dormitories, dharmshalas, apartment houses, flats, service apartment, studio apartment and private garages incidental thereto.
- 2.77.2 Educational Buildings :-** A building exclusively used for a school or college recognized by the appropriate Board or University, or any other competent authority involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other users incidental thereto such as library, coaching class or a research institution. It shall also include quarters for essential staff required to reside in the premises and a building used as a hostel attached to an educational institution whether situated in its campus or not and, also includes buildings used for daycare purposes more than 8 hours per week.
- 2.77.3 Institutional Buildings :-** A building constructed or used by Government, Semi - Government organization or registered trusts or persons and used for medical or other treatment, a hostel for working women or an auditorium or complex for cultural and allied activities or for an Hospice care of persons suffering from physical or mental illness, handicap, disease or infirmity, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, houses of correctional detention and reformatories.
- 2.77.4 Assembly Buildings :-** These shall include any building or part of building where groups of people congregate or gather for amusement, recreation or social, religious, patriotic, civil, travel and similar purposes, e.g. theatres, motion picture house, drive-in-theatres, multiplexes, assembly halls, city halls, town halls, auditoria, exhibition halls, museums, mangalkaryalaya, cultural centre, skating rinks, places of worship, dance theatres, club & gymkhana, passenger stations and terminals of air, surface and other public transportation services, recreation piers and stadia.
- 2.77.5 Business Buildings:-** These shall include any building or part of building, which is used for transaction of business for the keeping of accounts and records for similar purposes; offices, banks, professional establishments, I.T. establishments, call centre, offices for private entrepreneurs, court houses, libraries shall be classified in this group in so far as principal function of these is transaction of public business and the keeping of books and records.
- 2.77.6 Office Building / Premises:** The premises whose sole or principal use is to be used as an office or for office purpose; "office purposes" shall include the purpose of administration, clerical work, handling money, telephone/ telegraph/ computer operations and "clerical work" shall include writing, book-keeping, sorting papers, typing, filing, duplicating, drawing of matter for publication and the editorial preparation of matter for publication.
- 2.77.7 Mercantile Buildings :-** These shall mean and include any building or part of a building, which is used as shops, stores, market, malls for display and sale of merchandise either wholesale or retail Office, storage and service facilities incidental to the sale of merchandise and located in the same building shall be included under this group.

- 2.77.8 Wholesale Establishments:** -These shall mean and include establishments wholly or partly engaged in wholesale trade, manufactures, wholesale outlets including related storage facilities, A.P.M.C. establishments, warehouses and establishments engaged in truck transport including truck transport booking agencies.
- 2.77.9 Industrial Buildings :-** These shall mean and include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated, assembled or processed like assembling plants, laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories etc.
- 2.77.10 Storage Buildings :-** These shall mean and include any building or part of a building used primarily for the storage or sheltering of goods, wares or merchandise, like ware houses, cold storage, freight depots, transit sheds, godowns, store houses, public garages, hangars, truck terminals, grain elevators, barns and stables.
- 2.77.11 Hazardous Buildings :-** These shall mean and include any building or: part of a building which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and / or which may produce poisonous gases or explosions during storage, handling, manufacturing or processing, which involve highly corrosive, toxic or noxious alkalis, acids or other liquids or chemicals producing flames, fumes and explosive, mixtures of dust or which result in the division of matter into fine particles subject to spontaneous ignition.
- 2.78 Owner:** - The person who has legal title for land or building.
- 2.79 Parapet:** - A low wall or railing built along the edge of a roof, terraces, balcony, verandah etc.
- 2.80 Parking Space :-** An enclosed or unenclosed, covered or open area sufficient in size to park vehicles. Parking space shall be served by a driveway connecting them with a street or alley and permitting ingress or egress of vehicles.
- 2.81 Permit / Permission:** - A permission or authorisation in writing by the Authority to carry out the work regulated by these Regulations.
- 2.82 Plinth:** - The portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground.
- 2.83 Plot / Site:** -A parcel or piece of land enclosed by definite boundaries and approved by an authority as a building site, under these Regulations.
- 2.84 Porch:** -A covered surface supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building.
- 2.85 Road / Street :-** Any highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square place or bridge, whether a thoroughfare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm-water drains, culverts, sidewalks, traffic islands, roadside trees and hedges, retaining walls, fences, barriers and railings within the street lines.
- 2.86 Road / Street Line:** - The line defining the side limit of a road / street.
- 2.87 Room Height:** - The vertical distance measured from the finished floor surface to the finished ceiling/ slab surface. In case of pitched roofs, the room height shall be the average height between bottom of the eaves and bottom of ridge.
- 2.88 Row Housing:** -A row of houses with only front, rear and interior open spaces.
- 2.89 Semi Detached Building:** - A building detached on three sides with open spaces as specified.
- 2.90 Site corner :-** The side at the junctions of and fronting on two or more intersecting streets.
- 2.91 Site, Depth of :-** The mean horizontal distance between the front and rear side boundaries.
- 2.92 Site, Double Frontage:** -A site, having a frontage on two streets other than a corner plot.

- 2.93 Site, Interior or Tandem:** - A site, access to which is by a passage from a street whether such passage forms part of the site or not.
- 2.94 Smoke Stop Door:** - A door for preventing or checking the spread of smoke from one area to another.
- 2.95 Stair Cover :-**A structure with a covering roof over a stair case and its landing built to enclose only the stair for the purpose of providing protection from weather and not used for human habitation
- 2.96 Stilts or Stilt Floor :-** Stilts or stilt floor means portion of a building above ground level consisting of structural column supporting the super structure with at least two sides open for the purpose of parking vehicles, scooters, cycles, etc.
- 2.97 Storage :-** A place where goods are stored.
- 2.98 Store Room :-**A room used as storage space.
- 2.99 Storey :-** 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
- 2.100 Tenement :-**An independent dwelling unit with a kitchen or cooking alcove.
- 2.101 Terrace:-** A flat open to sky roof of a building or a part of a building having parapet, not being a cantilever structure.
- 2.102 To Erect :-** To erect a building means
- (a) to erect a new building on any site whether previously built upon or not;
 - (b) to re-erect any building of which portions above the plinth level have been pulled down, burnt or destroyed; and
 - (c) conversion from one occupancy to another.
- 2.103 Travel Distance :-** The distance from the remotest point on a floor of a building to a place of safety, be it a vertical exit, horizontal exit or an outside exit measured along the line of travel.
- 2.104 Tower like structure :-** A structure in which the height of the tower like portion is at least twice the width of the broader base.
- 2.105 Unsafe Building :-** Unsafe buildings are those which are structurally unsafe, unsanitary or not provided with adequate means of ingress or egress 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, dilapidation or abandonment.
- 2.106 Verandah :-** A covered area with at least one side open to the outside with the exception of 1 m. high parapet on the upper floors to be provided on the open side.
- 2.107 Water Closet (WC) :-**A privy with arrangement for flushing the pan with water. It does not include a bathroom.
- 2.108 Water Course :-** A natural channel or an artificial one formed by draining or diversion of a natural channel meant for carrying storm water and waste water.
- 2.109 Width of Road :-** The whole extent of space within the boundaries of road when applied to a new road, as laid down in the city surveys map or development plan or prescribed road lines by any Act or Law and measured at right angles to the course or intended course of direction of such road whichever is more.
- 2.110 Window :-**An opening to the outside other than the door which provides all or part of the required natural light, ventilation or both, to the interior space.

3.0 APPLICABILITY OF REGULATIONS

- 3.1** These regulations shall apply to all development, redevelopment, erection and/or re-erection of a building, change of user etc. as well as to the design, construction or reconstruction of, and additions and alteration to a building. These regulations shall also apply to any revision of the development permissions/building permissions granted earlier under any Development Control Regulations. Further these Regulations shall apply to development work defined in Regulation No. 3.2 to 3.4.
- 3.2 Part Construction:** - Where the whole or part of a building is demolished or altered or reconstructed, removed, except where otherwise specifically stipulated, these Regulations apply only to the extent of the work involved.
- 3.3 Change of Occupancy / User:** -Where the occupancy or the user of a building is changed, except where otherwise specifically stipulated, these Regulations shall apply to all parts of the building affected by the change.
- 3.4 Reconstruction:** - The reconstruction in whole or part of a building which has ceased to exist due to an accidental fire, natural collapse or demolition, having been declared unsafe, or which is likely to be demolished by or under an order of the Municipal Council or Nagar Panchayat and for which the necessary certificate has been given by the said Municipal Council or Nagar Panchayat shall be allowed subject to the provisions in these Regulations.
- 3.5 Conflicts In Provisions**-If there is any overlapping of provisions or any conflicts between the existing provisions and the provisions in the Development Control & Promotion Regulations for Municipal Councils and Nagar-panchayats in Maharashtra, then matter shall be referred to the Director of Town Planning, Maharashtra State, Pune whose decision shall be final.
- 3.6 Applicability of CRZ Regulations** -Any development within CRZ areas shall be governed by the Coastal Regulation Zone Notification No.S.O.19(E), dated 6.1.2011 as amended from time to time, wherever applicable.
- 3.7 Applicability of Heritage Regulations**-The heritage regulations, establishment of Heritage Conservation Committee and the list of Heritage Sites shall be applicable as previously sanctioned by the Government/concerned Competent Authority.

4.0 INTERPRETATION

- 4.1** In these Regulations, the use of present tense includes the future tense, the masculine gender includes the feminine and the neutral, the singular number includes the plural and the plural includes the singular. The word "person" includes a corporation/company,"writing" includes "printing and typing" and "signature" includes thumb impression made by a person who cannot write if his name is written near such thumb impression.
- 4.2** Whenever sizes and dimensions of rooms and spaces within buildings are specified, they shall mean clear dimensions unless otherwise specified in these Regulations.

5. DEVELOPMENT PERMISSION AND COMMENCEMENT CERTIFICATE.

- 5.0** No person shall carry out any Development, in contravention of the Development Plan proposals.
- 5.1** No person shall carry out any development work including development of land by laying out into suitable plots or amalgamation of plots or development of any land as group housing scheme or to erect, re-erect or make alterations or demolish any building or cause the same to be done without first obtaining a separate building permit / commencement certificate for each such development work / building from the Planning Authority.
- 5.2** No temporary construction shall be carried out without obtaining prior approval of the Planning Authority, which may be granted subject to such conditions as may be deemed necessary by the Planning Authority.

5.3 Development undertaken on behalf of Government :-

As per the provisions of Section 58 of The Maharashtra Regional and Town Planning Act, 1966, the office in-charge of the Government Department shall inform in writing to the Planning Authority of the intention to carry out its purpose along with details of such development or construction as specified below :-

- i) An official letter by the authorized officer of Government Department addressed to the Planning Authority, giving full particulars of the development work or any operational construction.
- ii) Ownership documents and measurement plan issued by the Competent Authority of Land Records Department.
- iii) Development / building plans conforming to the provisions of Development Plan and these Regulations for the proposed development work to the scale specified in these Regulations.
- iv) The proposals of the Development Plan or Town Planning Scheme affecting the land.
- v) A Site Plan (with required number of copies) of the area proposed to be developed to the scale.
- vi) Detailed plan (with required number of copies) showing the plan, sections and elevations of the proposed development work to the scale, including existing building specified either to be retained or to be demolished.

5.3.1 The operational construction of the Government, whether temporary or permanent which is necessary for the operation, maintenance, development or execution of any of the following services shall be exempted from the provisions of these Regulations:-

- (i) Railways;
- (ii) National Highways;
- (iii) National Waterways;
- (iv) Airways and Aerodromes;
- (v) Major Ports;
- (vi) Posts and Telegraphs, telephones, wireless, broadcasting and other like forms of communication, excluding mobile towers;
- (vii) Regional grid for electricity;
- (viii) Defence Authorities;
- (ix) Any other essential public service as may be notified by the State Government.

All such constructions shall however, conform to the prescribed requirements for the provision of essential services, water supply connection, drains, etc. to the satisfaction of the Chief Officer.

5.3.2 However the following constructions of the Government Departments do not come under the purview of operational construction for the purpose of exemption under Regulation No.5.3.1

- (i) New residential building (other than gate lodges, quarters for limited essential operational staff and the like), roads and drains in railway colonies, hospitals, clubs, institutes and schools in case of Railways; and
- (ii) New building, new construction or new installation or any extension thereof, in case of any other services.

5.3.3 However, no permission shall be necessary for the following types of works:-

- i) The carrying out of works in compliance with any order or direction made by any authority under any law for the time being in force.
- ii) The carrying out of work by any Authority in exercise of its powers under any law for the time being in force.
- iii) The carrying out of any works by the Central or State Government or any local authority-
 - (a) required for the maintenance or improvement of highway, road or public street, being works carried out on land within the boundaries of such highway, road or public street; or
 - (b) required the purpose of inspecting, repairing or renewing any drains, sewers mains, pipes, cable, telephone or cables, or other apparatus including the breaking open of any street, or other land for the purpose.

Provided that the concerned authority shall inform the local authority, in writing, one month before carrying out such development.

- iv) the excavation (including excavation of wells) made in the ordinary course of agricultural operation.
- v) the construction of a road intended to give access to land solely for agricultural purpose.
- vi) normal use of land which has been used temporarily for other purposes like marriage pandals or for festive occasions; and
- vii) in case of land normally used for one purpose and occasionally used for any other purpose, such occasional use of land for that other purpose.

6.0 PROCEDURE FOR OBTAINING DEVELOPMENT PERMISSION / BUILDING PERMIT / COMMENCEMENT CERTIFICATE.

6.1 Notice: - Every person who intends to carry out development and erect, re-erect or make alterations in any place in a building or demolish any building, shall give notice in writing to the Planning Authority of his said intention in the prescribed form (See Appendix A1 or A2) and such notice shall be accompanied by the payment receipt of required scrutiny fee and any other fee/ charges prescribed by the Planning Authority from time to time and the plans and statements in sufficient copies (See Regulation No. 6.1.1), as required under Regulation No.6.2 and 6.3. The plans may be ordinary prints on Ferro paper or any other type (prints only).One set of plans shall be retained in the office of the Planning Authority for record after the issue of permit or refusal. For the sake of scrutiny, the plans may be submitted in the form of soft copy as specified by the Planning Authority from time to time.

6.1.1 Copies of Plans and Statements: - Minimum four copies of plans and statements shall be made available along with the notice. In case of building schemes, where clearance is required from other agencies like Fire Services, number of copies of plans required shall be as decided by the Chief Officer.

6.2 Information Accompanying Notice: - The notice shall be accompanied by the key (location plan), site plan, sub-division layout plan, building plan, services plans, specifications and certificate of supervision and ownership title as prescribed in Regulation No.6.2.1 to 6.2.13.

6.2.1 Size of drawing sheets and colouring of plans.

6.2.1.1 The size of drawing sheets shall be any of those specified in **Table 1**.

Table No 1-DRAWING SHEET SIZES

Sr. No.	Designation	Trimmed Size (In mm)
(1)	(2)	(3)
1	AO	841 x 1189
2	A1	594 x 841
3	A2	420 x 594
4	A3	297 x 420
5	A4	210 x 297

If necessary, submission of plans on sheets bigger than A0 size is also permissible.

6.2.1.2 Colouring Notations for Plans: - The Plans shall be coloured as specified in Table 2 herein under. Prints of plans shall be on one side of paper only.

6.2.1.3 Dimensions: All dimensions shall be indicated in metric units.

**Table No -2
COLOURING OF PLANS**

Sr. No.	Item	Site Plan		Building Plan	
		White Plan	Ammonia Print	White Plan	Ammonia Print
(1)	(2)	(3)	(4)	(5)	(6)
1.	Plot lines	Thick Black	Thick Black	Thick Black	Thick Black
2.	Existing Street	Green	Green	..	..
3.	Future street if any	Green dotted	Green dotted	..	..
4.	Permissible Building lines	Thick dotted black	Thick dotted black	..	..
5.	Marginal Open Spaces	No Colour	No Colour	No Colour	No Colour
6.	Existing work	Black (outline)	Blue	Black	Blue
7.	Work proposed to be demolished	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched
8.	Proposed work	Red filled in	Red	Red	Red
9.	Drainage & sewerage work	Red dotted	Red dotted	Red dotted	Red dotted

10.	Water supply work	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin
11.	Deviations from the sanctioned plan	Red hatched	Red hatched	Red hatched	Red hatched
12.	Recreational open space / Ground / layout open space	Green wash	Green wash	Green wash	Green wash
Note:-	For land development/sub-division/layout/building plan, suitable colouring notations shall be used which shall be indexed.				

6.2.2 Ownership title and area: - Every application for development permission and commencement certificate shall be accompanied by the following documents for verifying the ownership and area etc. of the land:-

- (a) Attested copy of original registered sale / lease - deed / power of attorney / enabling ownership document wherever applicable.
- (b) V.F.No.7/12 extracts or property register card of a date not more than six months prior to the date of submission and a certified copy of the Measurement Plan of the property under development proposal.
- (c) Statement of area of the holding by triangulation method from the qualified licensed technical personnel or architect with an affidavit from the owner with regard to the area in the form prescribed by the Chief Officer.
- (d) Any other document prescribed by the Chief Officer.
- (e) Wherever third party interest is created by way of agreement to sale or mortgage etc. the registered consent of such interested persons shall be submitted with the application.
- (f) A certified copy of approved sub-division / amalgamation / layout of land from the concerned authority.
- (g) In the case of land leased by the Government or local authorities, no objection certificate of Government or such authorities shall be obtained if there is deviation from lease conditions and shall be attached to the application for development permission in respect of such land.

6.2.3 Key Plan or Location Plan:- A key plan drawn to a scale of not less than 1:10,000 shall be submitted as a part of building plan / development proposal along with the application for a building permit and commencement certificate; showing the boundary and location of the site with respect to neighbourhood landmarks or with respect to the area within the radius of 200 m. from the site, whichever is more.

6.2.4 Site Plan: The site plan shall be submitted with an application for building permission drawn to a scale of 1:500 or more as may be decided by the Chief Officer. This plan shall be based on the measurement plan duly authenticated by the appropriate officer of the Department of Land Records. This plan shall have the following details:-

- a) The boundaries of the site and of any contiguous land belonging to the neighbouring owners;
- b) The position of the site in relation to neighbouring streets ;
- c) The name of the street, if any, from which the building is proposed to derive access;
- d) All existing buildings contained in the site with their names (where the buildings are given names) and their property numbers;

- e) The position of the building and of other buildings, if any, which the applicant intends to erect, upon his contiguous land referred to in (a) above in relation to;
 - (i) The boundaries of the site and, in a case where the site has been partitioned, the boundaries of the portions owned by others;
 - (ii) All adjacent streets, buildings (with number of storeys and height) and premises within a distance of 12 m. of the work site and of the contiguous land (if any) referred to in (a), and
- f) The means of access from the street to the building and to all other buildings (if any) which the applicant intends to erect upon.
- g) The space to be left around the building to secure free circulation of air, admission of light and access;
- h) The width of the street (if any) in front and the street (if any) at the side of or near the building, including the proposed roads;
- i) The direction of the north line relative to the plan of the building;
- j) Any existing physical features, such as wells, tanks, drains, pipe lines, high tension line, railway line, trees, etc.;
- k) The ground area of the whole property and the break-up of the covered area on each floor;
- l) A plan indicating parking spaces as required and provided under these regulations;
- m) Overhead electric supply lines, if any, including space for electrical transformer / sub-station according to the requirements of the electric distribution company.
- n) Any water course existing on site;
- o) Existing alignments of water supply and drainage line;
- p) Such other particulars as may be prescribed by the Chief Officer.

6.2.5 Sub - Division/ Layout Plan :- In the case of development of land, the notice shall be accompanied by the sub -division/ layout plan which shall be drawn to a scale of not less than 1:500, however, for layout having areas of 4.0 ha. and above, the plan shall be drawn to a scale of not less than 1:1000, containing the following:

- (a) Scale used and north point;
- (b) The location of all proposed and existing roads with their existing /proposed widths within the land;
- (c) Dimension of plots;
- (d) The location of drains, sewers, public facilities and services, electrical lines, natural water courses, water bodies and streams etc.
- (e) Table indicating size, area and use of all plots in the sub-division/ layout plan;
- (f) The statement indicating the total area of the site, area utilized under roads, recreational open spaces, play ground, recreation spaces and development plan reservations / roads, schools, shopping and other public places along with their percentage with reference to the total area of the site proposed to be sub-divided / laid out;
- (g) In case of plots which are sub-divided in built-up areas, in addition to the above, the means of access to the sub-division from existing streets.
- (h) Contour plan of site, wherever necessary.

6.2.6. Building Plan:- The plans of the buildings with elevations and sections accompanying the notice shall be drawn to a scale of 1:100 and shall

- (a) include floor plans of all floors together with the covered area, clearly indicating the sizes of

rooms and the position and width of staircases, ramps and other exit ways, lift-wells, lift machine rooms and lift pit details. It shall also include ground floor plan as well as basement plans and shall indicate the details of parking spaces, loading and unloading spaces provided around and within building as also the access ways and the appurtenant open spaces with projections in dotted lines, distance from any building existing on the plot in figured dimensions along with accessory building;

- (b) show the use or occupancy of all parts of the building;
- (c) show exact location of essential services e.g. WC, sink, bath and the like;
- (d) include sectional drawings of the building showing all sectional details;
- (e) show all street elevations;
- (f) give dimensions of the projected portions beyond the permissible building line;
- (g) include terrace plan indicating the drainage and the slopes of the roof;
- (h) give indications of the north point relative to the plans; and
- (i) give dimensions and details of doors, windows and ventilators;

6.2.6.1 Building Plans for Special Buildings :- For

- (i) multistoried buildings which are more than 15m. height;
- (ii) special buildings like educational, assembly, mercantile, institutional, industrial, storage and hazardous buildings;
- (iii) mixed occupancies with any of the aforesaid occupancies having area more than 500 sq. m.

The following additional information shall be furnished/indicated in the Building Plans, in addition to the items (a) to (i) of Regulation No. 6.2.6.:-

- (a) access to fire appliances/vehicles with details of vehicular turning circle and clear motorable access way around the building;
- (b) size (width) of main and alternate staircases along with balcony approach, corridor, ventilated lobby approach;
- (c) location and details of lift enclosures;
- (d) location and size of fire lift;
- (e) smoke stop lobby/door, where provided;
- (f) refuse chutes, refuse chamber, service duct, etc.;
- (g) vehicular parking spaces;
- (h) refuse area, if any;
- (i) details of Building Services :- Air-conditioning system with position of fire dampers, mechanical ventilation system, electrical services, boilers, gas pipes etc.,
- (j) details of exits including provision of ramps, etc. for hospitals and buildings requiring special fire protection measures,
- (k) location of generator, transformer and switch gear room;
- (l) smoke exhauster system, if any;
- (m) details of fire alarm system network;
- (n) location of centralized control, connecting all fire alarm systems, built in fire protection arrangements and public address system etc.
- (o) location and dimensions of static water storage tank and pump room along with fire service inlets for mobile pump and water storage tank;
- (p) location and details of fixed fire protection installations such as sprinklers, wet risers, hose reels, drenchers, CO₂ installation etc.;
- (q) location and details of first aid, firefighting equipment's / installations.

- 6.2.7 Service Plan:-** Plans, elevations and sections of private water supply, sewage disposal system and details of building services, where required by the Authority, shall be made available on a scale not less than 1:100 in general and 1:1000 for layouts.
- 6.2.8. Specifications -** General specifications of the proposed constructions, giving type and grade of materials to be used, in the form given in Appendix A, duly signed by a licensed Architect/ Engineer / Structural Engineer, as the case may be, shall accompany the notice.
- 6.2.9 Supervision -** The notice shall be further accompanied by a certificate of supervision in the prescribed form given in Appendix B, by a licensed Architect/ Engineer/ Structural Engineer, as the case may be. In the event of the said licensed technical personnel ceasing to be employed for the development work, further development work shall stand suspended till a new licensed technical person is appointed.
- 6.2.10 Building Permit Fee:-** The notice shall be accompanied by an attested copy of Receipt of payment of Building Permit Application Fee. The building permit fee and layout /subdivision of Land fees shall be as decided by the Chief Officer from time to time, subject to Government orders, if any.
- 6.2.11 Security Deposit Fee:-** For ensuring faithful compliance of regulations and the directions given in the sanctioned plan and other terms and conditions, a security fee shall be charged at rates as specified by the Chief Officer. The same shall be returned to the owner after the issue of the full occupancy certificate for the building by the Chief Officer.
- 6.2.12 No Objection Certificate:-** In case of development / construction of buildings requiring clearance from the authorities like Civil Aviation Authority, Railways, Directorate of Industries, Maharashtra Pollution Control Board, District Magistrate, Inspectorate of Boilers and Smoke Nuisance, Defence Authorities, Maharashtra Coastal Zone Management Authority, Archeological Department etc., the relevant no objection certificates from these authorities, applicable to the occupancy, shall also accompany the application.
In case of a building identified in Regulation No.6.2.6.1, the building scheme shall also be cleared by the Fire Officer of the Local Authority or in absence of such officer, from the Directorate of Maharashtra Fire Services.
- 6.2.13 Development Charges:** Development charges as required under Section 124A of the Maharashtra Regional and Town Planning Act, 1966 shall be deposited with the Planning Authority before issue of development permission/ commencement certificate. In case of revised permission where no development is carried out in pursuance of the earlier permission, amount of difference of development charges, if any, shall be levied and recovered.
- 6.2.14 Premium Charges:** Premium charges as may be required to be recovered under these regulations shall be paid to the Planning Authority before issue of development permission / commencement certificate. The amount of premium collected shall be kept in a separate account and it shall be utilised for development of civic amenities and infrastructure.

6.2.15 Tax receipt for tax clearance:- The notice shall also be accompanied by an attested copy of the tax receipt from the Assessment Department of the Municipal Council / Nagar Panchayat for payment of Tax up to date.

6.3 Signing the Plan:-All the plans shall be duly signed by the owner, co-owner, if any, and the Architect or Licensed Engineer / Structural Engineer / Supervisor and shall indicate his name, address and license number allotted by the Chief Officer.

6.4 Qualification and Competence of the Architect / Licensed Engineer / Structural Engineer/ Supervisor and Registration of Developer: Architect/ Engineer/Structural Engineer/ Supervisor referred to in Clause 6.3 shall be registered / licensed by the Chief Officer as competent to plan and carry out various works as given in Appendix "C". The qualification and procedure for registration and licensing of the Engineer / Structural Engineer / Supervisor / Developer shall be as given in Appendix- "C".

6.5 Discretionary Powers:-

6.5.1 Discretionary Powers.

6.5.1.1 In conformity with the intent and spirit of these regulations, the Chief Officer may, in consultation with the Divisional Head of the concerned division of the Town Planning Department in case of B & C Class Municipal Councils, and in consultation with the Director of Town Planning, Maharashtra State, in case of A Class Municipal Councils :-

- (i)decide on matters where it is alleged that there is an error in any order, decision, determination or interpretation made by him in the application of these Regulations;
- (ii)determine and establish the location of zonal boundaries in exceptional cases, or in cases of doubt or controversy;
- (iii)interpret the provisions of these regulations where the street layout actually on the ground varies from the street layout as shown on the Development Plan;
- (iv)modify the limit of a zone where the boundary line of the zone divides a plot; and
- (v)authorise erection of a building or use of premises for a public service undertaking for public utility purposes only, where he finds such authorisation to be reasonably necessary for the public convenience and welfare, even if it is not permitted in any Land Use Classification.

6.5.1.2 Temporary Constructions -The Chief Officer may grant permission for temporary construction for a period not exceeding six months at a time and in the aggregate not exceeding for a period of one year, such a permission may be given by him for the construction of the following, viz.:-

- (i) Structures for protection from the rain or covering of the terraces during the monsoon only.
- (ii) Pandals for fairs, ceremonies, religious function, etc.
- (iii) Structures for godowns/storage of construction materials within the site.
- (iv)Temporary site offices and watchman chowkies within the site only during the phase of construction of the main building.
- (v) Structures of exhibitions/ circuses etc.
- (vi) Structures for storage of machinery, before installation for factories in industrial lands within the site.

- (vii) Structures for ancillary works for quarrying operations in conforming zones.
- (viii) MAFCO stalls, government milk booths and telephone booths.
- (ix) Transit accommodation for persons to be rehabilitated in a new construction.
- (x) Structures for educational and medical facilities within the site of the proposed building during the phase of planning and constructing the said permanent buildings.
- (xi) Ready mix concrete plant.

Provided that, temporary constructions for structures etc. mentioned at (iii), (iv), (vi), (ix) and (x) may be permitted to be continued temporarily by the Chief Officer, but in any case not beyond completion of construction of the main structure or building and that structure in (vii) may be continued on annual renewal basis by the Chief Officer beyond a period of one year.

Provided further that approval of Fire Officer of the authority shall be obtained wherever necessary.

- 6.5.1.3** In specific cases, where a clearly demonstrable hardship is caused, the Chief Officer in consultation with the Director of Town Planning, Maharashtra State, Pune in case of class A municipal council and the Divisional Head of the concerned division of the Town Planning Department in case of class B and C municipal council, may by special written permission -
- (i) permit any of the dimensions / provision prescribed by these regulations to be modified provided the relaxation sought does not violate the health safety, fire safety, structural safety and public safety of the inhabitants of the buildings and the neighbourhood. However, no relaxation from the setback required from the road boundary or F.S.I. or parking requirements shall be granted under any circumstances. While granting permission under (i) conditions may be imposed on size, cost or duration of the structure, abrogation of claim of compensation, payment of deposit and its forfeiture for noncompliance.

6.6 Grant of Permit or Refusal:

- 6.6.1** The Authority may either sanction or refuse the plans or may sanction them with such modifications or directions as it may deem necessary after having recovered the necessary charges and there upon shall communicate its decision to the person giving the notice in the prescribed form given in Appendix D1/D2/D3 and E1/E2 as wherever required.
- 6.6.2** (i) The building plans for buildings identified in Regulation No. 6.2.6.1 shall also be subject to the scrutiny of the Chief Fire Officer, Fire Brigade and the sanction / building permit shall be issued by the Authority after the clearance from the authorised Fire Officer.
- (ii) In case of land subdivision or plotted layout, tentative layout shall be recommended for demarcation at first instance. After having demarcated the layout by the Land Records Department, the owner shall submit the demarcated layout for final approval to the Authority and the Authority shall examine the provision laid down in Regulation No.6.8 and grant final approval if it is in accordance with the layout recommended for demarcation and confirming to the regulations. This shall also be mandatory to Group Housing Scheme.
- 6.6.3** If within sixty (60) days of receipt of the notice, alongwith necessary fees/ deposit under 6.2.10, 6.2.11 of the regulations, the Authority fails to intimate in writing to the person, who has given the notice; of its refusal or sanction or sanction with such modifications or directions, the notice with its plans and statements shall be deemed to have been sanctioned, provided nothing shall be

construed to authorise any person to do anything on the site of the work in contravention or against the terms of lease or titles of the land.

Provided further that, the development proposal, for which the permission was applied for, is strictly in conformity with the requirements of all the relevant Development Control Regulations framed under the Act or byelaws or regulations framed in this behalf under any law for the time being in force and the same in no way violates either provisions of any draft or final plan or proposals published by means of notice, submitted for sanction under the Act. Provided further that any development carried out in pursuance of such deemed permission which is in contravention of the provisions of the above provision, shall be deemed to be an unauthorised development for purposes of Sections 52 to 57 of the Maharashtra Regional and Town Planning Act, 1966 and other relevant Acts.

Provided further that upon receipt of intimation of any claim for deemed permission, the Planning Authority shall within fifteen days from the date of receipt of such claim, communicate its remarks, if any, regarding deemed permission to the applicant, failing which, the proposal shall be approved and commencement certificate and one set of duly approved plans for proposed development shall be issued to the applicant within fifteen days thereafter.

Provided further that necessary explanation shall be called from the concerned officer of the Planning Authority for not processing and disposing of the proposal within 60 days.

6.6.4 After the plan has been scrutinised and objections have been pointed out, the owner giving notice shall modify the plan, comply with the objections raised and resubmit it. The prints of plans submitted for final approval, shall not contain superimposed corrections. The authority shall grant or refuse the commencement certificate / building permit within 60 days from the date of resubmission. No new objections may generally be raised when they are resubmitted after compliance of earlier objections, except in circumstances to be quoted for additional compliances.

6.6.5 Board of Appeals (for areas outside Municipal Council/ Nagar Panchayat):As mentioned in **Part XIII, Regulation No.48**

6.7 Commencement of work–

Commencement certificate/development permission shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid, then the Chief Officer may condone the delay for submission of application for renewal by charging necessary fees; but in any case, commencement certificate shall not be renewed beyond 4 years from the date of commencement certificate/ development permission. Provided that no such renewal shall be necessary if the work is commenced within the period of valid permission.

For the purpose of this regulation, "**Commencement**" shall mean as under:-

(a)	For a building work including additions and alterations.	Upto plinth level.
(b)	For bridges and overhead tanks construction	Foundation and work up to the base floor
(c)	For underground works/	Foundation and work upto floor of underground floor.
(d)	For layout, sub-division and amalgamation	Final demarcation and provision of water bound macadam roads complete.

- 6.8** In case of land subdivision / group housing schemes, it shall be the responsibility of the owner / developer to construct all infrastructure including roads, storm water drains, sewer lines, water supply lines, development of open spaces etc. In case of land subdivision, these works shall be completed within two years and phase wise building permission shall be granted depending upon the percentage of infrastructure work completed. In case of group housing scheme, these works shall be completed before completion of project.

7.0 PROCEDURE DURING CONSTRUCTION.

- 7.1 Owner's liability :-** Neither the grant of permission nor approval of the drawing nor inspection by the Chief Officer during erection of the building, shall in any way relieve the owner of such building / developer from full responsibility for carrying out the work in accordance with these Regulations and safety norms as prescribed by the Bureau of Indian Standards.

7.2 Documents at site –

(i) Results of tests-where tests of any material are made to ensure conformity with the requirements of these Regulations, records 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 Chief Officer.

(ii) Development Permission: The person to whom a development permission is issued shall during construction, keep -

- Posted in a conspicuous place on the site for which permission has been issued, copy of a development permission; and
- A copy of the approved drawings referred to in regulation 6.6 on the site for which the permit was issued.

(iii) Display board :Display board mentioning name of the owner, name of architects, name of structural engineer, except for small individual plot holders.

- 7.3 Checking of plinth, columns upto plinth level-** The owner through his licensed surveyor, engineer, structural engineer or supervisor or his architect, as the case may be, shall give notice in the form of **Appendix - F** to the Chief Officer on completion of work up to plinth level to enable and ensure that the work conforms to the sanctioned plans. The Chief Officer may inspect the work jointly with the licensed technical personnel or architect within 15 (fifteen) days from the receipt of such notice and either grant or refuse permission for further construction as per the sanctioned plans in the form in **Appendix -G** . If within this period, the permission is not refused it shall be deemed to have been granted, provided the work is carried out strictly according to the

sanctioned plans.

- 7.4 Deviation during constructions:-**If during construction of a building any departure of a substantial nature from the sanctioned plans is intended by way of internal or external additions, sanction of the Chief Officer shall be necessary. A revised plan showing the deviation shall be submitted and the procedure laid down for the original plans shall apply to all such amended plans. Any work done in contravention of the sanctioned plans, without prior approval of the Chief Officer shall be deemed as unauthorised.
- 7.5 Completion Certificate:-** The owner through his licensed surveyor / engineer / structural engineer / supervisor or his architect, as the case may be, who has supervised the construction, shall furnish a building completion certificate to the Chief Officer in the form in **Appendix 'H'**. This certificate shall be accompanied by three sets of plans of the completed development.
- 7.6 Occupancy certificate:-** The Chief Officer after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans, issue an occupancy certificate in the form in **Appendix- I** or refuse to sanction the occupancy certificate in **Appendix - J** within 21 days from the date of receipt of the said completion certificate, failing which the work shall be deemed to have been approved for occupation, provided the construction conforms to the sanctioned plans. One set of plans, certified by the Chief Officer, shall be returned to the owner alongwith the occupancy certificate. Where the occupancy certificate is refused or rejected, the reasons for refusal or rejection shall be given in intimation of the rejection or the refusal.
- 7.7 Part occupancy certificate:-** When requested by the holder of the development permission, the Chief Officer may issue a part occupancy certificate for a building or part thereof, before completion of the entire work, as per development permission, provided sufficient precautionary measures are taken by the holder to ensure public safety and health. The occupancy certificate shall be subject to the owners indemnifying the Chief Officer in the form in **Appendix `K'**.

8.0 INSPECTION.

The Chief Officer shall have the power to carry out inspection of the work under the provisions of the Act, at various stages to ascertain whether the work is proceeding as per the provisions of regulations and sanctioned plan.

9.0 UNSAFE BUILDINGS.

All unsafe buildings shall be considered to constitute danger to public safety and hygiene and sanitation and shall be restored by repairs or demolished or dealt with as otherwise directed by the Authority. The relevant provisions of the regulation No. 24.12of D.C.R. shall apply for procedure of actions to be taken by the Chief Officer for unsafe buildings.

10.0 OFFENCES AND PENALTIES

- 10.1 Offences and penalties:-**Any person who contravene any of the provisions of these regulations / any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and appliances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence and upon conviction shall:
- (a) be punished with a fine as fixed by the Chief Officer and as stipulated in Section 52 of The Maharashtra Regional and Town Planning Act, 1966;
 - (b) further the Authority may take suitable actions including demolition of unauthorised works as decided by the Authority as stipulated under Section 53 of The Maharashtra Regional

and Town Planning Act, 1966;

- (c) in case of Licensed Engineer / Structural Engineer / Supervisor the Chief Officer may take suitable action against him which may include cancellation of license and debarring him from further practice / business for a period as decided by the Chief Officer;
- (d) in case of registered architects, the Chief Officer may report to the Council of Architectures to take suitable action against the Registered Architect as per the provisions of Architect Act, 1972.

10.2. REVOCATION OF PERMISSION:-

- 1) Without prejudice to the powers of revocation conferred by Section 51 of the Maharashtra Regional and Town Planning Act, 1966, the Chief Officer may, after giving the opportunity of being heard, revoke any development permission issued under these regulations where it is noticed by him that there had been any false statement or any misrepresentation of material fact in the application on the basis of which the development permission was issued and thereupon the whole work carried out in pursuance of such permission shall be treated as unauthorised.
- 2) In the case of revocation of the permission under sub- regulation (1), no compensation shall be paid.

PART II
GENERAL PLANNING AND BUILDING REQUIREMENTS

11.0. REQUIREMENTS OF SITES.

- 11.1.** No piece of land shall be used as a site for the construction of building
- (a) If the Authority considers that the site is insanitary or that it is dangerous to construct a building on it;
 - (b) If the site is within a distance of 9 m. from the edge of water mark of a minor watercourse (like nallah) and 15 m. from the edge of water mark of a major water course (like river) shown on Development Plan or village/city survey map or otherwise, provided that where a minor water course passes through a low lying land without any well defined banks, the owner of the property may be permitted by the Chief Officer to restrict and or to re-align the same within the same land along with cross section as determined by the Chief Officer;
 - (c) If the site is not drained properly or is incapable of being well drained;
 - (d) If the owner of the building has not shown to the satisfaction of the Authority all the measures required to safeguard the construction from constantly getting damp;
 - (e) If the building is for assembly uses, for cinemas and theatres as well as for public worship which has not been previously approved by the Chief Officer;
 - (f) If the building is proposed on any area filled up with carcasses, excreta, filth and offensive matter till the production of certificate from the Chief Officer to the effect that it is safe from the health and sanitary point of view, to be built upon;
 - (g) If the use of the site is for the purpose, which in the opinion of the Authority will be a source of annoyance to the health and comfort of the inhabitants of the neighbourhood;
 - (h) If the plot has not been approved as a building site by the Chief Officer.
 - (i) If the proposed occupancy of the building on the site does not conform to the land use proposals in the development plans or Zoning Regulations, and
 - (j) If the level of the site is less than prescribed datum level depending on topography and drainage aspects.
 - (k) If it doesn't derive access from an authorised street/means of access described in these Regulations,
 - (l) If it is within the river/lake boundary and blue flood line of the river (prohibitive zone).
 - (m) If the site is within the boundary of Coastal Regulation Zone-1.
 - (n) If the site is not developable by virtue of restrictions imposed under any law or guidelines of any government department.
 - (o) If the site is hilly and having gradient more than 1:5.
- 11.2 Distance of site from Electric Lines:** No structure including verandah or balcony shall be allowed to be erected or re-erected or any additions or alterations made to a building on a site within the distance quoted in **Table No. 3** below in accordance with the prevailing Indian Electricity Rules and its amendments from time to time between the building and any overhead electric supply line.

Table No. 3

Electric Lines	Vertically (m.)	Horizontally (m.)
(1)	(2)	(3)
(a) Low and medium voltage Lines and Service Lines.	2.5	1.2
(b) High voltage lines up to and including 33,000 V.	3.7	2.0
(c) Extra High voltage beyond 33,000 V.	3.7	2.0
	(Plus 0.3 m. for every additional 33,000 V. or part thereof)	(Plus 0.3 m. for every additional 33,000 V. or part thereof)
<p>Note : The minimum clearance specified above shall be measured from maximum sag for vertical clearance and from maximum deflection due to wind pressure for horizontal clearance.</p>		

11.3 Construction within blue and red flood line –

The construction within blue and red flood line along the river side may be permitted at a height of 0.50 m. above the red flood line.

11.4 Development within 30 m. from Railway boundary –

For any construction within 30 m. from railway boundary, No Objection Certificate from Railway Authority shall be necessary.

12.0 MEANS OF ACCESS

12.1 Every plot / building whether existing or proposed, shall have means of access as required in these Regulations.

12.2 Every person who erects a building shall not at any time erect or cause or permit to erect or re-erect any building which in any way encroaches upon or diminishes the area set apart as means of access.

12.3 Width of Means of Access:-

A) For Residential Development -The plots shall abut on a public means of access like street / road. Minimum width of access / layout road / internal road in any development proposal / subdivision / group housing shall be as given in Table No.4.

Table No-4

S.No.	Length of Means of access in m.	Width of Means of access in m.
i	upto150	9.00
ii	above 150 and to upto300	12.00
iii	more than 300	15.00

B) For Other than Residential Development –The minimum width of access / layout road / internal road in any development proposal other than residential (for commercial/industrial use) shall be as given in Table No.4(a).

Table (4a)		
Sr. no.	Length of Mean of Access in m.	Width of Means of Access in m.
i	Upto 75	12
ii	75 to 150	15
iii	Above 150	18 or more

NOTE -1 The means of access shall be clear of required marginal open spaces from the existing building line. In no case, development on plots shall be permitted unless it is accessible by the authorized public street existing prior to coming in to force of these Regulations or road from the layout sanctioned prior to these Regulations.

- 12.3.1 Pathways:** A pedestrian approach to the buildings from road / street / internal means of access wherever necessary, shall be through paved pathway of width not less than 2.0 m., 3.0 & 4.5m. provided its length measured from exit way of the building is not more than 20 m. 40 m and 60m. respectively from the main / internal means of access. If the length is more than 60m., then regular street as provided in Table No.4 shall be necessary. This provision shall also apply to group housing scheme or layout of building for other uses except development under regulation no.24.4.
- 12.3.2** The length of means of access shall be determined by the distance from the farthest plot (building) to the public street. The length of the subsidiary access way shall be measured from the point of its origin to the next wider road on which it meets.
- 12.3.3** In the interest of general development of an area, the Chief Officer may require the mean of access to be of larger width than that required under regulation No. 12.3.
- 12.3.4** In case where a private passage is unrestrictedly used by public for more than 10 years as a means of access of width not less than 9 m. to a number of plots, the Chief Officer may take steps including improvement under, the provision of relevant Act to declare it as a public street
- 12.3.5** In congested areas in the case of plots facing street / means of access less than 4.5 m. in width the plot boundary shall be shifted to be away by 2.25 m. from the central line of the street/ means of access way to give rise to a new street / means of access way of width of 4.5 m. clear from the structural projections.

12.4. Means of access shall be levelled, metalled, flagged, paved, sewered, drained, channelled, lighted, laid with water supply line and provided with trees for shade (wherever necessary) to the satisfaction of the Authority, free of encroachment and shall be maintained in a condition to the satisfaction of the Chief Officer.

12.4.1. If any private street or any other means of access to a building is not constructed & maintained as specified above, the authority may by written notice require the owner or owners of the several premises fronting or adjoining the said street or other means of access or abutting thereon or to which access is obtained through such street or other means of access or which shall benefit by works executed to carry out any or more of the aforesaid requirements in such manner and within such time as the authority shall direct. If the owner or owners fail to comply with this direction, the authority may arrange for its execution and recover the expenses incurred from the owner/ owners.

12.5. Access from the Highways/classified roads: Generally the plot / building along Highway and classified roads shall derive access from service road. However, highway amenities like petrol pump; hotel etc. may have an access direct from Highways and such other roads having a width of 30 m. or more. The above shall be subject to the provisions of State Highways Act, 1965 and National Highway Act 1956.

Provided that in suitable cases, the Planning Authority may suspend the operation of this rule till service roads are provided.

12.6. For building identified in Regulation No. 6.2.6.1, the following additional provisions of means of access shall be ensured;

(a) The width of the main street on which the building abuts shall not be less than **12m.** and one end of this street shall join another street of width not less than **12 m.** in width subject to Regulation No.12.3.

(b) The approach to the building and open spaces on its all sides (see Regulation No. 15.1 shall be 6 m. and the layout for the same shall be approved in consultation with the Fire Officer, Fire Brigade Authority and the same shall be of hard surface capable of taking the weight of fire engine, weighing up to 45 tones. The said open space shall be kept free of obstructions and shall be motorable.

(c) Main entrances to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 4.5 m. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire engine / fire service vehicles. If main entrance at boundary wall is built over, the minimum clearance shall be 4.5 m.

13.0 REGULATIONS FOR LAND SUB -DIVISION AND LAYOUT

13.1 Layout or Sub-division proposal shall be submitted for the following:

(i) When more than one building excepting for accessory buildings in the case of residential building is proposed on any land, the owner of the land shall submit proposal for proper layout of building or sub-division of his entire contiguous holding.

(ii) When development and redevelopment of any tract of land which includes division and sub-division or amalgamation of plots for various land uses within a colony.

(iii) When group housing scheme or campus /cluster planning of any use is proposed.

13.2 Roads / streets in Land Sub-division or Layout.

- 13.2.1** The width of roads/ streets/ public and internal access way including pathway shall conform to provisions of Regulation No. 12.3 to 12.6.
- 13.2.2** In addition to the provisions of Regulation No. 12.3 Cul-de-sacs giving access to plots and extending upto 150 m. normally and 275 m. maximum with an additional turning space at 150m. shall be allowed only in residential area, provided that Cul-de-sacs would be permissible only on straight roads and further provided that cul-de-sacs ends shall be higher in level than the level of starting point. The turning space, in any case shall be not less than 81 sq. m. in area with no dimension being less than 9 m.
- 13.2.3 Intersection of Roads:-** At junctions of roads meeting at right angles, the rounding off at the intersection shall be done, unless otherwise directed by the Chief Officer, with the tangent length from the point of intersection to the curve being $1/2$ the road width across the direction of tangent as given below: The building shall also set back at required marginal distance from this rounding off.

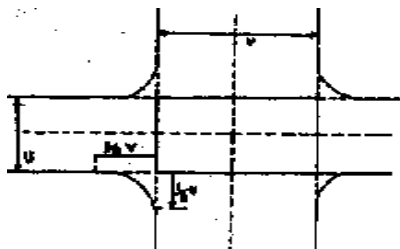


Fig. 1- Rounding off intersections at junctions

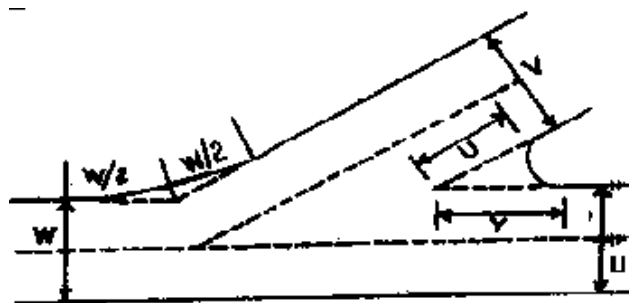


Fig.2. - Rounding off intersection at junctions.

- 13.2.3.1** For junctions of road meetings at less than 60 degree, the rounding off or cut or similar treatment shall have tangent length of U and V from the intersections point as shown in diagram 2. The tangent length at obtuse angle junction shall be equal to half the width of the road from which the vehicle enters as shown in diagram 2. Provided however, that the radius for the junction rounding shall not be less than 6 m.
- 13.2.3.2** While granting the development permission for land sub-division or group housing/campus planning, it shall be necessary to coordinate the roads in the adjoining lands.
- 13.2.3.3** Whenever called upon by the Planning Authority to do so, areas under roads shall be handed over to the Planning Authority by way of deed after development of the same for which nominal amount of Re 1/- shall be paid by the planning authority.

13.3 Recreational open spaces:

- 13.3.1** In any layout or subdivision or any development of land for any use/zone admeasuring 0.40 Ha. or more after deducting D.P. road and reservation area, if any, 10% of the entire holding area shall be reserved as recreational open space which shall as far as possible be provided in one place. In case of land admeasuring more than 0.8 ha. recreational open space may be allowed to be left at different locations in the same layout *provided that* the size and other dimensions conform to the provisions herein below.

In case of development of land for educational purpose, 40% of the gross area (or as decided by the Government from time to time) shall be earmarked for playground which shall be inclusive of 10% recreational open space. Notwithstanding anything contained in this rule, the shape and location of such open space shall be such that it can be properly utilised as playground.

Provided that, the above-mentioned area of 0.4 Ha. or 0.8 Ha. shall be measured with reference to original holding as on 11th January 1967 and not with reference to sub-divided holding in revenue / city survey record thereafter without the permission under the Maharashtra Regional & Town Planning Act, 1966. If such sub-divided holding in revenue/city survey record admeasures less than 0.4 or 0.8 Ha., then 10% open space shall be left which shall not be in any case less than 250 sq.mt.

Provided further that, in case of lands declared surplus or retainable under Urban Land (C & R) Act, 1976, if the entire retainable holding or entire surplus holding independently admeasures 0.4 Ha. or more, then 10 percent recreational open space shall be necessary in respective holding.

Provided further that, no such open space shall be necessary in case of layout or subdivision of plots from already sanctioned layout by the Planning Authority where the requisite recreational open space has already been left in the sanctioned layout.

Provided further that no such open space shall be necessary for development of the reservations in the development plans designated for the purpose other than residential.

- 13.3.2.** The owner shall have to give an undertaking that the recreational open space shall be for the common use of all the residents or occupants of the layout / building unit.
- a) On sanction of the development permission, the recreational open space shall deem to have vested in the society / association of the residents / occupants. In case such society or association is to be formed, the possession / custody of recreational open space shall remain with the Chief Officer until such association / society is formed. The recreational open space shall not be sold to any other person and it shall not be put to any other user except for the common use of residents / occupants.
 - b) If the authority is convinced that there is misuse of open spaces; in such case the authority shall take over the land of recreational open space.

- 13.3.3** No permission shall be granted to delete / reduce open spaces of the existing sanctioned layout / subdivision. However, while revising the layout, such recreational open space may be rearranged without decrease in area subject to minimum prescribed area under these Regulations with the consent of plot / tenement holders / co-owners; but such revision of recreational open space area shall ordinarily not be allowed after a period of 4 years from the first sanction.
- 13.3.4** The open spaces shall be exclusive of location of accesses / internal roads / designations or reservations in development plan roads and areas for road widening.
- 13.3.5.** No such recreational open spaces shall admeasure less than 400 sq. m.
- 13.3.6 Minimum dimensions** -The minimum dimensions of such recreational open space shall be not less than 10m. and if the average width of such recreational open space is less than 20m. the length thereof shall not exceed 2 ½ times the average width.
- 13.3.7** Such recreational open space shall also be necessary for group housing scheme or campus/ cluster planning for any use / zone.
- 13.3.8** If required, structure and uses which can be permitted free of FSI in the recreational open spaces shall be as under:
- 1) There shall be two storeyed structure with maximum 15% built up area of recreational open space, out of which 10% built up area shall be allowed on ground floor and remaining 5% can be permitted on 1st floor. In case of stilt, additional floor may be allowed.
 - 2) The structures used for the purpose of pavilion or gymnasium or club house or vipashyana and yoga center or crèche or kindergarten or library or water tank, health out post if required by the Planning Authority or other structures for the purpose of sports and recreation activity may be permitted. Convenience Shopping below pavilion facing on road on payment of premium at the rate of 10 % of the land rate in ASR with requisite side margin required for stadium may be allowed.
 - 3) No detached toilet block shall be permitted.
 - 4) A swimming pool may also be permitted in such a recreational open space. The ownership of such structures and other appurtenant users shall vest in all the owners on account of whose cumulative holdings, the recreational open space is required to be kept in the layout of subdivision of the land.
 - 5) The proposal for the construction of such structure should come as a proposal from the owner/s, owners' society / societies or federation of owners' societies and shall be meant for the beneficial use of the owners / members of such society / societies / federation of societies.
 - 6) Such structure shall not be used for any other purpose, except for recreational activity.
 - 7) The remaining area of the recreational open space shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a playground.
 - 8) The owners' society / societies, the federation of the owners' societies shall submit to the Chief Officer, a registered undertaking agreeing to the conditions in (5) to (7) above while obtaining permission for the above said construction.

13.3.9 Every plot meant for a recreational open space shall have an independent means of access, unless it is approachable directly from every building in the layout.

13.3.10 In case of sub-division of land admeasuring 8000 sq. m. or more in area in an industrial zone, 5 percent of the total area in addition to 10 percent stipulated in Regulation No 13.3.1, shall be reserved as amenity open space which, shall also serve as general parking space. When the additional amenity open space exceeds 1500 sq. m., the excess area may be used for construction of buildings for banks, canteens, welfare centre, health centre, offices, convenient shopping, crèches and other common purposes considered necessary for industrial users as approved by the Chief Officer. However, such amenity space shall not be required in case of permission governed under Regulation No.22.4.2.1 (v).

13.3.11 Amenities for layouts of larger areas in Residential Zone: For layouts admeasuring more than 2.0 Ha. provision of 5% of the total area shall be made for amenity space in the layout for purposes such as defined in Regulation No.2.9 or as approved by the Chief Officer. The area earmarked for such amenities shall be developed for the same purpose.

Provided that such amenity space shall not be required in case of permission governed under Regulation No. 22.4.2.1(v).

Provided further that where provisions in the Regional Plan or Zone Plan or any other plan has a provision of amenity space more than what is stipulated in this regulation, then amenity space as required under such plan shall prevail and in that case amenity space as per this regulation shall not be required.

13.3.12 Provision of plots / tenements for EWS/LIG:

This Provision is kept in abeyance and shall not be made applicable till the final decision of the Government in this regards.

13.4 Plot area, plot width for various uses:

Minimum plot areas and widths for various uses shall be as given below in the Table No. 5.

Table No 5				
MINIMUM PLOT AREA, PLOT WIDTH FOR VARIOUS USES				
Sr. No (1)	Uses (2)	Plot area (in sq.m.) (3)	Min. Plot Width (4)	Type of Development (5)
1	Residential and Commercial (except those in 2,3 & 4 below)	i) 30 and above but upto 125	As per Table No.1	Row
		ii) Above 125 but less than 250		Semi-detached / Detached
		iii) 250 & above		Detached

2	Plots in EWS Housing / High Density Housing / Sites and Services / Slum Upgradation / Reconstruction Scheme by public authority.	25 and above but upto 125	As per Table No.1	Row
3	Petrol Filling station-			
	(a) Without service bay	545	16.75 m	Detached
	(b) With service bay	1100	30.5 m	Detached.
4.	Industrial	300	10 m	Detached.
Notes-				
i) The plot width to depth ratio shall be 1 : 1.5 to 1 : 2.5; as far as possible.				
ii) In Public Housing Schemes for E.W.S. undertaken by government or semi-government organisations, marginal spaces shall be as per their respective schemes and rules.				
iii) The front setback for already existing layouts / roads shall be as per existing schemes				

13.4.1 Net Plot Area and computation of FSI-

For the purpose of computing FSI/Built - up area, the net area of the plot shall only be considered.

- i) In case of a layout/sub-division /development such net area shall be calculated at 90 % of the gross plot area, after deducting from the gross area of plot, the area covered by amenity space under regulation no 13.3.11 and Development Plan proposals, if any.
- ii) In case of group housing scheme on land having original holding more than 0.40 Hect.net plot area shall be 90 % excluding area covered by amenity space under regulation no 13.3.11 and Development Plan proposals, if any.
- iii) In case of plotted layout, such FSI of 0.90 of gross area shall be distributed on all plots on prorata basis.
- iv) In case of plots from the approved layouts , the same plot shall be treated as net plot area and shall be eligible for full permissible FSI under these Regulation.

In case of amalgamated plots, the net plot area is equal to gross plot area after amalgamation for computation of FSI provided original land holding of each plot does not exceed 0.40 Hect.

13.5 Relocation of DP Sites/DP Proposals :-

If the land proposed to be laid out for any development is affected by any reservations for public purposes, the authority may agree to adjust the location of such reservation to suit development without altering the area of such reservation. Provided that no such shifting of the reservations shall be permitted

- (a) if the reservation proposed to be relocated is in parts;
- (b) beyond 200 mts. of the location in the Development Plan;
- (c) beyond the same holding of the owner in which such reservation is located;
- (d) unless the alternative location and size is at least similar to the location and size of the Development Plan as regards access, levels, etc.;
- (e) unless the relocation is within area covered by the layout or development permission under sanction; and
- (f) if the reservation is already shifted under these regulations.

All such relocation of the reservations / alignment of roads shall be carried out in consultation with the Divisional Head of concerned division of the Town Planning Department and shall be reported by the Chief Officer to the Government at the time of sanctioning the development permission. The Development Plan is deemed to be modified to that extent.

- (g) if the land is reserved in view of its geographical location like Bio-Diversity Proposal, Nala training reservation etc.

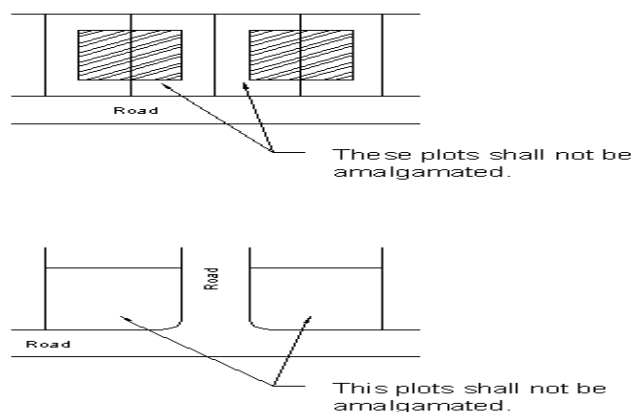
Provided further that relocation of the reservation from a land may also be permitted on any land within 200 meters belonging to other owner's land if the other owner consents to such relocation of reservation on his land and consents to hand over his land to the Planning Authority where reservation is proposed to be relocated in lieu of TDR subject to conditions mentioned in sub regulation no (d) and (f) above.

13.6 Other Stipulations:-

- (1) In case of Development / re-development of any land, building or premises, the intended use shall conform to the use zones, purpose of designation, allocation or reservation, as the case may be, unless specified otherwise.
- (2) **Combination of Public Purposes / uses in reserved sites:-** Where the Authority or the Appropriate Authority proposes to use land / building / premises reserved for one specific public purpose / purposes, partly for different public purpose / purposes, it may do so in consultation with the Divisional Head of Town Planning Department. Provided that such partial use shall not exceed 40% of the reserved area and such combination shall not be of incompatible uses.

13.7 Amalgamation of Plots:

- 13.7.1 Amalgamation of plots shall be permissible if they form a sizable plot from planning point of view and are contiguous.
- 13.7.2
 - a) Amalgamation of plot having different tenures/ incompatible zoning in development plan shall not be allowed.
 - b) Amalgamation of plot which is not desirable from planning point of view (eg. as shown in below) shall not be permitted.



14.0 LAND USE CLASSIFICATION AND PERMISSIBLE USES.

- 14.1** The various building uses and occupancies and premises to be permitted in the various zones are given in Part III of these Regulations. The Chief Officer may modify the specified uses given in Part III of these Regulations with the prior approval of the Director of Town Planning, Maharashtra State, Pune.
- 14.2** No building or premises shall be changed or converted to a use which is not in conformity with the provisions of these Regulations.
- 14.3 Uses to be in Conformity with the zone:** Where the use of buildings or premises is not specifically designated on the Development Plan, it shall be in conformity with the zone in which they fall. Any lawful non-conforming use of premises existing prior to the date of enforcement of these regulations, shall continue upto a period as may be specified in the Development Plan; provided further that a non-conforming use shall not be extended or enlarged except as provided in Regulation No. 14.4 and that when a building, containing non-conforming use is pulled down or has fallen down, the use of the new building shall be in conformity with these Regulations.
- 14.4 Non-Conforming Uses:-**
Any lawful non-conforming use may be allowed to be continued or expanded to the extent of 50 percent of the existing built up subject to availability of FSIs as per the provisions of these regulations applicable to such use except in Hill Top-Hill Slope Zone of any plan.

15.0. OPEN SPACE, SETBACK AREA AND HEIGHT LIMITATIONS

- 15.1 Exterior Open Spaces -**
- 15.1.1** Provisions for open spaces at the front side/sides and rear of the building shall be as given in Part IV of these Regulations.
- 15.1.2 Buildings Abutting Two or More Streets:** When a Building abuts two or more streets, the setbacks from the streets shall be such as if the building is fronting on each such street.

15.1.3 Open Spaces Requirements:

(a) Side or rear open space in relation to the height of the building for light and ventilations:

- i) The open space on all sides shall be as per Table No.13 for building height upto 14 m. For building height above 14 m. and upto height of 24 m., the open space on all sides except the front side of a building shall be minimum $(H/2) - 4$ subject to a minimum of 3.0 m. for residential building and 4.5 m. for commercial building.
- ii) For buildings above 24 m height, the open space on all sides except the front side of a building shall be minimum $H/3$.

Provided that if the length or depth of a building exceeds 40 m., add 10 percent of length or depth of building minus 4.0 m. to the above margin.

Where H = Height of the building above ground level.

(b) Front margin – Front margin shall be as per Regulation No.23.2.1 or as given below whichever is more.

i)	Height above 14 m. & upto 24 m.	6.00 m.
ii)	Height above 24 m. & upto 37.5 m.	9.00 m.
iii)	Height above 37.5 m.	12.00 m.

15.2 Interior & Exterior chowk

15.2.1. (a) Interior chowk : Wherever habitable rooms or kitchen derives ventilation from inner chowk or interior open space, the size of such interior open space shall not be less than 3 m. x 3 m. upto height of 14 m. and for height more than 14 m., the interior open space shall not be less than $H/5$ m. x $H/5$ m. where H = height of highest wall of the chowk.

(b) Exterior chowk : The minimum width of the exterior chowk for the purpose of light and ventilation, shall not be less than 2.4 m. and depth shall not exceed 1.5 times the width for buildings upto 15 m. height and for height more than 14 m., the exterior open space shall not be less than $H/6$ m. x $H/6$ m. where H = height of highest wall of the chowk. If the width of the exterior chowk is less than 2.4 m. it shall be treated as a notch.

15.2.2 Where only water closet, bathroom, combined bathroom and water closet are abutting on the interior open space, the size of the interior open space shall be in line with the provision for ventilation shaft as given in Regulation No.17.12.4.

15.3 Area and Height limitations - The area and height limitations, height of buildings, floor space index, abutting different road widths shall be as given in Part IV and Regulation No. 15.5.

15.4 Permissible Structures / Projections in marginal open spaces.

15.4.1 The following projections shall be permissible in marginal open spaces:

- (a) **Projections into open spaces:-** Every open space provided either interior or exterior shall be kept free from any erection thereon and shall be open to the sky and no cornice, chajja, roof or weather shade more than 0.75 m. wide shall overhang or project over the said open space so as to reduce the width to less than the minimum required. However, sloping chajja provided over balcony/ gallery etc. may be permitted to project 0.3 m. beyond balcony projections at an angle of 30 degree from horizontal level.
- (b) **A canopy** not exceeding 5m. in length and 2.5 m. in width in the form of cantilever and unenclosed over the main entrance providing a minimum clear height of 2.40 m. below the canopy. The canopy shall not have access from upper floors (above floors), for using as sitting out place. There shall be a minimum clearance of 1.5 m. between the plot boundaries and canopy.
- (c) **Balconies :-** Balcony or balconies of a minimum width of 1.00 m. may be permitted free of F.S.I. at any floor, not more than 15% of the built up area of the same floor and such balcony projection shall be subject to the following conditions.
 - (i) In non-congested area, no balcony shall reduce the marginal open space to less than 2 m. In congested area balcony may be permitted on upper floors projecting in front setbacks except over lanes having width 4.50 m. or less.
 - (ii) No balcony shall be allowed on ground floor which shall reduce minimum required front setback or marginal open space.
 - (iii) The width of the balcony will be measured perpendicular to the building upto the outermost edge of balcony.
 - (iv) Balconies may be allowed to be enclosed on payment of premium at the rate of 10% of market value for land as per Annual Statement Rates. The area taken for computing premium shall be equal to the built up area of enclosed balcony.
 - (v) Balconies in excess of 15% of built up area shall be calculated in FSI.
- (d) **A projection** of maximum 30 cm. on roof top terrace level may be allowed throughout the periphery of the building. In case of pitched roof projection of maximum 45 cm. at roof top terrace level throughout periphery of the building shall be allowed.
- (e) **Accessory buildings:-** The following accessory buildings may be permitted in the marginal open spaces :-
 - (i) In an existing building where toilet is not provided, a single storeyed toilet subject to a maximum area of 4.0 sq. m. in the rear or side open space and at a distance of 7.5 m. from the road line or the front boundary and 1.5 m. from other boundaries may be permissible. The Chief Officer may reduce 1.5 m. margin in exceptional cases to avoid hardship.
 - (ii) Parking lock up garage not exceeding 2.4 m. in height shall be permissible in the rear corner of the plot with independent bungalow. Parking lock up garage when attached to main building shall be 7.5 m. away from the road line and shall be of such constructions giving fire resistance of 2 hours. The area of sanitary block excluding 20 sq.mt. and parking lock up garage shall be taken into account for the calculation of FSI.
 - (iii) Suction tanks, soak pits, pump room, electric meter room, garbage shaft, space required for fire hydrants, electrical and water-fittings, water tanks, dustbins etc.

- (iv) One watchman's cabin / booth not more than 3 sq. m. in built up area having min. 1.20 m. width or diameter of cabin / booth.

Note :- When a building abuts on three or more roads then above mentioned user, except (iv), shall be permissible in front setback facing the smaller road or less important from traffic point of view.

- (f) "Ramp" in basement shall be allowed subject to 6.0 m. clear marginal distance for movement of fire fighting vehicle.
- (g) Fire escape staircase of single flight not less than 1.2 m.
- (h) Staircase mid-landing of 1.2 m. width with clear minimum headway of 2.1 m. below the mid-landing. However, clear distance from edge of landing to the plot boundary shall not be less than 1.8 m.

15.4.2. Exclusion of structures / projections for FSI calculation

- (a) Structures/ Projections mentioned in Regulation 15.4.1 (a), (b), (c), (d), (e), (f), (g), (h) and mentioned in Regulation No. 17.6.
- (b) Stilt / Multi-storeyed floor space used as parking.
- (c) Electrical cabin or sub-station, watchman booth of minimum size of 3.00 sq. m. with a minimum width or diameter of 1.2 m., pump house, garbage shaft, space required for location of fire hydrants, electric fitting and water tanks.
- (d) A basement/s under a building and used for stores, meter room, air-conditioning plant, electric sub-station and parking spaces (use as accessory to the principal use).
- (e) Areas covered by (i) Lofts (ii) Meter rooms, (iii) Porches, (iv) Canopies, (v) Air conditioning plant rooms (vi) Electric sub-stations, (vii) Service floor of height not exceeding 1.5 m. for hotels rating with three stars and above and hospitals .
- (f) Area of structure for an effluent treatment plant as required as per the requirements of the Maharashtra Pollution Control Board or other relevant authorities.
- (g) Areas covered by service ducts, pumps, rooms, electric sub-station, stilts and additional amenity of lift.
- (h) Rockery, well and well structures, plant, nursery, water pool, swimming pool (if uncovered), platform around a tree, fountain bench, chabutara with open top and unenclosed sides, ramps, compound wall, gate slide / swing, steps outside the buildings, domestic working place (open to sky), overhead water tank on top of the building, fire escape stair case and refuge area for high rise buildings.
- (i) Fitness Centre, Crèche, society office cum letter box room, sanitary blocks for servants and lockup garages admeasuring area of not exceeding 20 sq.m.
- (j) Area of one public telephone booth and one telephone exchange (PBX) per building.
- (k) Area of one room for installation of telephone concentrates as per requirement of Telephone Authority but not exceeding 20 sq. m. per building.
- (l) Area covered by new lift and passage thereto in an existing building with height upto 15m. in gaathan/ congested area.
- (m) Telecommunication tower, antenna and construction of a room having upto 20 sq.m. area for allied activities.
- (n) Atrium in shopping malls, public buildings.
- (o) Escalators as provided in Regulation No. 19.4.9.2.

15.4.3 Exclusion of structures / projections for FSI calculation subject to payment of premium:

- (a) Supported double height terraces (open terraces with railing having minimum height equal to two floors) within the building line, not exceeding **20 %** of the built up area of the same floor.
- (b) Such terraces in excess of **20 %** area shall be calculated in FSI.

15.5 Height of Building –

- (a) The maximum height of building shall not exceed 1.5 times total of the width of road abutting plus front open space subject to other restrictions, if any.
Provided that the building of greater height may be allowed with prior approval of the Director of the Fire Services Government of Maharashtra.
- (b) If a building abuts on two or more streets of different widths, the height of building shall be regulated by the street of greater width.
- (c) For building in the vicinity of aerodromes, the maximum height of such buildings shall be subject to values framed by the Civil Aviation Authorities or the development permission shall be considered only after applicant produces NOC from Air Port Authority.
- (d) In addition to (c) for Industrial Chimneys coming in the vicinity of aerodromes, it shall be of such height and character as prescribed by Civil Aviation Authorities and all Industrial Chimneys shall be of such character as prescribed by the Chief Inspector of Steam Boilers and Smoke Nuisance, and
- (e) Buildings intended for hazardous godowns storage of inflammable materials and storage of explosives shall be single storied structures only.

Note : For the purpose of regulation No. 15.5 (a) the width of the street may be prescribed width of the street, shown on Development Plan or width resulting from the prescription of a regular line of street under the relevant act whichever is more.

15.6 (i) Height Exemptions :-

The appurtenant structures such as roof tanks and their supports, ventilating, air-conditioning, lift rooms and similar service equipment, stair cover, chimneys and parapet walls and architectural features not exceeding 1 m. in height shall not be included in computation of height of building.

16.0 PARKING, LOADING AND UNLOADING SPACES: -**16.1 Parking spaces –**

Wherever a property is to be developed or redeveloped, parking spaces at the scale laid down in these Regulations shall be provided. When additions are made to an existing building, the new parking requirements will be reckoned with reference to the additional space only and not to the whole of building but this concession shall not apply where the use is changed. The provisions for parking of vehicles shall be as given in Table No.7 & 8. Area required for parking spaces shall be increased by 50 % for Municipal Councils located in Metropolitan areas.

16.1.1 General space requirements:-

- (i) **Types:** The parking spaces mentioned below include parking spaces in basements or on a

floor supported by stilts, or on upper floors, covered or uncovered spaces in the plot and / or lock up garages. The height of the stilt shall generally be allowed upto 3 m.

- (ii) **Size of parking space:** The minimum sizes of parking spaces to be provided shall be as shown below in **Table No.6:-**

Table No- 6		
S.No.	Type of Vehicle	Minimum Size/ area of parking space
(1)	(2)	(3)
(a)	Motor vehicle	2.5 m X 5 m
(b)	Scooter, Motor Cycle.	1.0 m. x 2.0 m.
(c)	Bicycle	0.50 m x 1.4 m.
(d)	Transport vehicle	3.75 m. X 7.5 m.
Note:	In the case of parking spaces for motor vehicle, upto 50 percent of the prescribed space may be of the size of 2.3 m. X 4.5 m.	

- (iii) **Marking of parking spaces:** Parking space shall be paved and clearly marked for different types of vehicles.
- (iv) **Maneuvering and other ancillary spaces:** Off street parking space must have adequate vehicular access to a street and the area shall be exclusive of drives, aisles and such other provisions required for adequate maneuvering of vehicles.
- (v) **Ramps for Basement parking :-** Ramps for parking in basement should conform to the requirement of Regulation No.19.4.6

Table No 7
Off Street Parking Spaces
(For B & C Class Municipal Councils)

Sr. No.	Occupancy	One parking Space for every	Congested Area			Non Congested Area		
			Car	Scooter	Cycle	Car	Scooter	Cycle
1	2	3	4	5	6	7	8	9
1.	Residential i) Multi family residential	(a) 2 Tenements having built-up area more than 100sq.m.	1	1	1	1	2	2
		(b) 3 tenements having built-up area between 50 to 100 sq.m.	0	2	4	1	3	3
		(c) 4 tenements having built-up are upto 50 sq.m.	0	4	4	0	5	5
	ii) Lodging establishments tourist homes, hotels with lodging accommodation.	(a) For every five guest rooms	1	2	2	1	3	3
	iii) Restaurants	(a) For hotel, eating houses 25sq.m. of area of restaurant including kitchen, pantry hall, dining rooms etc.	0	1	2	1	1	1
2.	Institutional (Hospital, Medical Institutions)	For 100 sq.m. carpet area or fraction thereof.	1	2	2	1	4	4
3.	Assembly (theatres, cinema houses, concert halls, auditoria, assembly halls including those of college and hostels)	For every 40 Seats.	1	2	5	1	5	5
4.	MangalKaryalaya / Marriage Halls, Cultural Halls	For every 100 sq.m. built up area or fraction thereof.	1	2	3	2	4	6

5.	Educational – i)Primary School	100 sq.m.built up area or fraction thereof the administration area.	0	2	2	1	2	2
	ii)Secondary School	100 sq.m.built up area or fraction thereof of the entire built up area.	0	1	4	0	2	8
	iii) College	100 sq.m.built up area or fraction thereof the administration area and public service area.	0	2	5	1	2	8
6.	Government or semipublic or private business buildings.	100 sq. m. built up area or fraction thereof	1	1	2	1	3	3
7.	Mercantile (markets, department al stores, shops and other Commercials users) including wholesale markets	100 sq. m. built up area or fraction thereof	1	1	2	1	3	3
8.	Industrial	300 sq. m.built up area or fraction thereof	0	2	2	1	3	3
9.	Storage (any type)	300 sq. m.builtuparea or fraction thereof	0	1	1	1	1	1
10.	Plots less than 200 sq.m. (any use)		0	1	1	0	1	1

Table No 8
Off Street Parking Spaces

Sr. No.	Occupancy	One parking Space for every	Congested Area			Non Congested Area		
			Car	Scooter	Cycle	Car	Scooter	Cycle
1	2	3	4	5	6	7	8	9
1.	Residential i) Multi family residential	(a) 2 Tenements having built-up area more than 100sq.m.	1	2	2	2	2	2
		(b) 3 tenements having built-up area between 50 to 100 sq.m.	0	3	4	1	4	4
		(c) 4 tenements having built-up are upto 50 sq.m.	0	4	4	0	5	5
	ii) Lodging establishment tourist homes, hotels with lodging accommodation.	(a) For every five guest rooms	1	3	3	2	3	3
	iii) Restaurants	(a) For hotel, eating houses 25sq.m. of area of restaurant including kitchen, pantry hall, dining rooms etc.	0	2	2	1	2	2
2.	Institutional (Hospital, Medical Institutions)	For 100 sq.m. carpet area or fraction thereof.	2	2	3	2	5	5
3.	Assembly (theatres, cinema houses, concert halls, auditoria, assembly halls including those of college and hostels)	For every 40 Seats.	1	2	5	2	7	7
4.	MangalKaryalaya / Marriage Halls, Cultural Halls	For every 100 sq.m. built up area or fraction thereof.	1	4	4	2	8	8
5.	Educational – i)Primary School	100 sq.m.built up area or fraction thereof the administration area.	0	3	3	1	4	4

	ii) Secondary School	100 sq.m.built up area or fraction thereof of the entire built up area.	0	1	5	0	2	10
	iii) College	100 sq.m.built up area or fraction thereof the administration area and public service area.	0	2	6	1	4	10
6.	Government or semipublic or private business buildings.	100 sq. m. built up area or fraction thereof	1	2	4	2	4	4
7.	Mercantile (markets, department al stores, shops and other Commercials users) including wholesale markets	100 sq. m. built up area or fraction thereof	1	3	3	1	4	4
8.	Industrial	300 sq. m.built-up area or fraction thereof	1	2	2	1	4	4
9.	Storage (any type)	300 sq. m.built-uparea or fraction thereof	0	2	2	1	2	2
10.	Plots less than 200 sq.m. (any use)		0	1	1	0	1	1

(For A Class Municipal Councils)

Notes for Table NO.7 & Table NO.8-

Note 1:-For plots upto 100 sq. m. as in the case of shops, row houses parking space need not be insisted.

Note 2 :-Fraction of parking unit need not be provided. However, in case where proportional number of vehicles is less than 1 (i.e. fraction) it will be rounded to the next full number.

Note 3 :- In case of independent single family residential bungalows having plot area upto 300 sq. m., parking space need not be insisted separately.

Note 4 :- Further a garage shall be allowed in rear or side marginal distance at one corner having minimum dimension of 2.5 m. x 5.0 m. & maximum dimension 3 m. x 6 m. i.e. minimum 12.5 sq.m. and maximum 18.0 sq.m. built up area.

Note 5:-Mechanical Parking shall be permissible in case of parking provided over and above the requisite parking requirements stipulated under these regulation.

- 16.2** Off street parking space shall be provided with adequate vehicular access to a street, and the area of drives, aisles and such other provisions required for adequate maneuvering of vehicle shall be exclusive of the parking space stipulated in these regulations.
- 16.3** To meet the parking requirements as per these regulations, common parking area for group of buildings, open or multi-storeyed, may be allowed in the same premises.
- 16.4** In addition to the parking spaces provided for building of Mercantile (Commercial) like office, market, departmental store, shopping mall and building of industrial and storage, loading and unloading spaces shall be provided at the rate of one space for each 1000 sq. m. of floor area or fraction thereof exceeding the first 200 sq. m. of floor area, shall be provided. The space shall not be less than 3.75 m. x 7.5 m.
- 16.5** Parking lock up garages shall be included in the calculation for floor space for F.S.I. calculations.
- 16.6** The space to be left out for parking as given in Regulation 16.1 to 16.5 shall be in addition to the open spaces left out for lighting and ventilation purposes as given in Regulation No.15. Those spaces may be used for parking provided minimum distance of 3 m. around the buildings is kept free of any parking or loading and unloading spaces excepting the buildings as mentioned in Regulation No.16.5.
- 16.7** In case of parking spaces provided in basements, at least two separate ramps of adequate width and slope for entry and exit (as per Regulation No. 19.4.6) shall be provided preferably at opposite ends.
- 16.8** In case of A Class Municipal Councils, in addition to the regular parking area as per Regulation No.16, a space of 3.0 m. wide strip along the road on front shall be provided as visitors parking for the buildings with commercial or any use mixed with commercial. In such case, minimum front margin shall be 6.0 m. inclusive of 3.0 m. wide strip as above irrespective of the lesser front margin requirement in the applicable regulations.

17.0 REQUIREMENTS OF PARTS OF BUILDINGS

17.1 Plinth:

- 17.1.1 Main Building:** The plinth or any part of a building or out house shall be so located with respect to surrounding ground level that adequate drainage of the site is assured but height shall not be less than 45 cm. above the surrounding ground level. In areas subject to flooding, the height of the plinth shall be at least 60 cm. above the high flood level.
- 17.1.2 Interior Courtyards:** Every interior Courtyard shall be raised at least 15 cm. above the surrounding ground level and shall be satisfactorily drained.

17.2 Habitable Rooms-

- 17.2.1 Size.-** A habitable room shall have a carpet area of minimum 9.00 sq.m. except those in the hostels attached to recognised educational institutions, the minimum size of a habitable room for the residence of a single person shall be 7.5 sq. m; the minimum width of a habitable room shall be 2.4 m. One full side of a habitable room shall abut on the open space. Where there is more than one room, one shall be not less than 9.00 sq.m. and other 6.50 sq.m.
- 17.2.1.1** The size of the room in a single room tenement shall not be less than 12.5 sq. m. with a minimum width of 2.4 m.
- 17.2.2 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 (bottom of slab). The minimum clear head room under beam shall be 2.4 m. In case of centrally air conditioned building, height of the habitable room shall not be less than 2.4 m, measured from the surface of the floor to the underside of the slab or to the underside of the false ceiling.
- 17.2.2.1** In the case of pitched roof, the average height shall not be less than 2.75 m. and the minimum height at eaves level shall not be less than 2.1 m.
- 17.2.2.2** However, the maximum room height shall be 4.40 m. in case of all buildings excepting Residential Hotels of the category of 3 starred and above, Assembly, Institutional, Educational, Industrial, Hazardous and Storage occupancies, and in case of portions common to two floors of duplex flats. Duplex flats shall mean a residential flat divided on two floors with an internal staircase connecting the two floors.
- 17.2.2.3** Height of room for Information Technology Establishment (I. T. E.) for any telematic equipment storage erection facility can have a height as required for effective functioning of that system.

17.3 Kitchen:

- 17.3.1 Kitchen size -** The area of the kitchen shall not be less than 3.3 sq. m. with a minimum width of 1.5 m.
- 17.3.1.1** In the case of special housing scheme as given in Regulation No. 17.2.1 .1 no provision for kitchen is necessary. Where alcoves (a cooking space having direct access from the main room without any inter communicating door) are provided, the size shall not be less than 2.4 sq.m. with a minimum width of 1.2 m.
- 17.3.2 Height:** The room height of a kitchen measured from the surface of the floor to the lowest point in the ceiling (bottom of slab) shall not be less than 2.75 m., subject to provisions of 17.2.2.1.
- 17.3.3 Other Requirement:** Every room to be used as kitchen shall have-
- (a) Means for the washing of kitchen utensils which shall lead directly or through a sink to grated and trapped connection to the waste pipe;
 - (b) Impermeable floor.
 - (c) Window of not less than 1.0 sq. m. area, opening directly on to an interior or exterior open space, but not into a ventilation shaft.
 - (d) In case multi-storeyed residential buildings more than 15 m. in height provision for refuse chutes shall be necessary.

17.4 Bath Rooms, Water Closets, combined bath room plus water closet

- 17.4.1 Size -** The minimum size shall be as under-
- (a) Independent Bathroom 1.00 x 1.2 m.
 - (b) Independent Water closet 0.9 m. x 1.2 m.
 - (c) Combined bath room and water closet. 1.80 sq. m. with minimum width of 1.00 m.

- 17.4.2 Height:-** 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 be not less than 2.1 m.
- 17.4.3 Other Requirements** - Every bathroom or water closet shall -
- (a) be so situated that at least one of its wall shall open to external air with the size of opening (windows, ventilators, louvers) not less than 0.3 sq. m. in area and side not less than 0.3 m. (See Regulation No. 17.12.3)
 - (b) have the platform or seat made of water tight non absorbent material,
 - (c) be enclosed by walls or partitions and the surface of every such wall or partitions shall be finished with a smooth impervious material to a height of not less than 1 m. above the floor of such a room; and
 - (d) be provided with an impervious floor covering, sloping towards the drain with a suitable grade and not towards verandah or any other room.
- 17.4.4** 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. Every room containing water closet shall have a door completely closing the entrance to it.

17.5 Loft-

The maximum depth of a loft shall be 1.5 m. and the loft may be provided, over residential kitchens, habitable rooms, bath rooms, corridors and over shop floor, built up to an area 25 per cent over kitchens and full space of bath rooms, water closets and corridors. In the shops loft over an area upto 33% of the carpet area may be provided. However, loft will not be allowed where mezzanine floor is provided.

- 17.5.1** The clear head room under loft shall not be less than 2.1 m.
- 17.5.2** Loft in commercial areas and industrial buildings shall be located 2 m. away from the entrance.

17.6 Cupboards & Shelves

The projections (cantilever) of cupboards and shelves may be permitted **except on ground floor** and would be exempted from covered area and built up area calculations. Such projections may project upto 45cm, in the setbacks for residential buildings provided the width of such cupboard/shelves does not exceed 2.4 m. and each room shall not have more than one such cupboard/ shelf. Moreover such projection shall be at least 2 m. from plot boundary.

17.7 Mezzanine floor

- 17.7.1 Size:** The aggregate area of the mezzanine floor shall not exceed 50 % of the built up area of that floor. The minimum size of a mezzanine floor if it is used as a habitable room shall not be less than 9.00 sq.m.
- Note :-** Mezzanine floor area shall be counted towards F. S. I.
- 17.7.2 Height** -The minimum height of a mezzanine floor shall be 2.2 m. The headroom under mezzanine room shall not be less than 2.10 m.
- 17.7.3 Other Requirements:** A mezzanine floor may be permitted in a room, provided that it confirms to the standards of habitable rooms as regards lighting and ventilation.

17.8 Store Room :-

- 17.8.1 Size :-** The floor area of a store room in a residential building where light ventilation and height are provided at special standards lower than as required for living room shall not be more than 3 sq. m.
- 17.8.2 Height-** The height of a store room shall not be less than 2.10 m.

17.9 Garage

- 17.9.1 Size:-** The size of a garage in individual residential building shall be not less than 2.5 m. X 5 m. and not more than 3 m. X 6 m. The area of parking lock up garage shall be included in FSI calculations.
- 17.9.2 Height:-** The maximum head room in a garage shall be 2.4 m.
- 17.9.3** The plinth of garage located at ground level shall not be less than 15 cm. above the surrounding ground level.
- 17.9.4** The garage shall be setback behind the building line for the street / road on to which the plot abut, and shall not be located affecting the access ways to the building.
- 17.9.5 Corner Site:** When the site fronts on two streets, the location of a garage (in a corner plot) (if provided within the open spaces) shall be on diagonally opposite the point of intersections.

17.10 Roofs

- 17.10.1** The roof of a building shall be so constructed or framed as to permit effective drainage of the rain water there from 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 or foundations of the building or those of an adjacent building.
- 17.10.2** The Chief Officer may require rain water pipes to be connected to a storm water drain through a covered channel formed beneath the public footpath or in any other approved manner, if not used for rain water harvesting
- 17.10.3** Rainwater pipes shall be affixed to the outside of the walls of the building or in such other manner as may be approved by the Chief Officer.
- 17.10.4** Terrace of a building shall not be sub-divided and it shall have only common access.

17.11 Basement:

- 17.11.1** Basement shall be constructed within the prescribed setbacks and prescribed building line in one or two level and may be put to only following uses:
Following user shall be permissible free of FSI.
- (i) Air conditioning equipment and other machine used for services and utilities of the building;
 - (ii) Parking spaces and
 - (iii) Strong room, bank cellars etc.
- 17.11.2** The basement shall not be used for any other user than mentioned above.
- 17.11.3** Multilevel basements may be permitted if the basement is used for parking. The ramps of minimum 3.0 m. width for entry and exit of vehicle separately shall be provided. In case of bona-fide hardship, the Chief Officer may allow only one ramp with not less than 6.0 m. in width.

17.11.4 The basement shall have the following requirements -

- (a) Every basement shall be in every part at least 2.4 m. in height from the floor to the soffit of beam.
- (b) Adequate ventilation shall be provided for the basement with a ventilation area not less than 2.5% of the area of the basement. Any deficiency may be met by providing in addition adequate mechanical ventilation in the form of blowers, exhaust fans, air conditioning systems etc.
- (c) The minimum height of the ceiling of any basement shall ordinarily be 0.9 m. and maximum of 1.2 m. above the average surrounding ground level. However it does not apply to the mechanically ventilated basements.
- (d) Adequate arrangement shall be made such that surface drainage does not enter the basement.
- (e) The walls and floor of the basement shall be water-tight and be so designed that the effect of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given; and
- (f) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous in case of building 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 [see Regulation No. 19.4.3 (m)] Open ramps shall be permitted if they are constructed within the building line subject to the provision of (d).

17.12 Lighting and Ventilation of Rooms.

- 17.12.1** The minimum aggregate area of opening of habitable rooms and kitchens excluding doors shall be not less than 1/10th of floor area. In case of Kokan region, it shall not be less than 1/6th of floor area.
- 17.12.2** No portion of a room shall be assumed to be lighted if it is more than 7.5 m. from the opening assumed for lighting / ventilation of the portion, provided additional depth of living room beyond 7.5 m. may be permitted subject to provision of proportionate increase in the opening.
- 17.12.3** Where the lighting and ventilation requirements are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per latest version of Part VIII - Building Services Section, Lighting and Ventilation of National Building Code of India published by the Bureau of Indian Standards. In the case of special types of buildings requiring artificial lighting and air-conditioning for special types of manufacturing or other process the requirements about natural day lighting and ventilation may be relaxed

17.12.4. Ventilation Shaft:-

For ventilating the space for water closets and bath room, if not opening on the exterior side of a building, open on the ventilation shaft, the size of which shall not be less than the values given below in Table No.9:

Table No.9

Height of building in m.	Size of ventilation every side in sq.m	Minimum width of shaft in m.
Up to 10	1.2	0.90
Up to 12	3.0	1.50
Up to 18	4.5	1.80
Up to 24	5.4	1.80
Up to 30	8.0	2.40
Above 30	9.0	

17.12.5 In residential lodging hotels where attached toilets are provided with mechanical ventilation system installed as per Regulation No. 17.12.3., the size of ventilation shaft may be relaxed by the Chief Officer.

17.13 Parapet:

Parapet walls and handrails provided on the edges of roof terraces, balcony etc. shall not be less than 1.05 m. and not more than 1.20 m. in height.

17.14 Wells:

Wells intended for supply of water for human consumption or domestic purposes where provided, shall comply with the requirements of Regulation No. 17.14.1 and 17.14.2.

17.14.1 Location: The well shall be located:

- (a) Not less than 15 m. from soak pit, refuse pit, earth closet or privy and shall be located on a side upwards from the earth closet or privy.
- (b) Not less than 18 m. from any cess pit, soak way or borehole latrine and shall be located on a site upwards from the earth closet or privy.
- (c) Such that contamination by the movement of sub soil or other water is unlikely; and
- (d) Not under a tree or otherwise it should have a canopy over it so that leaves and twigs do not fall into the well and rot.

17.14.2 Requirements: The well shall:

- (a) have minimum internal diameter of not less than 1 m.;
- (b) be constructed to a height not less than 1 m. above the surrounding ground level to form a parapet or curb and to prevent surface water from following into a well, and shall be surrounded with a paving constructed of impervious material which shall extend for a distance of not less than 1.8 m. in every direction from the parapet or the curb forming the well head and the upper surface for such paving shall be sloped away from a well;
- (c) be a sound and permanent construction (PUCCA) throughout;
- (d) the interior surface of the lining or walls of the well shall be rendered impervious for depth of not less than 1.8 m. measured from the level of the ground immediately adjoining the well-head.

17.15 Septic Tanks:

- Where a septic tank is used for sewage disposal, the location, design and construction of the septic tank shall conform to requirements of 17.15.1 and 17.15.2.

17.15.1 Location of Septic Tanks and Subsurface Absorption System:- A subsoil dispersion system shall not be closer than 12.00 m. of any source of drinking water, so as to avoid the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building as economically feasible but not closer than 6 m. to avoid damage to the structures.

17.15.2 Requirements:

- (a) **Dimensions of Septic Tanks:** Septic tanks shall have minimum width of 75 cm., minimum depth of 1 m. below the water level and a minimum liquid capacity of 1 cu.m. Length of tanks shall be 2 to 4 times the width.
- (b) Septic tanks may be constructed of brick work, stone masonry, concrete or other suitable materials as approved by the Chief Officer.
- (c) Under no circumstances should effluent from a septic tank be allowed into an open channel drain or body of water without adequate treatment.
- (d) Minimum nominal diameter of pipe shall be 100 mm. further, at junctions of pipes in manholes, direction' of flow from a branch connection should not make an angle exceeding 45 degree with the direction of flow in the main pipe.
- (e) The gradients of land drains under drainage as well as the bottom of dispersion trenches and soak way should be between 1:300 and 1:400.
- (f) Every septic tank shall be provided with ventilating pipe of at least 50 mm diameter. The top of the pipe shall be provided with a suitable cage of mosquito proof wire mesh. The ventilating pipe shall extend to a height, which would cause no smell nuisance to any building in the area. Generally, the ventilating pipe may extend to a height of about 2 m. when the septic tank is at least 15 m. away from the nearest building and to a height of 2 m. above the top of the building when it is located closer than 15 m.
- (g) When the disposal of septic tank effluent is to seepage pit, the seepage pit may be of any suitable shape with the least cross sectional dimension of 90 cm. and not less than 100 cm. in depth below the invert level of the inlet pipe. The pit may be lined with stone, brick or concrete blocks with dry open joints which should be backed with at least 7.5 cm. of clean coarse aggregate. The lining above the inlet level should be finished with mortar. In the case of pits of large dimensions, the top portion may be narrowed to reduce the size of the RCC cover slabs. Where no lining is used, specially near trees, the entire pit should be filled with loose stones. A masonry ring may be constructed at the top of pit to prevent damage by flooding of the pit by surface run off. The inlet pipe may be taken down to a depth of 90 cm. from the top as an anti mosquito measure
- (h) When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm. deep and 30 to 100 cm. wide excavated to a slight gradient and shall be provided with 15 to 25 cm. of washed' gravel of crushed stones Open jointed pipes placed inside the trench shall be made of unglazed earthenware clay or concrete and shall have minimum internal diameter of 75 to 100 mm. Each dispersion trench should not be longer than 30 m. and trenches should not be placed closer than 1.8 m.

17.15.2.1 Septic Tank Requirements:- Requirements specified by State and Central Government, public Health Institutes such as NEERI, for modern methods of disposal, may also be permissible.

17.16 Boundary Wall:-

The requirements of the boundary wall are given below:

- (a) Except with the special permission of the Chief Officer the maximum height of the compound wall shall be 1.5 m. above the centre line of the front street. Compound wall upto 2:4 m. height may be permitted if the top 0.9m. is of open type construction (railings).
- (b) In case of corner plot the height of boundary wall shall be restricted to 0.75 m. for a length of 10 m. on the front and side of the intersections and balance height of 0.75 m. if required in accordance with (a) may be made of open construction (railings),
- (c) However, the provisions of (a) and (b) are not applicable to boundary wall of jails. In industrial buildings, electric sub stations, transformer stations institutional buildings like sanatoria, hospitals, industrial buildings like workshops, factories and educational buildings like schools, colleges, including the hostels, and other uses of public utility undertakings. Height upto 2.4 m. to boundary walls of these types of building may be permitted by the Chief Officer.
- (d) The compound gate should open entirely inside the property and shall not open on any access/pathway/ road/street.

17.17 Office-cum-Letter Box Room :

In the case of multi-storeyed multi-family dwelling apartments constructed by existing or proposed Cooperative Housing Societies or Apartment Owners Associations, limited companies and proposed societies, an office-cum-letter box room of maximum dimension 3.6 m. x 3 m. shall be provided on the ground floor. In case the numbers of flats are more than 20, maximum size of the office-cum-letter box shall be 20 sq.m.

17.18 Meter Rooms:-

Meter room size shall be minimum of 3.00 m. x 5.00 m. Depending upon the requirements, the size shall be increased in consultation with M.S.E.D.C.L

- 17.18.1** The spaces for provision of transformers shall be provided as per the requirements of M.S.E.D.C.L.

17.19. Chimneys

- 17.19.1** Chimneys, where provided shall conform the requirements of IS 145-1960 of latest version.
- 17.19.2** Notwithstanding the provisions of Regulation No. 17.19.1, the Chimneys shall be built at least 0.9 m. above parapet wall. In the case of sloping roofs, the chimney top shall not be less than, 0:6 m. above the ridge of the roof in which the chimney penetrates.

18.0 PROVISION OF LIFTS

- 18.1** Provision of lift shall be made for all buildings more than ~~4~~**15**m. in height (See Regulation No. 19.4.9)

19.0 EXIT REQUIREMENTS

19.1 General-The following general requirement shall apply to exits.

- (a) Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of occupants in case of fire or other emergency;

- (b) In every building, exits shall comply with the minimum requirements of this part, except those not accessible for general public use;
- (c) All exits shall be free of obstructions;
- (d) No building shall be altered to reduce the number, width or protection of exits to less than that required;
- (e) Exits shall be clearly visible and the routes to reach the exits shall be clearly marked and sign posted to guide the occupants to the floor concerned;
- (f) All exit ways shall be properly illuminated;
- (g) Fire fighting equipment where provided along exits shall be suitably located and clearly marked but must not obstruct the exit way and yet there should be clear indication about its location from either side of the exit way;
- (h) Alarm devices shall be installed for buildings above 15m. in height, to insure prompt evacuation of the occupants concerned through the exits;
- (i) All exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to a street and;
- (j) Exits shall be so arranged that they shall be reached without passing through another occupied unit.

19.2 Types of exits -

Exits shall be either of horizontal or vertical type. An exit may be doorway, corridor, and passageways to an internal staircase or external staircase, ramps or to a verandah and/or terraces which have access to the street or to roof of a building. An exit may also include a horizontal exit leading to an adjoining building at the same level. Lifts and escalators shall not be considered as exits.

19.3 Number and Size of Exits

The requisite number and size of various exits shall be provided, based on number of occupants in each room and floor based on the occupant load, capacity of exits; travel distance and height of building as per provisions of Regulation No. 19.3.1. to 19.3.3

All buildings specified in Regulation No. 6.2.6.1 shall have minimum two staircases. They shall be of enclosed type; atleast one of them shall be on external walls of building and shall open directly to the exterior, interior open space or to an open place of safety. Further, the provision of alternative staircase shall be subject to requirement of travel distance being complied with.

19.3.1. Arrangement of Exits

Exits shall be so located so that the travel distance on the floor shall not exceed as given below:

Type of Building	Travel Distance
1) Residential, Educational, Institutional and Hazardous occupancies	22.5 m
2) Assembly, Business, Mercantile, Industrial and Storage occupancies	30.0 m

Wherever more than one exit is required for a floor of a building, they shall be placed as remote from each other as possible. All the exits shall be accessible from the entire floor area at all floor levels

19.3.2 Occupant Load -

For determining the exits required the number of persons within any floor area or the occupant load shall be based on the actual number of occupants but in no case, less than that specified in Table 10.

**Table No -10
Occupant Load**

Sr. No.	Group of Occupancy	Occupant Load Gross Area*in sqm per person
(1)	(2)	(3)
1	Residential	12.5
2	Educational	04.00
3	Institutional	15 (see Note-1)
4	Assembly	
	(a) with fixed or loose seats and dance floors	0.6 (see Note-2)
	(b) without seating facilities including dining rooms	1.5 (see Note-2)
5	Mercantile	
	(a) Street floor and sales basement	3
	(b) Upper sale floors	6
6	Business and industrial	10
7	Storage	30
8	Hazardous	10

*The gross area shall mean plinth area or covered area

Note 1 - Occupant load in dormitory portions of homes for the aged, orphanages, insane asylums, etc. where sleeping accommodation is provided shall be calculated @ not less than 7.5 sq.m. gross area/ person.

Note 2 - The gross area shall include, in addition to the main assembly room or space, any occupied connecting room or space in the same storey or in the storeys above or below where entrance is common to such rooms and spaces and they are available for use by the occupants of the assembly space. No deductions shall be made in the gross area for corridors, closets or other sub-divisions. The area shall include all space serving the particular assembly occupancy.

19.3.3 Capacity of Exits -

The capacity of exits (doors and stairways) indicating the number of persons that could be safely evacuated through a unit exit width of 50 cm. shall be as given in **Table -11**.

**Table No -11
Occupants per Unit Exit Width**

S.No.	Group or Occupancy	Number of Occupants		
		Stairways	Ramps	Doors
1	Residential	25	50	75
2	Educational	25	50	75
3	Institutional	25	50	75
4	Assembly	40	50	60
5	Business	50	60	75

6	Mercantile	50	60	75
7	Industrial	50	60	75
8	Storage	50	60	75
9	Hazardous	25	30	40

19.3.4 For all buildings identified in Regulation No. 6.2.6.1 there shall be a minimum of two staircases. They shall be of an enclosed type stairway.

At least one of them shall be on the external walls of buildings and shall open directly to the exterior, interior open space or to any open place of safety

19.3.5 The following minimum width provisions shall be made for stairways;

Residential Buildings (dwelling)	1.2 m
for Individual House & Row housing with G+2 storeys	0.75 m
Residential Hotel Buildings	1.50 m
Assembly buildings like auditoria, theatres, Cinemas etc., mangalkaryalaya, marriage halls.	2.00 m
Institutional Buildings like hospitals & Educational	2.00 m
All other public buildings	1.50 m

19.4 **Other Requirements of Individual Exits-** The detailed requirements of individual exits are given in regulation No. 19.4.1 to 19.4.6.

19.4.1 Doorways:

- (a) Every exit doorway shall open into an enclosed stairway, a horizontal exit or a corridor or passage way providing continuous and protected means of egress
- (b) No exit doorway shall be less than 90 cm in width in case of residential and 100 cm. in width in case of other buildings. Doorways shall be not less than 200 cm. in height. Doorways for bathrooms, water closet, stores etc. shall be not less than 75 cm. wide.
- (c) Exit doorways shall open outwards, that is away from the room but shall not obstruct the travel along any exit. No door, when open, shall reduce the required width of stairway or landing to less than 90 cm. Overhead or sliding doors shall not be installed.
- (d) Exit door shall not open immediately upon a flight of stairs, a landing equal to at least the width of the door shall be provided in the stairway at each doorway. Level of landing shall be the same as that of the floor which it serves.
- (e) Exit doorways shall be openable from the side which they serve without the use of a key.

19.4.2 Revolving Doors :

- a) Revolving doors shall not be used as required exits except in residential, business and mercantile occupancies, but shall not constitute more than half the total required door width;
- b) When revolving doors are considered as required exit way the following assumptions shall be made;
 - (i) Each revolving door shall be credited one half a unit exit width; and
 - (ii) Revolving doors shall not be located at the foot of a stairway. Any stairway served by a revolving door shall discharge through a lobby or foyer

19.4.3 Stairways:

- a) Interior stair shall be constructed of non-combustible materials throughout;
- b) Interior staircase shall be constructed as a self contained unit with at least one side adjacent to an external wall and shall be completely enclosed;
- c) A staircase shall not be arranged around a lift shaft unless the latter is entirely enclosed by a material of required fire- resistance rating. For buildings more than 15m. in height, the staircase location shall be to the satisfaction of Fire Officer, Fire Brigade Authority.
- d) Hollow combustible construction shall not be permitted.
- e) The minimum width of an internal staircase shall be as per the provisions of regulation No. 19.3.5
- f) The minimum width of treads without nosing shall be 25 cm. for an internal staircase for residential buildings. In the case of other buildings, the minimum treads shall be 30 cm. The treads shall be constructed and maintained in a manner to prevent slipping.
- g) The maximum height of riser shall be 20 cm. in the case of residential buildings and 15 cm. in the case of other buildings. They shall be limited to 12 per flight. For low income housing scheme in narrow plots, the riser may be provided in one flight.
- h) Handrails shall be provided with a minimum height of 90 cm. from the tread,
- i) The minimum unobstructed headroom in a passage under the landing of a staircase and under the staircase shall be 2.2 m.
- j) No living space, store or other fire risk spaces shall open directly into the external staircase or staircases.
- k) External exit door of staircase enclosure at ground level shall open directly to the open spaces or can be reached without passing through a large lobby.
- l) In the case of assembly, institutional, residential, hotels, industrial and hazardous occupancies, the exit sign with arrow indicating the way to the escape route shall be provided on the wall / floor and shall be illuminated by electric light connected to corridor circuits. All exit way marking signs should be flush with the wall and so designed that no mechanical damage shall occur to them due to moving of furniture or other heavy equipments. Further all landings of floor shall have floor indication boards indicating the floor number. The floor indication board shall be placed on the wall immediately facing the flight of stairs and nearest to the landing. It shall be of appropriate size.
- m) In case of single staircase it shall terminate at the ground floor level and the access to the basement shall be by a separate staircase. Wherever the building is served by more than one staircase, one of the staircases may lead to basement levels, provided the same is separated at ground level by either a ventilated lobby or cut-off screen wall without opening, having a fire resistance of not less than 2 hours with discharge point at two different ends or through enclosures. It shall also be cut off from the basement areas at various basement levels by a protected and ventilated lobby / lobbies. The staircase shall be lighted and ventilated and the minimum size of openings on walls abutting to open spaces shall be 0.3 sq. m. per landing.

19.4.4 Fire escape or external stairs –

For buildings above 15 m. in height fire escape stairs shall be provided subject to the following conditions:

- (a) Fire escape shall not be taken into account in calculating the evacuation time of building;
- (b) All fire escapes shall be directly connected to the ground;

- (c) Entrance to fire escape shall be separate and remote from the internal staircase;
- (d) The route to fire escape shall be free of obstructions at all times, except a doorway leading to the fire escape; which shall have the required fire resistance;
- (e) Fire escape shall be constructed of non-combustible materials;
- (f) Fire escape stairs shall have straight flights not less than 75 cm. wide with 25 cm. treads and risers not more than 20 cm. The number of risers shall be limited to 16 per flight.
- (g) Handrail shall be of height not less than 90 cm.
- (h) Fire escape staircase shall be connected to other staircases through common passage at every floor.
- (i) Unprotected steel frame staircase will not be accepted as means of escape. However, steel staircase in an enclosed fire rated compartment of 2 h. will be accepted as means of access.

19.4.5 Spiral stairs (fire escape) -

The use of spiral staircase shall be limited to low occupant load and to a building of height 9 m. unless they are connected to platforms, such as balconies and terraces to allow escapee to pause.

A spiral fire escape shall not be less than 150 cm. in diameter and shall be designed to give adequate headroom.

19.4.6 Ramps:

(1) Ramps for pedestrians.-

- (a) Ramps with a slope of not more than 1 in 10 may be substituted for and shall comply with all the applicable requirements of required stairways as to enclosure capacity and limiting dimensions. Ramps shall be surfaced with approved non--slipping material;
- (b) The minimum width of the ramps in hospitals shall be 2.25 m;
- (c) Handrails shall be provided on both sides of the ramp.

(2) Ramps for basement or storeyed parking - For parking spaces in a basement and upper floors, at least two ramps of minimum 3 m. width and slope of not steeper than 1:8, shall be provided preferably to the opposite ends. In case of bona-fide hardship, the Chief Officer may allow only one ramp, if proposed to be provided due to space restriction, it shall not less than 6.0 m. in width. Such ramps may be permitted in the side and rear marginal open spaces after leaving sufficient space as mentioned in Regulation No.15.4 for movement of firefighting vehicles. Provided that when a building abutting 3 or more roads, then ramps shall be allowed in front marginal open spaces facing the smaller road or less important road from traffic point of view.

19 4.7 Corridors:

- (a) The minimum width of a corridor other than internal passages shall be calculated based on the provisions of a regulation No.19.3.1 to 19.3.3 as per the corresponding width of staircase;
- (b) In case of more than one main staircase of the building interconnected by a corridor or other enclosed space, there shall be at least one smoke stop door across the corridor or enclosed space between the doors in the enclosing walls of any two staircases.
- (c) The passages (covered or uncovered) including an arcade, a courtyard, a porch or portico, spaces to be left open to sky in accordance with these Regulations, in any premises shall not be used for any other purpose than the one permissible.

19.4.8 Refuge Area

For buildings more than 24 m in height, refuge area of 15 sq.m. or an area equivalent to 0.3 sq.m. per person to accommodate the occupants of two consecutive floors whichever is higher shall be provided as under:

The refuge area shall be provided on the periphery of the floor or preferably on a cantilever projection and open to air at least on one side protected with suitable railings.

a) For floors above 24 m and upto 39 m – One refuge area on the floor immediately above 24 m.

b) For floors above 39 m – One refuge area on the floor immediately above 39 m and so on after every 15 m. Refuge area provided in excess of the requirements shall be counted towards FSI.

Note: Residential flats on multi-storeyed buildings with balcony, need not be provided with refuge area. However, flats without balcony or with enclosed balconies shall be provided with refuge area as given above. All refuge areas shall be accessible from common passages/staircases.

19.4.9 Lifts and Escalators:-

19.4.9.1 Lifts:

(a) All the floors shall be accessible for 24 hours by the lifts. The lifts provided in the buildings shall not be considered as a means of escape in case of emergency.

(b) Grounding switch at ground floor level to enable the fire service to ground the lift cars in any emergency shall also be provided;

(c) The lift machine room shall be separate and no other machinery shall be installed therein.

19.4.9.2 Escalators :

Escalators may be permitted in addition to required lifts. Such escalators may be permitted in atrium area in shopping malls / public buildings.

19.4.10 Fire Lift

Where applicable, fire lifts shall be provided with a minimum capacity for 8 passengers and fully automated with emergency switch on ground level. In general, buildings 15 m in height or above shall be provided with fire lifts. In case of fire, only fireman shall operate the fire lift. In normal course, it may be used by other persons. Each fire lift shall be equipped with suitable inter-communication equipment for communicating with the control room on the ground floor of the building. The number and location of fire lifts in a building shall be decided after taking into consideration various factors like building population, floor area, compartmentation, etc.

20.0 FIRE PROTECTION REQUIREMENTS

All buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with the regulations mentioned in Part VI of these regulations and Part IV of Fire Protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act, 2006, unless otherwise specified in these regulations. In case of buildings identified in Regulation No. 6.2.6.1. the building schemes shall also be cleared by the Fire Officer, Fire Brigade Authority.

21.0 SPECIAL REQUIREMENTS OF OTHER BUILDINGS:-**21.1 Educational buildings.**

- 21.1.1** Educational buildings shall not be permissible within 60 m. from the existing assembly building and 90 m. from the existing petrol pump.
Educational building shall only be permitted if 40% area is available for playground. However, this provision shall not be applicable to already approved existing building wherein construction of additional floor is proposed.
- 21.1.2** No classroom shall admeasure less than 38 sq. m. with a min dimension of 5.50 m
- 21.1.3** The height of any classroom shall not be less than 3.60 m.
- 21.1.4** Exit Requirements -This shall conform to Regulation No. 19
- 21.1.5** Requirements of Water Supply, Drainage and Sanitation:- This shall conform to requirements of part VII of these regulations.
- 21.1.6** Parking spaces - This shall conform to regulation No.16.
- 21.1.7** FSI-FSI permissible shall be as per regulation no 13.4.1

21.2 Institutional Buildings

(Hospital, Maternity Homes and Health Centre, Sanatoria).

- 21.2.1** Hospitals and Sanatoria shall be constructed on independent plot.
- 21.2.2** Any Special ward in the hospital building shall not admeasure less than 9.0. sq.m. in area with no side less than 3 m
- 21.2.3** Area of the general wards shall not admeasure less than 40 sq. m. with no side less than 5.5. m
- 21.2.4** Every building shall have a refuge collection area of minimum 7.50 sq. m. size with cover on top and unclosed on at least three sides. The same shall not be allowed in marginal open spaces. Modern method of incineration of the refuge may be adopted.
- 21.2.5** **Exit Requirements**-This shall conform to regulation No. 19
- 21.2.6** Requirements of Water Supply, Drainage and Sanitation - This shall conform to requirements of Regulation No. 30.1 and 30.2 and Tables 15, 27 and 28.
- 21.2.7** **Parking Spaces** - This shall conform to Regulation No.16.
- 21.2.8** FSI-FSI permissible shall be as per regulation no 13.4.1

21.3 Cinema Theatre/Multiplex

- 21.3.1** **Plot for** Cinema theatres shall not be located within a distance of 60 m. from the plot boundary of existing or proposed educational or medical or institutional user.
- 21.3.2.** They shall conform to the provisions of Maharashtra Cinema (Regulations) Rules, 1966, as amended from time to time.
- 21.3.3.** **Exit Requirements** -This shall conform to regulations No.19.
- 21.3.4.** Requirements of Water Supply Drainage and Sanitation -This shall conform to the requirements of part VII of these regulations.
- 21.3.5.** **Parking Spaces** - This shall conform to regulation No. 16,
- 21.3.6** FSI-FSI permissible shall be as per regulation no 13.4.1

21.4 Mercantile Buildings.

- 21.4.1** Minimum area of shop shall be 6 Sq. m. in R-1 zones with a minimum width of 2.0 m. and 10 Sq. m. in R-2 and other zones with a minimum width of 3 m.
- 21.4.2** FSI-FSI permissible shall be as per regulation no 13.4.1

21.5 Industrial Building

- 21.5.1 In addition of provisions of these regulations, regulations prescribed under Factory Act shall be applicable.
- 21.5.2 In the case of Industrial Buildings with different operations/processes, the different (gaseous, solid, liquid) effluents shall be so treated, subject to the approval of Maharashtra Prevention of Water Pollution Control Board and Chief Inspector of Steam Boilers and Smoke Nuisance, before letting it out in to the air, ground or water course.
- 21.5.3 **Exit Requirements** -This shall conform to Regulation No.19.
- 21.5.4 Requirements of Water Supply, Drainage and Sanitation:- This shall conform to part VII of these regulations
- 21.5.5 **Parking spaces/Loading and unloading spaces**-This shall conform to regulation No.16
- 21.5.6 For construction of industrial building, buffer zone of 23 m. wide shall be left from residential or incompatible zone, wherever necessary.Such buffer zone may be part of sizable required recreational open space. In such case, FSI of the area under the buffer zone / open space shall not be permissible.
Whenever a buffer zone is required to be left in between industrial zone and any incompatible zones, as mentioned in this Regulation, it shall not be a bar for availing FSI of that area; unless it is a part of required recreational open space or road.

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PART III
LAND USE CLASSIFICATION AND PERMISSIBLE USES.

22.0 GENERAL-

The different land uses classification & different uses permissible in that land use are given below.

22.1 PURELY RESIDENTIAL ZONE - R 1

(Plot abutting on roads below 12 m. width In non -congested area and 9 m. in congested area)

22.1.1 The following uses and accessory uses to the principal use shall be permitted in buildings or premises in purely Residential Zone:

- (i) Any residences.
- (ii) Customary Home occupation, i.e. occupations customarily carried out by the members of household without employing hired labour and shall include stitching embroidery, button making, etc, with or without motive power. If motive power is used, the total electricity load should not exceed 1 H. P.
- (iii) Medical and Dental Practitioner's Dispensaries including pathological laboratory, diagnostic clinics, polyclinics, to be permitted on any floor. However, maternity homes, clinics, nursing home with indoor patients on ground or stilt floor or on first floor with separate means of access of staircase from within the building or outside, but not within the prescribed marginal open spaces.
- (iv) Maternity Homes in independent buildings.
- (v) Professional Offices in residential tenement not exceeding carpet area of 20 sq. m. each.
- (vi) Community halls, welfare centre, gymnasias (each not exceeding 80 sq.m.)
- (vii) Primary and nursery schools including students' hostels except trade schools on roads not more than 24 m. width.
- (viii) Religious buildings.
- (ix) Public Libraries and Museums in independent structures.
- (x) Club Houses, Parks and Playgrounds not being used for business purpose.
- (xi) Bus shelters, Taxi stands.
- (xii) Convenience shops not more than 10 sq. m. such as ration shops, pan shops, Dhobi/ Dry cleaning Shops, Darners, Tailors, Groceries, Confectionary and other general provisions. Hair Dressing Saloon and Beauty Parlour, Bicycle Hire and Repair; Shoe Repair, umbrella repair, Vegetable & Fruit Stalls, Milk Shops. Dispensaries, Floweriest, Bangles and other articles needed by women, Small Bakeries, Newspaper Stalls, Tea Shops, ATM, etc.
- (xiii) Police Chowky, Telephone exchanges, Government and Municipal Sub -Offices, Post and Telegraph Offices, Branch offices of Banks with Safe Deposit Vaults, electrical sub-stations, fire station. Civil Defence and home guard warden posts, First Aid posts, municipal bit offices, pumping stations and water Installations and ancillary structures thereof required to cater to the local area.
- (xiv) Information Technology Establishment (ITE) (pertaining to software only) on the plots/ premises fronting on roads having width more than 9.00 m. and above.

- (xv) Flour mill and wet / dry masala grinding subject to following conditions:
 - (a) It is located on ground floor.
 - (b) Adequate care has been taken in structural design.
 - (c) It does not cause any nuisance to the neighbour and residents of upper floor.
 - (d) Power requirement does not exceed 10 hp.
- (xvi) Roads, Bridge, culverts and construction for any mode of transportation.
- (xvii) Burial grounds, cremation grounds and essential public utilities on a road having width 9 m. and above.
- (xviii) Raisin production.
- (xix) Agricultural, Horticultural and allied uses (except agro-based industries).
- (xx) Public conveniences.
- (xxi) Any other use allowed in consultation with the Director of Town Planning, Maharashtra State in accordance with the intend and spirit of these Regulations.

22.2 RESIDENTIAL ZONE R-2

(Residential plots abutting on road having width 12 m. and above in non-congested area and 9 m. and above in congested area) in this zone the following uses, mix uses may be permitted:

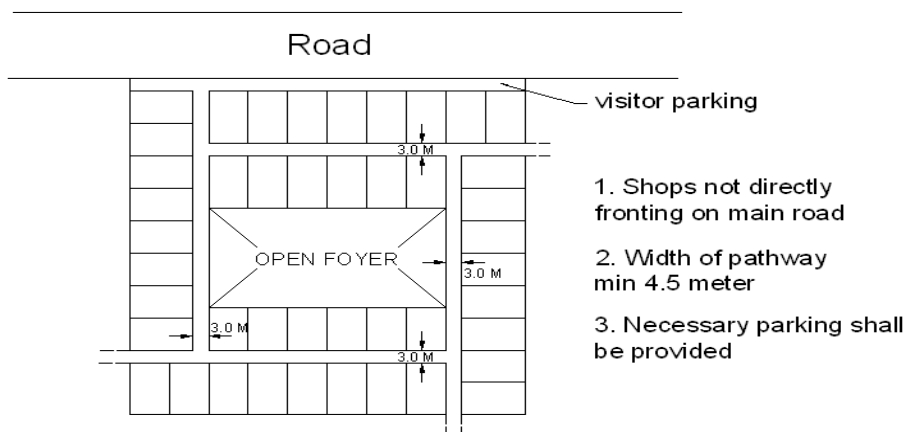
22.2.1 All Uses permitted in R1 zone shall be permitted in R 2 zone.

22.2.2 Other uses permissible -A building or premises may be used only for the purpose indicated at 22.2.2.1 subject to the following conditions

- (a) 50 % commercial use may be permitted irrespective of floor restriction.

Such additional user shall in no case consume FSI of more than 0.5 in both congested and non-congested areas except in buildings on independent plots.

Notwithstanding anything contained above a pedestrianised shopping precinct extending to a depth of more than 12 m. (40 ft.) may be allowed subject to the condition that no shop in such pedestrianised precinct shall be allowed to open directly on the road in front. The minimum width of pedestrian way provided shall be 3 m. clear of all steps or projections and bollards shall be placed at the entrance of such pedestrian passage to prevent entry of vehicles provided further that satisfactory arrangements for natural or artificial ventilation are made as may be directed by the Chief Officer.



- (b) Where the building or premises abut on two or more streets, no direct opening of such shop shall be permissible on the street, which is less than 9 m. in congested and 12 m. in non-congested area.
- (c) All goods offered for sale and brought for repair shall be displayed and kept within the building and shall not be kept in the passages or footpaths or roads.
- (d) No trade and business involving any danger of fire, explosion, offensive noise, vibrations, smoke, dust glare heat or other objectionable influence may be allowed

22.2.2.1 Uses permissible in R-2 zone :

- Stores or shops for the conduct of retail business including departmental stores. Storage and sale of combustible materials shall not normally be permitted except with the special permission of the concerned authority.
- Personal service establishments: professional offices.
- Radio broadcasting stations and studio, telephone exchanges, mobile towers.
- Frozen food lockers, fast food and vending stalls.
- Tailor shops not employing more than 9 persons and embroidery shops and button - hole making shops not employing more than 9 persons with individual motors not exceeding 1 H. P. and total H. P. not exceeding 3.
- Shops for goldsmiths, locksmiths, watch and clock repairs, optical glass grinding and repairs, musical instrument repairs, picture framing, radio and household appliances repairs, upholstery and diamond cutting and polishing not employing, more than 9 persons with individual motors not exceeding 1 H. P. and total H. P. not exceeding 3 H. P.
- Coffee grinding with electric motive power not exceeding 1 H.P.
- Auto part stores and show rooms for motor vehicles and machinery.
- Sale of used or second hand goods or merchandise (not junk, cotton waste, rags or other materials of offensive nature).
- Club houses or other recreational activities, conducted as business.
- Storage of furniture and household goods.
- Repairs to all household articles (excluding auto vehicle).
- Veterinary dispensaries and hospitals.
- Animal pounds.
- Repair, cleaning shops and analytical, experimental or testing laboratories not employing more than 15 persons in the industrial activity but not including cleaning and dyeing establishment using a cleaning or dyeing fluid having a flash point lower

- than 60 degree C. and machines with dry load capacity of 30 kg. for any establishment carrying on activities that are noxious or offensive because of emission of odour, dust, smoke, gas, noise or vibration or other-wise dangerous to public health and safety, provided that the motive power requirement of such establishment does not exceed 10 H. P.
- xvi) Accessory uses customarily incidental to any permitted principal use including storage space, upto 50 percent of the total floor area used for the principal use.
- xvii) Paper box manufacturing including paper cutting, not employing more than 9 persons, with motive power not exceeding 5 H. P. and area not more than 50 sq. m.
- xviii) Mattress making and cotton cleaning, not employing more than 9 persons with motive power not exceeding 3 H.P. and area not more than 50 sq. m.
- xix) Establishment requiring power for sealing tin, packages, etc. not employing more than 9 persons, with motive power not exceeding 3 H.P.
- xx) Commercial halls, exhibition halls, community halls, welfare centre, gymnasias, etc.
- xxi) Art galleries, aquariums;
- xxii) Research, experimental and testing laboratories not involving any danger of fire or explosion nor of any noxious nature and located on a site not less than 4 Ha. in area and when the laboratory is kept at least 30 m. from any of the boundaries of the site and the necessary residential buildings 30 m from the laboratory.
- xxiii) Restaurants, eating houses, cafeteria, ice - cream and milk bars.
- xxiv) Establishment for preparation and sale of eatables not occupying for production an area in excess of 75 sq. m. per establishment and not employing more than 9 persons. Sugarcane and fruit juice crushers not employing more than 6 persons with 1.5 H.P. with area not more than 25 sq.m. shall also come under that sub - rule.
- xxv) Trade or other similar schools not involving any danger of fire or explosion nor of offensive noise, vibration, smoke, dust, odour, glare, heat or other objectionable influences
- xxvi) Repairing garages not employing more than 9 persons and 2 H.P. motive power in the industrial activity with no floor above.
- xxvii) Battery charging and repairing, not employing more than 6 persons with an area not more than 25 sq.m. and not more than 2 chargers with power not exceeding 5 KW.
- xxviii) Photographic studios and laboratories with not more than 50 sq. m. area, not employing more than 9 persons and not using power more than 3 H. P.
- xxix) Showroom for Distribution and sale of LPG; and
- xxx) Coal and Firewood Shops.
- xxxxi) Polyclinics on separate floors, preferably ground floor, pathology laboratories.
- xxxii) Residential Hotels, Boarding and Lodging shall be permitted in independent building or parts of building, but on separate floors.
- xxxiii) Book Depot, Medicine and chemist shops.
- xxxiv) Business/ corporate office on any floor.
- Note.** The Chief Officer may from time to time add to amend the above list with the approval of Director of Town Planning, Maharashtra State, Pune.

22.2.3 Uses to be permitted in independent premises / buildings.

The following uses shall be permitted in independent premises / building:

- i) Drive - in - theatres, theatres, cinema houses multiplex, club houses, assembly or concert

- halls, dance and music studios and such other places of entertainment.
- ii) Petrol filling and CNG service stations.
 - iii) Colleges, Secondary Schools, Trade or other similar schools.
 - iv) Storage and sale of kerosene not exceeding 1000 liters in groceries and approved ration shops on retail basis.
 - v) Bulk storage and sale of kerosene not exceeding 13000 liters in separate godowns confirming to the existing regulations of Chief Controller of Explosives, Government of India provided further that the applicant shall make adequate fire fighting arrangements at his cost in his plot to the entire satisfaction of the Chief Officer.
 - vi) Storage and sale of LPG in cylinders not exceeding 100 kg. in showrooms / distribution centre.
 - vii) Storage and sale of LPG in cylinders not exceeding 6300 kg in a separate godown confirming to the existing regulations of Chief Controller of Explosives, Government of India provided further that the applicant shall make adequate fire fighting arrangements at his cost in his plot to the entire satisfaction of the Chief Officer.
 - viii) Parking of automobiles and other light vehicles on open plots even as a business.
 - ix) Vegetable, fruit, flour, fish or meat market place.
 - x) General Agriculture and Horticulture (including domestic poultry) upto the use of 20 birds per plot and with a space requirement of 0.25 sq. m. per bird.
 - xi) Correctional and mental institutions, institutions for the children, the aged or widows, sanatoria and hospitals in independent building facing on roads of width not less than 15 m. (except veterinary hospitals) provided that those principally for contagious diseases, the insane or for correctional purposes shall be located not less than 45 m. from any residential premises.
 - xii) **Service Industries** - The Service Industries may be permitted in independent building (independent designated plot) in R2 and Commercial zones along with the limitation of area, maximum number of persons to be employed, maximum permissible power requirement and the special conditions if any as given in Table No. 12 for service industries.

Note: The user of Cinema/ Drama Theatre shown as existing user on Development Plan should be regarded as designated user and in case of re-development of property, a similar user with similar or more capacity shall be provided along with any other user that may be permissible in accordance with zoning applicable for the particular plot as decided by the Government from time to time and as permissible under The Bombay Cinemas (regulation) Act, 1953.

Table No. 12
SCHEDULE FOR SERVICE INDUSTRIES

Sr. No.	Category of Industry	Service Industry Class -A (Permitted in R2 and C)			
		Criteria for Classification and special condition			
		Maximum Permissible			
		Power requirement (in H.P.)	Employment (in persons)	Floor area (in sq. m.)	Special Conditions if any
(1)	(2)	(3)	(4)	(5)	(6)
I.	Food Product				
1.	Preservation of meat, canning preserving and processing of fish crust aces and similar foods	-	-	-	-
2.	Manufacture of milk and dairy products such as butter, ghee, etc.	10	9	50	-
3.	Canning & preservation of Fruits & Vegetables including production of Jam, Jelly, Sauce, etc.	-	-	-	-
4.	(a) rice huller (b) Groundnut decorticators (c) Grain Mill for production of flour (d) Manufacture of supari and Masala grindings (in separate building). (e) Baby oil expellers	10 10 10 10 10	9 9 9 9 9	50 50 50 50 50	-
5.	Manufacture of bakery products with no Floor above	10	9	75	(i) shall not be permitted under or above a dwelling unit (ii) operation shall be permitted only between 8.00 hrs. to 20.00 hrs. (iii) Fuel used shall be electricity, gas or smokeless coal.
6.	Manufacture of cocoa, chocolate, Sugar confectionary	-	-	-	-
7.	Coffee, curing roasting and grinding	2	9	50	-

8.	Cashewnut processing like drying,shelling, roasting, salting etc.	-	-	-	-
9.	Manufacture of Ice	45	20	250	-
10.	Sugarcane crushing & Fruit Juice	2	9	25	-
II.	BEVERAGES & TOBACCO				
11.	Manufacture of soft drinks and carbonated water	-	Not included	-	-
12.	Manufacture of bidi	No Power to be used	as permitted	250	To be permitted in R-1 zone only
III.	TEXTILE & TEXTILEPRODUCTS				
13.	Handloom / powerloom of yarn for a maximum of 4 looms.	5	9	50	To be permitted in R-1 zone in areas designated by the Chief Officer.
14.	Printing dyeing & bleaching cotton, woolen & silk textiles	-	Not included	-	-
15.	Embroidery & making of crape laces and fringes	5	9	50	-
16.	Manufacture of all types of textile garments including wearing apparel.	3	9	50	
17.	Manufacture of made up textiles goods such as curtains, mosquito net, mattresses, bedding material pillow cases, textile bags. etc.	3	9	50	
IV.	WOOD PRODUCTS AND FURNITURE				
18.	Manufacture of wooden & cane boxes & packing cases.	-	-	-	--
19.	Manufacture of structural wooden goods such as beams, posts, doors and windows	-	-	-	-
20.	Manufacture of wooden furniture and fixtures	1	9	50	i)Shall not be permitted under or adjoining a dwelling unit. ii)operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
21.	Manufacture of bamboo and cane furniture and fixtures	1	9	50	

22.	Manufacture of wooden products such as utensils, toys, art wares etc	-	-	-	-
V.	PAPER PRODUCTS AND PRINTING PUBLISHING				
23.	Manufacture of cartons and boxes from papers and paper board, paper pulp.	5	9	50	Manufacture with paper pulp not permitted.
24.	Printing & Publishing newspaper.	5	9	50	-
25.	Printing & Publishing periodicals, books journals, atlases, maps, envelope, printing picture, post-card, embossing				i) Shall not be permitted under or adjoining a dwelling unit. ii) Operation shall be permitted only between 8.00 hrs. and 20.00 hrs. iii) No restrictions of power, number of employees, area of hours of operation shall apply if located in a building, in separate plot not less than 500 sq. m. and if Spl. Permission of the Chief Officer is obtained
26.	Engraving etching block making etc.	10	9	120	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
27.	Book binding	10	9	120	-
VI.	LEATHER PRODUCTS				
28.	Manufacture of leather footwear		Not Included		
29.	Manufacture of wearing apparel like coats, gloves etc.		Not Included		
30.	Manufacture of leather consumers goods such as upholstery suitcases pocket books, cigarette and key cases, purses etc.		Not Included		
31.	Repair of footwear and other leather	5	9	50	

VII.	RUBBER AND PLASTIC :				
32.	Re-treading and vulcanizing works	2	9	50	
33.	Manufacture of rubber balloons, hand gloves and allied products	2	9	50	
VIII	NON-METALLIC MINERAL PRODUCTS				
34.	Manufacture of structural stone goods, stone dressing, stone crushing and polishing		Not Included		
35.	Manufacture of earthen & plaster states and images, toys and art wares.		Not Included		
36.	Manufacture of cement concrete building components, concrete jellies, septic tank, plaster or paris work lime mortar etc.		Not Included		
IX.	METAL PRODUCTS :				
37.	Manufacture of furniture and fixtures primarily of metal.				
38.	Plating & Polishing and buffing of metal products				
39.	Manufacture of metal building components such as grills, gates. Doors and window frames, water tanks, wire nets, etc.	5	9	50	
40.	Manufacture and repair of sundry ferrous engineering products done by jobbing concerns such as mechanical works, shops with lathes, drills, grinders, welding equipment etc				
41.	Total sharpening and razor sharpening works	1	6	25	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
X	ELECTRICAL GOODS :				
42.	Repairs of household electrical appliances such as radio set. Television set, tape recorders, heaters, irons, shavers, vacuum cleaners, refrigerators, air-conditioners,	3	9	50	(i) Operation shall be permitted only between 8.00 hrs. 20.00 hrs. (ii) No spray painting permitted.

	washing machines, electric cooking ranges, motor rewinding works etc.				
XI	TRANSPORT EQUIPMENT				
43.	Manufacturing of push cart, hand cart, etc.	10	9	50	
44.	(a) Servicing of motor vehicles and motor cycles with no floor above (b) Repair of motor vehicles and motor cycles with no floor above. (c) Battery charging and repairs.	10 5	9 6	50 25	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs. No spray painting permitted
45.	Repairs of bicycles and cycle rickshaws	5	6	50	No spray painting permitted
XII.	OTHER MANUFACATURING AND REPAIR INDUSTRIES AND SERVICES				
46.	Manufacture of jewellery and related articles	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
47.	Repair of watch, clock and jewellery	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
48.	Manufacture of sports and athletic goods	-	-	-	-
49.	Manufacture of Musical instruments and its repair.	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
50.	Mass manufacture of miscellaneous Products such as costume, jewellery, costume novelties, feather, plumes, artificial flowers, brooms, brushes, lamp shades, tobacco, pipes, cigarette holders, ivory goods, bandages, wigs and similar articles.	-	-	-	
51.	(a)Repairs of locks, stoves, umbrellas, sewing machines, gas burners, buckets & other sundry household equipment. (b) Optical glass grinding and repairs	3 3	9 9	50 50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
52.	Petrol filling stations	10	9	(i) 30.5x16.75m. (ii) 36.5x30.5m	Plot size to be line with IRC recommendations depending on service bay or not.

53.	Laundries, Laundry service and cleaning, dyeing, bleaching and dry cleaning	5	9	50	(i) Cleaning & dyeing fluid used shall not have flash point lower than 138 ⁰ F. (ii) Operation shall be permitted between 8.00 hrs. to 20.00 hrs. (iii) Machinery having day load capacity of 20 kg and above.
54.	Photo processing laboratories.	5	9	50	Operation shall be permitted between 8.00 hrs. to 20.00 hrs.
55.	Electronic Industry of assembly type (and not of manufacturing type including heating load).	10	20	250	In independent structure on independent plot with special permission of the Chief officer
56.	Bio-technology Unit	--	--	--	As per Regulation No.24.5
57.	Information Technology Unit	--	--	--	As per Regulation No.24.7
Note : The Chief Officer may from time to time add to or alter or amend the above list with the approval of Director of Town Planning, Maharashtra State, Pune.					

22.3 COMMERCIAL ZONE

22.3.1 In commercial zones, buildings or premises shall be used only for the uses and purposes given in Regulation No. 22.3.2 subject to the following conditions:

- (a) all goods offered for sale shall be displayed within the building, excluding passages;
- (b) when the commercial zone boundary falls short of a street, the frontage along such street shall not be permitted to be developed for uses which would not be permissible along such streets and;
- (c) when user other than those permissible in a residential zone without a shop line (R1) have an access from the side or rear open spaces, the width of the such open spaces shall not be less than 7m.

22.3.2 Uses permissible in Commercial Zone :

- i) Any use permitted in residential zone without area and floor restrictions.
- ii) Club, business houses, veterinary- dispensaries, testing labs, paper and plastic packing bags and boxes manufacturing, mattress making.
- iii) Business Offices and exchanges.
- iv) Whole -sale establishments with storage area not exceeding 200 sq. m., subject to fire protection requirements.
- v) Public utility buildings.
- vi) Headquarters organisations.

22.4 INDUSTRIAL ZONE

The following users shall be permissible in Industrial Zone.

22.4.1 Service Industries :

The service industries may be permitted as given in **Table No.12**.

22.4.2 Other Industries

Industries shall include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated, assembled or processed, for example assembly plants, laboratories, dry cleaning plants, power plants, pumping station; smoke houses, laundries, gas plants, refineries, dairies and saw - mills.

22.4.2.1 Uses Permissible in Industrial Zone -

- i) Any industry / industries may be permitted only with the special permission of the Chief Officer who may grant it after such scrutiny as may be necessary to ensure that the location is appropriate and is not likely to cause nuisance and hazard to adjoining owners. Before granting any such permission, the Chief Officer may prescribe special conditions about minimum size of plot and minimum buffer open spaces from the industrial building/ industrial use to residential or habitable zone / use, which shall not however be less than 23 m.
- ii) Building or premises in industrial zone may be used for any industrial as well as accessory uses like banks, canteens, welfare center and such other common purposes considered necessary for the industrial workers, quarters of watchmen, caretakers or other essential staff required to be maintained on the premises. Such residential/commercial/other uses may be permitted up to 25 % of the permissible FSI.

iii) Information Technology Establishments

iv) Following uses may also be permitted:

- (a) Petrol Pumps and Service Station as per the provisions contained in Regulation No. 23.2.2, Table No.14.
- (b) Parking lots.
- (c) Electric Sub - station.
- (d) Building of public utility concerns except residence.
- (e) The branches of Scheduled Banks.
- (f) Storage Buildings.
- (g) Drive-in -Theaters, cinema or theaters, subject to provision of separate entries and exits for the cars.

(v) Allowing Residential / Commercial User In Industrial Zone:- (Conversion of Industrial Zone to Residential Zone):

- (a) With the previous approval of the Chief Officer in consultation with the concerned Divisional Head of Town Planning and on such conditions as deemed appropriate by him, the existing or newly built-up area of a unit in the Industrial zone may be permitted to be utilised for residential or commercial purposes.
- (b) With the previous approval of the Chief Officer, in consultation with the concerned Divisional Head of Town Planning, lands in the Industrial Zone, including lands in Industrial Zone in Town Planning Scheme area, may be permitted to be utilised for any of the permissible users in the Residential and Commercial Zone or the Residential Zone subject to the following conditions :
 - (i) Residential/ Commercial user in respect of industries which are not in operation shall not be permitted unless NOC from Labour Commissioner, Maharashtra State, Mumbai, stating that all legal dues have been paid to the workers or satisfactory arrangements between management and workers have been made, is obtained. However, in respect of any open land in the Industrial Zone where industry never existed, NOC from Labour Commissioner is shall not be required.
 - (ii) In the layout or sub-division of such land admeasuring upto 2 Ha., 10% land for public utilities and amenities, like electric sub-station, bus-station, sub-post office, police out-post and such other amenities/utilities as may be considered necessary shall be provided.
 - (iii) In such layouts of or sub-division, having area more than 2 Ha., 20% land shall be provided for public utilities and amenities like electric sub-station, bus-station, sub- post office, police out-post, garden, playground, school, dispensary and such other amenities/utilities as may be considered necessary.
 - (iv) The land under public utility / amenity shall be handed over to the Planning Authority with proper access and basic land development and shall always be open for general public without any restriction. These areas will be in addition to the recreational space as required to be provided under these regulations provided that at least 50% of the total land provided for public amenity/ utility space shall be reserved for unbuildable purposes such as garden, recreational ground, etc.
- (c) The required segregating distance between the Industrial Zone and the area over which Residential use is permitted under this Regulation shall be provided within such land intended to be used for residential or commercial purpose.
- (d) Such residential or local commercial development shall be allowed within the permissible FSI of the nearby Residential or Commercial Zone.

- (e) The land provided for public utilities and amenities under this Regulation shall be considered to be reserved in the Development Plan and Transferable Development Rights as per Regulation No.37, may be given or FSI of the same shall be available for utilisation on the remaining land.

Note :

- i) Residential/Commercial User may be allowed over the part area of the land holding, subject to the condition that total area of the entire land holding shall be considered for deciding the percentage of the land to be reserved for public amenity/ utility spaces, as per this Regulation.
- ii) The area under reservation if any, in the said land, shall be adjusted in the area of required amenity / utility space as per this Regulation and TDR / in-situ FSI for this area will be allowed.
- iii) 20% of the total area proposed to be utilised for residential development, shall be utilized for constructing residential tenements having built up area upto 50 sq.m. or in the form of plots having area upto 150 sq.m.

22.5 AGRICULTURAL ZONE / NO DEVELOPMENT ZONE

The following uses shall be permissible:-

- (i) All agricultural uses including stables of domestic animals, piggeries, poultry farms accessory building, tents.
- (ii) Garden, forestry, nursery, public parks, private parks; play fields, summer camps for recreation of all types.
- (iii) Golf Course and Links, Race tracks, and shooting ranges.
- (iv) **L.P.G. Godown** subject to the following conditions-
- Minimum area of the plot shall be 4000 sq. m.
 - Maximum permissible F.S.I. shall be 0.2.
 - Only ground floor structure shall be permitted.
 - No Objection Certificate from the Controller of Explosives and the Chief Fire Officer shall be submitted along with the proposal.
 - Any additional condition as may be imposed by the Chief Officer.
- (v) Brick, tile or pottery manufacture.
- (vi) Fish Farming.
- (vii) Sand clay or gravel quarries.
- (viii) Storage and drying of fertilizer.
- (ix) Public utility establishments such as electric sub-stations, receiving stations, sewage disposal water works alongwith residential quarters for essential staff for such works.
- (x) Farm houses subject to following conditions:-
- Minimum plot area under above use shall be 0.4 Ha.
 - The land in which it is to be constructed is actually put under agricultural use.
 - Farm house shall be permitted by the Chief Officer only after the requisite permission for farm house is obtained by the owner from the Collector under the provisions of Maharashtra Land Revenue Code, 1966 and attested certified copy of such permission is attached with the application under Section 44 of the The Maharashtra Regional and Town Planning Act, 1966.
 - The FSI shall not exceed 0.0375 subject to a maximum built up area of 400 sq.m. in any case. Only ground floor structure with or without stilt shall be permissible.
- (xi) Swimming 'pools / sports and games, health clubs, cafeteria, canteen, tennis courts, etc.
- (xii) Amusement park with minimum plot area of 1.00 hect. and with ground floor structures, excluding essential staff quarters. Maximum permissible FSI shall be 0.04.
- (xiii) Mobile Phone Towers with ancillary equipments

- (xiv) ITE with ancillary development subject to following conditions:
- a) Total FSI shall not exceed 0.2.
 - b) Ancillary residential development shall not have FSI of more than 0.10.
 - c) On 50% of plot area, trees shall be planted at the rate of 500 trees per hect.
 - d) Plot shall front on 12 m. wide road.
- (xv) Raisin
- (xvi) Mining and quarrying operations subject to stipulations mentioned in Part XI.
- (xvii) Research and Development Center on following conditions:-
1. The area of land shall be minimum 10 hectare.
 2. Maximum 10% of plot area shall be allowed for construction (Plinth area) and FSI permissible shall be maximum 0.20.
 3. Out of the total allowable, plinth area up to 1% shall be used for office use and up to 1% for staff Quarters
 4. Total strength of the employees shall be limited to 10 per hect.
 5. The research and development work for inflammable and hazardous chemicals in the industries is not allowed.
 6. Maximum ground plus one upper storey is allowed.
 7. At least 500 trees per hectare shall be planted and maintained.
 8. The violation of any of above 1 to 7 clauses will lead to cancellation of permission.
- xviii) **Ancillary service industries** for agriculture produce marketing and management, Ancillary service uses for agro related products like flowers, fruits, vegetables, poultry products, marine products, related collection centers, auction hall, godowns, grading services and packing units, knowledge parks, cold storages, utility services (like banking, insurance, post office services) as service industries for agriculture produce marketing on the land owned by individuals / organizations after deducting development plan reservations if any, with construction up to a maximum of 20 % (FSI=0.20).
- xix) **Bio-technology** unit as per stipulations given in Part V (regulation no. 24.5) with maximum permissible FSI of 0.20.
- xx) Petrol Pump/LPG Pump/CNG Pump: Petrol Pump, LPG Pump, CNG Pump shall be permissible in No Development Zone subject to following conditions:-
- a) The minimum size of plot shall be,
 - i) 30.50 m x 16.75 m. in the case of Petrol/LPG/CNG Filling Station with kiosk without service bay;
 - ii) 36.50 m x 30.50 m. in the case of Petrol/LPG/CNG Filling Station with service bay.
 - b) Plot shall be located /fronting on National Highway, State Highway, Major District Road, Other District Road or Village Road or other road with a minimum width of 12.00 m. or more.
 - c) Permission from Government of India, Petroleum Ministry and Chief Controller of Explosives shall be necessary.
 - d) NOC from Public Works Department and other related departments shall be obtained as per the prevailing rules. As regards service road / building line / control line, the Government Resolution, Public Works Department, No. RBD-1081/ 871/Raste-7, dated 09 March 2001 and the circulars issued in this regard from time to time shall be observed. Instructions contained in Government of India, Ministry of Road Transport and Highways letters dated 25/09/2003 and 17/10/2003 and its enclosures as amended from time to time shall be observed.

- e) The plot on which a petrol filling station with or without service bays is proposed shall be on an independent plot on which no other structure shall be constructed.
- f) Petrol/LPG/CNG station shall not be permitted within a distance of 90 meter from junction of roads having minimum width of 12 m. each. Also Petrol station shall not be sited within a distance of 90 m. from the nearest premises of school, hospital and theatre, place of assembly or stadium.
- g) In the case of kiosks and other buildings for sales office, snack bars etc. within the plot for Petrol/LPG/CNG filling stations, the setbacks from the boundaries shall be 4.50 m. Further the other clearances for the installations shall be as per the Petroleum Rules of 1937.
- xxi) Solid waste management, land fill sites, bio-gas plants, power generation from waste.
- (xxii) Power generation from non-conventional sources of energy.
- xxiii) Highways amenities such as motels, way-side restaurants, service stations, service godowns, factory outlets, Highway malls, Hyper Malls along with public conveniences like toilets.
- xxiv) Any other compatible use not specified above may be permitted with prior approval of the Director of Town Planning, Maharashtra State.
- Note - The permissible FSI for uses in No Development Zone shall be 0.1 on gross plot area, if not specified.

22.6 PUBLIC /SEMI PUBLIC ZONE.

The following uses shall be permissible:

- (i) Pre-primary Schools, Primary Schools, High Schools, Technical / Trade Schools, Colleges, Educational Complex, Hostels for students and essential staff quarters.
- (ii) Hospital, Sanatoria, Dispensary, Maternity Homes, Health Centre, Complex of such uses, Dharmashala for the visitors to patients, pilgrims and like, essential staff quarters, veterinary hospital, auditorium exhibition hall and gallery.
- (iii) Training institutions, Home for the aged, essential quarters.
- (iv) Government/ Semi -Government/ Local self Government offices, Court buildings, essential staff quarters.
- (v) Post Office, Telegraph office, Telephone Exchange, Radio Station, Complex of such uses, Staff quarters and similar public /Semi-public uses.
- (vi) Library, Mangal Karyalaya, Gymnasium, Gymkhana, Water tanks, Stadium, Community hall, Religious Structures, etc.
- (vii) Commercial use upto 15% shall be permissible subject to following conditions:
 - (a) Convenience shopping, Branch of Bank, small hotels etc. shall be permissible. However, hotels/shops for liquor, pan, cigarette, tobacco, lottery tickets and such other uses which do not serve public purpose, and outlets / Godowns for domestic gas, kerosene shops, godowns which are dangerous to public health shall not be permitted.
 - (b) For parking, sufficient area shall be kept in the plot.
 - (c) Additional F. S. I. shall be allowed only on the plot area remaining after deducting the plot area utilised for commercial user.
 - (d) The Chief Officer shall not allow sub - division of S. No. / Gat No. / Plot No. on which such a Development which may cause/ has taken place/ would take place.
 - (e) The commercial user is permitted upto a depth of 12 m.
 - (f) The plots in which there is an existing development; such commercial use shall be restricted to maximum 15% of the existing and proposed development taken together.
 - (g) The landowner / developer / institution shall give guarantee in writing to the Chief Officer for following all the stipulated conditions scrupulously.

(viii) Petrol/LPG/CNG Pumps as per Regulation No. 23.2.2.

Note: With prior approval of the Director of Town Planning, Maharashtra State, Pune; the Chief Officer may include other items of public interest in the list which are not covered in the above list.

22.7 Uses Permissible In Proposed Reservations-

i) The uses permissible in a reserved sites shall be conforming to the use for which it is reserved. The required parking, public toilets and separate place for garbage bins shall also be provided in the reserved site itself.

ii) Combination of uses as mentioned below may be permissible even if the reservation is for a specific purpose.

a) Playground – In playground reservation, minimum 90% area shall be kept open for open play activities. Subject of which covered swimming pool & allied construction, gymnasium, covered badminton court, pavilion, watchman quarter, small may be permitted.

b) Stadium - In addition to the uses permissible in playground mentioned above, shops below the spectators' tiered gallery may be permitted.

Note: The FSI permissible for (a) & (b) above shall be 0.1 and 0.25 respectively.

c) Garden – In addition to the main use of garden, open swimming pool & allied construction, water tank, rain water harvesting system, gardener / watchman quarter, small restaurant or food stalls to the extent of 20 sq.m. may be permitted. Total FSI used for such constructions shall not exceed 4% of the garden area.

d) Weekly Market – Weekly vegetable market with open stalls, cattle market and ancillary petty convenience shops.

e) Vegetable Market – Open or covered stalls along with petty convenient shops, fruit stalls may be permitted.

f) Shopping Centre / Market – Shopping, Vegetable market, departmental stores, offices, banks / community hall on upper floors.

g) Town-hall - In addition to Town hall, exhibition hall, art gallery, meeting / conference hall, library and small restaurant to the extent of 20 sq.m., may be permitted.

h) Drama Theatre / Natyagriha - In addition to Drama theatre / natyagriha, art gallery, exhibition hall, library, small restaurant to the extent of 20 sq.m. and allied users such as guest rooms for the artists may be permitted.

i) Cultural Hall - In addition to Cultural hall, marriage hall, socio-cultural activities, art gallery, exhibition hall, performing arts activities, small restaurant to the extent of 20 sq.m. and allied users such as guest rooms, yoga centre may be permitted.

j) Primary School – Primary & pre-primary schools and allied activities.

k) Secondary / High School – Junior college, secondary / high school and primary- preprimary school & allied activities.

l) Library – In addition to library, nursery school and balwadi may be permitted.

m) Health Centre / Hospital / Maternity Home / Dispensary – Any sort of medical facilities along with ancillary construction such as staff quarters, chemist shop, restaurant, ATM, PCO, cyber café of not more than 20 sq.m., etc. and sleeping accommodation for guests in case of bigger hospitals of built up area not less than 6000 sq.m. may be permitted.

n) Truck Terminus – In addition to minimum 60% area for parking of trucks, restaurant, hotel, motel, lodging facility for drivers, auto repair centre, auto service centre, shops for auto spare parts, shops for daily needs, ATM, PCO, primary health centre / first aid centre and provision for loading-unloading may be permitted.

- o) S.T. Stand-In addition to S.T. Stand commercial uses as per directives issued by the Government may be permitted.

Note:-

- 1) The permissible FSI for above uses shall be 1.00 and 2.00 on the gross area of reservation, in non-congested and congested area respectively, if not specified.
- 2) Other reservations - The reservations which have not appeared in the above list, may be allowed to be developed for the compatible uses with the prior approval of the Director of Town Planning, Maharashtra State,Pune

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PART IV
MARGINAL SPACES, SETBACKS, HEIGHT, PERMISSIBLE F.S.I.

23.0 General:

Following regulations for congested area shall be applicable for the lands included in congested area as shown on the plan. For the areas outside congested area in the development plan, regulation for outside-congested area shall apply. However, in congested area, if the original land holding is more than 0.40 Hect., then regulations of non-congested area shall apply.

23.1 MARGINAL OPEN SPACES, AREA AND HEIGHT LIMITATIONS AND PERMISSIBLE FSI FOR BUILDINGS SITUATED WITHIN CONGESTED AREA

23.1.1 RESIDENTIAL BUILDINGS

(a) Floor Space Index.

Maximum permissible FSI shall be 1.50 for purely residential building and in case of mix residential with commercial or other user, additional FSI, limited to 0.5 only in R-2 zone for non-residential user may be permitted

(b) Marginal Open Spaces/Setback -The minimum front setback from the existing or proposed road shall be as under:-

S.No.	Road width	For Purely Residential	For Mixed Users
(i)	For streets 7.5 m. to less than 12 m. in width	1.00 m.	2.00 m.
(ii)	For streets 12 m to less than 18 m. in width	1.50 m	2.50 m.
(iii)	For streets 18 m & above in width	2.00 m	3.00 m

(c) Side & rear open spaces in meter shall be as below :

Residential Plot Area	Side	Rear
Upto 250 sq. m	0.00	0.00
Above 250 & upto 500 sq. m	1.00	1.00
Above 500 sq. m. & upto 1000 sq.m	2.00	2.00
Above 1000 sq.m.	As per regulation no 13	

NOTE :-

- i) For light and ventilation, provisions in Regulation No.15.2 shall apply.
- ii) For common wall construction, length of common wall shall not be more than 8 m.
- d) For streets less than 7.5 m. in width, no setback shall be prescribed subject to condition that no lane shall be less than 4.5 m. in width clear of structural projection. For lanes less than 4.5 m. in width, a setback of 2.25 m. shall be prescribed from the centre line of such lane. Streets less than 4.5 m. shall be treated as lanes only when they serve as access to the properties fronting on them

- e) Structural projections such as balconies, cornices, weather sheds, roof projections etc. shall be allowed in the setback distance prescribed above as per regulation No. 15.4
- f) Height- The height of the building shall be governed by Regulation No. 15.5.
- g) Ground Coverage- The maximum ground coverage shall be 60% of the net plot area

23.1.2 Cinema theatre, multiplex, assembly-building, shopping malls and like buildings: For these buildings, regulations prescribed in non- congested area, except FSI, shall apply.

23.1.3 Educational, Medical, Institutional, Commercial, Mercantile, and Other Buildings:

- (a) Floor Space Index - Maximum FSI permissible shall be 2.00.
- (b) Open Space - For these buildings open spaces shall be 3 m. on all sides.
- (c) Ground Coverage – The maximum ground coverage shall be 50% of the net plot area

23.1.4 Pathway for access to the internal building or interior part of the building, The pathway shall not be less than 3.6m. (12 ft) in width.

23.1.5 If the width of property is less than 3.6 m. (12 ft), the entire ground floor shall be on stilts.

23.1.6 Front open space as prescribed by the Highway or any other rules shall be applicable if they are over and above as prescribed in these regulations.

23.1.7 The provisions mentioned in above Rule No.23.1 to 23.1.5 may be relaxed by the Chief Officer in consultation with the Divisional Head of concerned division of the Town Planning Department, in special circumstances

23.2 MARGINAL OPEN SPACES, AREA AND HEIGHT LIMITATIONS AND PERMISSIBLE FSI FOR BUILDINGS SITUATED OUTSIDE CONGESTED AREA.

23.2.1 Residential Buildings:

- (a) The provisions as given in Table 13 shall apply for the residential buildings, residential with shop line on ground floor permissible in non-congested areas and ancillary residential buildings permissible in industrial areas.

Table NO. 13
FRONT/REAR/SIDE MARGINS/HEIGHTS FOR BUILDINGS IN RESIDENTIAL ZONE IN NON-CONGESTED AERA

S No	Description of Road	Minimum Required					Normal FSI permissible on net plot area	FSI with payment of premium	Remarks
		Plot Zize	Width Of Plot	Set Back from road front	Side Open Space	Rear Open Space			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1.	National/ State Highway	450	15	4.5 m. from road line or as specified by Highway rules whichever is more.	3.0	3.0	1.20	0.20	
2.	M.D.R./ O.D.R.	450	15	4.5 m. from road line or as specified by Highway rules whichever is more	3.0	3.0	1.20	0.20	
3.	Other roads 24 m. wide and above	300	12	4.5 m.	3.0	3.0	1.2	0.20	
4.	Roads of width below 24m. wide and up to 15m.	250	10	3.00	3.0	3.0	1.10	0.20	
5.	Road of width below 15 m. and above 9 m.	150	10	3.0 m	1.5	1.5	1.00	0.20	
6.	Road of width upto9 m.	100	7	3.0 m.	1.5	1.5	1.00	0.20	Only G + 2 structure shall be allowed.

7.	Row housing on roads of width 12m. and below	30 to 125	3.50	2.25 m.	0.00 (in case of corner plot, 1.5 or building line of the adjoining road whichever is more)	1.5	1.00	0.20	(G+1) or (Stilt+2) may be allowed.
8.	Row housing for L.I.G. EWS/High Density Housing, Slum Up-gradation etc. by public authority	20 to 50	3.00	0.90 m. from pathway 2.25 m. from road boundary	-do-	0.90	1.00	0.20	(G+1) or (Stilt+2) may be allowed.

Note :

- (1) Where the height of the building exceeds 14 m., then side and rear marginal spaces shall be left as per Regulation No.15.1.3subject to minimum of 3 m.
- (2) Row-housing plots at the junction of two roads shall be larger to maintain the setback from both roads. Not more than 8 and **not** less than 4 plots shall be allowed in each block of row housing Each block shall be separated from the other by 6 m. road or 6 m. side margin distance of the plot.
- (3) No garage shall be permitted in a building having stilt or basement provided for parking.
- (4) Construction of ottas, railings, barricades or supporting columns for canopy or porch shall not be allowed in front marginal open space. However, steps may be permitted within 1.2 m. from the building line.
- (5) If the plot is from approved land subdivision layout, then plot area shall be treated as net area. The computation of FSI & net plot area shall be as per Regulation No.13.4.1.
- (6) For clinics having in area of less than 100 sq.m., above regulation shall apply.
- (7) In no case ribbon development rules shall be relaxed without consent of the Highway Authority.
- (8)Rate of payment of premium for the additional FSI mentioned in Column No.9 of above Table shall be as decided by the Director of Town Planning, by general order, from time to time.

23.2.2	Other Buildings : The Provision as given in Table No.14 below shall apply for different categories of buildings
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Table No - 14

Sr. No.	Type of Building	Min. road width required	Min Open Spaces	Normal Permissible FSI on the net plot area	FSI with payment of premium	Other Stipulation
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	Hospital, Maternity Homes, Health Club, Public-Semipublic buildings	12 m.	6 m. on all sides	1.00	0.20	-
2.	Educational buildings					
	i) Pre-primary School	9m.& not more than 18 m.	As per Table No13	1.00	0.20	-
	ii) Primary School	9m.& not more than 18 m.	6 m. on all sides	1.00	0.20	-
	iii) Other Educational Buildings	15 m.	--do--	1.00	0.20	-
3.	Cinema Theatre/ Drama Theatre/ Assembly Hall/ Multiplex / Shopping Malls	15 m.	Front – 12 m. All sides – 6 m.	1.00	0.20	The minimum distance between boundary of site for Cinema Theatre /Drama Theatre/ Multiplex/Assembly Hall & boundary of educational & hospital buildings shall not be less than 60 m.
4.	Mangal Karyalaya like buildings	15 m.	--do--	1.00	0.20	-
5.	Petrol/Fuel Filling Stations with or without service bays	12 m.		0.20	----	i) Should not be located within the distance of 90 m. from any junction of roads having min. width 12 m. each from nearest gate of a school, hospital, theatre, place of assembly or stadium. ii) Restrictions imposed by Ribbon

						Development Rules, IRC, MoRTH shall apply. iii) Petrol filling station shall not be sited on the convex side of a road curve. In case the curve is not very sharp and cars moving out of the station are completely visible to the traffic from a distance of at least 90 m. and vice versa, a petrol station may be permitted on such a convex curve.
6.	Mercantile / Business / Commercial buildings	12	Front 4.5 m. Side & rear 3.0 m.	1.00	0.20	-
7.	Stadium / Pavilion	12	6 m. on all sides	0.10	--	Covered portion shall not exceed 20% of plot area. The spectators' gallery of the stadium shall not be counted towards FSI. Shops below spectator's gallery may be permissible.

NOTE:

- i) In case of plots fronting on National Highway, State Highway and Major District Roads, the building line shall be as per Ribbon Development Rules as given in Table above, whichever is more.
- ii) Side and rear marginal open spaces mentioned in above Table shall be subject to Regulation No.15, whichever is more.
- iii) A stadium shall generally accommodate 400 m. running track.
- iv) Rate of payment of premium for the additional FSI mentioned in Column No.6 of above table shall be as decided by the Director of Town Planning, by general order, from time to time.

23.3	Industrial buildings					
	Minimum plot area height limitation for industrial building shall be as per the Table given below.					
Table No - 15						
AREA, HEIGHT LIMITATIONS FOR INDUSTRIAL BUILDING						
Sr. No.	Plot Size in sq.m.	Max. Ground Coverage (%)	Min. Front Margins	Min. Side & Rear Margins	Normal Permissible FSI	FSI with payment of premium
1	300 to 1000	50	4.5	3.0	1.00	0.20
2	1001 to 2500	50	6.0	4.5	1.00	0.20
3	2501 to 5000	50	6.0	6.0	1.00	0.20
4	5001 & above	50	9.0	9.0	1.00	0.20
NOTE :						
i) In case of plots fronting on National Highway, State Highway and Major District Roads, the building line / control line shall be as per Ribbon Development Rules as given in Table above, whichever is more.						
ii) Side and rear marginal open spaces mentioned in above Table shall be subject to Regulation No.15, whichever is more.						
iii) Rate of payment of premium for the additional FSI mentioned in Column No.7 of above table shall be as decided by the Director of Town Planning, by general order, from time to time.						

PART V
ADDITIONAL FSI IN CERTAIN CATEGORIES
IN NON-CONGESTED AREAS

24.0 General:-

Additional Floor space index may be allowed in certain categories as mentioned below and subject to following conditions:

- a) No relaxation shall be granted in case of marginal distances, parking & other requirement as per these regulations.
- b) The percentage of additional FSI shall be applicable on normal FSI permissible in the said area.
- c) The amount recovered by way of premium for additional FSI shall be deposited in separate infrastructure development fund and shall be utilised for development/up-gradation of infrastructure related to the concerned projects.

24.1 Road widening and construction of new roads:

The Chief Officer may permit on the same plot, additional FSI on 100 per cent of the area required for road widening or for construction of a new road proposed under the Development Plan and also for road widening /service road proposed to NH/SH/MDR/ODR, whether shown on Development Plan or not. If the owner (including the lessee) of such land surrenders such land for road widening or construction of new road without claiming any compensation in lieu thereof and hand over the same free of encumbrances to the satisfaction of the Chief Officer. Such 100 percent of the FSI on land so surrendered to the Municipal Council/Nagar Panchayat may be utilized upto a limit of 40 per cent of the area of the plot remaining after such surrender and the balance F.S.I. remaining there after shall be allowed to be utilised as a Development Right in accordance with the rules regulating Transfer of Development Rights (TDR). Thereafter, the road shall be transferred in the city survey records in the name of the Municipal Council / Nagar Panchayat and shall vest in it becoming part of a public street. Provided further that this concession shall not be granted in respect of

- a) Roads in the areas of Town Planning Scheme which are the proposals of the scheme.
- b) Where layout is already sanctioned and there was no commitment on the part of authority to grant FSI of such new road / road widening.

Note: This regulation shall also be applicable to congested area

24.2 Educational, medical institutions, institutional buildings and starred category hotels :-

The Chief Officer may with the previous approval of the Director of Town Planning, Maharashtra State and such other terms and conditions as he may specify, permissible FSI may be allowed to be exceeded in respect of educational, medical and institutional buildings of Government or public Authorities or of registered public charitable trusts, three star category hotels built on independent plot and approved by the Department of Tourism, GOI (in case of starred category hotels). Provided the maximum additional FSI over the prescribed normal FSI admissible under these regulations shall not exceed-

- (i) 100 percent in the case of educational, medical and institutional buildings; and
- (ii) 100 percent in the case of three, four and five star category hotels as stipulated under regulation.
- (iii) Premium shall be levied as decided by Government from time to time.

- (iv) Out of the total premium as may be fixed by the Director of Town Planning, Maharashtra State, Pune 50 percent shall be payable to the Municipal Council and 50 per cent to the government.

24.3 Buildings of Government and Semi-Government Offices and Public Sector Undertakings:

The Chief Officer in consultation with Director of Town Planning, Maharashtra State, Pune may permit the prescribed floor space indices to be exceeded by 150 % in the case of buildings of government and Semi-government offices and public sector undertakings. Such additional FSI shall be granted without payment of premium.

24.4 Development/Redevelopment of Housing Schemes of Maharashtra Housing and Area Development Authority.

- 1) The FSI for a new scheme on vacant lands of low Cost Housing Scheme for Economically Weaker Section, Low Income Groups and Middle Income Groups of MHADA having at least 60 percent built-up area of the tenements under EWS, LIG and MIG categories, shall be 2.50
- 2) For redevelopment of any existing housing scheme of MHADA, undertaken by the MHADA departmentally or jointly with societies /occupiers of buildings or housing societies/ occupiers of building or by lessees of MHADA or by developer, the FSI shall be as under.-
 - a) Total permissible FSI shall be maximum 2.5 on gross plot area.
 - b) The incentive FSI admissible against the FSI required for rehab shall be as under:-
 - i) In congested area, for the area upto 4000 sq. m., the incentive FSI admissible will be 50 percent.
 - ii) In congested area, for the area above 4000 sq.m., the incentive FSI admissible will be 60 percent.
 - iii) In outside congested area, for the area upto 4000 sq.m., the incentive FSI admissible will be 60 percent.
 - iv) In outside congested area, for the area above 4000 sq.m., the incentive FSI will be 75 percent.
 - c) Difference between 2.5 FSI and the FSI required for “rehab + incentive” shall be shared between MHADA and Occupiers Society/ developer in the ratio of 2:1
 - d) In the scheme, for the land allotted for societies of MIG and HIG and developed plot allotted individually to MIG and HIG group, the permissible FSI shall be as per prevailing Development Control Regulations
- 3) In case of grant of NOC with additional permissible built-up area outside congested area over and above the permissible FSI as per sanctioned DCR prevailing at the time of allotment by MHADA for the purpose of undertaking Redevelopment / Utilisation, MHADA shall charge premium at the rate decided by Government in Housing Department from time to time.
- 4) For the purpose of calculating the FSI, the entire area of the layout including development plan roads and internal roads but excluding the land under the reservation of public amenities shall be considered. Sub-division of plots will be permissible on the basis of compulsory recreational open space as in these Regulations. For low cost Housing Schemes of MHADA for EWS, LIG categories, the Regulations in the Schedule below shall apply.
- 5) For the purpose of this Regulation, the carpet areas for EWS, LIG or MIG tenements shall be as determined by the Government from time to time.
- 6) For the offsite infrastructure, MHADA shall pay to the municipal council 12.5 percent of the charges collected by MHADA for the grant of additional FSI (FSI over and above the normally permissible FSI) for the Redevelopment Schemes

- 7) In any Redevelopment Scheme where the Co-operative Housing Society / Developer appointed by the Co-operative Housing Society has obtained No Objection Certificate from the MHADA thereby sanctioning additional balance FSI with a consent of 70 percent of its members and where such NOC holder has made provision for alternative accommodation in the proposed building (including transit accommodation) then it shall be obligatory for all the occupiers/ members to participate in the Redevelopment Scheme and vacate the existing tenements, for the purpose of redevelopment. In case of failure to vacate the existing tenements the provisions of Section 95-A of the MHADA Act mutatis mutandis shall apply for the purpose of getting the tenements vacated from the non co-operative members
- 8) A corpus fund, as may be decided by MHADA, shall be created by the Developer which will remain with societies for its maintenance.

SCHEDULE

The following provisions shall be applicable only for Low Cost Housing Schemes i.e. Economically Weaker Sections and Low Income Group Housing Schemes only undertaken by Maharashtra Housing & Area Development Authority (MHADA)

1. Minimum Plot Size :-

- (a) In the case of a growing house for EWS and LIG category a plot of 25 sq. m., a room of minimum size of 5.57 sq.m. (60 sq.ft) with toilet arrangement in the first phase shall be permitted. In the second phase, one room of 9.30 sq.m. (100 sq.ft.) may be allowed to be added. However, commencement and occupation certificates shall be granted initially to the first phase only and subsequent certificates for second phase issued as required.
- (b) **Multi-purpose rooms:-** A multi-purpose room shall be allowed with size upto 12.5 sq.m. with a minimum width of 2.4 m.
- (c) **Cooking space (alcove) :-** Provision of separate kitchen shall not be necessary. However, cooking space shall be allowed with a minimum size of 2.4 sq.m. with minimum width of 1.2m.
- (d) **Combined toilet :-** A combined toilet shall be permitted for more than one tenement with a minimum area of 1.85 sq.m. with minimum width of one meter.
- (e) **Height :-** The average height for a habitable room with sloping roof shall be minimum 2.5 m. with minimum height of 2 m. at the eaves. In the case of a flat roof, minimum clear height shall be 2.6 m. for a habitable room. Kitchen areas shall have minimum clear height/average height of 2.4 m. and bath and water closet (without loft) shall have a clear minimum height of 2.2 m.
- (f) **Plinth :-** The minimum plinth height shall be 30 cm. and in areas subject to flooding the plinth shall be higher than the high flood level.

2. **External walls :-** 115 mm, thick external brick wall without plaster shall be permitted

3. **Staircases :-** Single flight staircases without landing between the two floors shall be permitted.

4. **Front open space :-** The front open space from roads having width of 9.14 m. and below shall be a minimum of 1.5 m for buildings with height of upto 10 m.

5. **Open space (side and rear) :-** The distance between two ground floor structures shall be of a minimum of 4.5 m for purpose of light and ventilation of habitable rooms. In case of toilets deriving light and ventilation from open space, the distance between the two ground floor structures shall be a minimum of 1.5 m.

6. Pathways :-

The widths of pathways shall be as follows :-

- (i) 1.5 m. width of pathways upto 20 m. in length;
- (ii) 2.0 m. width for pathways upto 30 m. in length;

- (iii) 2.5 m. width for pathways upto 40 m. in length;
(iv) 3.0 m. width for pathways upto 50 m. in length
7. **Flushing cistern** :- In water closets, flushing cistern shall not be essential and toilets without this provision may be permitted
 8. **Water closet pan size** :- The water closet seat shall be of a minimum of 0.46 m. (18 inches) in length.
 9. **Septic tank and leaching pits (soak pits)**.-A septic tank shall be provided with capacity of 141.6 litres (five cubic feet) per capita. Where the municipal services are likely to be available within four to five years or so, pour flush water seal latrines (NEERI type) shall be permitted where the municipal sewerage system is not available and the water table in the area is not high.
 10. **Convenience shopping** :- Convenience Shopping as defined in these Regulations shall be permitted along layout roads with width of 12.2 m. to 18.49 m. provided that a minimum set-back of 1.5m and a minimum plot area of 25.2 sq.m is available and is provided.
 11. **Recreation Ground**: - In the layouts, provision for recreation ground shall be on the lines prescribed in these Regulations
 12. **Ancillary structures** :- Ancillary structures such as underground tank, overhead tank, substations etc. shall be permissible in the compulsory recreation open space subject to the condition that not more than 10 percent of such space shall be utilised for such purposes.
 13. Other provisions of these regulations shall continue to be applicable for such schemes.

24.5 Biotechnology Units/ Parks:

Subject to approval by Director of Industries, the Chief Officer, in consultation with Director of Town Planning, may permit the floor space indices specified in these regulations to be exceeded to the extent of 100% over and above the permissible FSI (including for Biotechnology Units/Parks located in NDZ / Green Zone / Agriculture Zone proposed in the Development Plan) for biotechnology units/ parks subject to following conditions:

- (i) Out of total built up area minimum 90% shall be used for Biotechnology purpose and maximum 10% (by deducting parking spaces) shall be used for ancillary users specified in the Govt. Resolution of Industry, Energy & Labour Department No. BTP 2008/CR-1608/Ind-2, dated 10/2/2009, and as amended from time to time.
- (ii) Additional FSI to Biotechnology units would be available to Biotechnology Parks duly approved by the Directorate of Industries and after observance of all the regulations of environment
- (iii) Parking spaces, as per the provision of Development Control Regulations shall be provided subject to minimum requirement of one parking space per 100sq.m. built-up area

24.6 Buildings of Police Department:

In case of buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra for use as their Staff Quarters, the Chief Officer, in consultation with Divisional Head of Town Planning, may permit the Floor Space Index to be exceeded up to 2.5 subject to following conditions:

- (i) It shall be permissible to submit a composite scheme for the development / redevelopment of land of Department of Police, Police Housing Corporation, Jail and Home Guard. For the utilisation of permissible commercial user under D.C. Regulations; commercial potential of one plot can be shifted to other plot, provided the aggregate FSI on any plot shall not exceed 2.5.

- (ii) For reconstruction / redevelopment of the buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra, constructed prior to 1940; the FSI shall be 2.5 or consumed Floor Space Index of existing old building plus 50% incentive FSI, whichever is more.
- (iii) In the cases of development or redevelopment of land of Department of Police, Police Housing Corporation and Home Guard, commercial user may be permitted up to 25% of the total permissible built-up area.
- (iv) Such 2.50 FSI shall be used for development and construction of buildings for police department only.

24.7 Information Technology Establishment:-

Subject to approval by Director of Industries, the Chief Officer, in consultation with Divisional Head of concerned division of the Town Planning Department, may permit the floor spaces indices specified in these regulations to be exceeded to the extent of 100% over and above the permissible FSI (including IT/ITES units located in Residential / Industrial Zone / NDZ / Green Zone / Agriculture Zone proposed in the Development Plan) subject to following conditions:-

- i) 100% additional FSI shall be made available to all IT/ITES units in public IT Parks.
- ii) 100% additional FSI shall be made available to all registered IT/ITES units located in private IT Parks approved by the Directorate of Industries.
- iii) Permission for erecting towers and antenna up to the height permitted by the Civil Aviation Department shall be granted by Chief Officer as per the procedure followed for development permission.
- iv) Additional FSI to IT/ITES units would be available only upon full utilisation of basic admissible FSI.
- v) The additional FSI shall be granted on payment of premium. Such premium shall be recovered at the rate of 25% of the present day market value of the land under reference as indicated in the Ready Reckoner or as decided by the government from time to time.
- vi) 25% the total premium shall be paid to the Government and remaining 75% amount shall be paid to the concerned Municipal Council.
- vii) The premium so collected by the municipal council / nagarpanchayat shall be primarily used for development / upgradation of off site infrastructure.
- viii) In the event, the developer comes forward for provision of such off site infrastructure at his own cost, then the municipal council may determine the estimated cost of the works and shall also prescribe the standards for the work. After completion of the works, the municipal council shall verify as to whether the same is as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the municipal council.
- ix) While developing site for IT/ITES with additional FSI, users ancillary to the principal users as may be approved by the Directorate of Industries, shall also be allowed.

24.8 Religious Building:

The Chief Officer, in consultation with the Director of Town Planning, Maharashtra State, Pune may permit the floor space indices to be exceeded in respect of buildings in independent plots for religious purpose of registered Public Trust by 0.50 FSI subject to following terms & condition

- i) The religious building shall be on independent plot.

- ii) No Objection Certificate shall be obtained from concerned Police Authority and Collector before applying for permission.
- iii) Additional FSI shall be used for religious purpose only ancillary residential user may be permissible within 10% of total area. No commercial user shall be permissible.
- iv) The additional FSI shall be permissible to existing authorised religious users subject to structural stability.
- v) The additional FSI shall be permissible subject to payment of premium of 25% of ready reckoner value of respective year or as decided by the government from time to time. Out of this, 50% - 50% shall be paid to Government and the said Planning Authority respectively.
- vi) The minimum area of plot shall be 500 sq.m.
- vii) The proposal shall be consistent with the Development Plan proposals.

24.9 YatriNiwas, Youth Hostel:

The Chief Officer, in consultation with the Director of Town Planning, Maharashtra State may permit the floor space indices to be exceeded by 0.5 in respect of buildings to be constructed by charitable trusts for yatriniwas, youth hostel subject to following conditions

- i) The building shall be on independent plot having minimum plot area of 1000 sq.mt.
- ii) The additional FSI shall be permissible subject to payment of premium of 25% of ready reckoner value of respective year or as decided by the government from time to time. Out of this, 50% - 50% shall be paid to Government and the said Planning Authority respectively.

24.10 The Land in possession of Maharashtra State Road Transport Corporation:-

Land in possession of Maharashtra State Road Transport Corporation shall be allowed to be developed for additional 0.5 FSI over and above the permissible FSI subject to following condition:

- i) Out of total FSI, maximum 1.00 FSI shall be allowed to be developed for commercial use and remaining FSI shall be for the self use of the said Corporation permissible as per the Development Plan.
- ii) For additional 0.5 FSI, premium shall not be charged.

24.11 Redevelopment of existing buildings:

While reconstructing any existing building in whole or in part, the permissible FSI for reconstruction shall be limited to authorisedly utilised FSI, including TDR / additional FSI, if any.

24.12 Redevelopment of dangerous buildings with tenants:

Reconstruction in whole or in part of any user which existed prior to these regulations which has ceased to exist in consequence of accidental fire / natural collapse or demolition for the reasons of the same having been declared unsafe by or under a lawful order of the Chief Officer shall be allowed with FSI of original authorised building or FSI Permissible as per these regulations, whichever is maximum plus 15% incentive FSI and shall be subject to following conditions:

- (a) The new building may be permitted to be reconstructed in pursuance of an agreement to be executed on stamp paper by at least 70 percent of the owners in the original building with developer. Such agreement shall make a provision for accommodation for the all owners in the new building on agreed terms and a copy of such agreement shall be deposited with the municipal council / nagarpanchayat before granting permission of the new building.

24.13 Basic shelter for urban poor

Any housing scheme undertaken by planning authority, government / semi government organisation, under the basic shelter for urban poor or similar programme / scheme of the Central / State Government, may be allowed FSI upto 2.5, subject to following condition:

- (i) The said scheme shall be for EWS/LIG housing

PART IX FIRE PROTECTION REQUIREMENTS

25.1 General

In addition to the general provisions given in these regulations, the Authority may insist on suitable protection measures given in this chapter for buildings covered by Regulation No.6.2.6.1.

Further such buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with the provisions of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 as amended from time to time and requirements given in Part IV of National Building Code, 2005.

25.2 Construction materials

25.2.1 All materials of constructions in load bearing elements, stairways and corridors and facades shall be non-combustible.

25.2.2 The interior finish materials shall not have a flame spread ability rating exceeding Class I (see 3.4.15.2 of Part 4 of National Building Code)

25.2.3 The internal walls or staircase shall be of brick or reinforced concrete with a minimum of 2 h. fire rating.

25.2.4 The staircase shall be ventilated to the atmosphere at each landing and a vent at the top; the vent openings shall be of 0.5sq.m in the external wall and the top. If the staircase cannot be ventilated, because of location or other reasons, a positive pressure 50 Pa shall be maintained inside. The mechanism for pressurising the staircase shall operate automatically with the fire alarm. The roof of the shaft shall be 1 m. above the surrounding roof. Glazing or glass bricks, if used in staircase, shall have fire resistance rating of minimum 2 h.

25.3 Lifts

General requirements of lifts shall be as follows:

- a) Walls of lift enclosures shall have a fire rating of 2 h; lifts shall have a vent at the top of area not less than 0.2 sq.m.
- b) Lift motor room shall be located preferably on top of the shaft and separated from the shaft by the floor of the room.
- c) Landing doors in lift enclosures shall have a fire resistance of not less than 1 h.
- d) The number of lifts in one row for a lift bank shall not exceed 4 and the total number of lifts in the bank (of two rows) shall not exceed 8. A wall of 2 h. fire rating shall separate individual shafts in a bank.
- e) Lift car door shall have a fire resistance rating of half an hour.
- f) Collapsible gates shall not be permitted for lifts and shall have solid doors with fire resistance of at least 1 h.
- g) If the lift shaft and lobby is in the core of the building, a positive pressure between 25 and 30 Pa shall be maintained in the lobby and a positive pressure of 50 Pa shall be maintained in the lift shaft. The mechanism for pressurisation shall act automatically with the fire alarm; it shall be possible to operate this mechanically also.
- h) Exit from the lift lobby, if located in the core of the building, shall be through a self closing smoke stop door of half an hour fire resistance.
- i) Lifts shall not normally communicate with the basement; if, however, lifts are in communication, the lift lobby of the basements shall be pressurised as in (g), with self-closing door as in (h).

- j) Grounding switch(es), at ground floor level, shall be provided on all the lifts to enable the fire service to ground the lifts.
- k) Telephone or other communication facilities shall be provided in lift cars for building of 30 m. in height and above. Communication system for lifts shall be connected to fire control room for the building.
- l) Suitable arrangements such as providing slope in the floor of lift lobby, shall be made to prevent water used during fire fighting, etc., at any landing from entering the lift shafts.
- m) A sign shall be posted and maintained on every floor at or near the lift indicating that in case of fire, occupants shall use the stairs unless instructed otherwise. The sign shall also contain a plan for each floor showing the locations of the stairways. Alternate source of power supply shall be provided for all the lifts through a manually operated changeover switch.
- n) **Fire Lifts** – Following details shall apply for a fire lift :
 - i) To enable fire services personnel to reach the upper floors with the minimum delay, one fire lift per 1200 sq.m. of floor area shall be provided and shall be available for the exclusive use of the firemen in an emergency.
 - ii) The lift shall have a floor area of not less than 1.4 sq.m. It shall have loading capacity of not less than 545 kg (8 persons lift) with automatic closing doors of minimum 0.8 m. width.
 - iii) The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire, that is, within the lift shaft. Lights and fans in the elevators having wooden paneling or sheet steel construction shall be operated on 24 V supply.
 - iv) Fire fighting lift should be provided with a ceiling hatch for use in case of emergency, so that when the car gets stuck up, it shall be easily openable.
 - v) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand-still with door open.
 - vi) The operation of a fire lift is by a simple toggle or two-button switch situated in a glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call-points will become inoperative and the lift will be on car control only or on a priority control device. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.
 - vii) The words ‘Fire Lift’ shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
 - viii) The speed of the fire lift shall be such that it can reach the top floor from ground level within 1 minute.

25.4 Basements –

25.4.1) Each basement shall be separately ventilated. Vents with cross-sectional area (aggregate) not less than 2.5 percent of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills or breakable stall board lights or pavement lights or by way of shafts. Alternatively, a system of air inlets shall be provided at basement floor level and smoke outlets at basement ceiling level. Inlets and extracts may be terminated at ground level with stall board or pavement lights as before, but ducts to convey fresh air to the basement floor level have to be laid. Stall board and pavement lights should be in positions easily accessible to the fire brigade and clearly marked ‘SMOKE OUTLET’ or ‘AIR INLET’ with an indication of area served at or near the opening.

25.4.2)The staircase of basements shall be of enclosed type having fire resistance of not less than 2 h and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper storeys of the building and shall communicate with basement through a lobby provided with fire resisting self-closing doors of 1 h resistance. For travel distance, see Regulation No 19.3.1 If the travel distance exceeds as given therein, additional staircases shall be provided at proper places.

25.4.3)In multi-storey basements, intake ducts may serve all basement levels, but each basement levels and basement compartment shall have separate smoke outlet duct or ducts. Ducts so provided shall have the same fire resistance rating as the compartment itself. Fire rating may be taken as the required smoke extraction time for smoke extraction ducts.

25.4.4)Mechanical extractors for smoke venting system from lower basement levels shall also be provided. The system shall be of such design as to operate on actuation of heat / smoke sensitive detectors or sprinklers, if installed, and shall have a considerably superior performance compared to the standard units. It shall also have an arrangement to start it manually.

25.4.4.1)Mechanical extractors shall have an internal locking arrangement, so that extractors shall continue to operate and supply fans shall stop automatically with the actuation of fire detectors.

25.4.4.2)Mechanical extractors shall be designated to permit 30 air changes per hour in case of fire or distress call. However, for normal operation, air changes schedule shall be as given in Part 8, Building Services, Section 3, Air-conditioning, Heating and Mechanical Ventilation of National Building Code.

25.4.4.3)Mechanical extractors shall have an alternative source of supply.

25.4.5)Ventilating ducts shall be integrated with the structure and made out of brick masonry or reinforced cement concrete as far as possible and when this duct crosses the transformer area or electrical switchboard, fire dampers shall be provided.

25.4.6)Use of basements for kitchens working on gas fuel shall not be permitted, unless air conditioned. The basement shall not be permitted below the ward block of a hospital/nursing home unless it is fully sprinkled. Building services such as electrical sub-stations, boiler rooms in basements shall comply with the provisions of the Indian Electricity Act / Rules.

25.4.7)If cutouts are provided from basements to the upper floors or to the atmospheres, all sides cutout openings in the basements shall be protected by sprinkler head at close spacing so as to form a water curtain in the event of a fire.

25.4.8)Openable windows on external wall shall be fitted with such locks that can be opened by a fireman's axe.

25.4.9)All floors shall be compartmented with area not exceeding 750 sq.m. by a separation wall with 2 h fire rating, for floors with sprinklers the area may be increased by 50 percent. In long building, the fire separation walls shall be at distances not exceeding 40 m. For departmental stores, shopping centers and basements, the area may be reduced to 500 sq.m for compartmentation. Where this is not possible, the spacing of the sprinklers, care should be taken to prevent spray from one sprinkler impeding the performance of an adjacent sprinkler head.

25.4.10)It is essential to make provisions for drainage of any such water on all floors to prevent or minimise water damage of the contents. The drain pipes should be provided on the external wall for drainage of water from all floors. On large area floors, several such pipes may be necessary which should be spaced 30 m. apart. Care shall be taken to ensure that the construction of the drain pipe does not allow spread fire / smoke from floor to floor.

25.5 Service Ducts/Shafts

- a) Service ducts and shafts shall be enclosed by walls of 2 h and doors of 1 h. fire rating. All such ducts/shafts shall be properly sealed and fire stopped at all floor levels.
- b) A vent opening at the top of the service shaft shall be provided having between one- fourth and one-half of the area of the shaft.

25.6 Refuse chutes

shall have opening at least 1 m. above roof level for venting purpose and they shall have an enclosure wall of non-combustible material with fire resistance of not less than 2 h. They shall not be located within the staircase enclosure or service shafts, or air-conditioning shafts inspection panel and doors shall be tight fitting with 1 h fire resistance; the chutes should be as far away as possible from exit.

25.7 Refuge Area

Provisions contained in 19.4.8 shall apply for all buildings except multi-family dwellings. Refuge area of not less than 15 sq.m. shall be provided on the external walls.

25.8 Electrical services

Electrical services shall conform to the following :

- (a) The electric distribution cables / wiring shall be laid in a separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits;
- (b) Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electrical cables; use of bus ducts / solid rising mains instead of cables is preferred;
- (c) Separate circuits for fire fighting pumps, lifts, staircases and corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fire in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed. Master switches controlling essential service circuits shall be clearly labelled;
- (d) The inspection panel doors and any other opening in the shaft shall be provided with air-tight fire doors having fire resistance of not less than 2 h;
- (e) Medium and low voltage wiring running in shafts, and within false ceiling shall run in metal conduit. Any 230 V wiring for lighting or other services above false ceiling, shall have 660 V grade insulation. The false ceiling including all fixtures used for its suspension, shall be of non-combustible material and shall provide adequate fire resistance to the ceiling in order to prevent spread of fire across ceiling. Reference may be made to good practice;
- (f) An independent and well ventilated service room shall be provided on the ground level or first basement with direct access from outside or from the corridor for the purpose of termination of electric supply from the licensees' service and alternative supply cables. The doors provided for the service room shall have fire resistance of not less than 2 h.

Note : If service room is located at the first basement, it should have automatic fire extinguishing system.

- (g) If the licensees agree to provide meters on upper floors, the licensees' cable shall be segregated from consumers' cable by providing a partition in the duct. Meter rooms on upper floors shall not open into staircase enclosures and shall be ventilated directly to open air outside; and
- (h) Suitable circuit breakers shall be provided at the appropriate points.

25.9 Gas supply

Gas supply shall conform to the following:

- a) Town Gas / L.P.Gas Supply Pipes – Where gas pipes are run in buildings, the same shall be run in separate shafts exclusively for this purpose and these shall be on external walls, away from the staircases. There shall be no interconnection of this shaft with the rest of the floors. LPG distribution pipes shall always be below the false ceiling. The length of these pipes shall be as short as possible. In the case of kitchen cooking range area, apart from providing hood, covering the entire cooking range, the exhaust system should be designed to take care of 30 cu.m. per minute per sq.m. of hood protected area. It should have grease filters using metallic grill to trap oil vapours escaping into the fume hood.

Note : For detailed information on gas pipe installations, reference may be made to Para.9 'Plumbing Services, Section 3 Gas Supply', of National Building Code of India.

- b) All wiring in fume hoods shall be of fiberglass insulation. Thermal detectors shall be installed into fume hoods of large kitchens for hotels, hospitals and similar areas located in high rise buildings. Arrangements shall be made for automatic tripping of the exhaust fan in case of fire. If LPG is used, the same shall be shut off. The voltage shall be of 24 V or 100 V dc operated with the external rectifier. The valve shall be of the hand re-set type and shall be located in an area segregated from cooking ranges. Valves shall be easily accessible. The hood shall have manual facility for steam or carbon dioxide gas injection, depending on duty condition; and
- c) Gas meters shall be housed in a suitably constructed metal cupboard located in a well-ventilated space, keeping in view the fact that LPG is heavier than air and town gas is lighter than air.

25.10 Illumination of Means of Exit

Staircase and corridor lights shall conform to the following:

- a) The staircase and corridor lighting shall be on separate circuits and shall be independently connected so as it could be operated by one switch installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points, if any. It should be of miniature circuit breaker type of switch so as to avoid replacement of fuse in case of crisis;
- b) Staircase and corridor lighting shall also be connected to alternative supply. The alternative source of supply may be provided by battery continuously trickle charged from the electric mains;
- c) Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installed in the staircase and the corridor does not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand-by supply.
- d) Emergency lights shall be provided in the staircase and corridor; and
- e) All wires and other accessories used for emergency light shall have fire retardant property.

25.11 A stand-by electric generator

A stand-by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump, pressurisation fans and blowers, smoke extraction and damper systems in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machines and circuits stated above simultaneously. If the stand-by pump is driven by diesel engine, the generator supply need not be connected to the stand-by pump. Where parallel HV / LV supply from a separate sub-station is provided with appropriate transformer for emergency, the provision of generator may be waived in consultation with the Authority.

25.12 Transformers

Transformers shall conform to the following:

- a) A sub-station or a switch-station with oil filled equipment shall not be located in the building. The sub-station structure shall have separate fire resisting walls/surroundings and shall necessarily be located at the periphery of the floor having separate access from fire escape staircase. The outside walls, ceiling, floor, openings including doors and windows to the sub-station area shall be provided with a fire resisting door of 2 h fire rating. Direct access to the transformer room shall be provided, preferably from outside fire escape staircase.
- b) The sub-station area needs to be maintained at negative air pressures and area in sub-station shall not be used as storage / dump areas.
- c) When housed inside the building, the transformer shall be of dry type and shall be cut off from the other portion of premises by walls/ doors / cutouts having fire resistance rating of 4 h.

25.13 Air-conditioning

Air-conditioning shall conform to the following:

- a) Escape routes like staircases, common corridors, lift lobbies, etc. shall not be used as return air passage.
- b) The ducting shall be constructed of substantial gauge metal in accordance with good practice.
- c) Wherever the ducts pass through fire walls or floors, the opening around the ducts shall be sealed with materials having fire resistance rating of the compartment.
- d) Where duct crosses a compartment which is fire rated, the ducts shall be fire rated for same fire rating. Further depending on services passing around the duct work, which may get affected in case of fire temperature rising, the ducts shall be insulated.
- e) As far as possible, metallic ducts shall be used even for the return air instead of space above the false ceiling.
- f) Where plenum is used for return air passage, ceiling and its fixtures shall be of non-combustible material.
- g) The materials used for insulating the duct system (inside or outside) shall be of non-combustible material, glass wool shall not be wrapped or secured by any material of combustible nature.
- h) Area more than 750 sq.m. on individual floor shall be segregated by a fire wall and automatic fire dampers for isolation shall be provided.
- i) Air ducts serving main floor areas, corridors, etc. shall not pass through the staircase enclosure.
- j) The air-handling units shall be separate for each floor and air ducts for every floor shall be separated and in no way inter-connected with the ducting of any other floor.
- k) If the air-handling unit serves more than one floor, the recommendations given above shall be compiled with in addition to the conditions given below:

- i) Proper arrangements by way of automatic fire dampers working on smoke detector / or fusible link for isolating all ducting at every floor from the main riser shall be made.
- ii) When the automatic fire alarm operates, the respective air-handling units of the air-conditioning system shall automatically be switched off.
- l) The vertical shaft for treated fresh air shall be of masonry construction.
- m) The air filters of the air-handling units shall be of non-combustible materials.
- n) The air-handling unit room shall not be used for storage of any combustible materials.
- o) Inspection panels shall be provided in the main trunking to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.
- p) No combustible material shall be fixed nearer than 150 mm to any duct unless such duct is properly enclosed and protected with non-combustible material (glass wool or spyglass with neoprene facing enclosed and wrapped with aluminum sheeting) at least 3.2 mm thick and which would not readily conduct heat.
- q) **Fire Dampers:**
 - i) These shall be located in conditioned air ducts and return air ducts/ passages at the following points:
 - a) At the fire separation wall.
 - b) Where ducts/passages enter the central vertical shaft.
 - c) Where the ducts pass through floors.
 - d) At the inlet of supply air duct and the return air duct of each compartment on every floor.
 - ii) The dampers shall operate automatically and shall simultaneously switch off the air-handling fans. Manual operation facilities shall also be provided. (**Note-** For blowers, where extraction system and duct accumulators are used, dampers shall be provided).
 - iii) Fire/smoke dampers (for smoke extraction shafts) for buildings more than 24 m in height.
 - a) For apartment houses in non-ventilated lobbies / corridors operated by fusible link / smoke detectors and with manual control.
 - b) For other buildings on operation of smoke detection system and with manual control.
 - iv) Automatic fire dampers shall be so arranged as to close by gravity in the direction of air movement and to remain tightly closed on operation of a fusible link / smoke detector.

25.14 Provisions of boiler and boiler rooms

Provisions of boiler and boiler rooms shall conform to Indian Boiler Act. Further, the following additional aspects may be taken into account in the location of boiler room:

- a) The boilers shall not be allowed in sub-basement, may be allowed in the basements away from the escape routes.
- b) The boilers shall be installed in a fire resisting room of 4 h fire resistance rating and this room shall be situated on the periphery of the basement. Catch-pits shall be provided at the low level.
- c) Entry to this room shall be provided with a composite door of 2 h fire resistance.
- d) The boiler room shall be provided with fresh air inlets and smoke exhausts directly to the atmosphere.
- e) The furnace oil tank for the boiler, if located in the adjoining room shall be separated by fire resisting wall of 4 h rating. The entrance to this room shall be provided with double composite doors. A curb of suitable height shall be provided at the entrance in order to prevent the flow of oil into the boiler room in case of tank rupture.
- f) Foam inlets shall be provided on the external walls of the building near the ground level to enable the fire services to use foam in case of fire.

25.15 Provision of first-aid and fire fighting appliances

The first-aid fire fighting equipment shall be provided on all floors, including basements, lift rooms, etc. in accordance with good practice in consultation with the Authority.

25.16 Fire alarm system :

25.16.1)All buildings with heights of 15 m or above shall be equipped with manually operated electrical fire alarm (MOEFA) system automatic fire alarm system in accordance with good practice. However, apartment buildings between 15 m and 30 m in height may be exempted from the installation of automatic fire alarm system provided the local fire brigade is suitably equipped for dealing with fire in a building of 15 m in height or above and in the opinion of the Authority, such building does not constitute a hazard to the safety of the adjacent property or occupants of the building itself.

25.16.1.1)Manually operated electrical fire alarm system shall be installed in a building with one or more call boxes located at each floor. The call boxes shall conform of good practice.

25.16.1.2)The installation of call boxes in hostels and such other places where these are likely to be misused shall as far as possible be provided. Location of call boxes in dwelling units shall preferably be inside the building.

25.17 Lightning protection of buildings

The lightning protection for buildings shall be provided as given in Para.8 'Building Services, Section 2, Electrical Installations' of National Building Code of India.

25.18 Fire control room

For all buildings 15 m in height or above and apartment buildings with a height of 30 m and above, there shall be a control room on the entrance floor of the building with communication system (suitable public address system) to all floors and facilities for receiving the message from different floors. Details of all floor plans alongwith the details of fire fighting equipment and installations shall be maintained in the fire control room. The fire control room shall also have facilities to detect the fire on any floor through indicator board connections; fire detection and alarm systems on all floors. The fire staff in-charge of the fire control room shall be responsible for the maintenance of the various services and fire fighting equipment and installations in co-ordination with security, electrical and civil staff of the building.

25.19 Fire officer for hotels, business and mercantile buildings with height more than 30 m

25.19.1)A qualified Fire Officer with experience of not less than 3 years shall be appointed who will be available on the premises.

25.19.2)The Fire Officer shall:

- i)maintain the fire fighting equipment in good working condition at all times,
- ii)prepare fire orders and fire operational plans and get them promulgated,
- iii)impart regular training to the occupants of the buildings in the use of fire fighting equipments provided on the premises and keep them informed about the fire emergency evacuation plan,
- iv)keep proper liaison with City Fire Brigade, and
- v)ensure that all fire precautionary measures are observed at the times.

Note: Competent Authority having jurisdiction may insist on compliance of the above rule in case of buildings having very large areas even if the height is less than 30 m.

25.20 House keeping

To eliminate fire hazards, good house keeping, both inside and outside the building, shall be strictly maintained by the occupants and / or the owner of the building.

25.21 Fire drills and fire orders

Fire notices/orders shall be prepared to fulfill the requirements of fire fighting and evacuation from the buildings in the event of fire and other emergency. The occupants shall be made thoroughly conversant with their actions in the event of emergency, by displaying fire notices at vantage points and through regular training. Such notices should be displayed prominently in broad lettering.

For guidelines for fire drills and evacuation procedures for high-rise buildings, Annexure E of National Building Code of India may be referred.

25.22 Compartmentation

The building shall be suitably compartmentalised so that fire/smoke remain confined to the area where fire incident has occurred and does not spread to the remaining part of the building.

25.23 Helipad

For high-rise buildings above 60 m in height, provision for helipad should be made.

25.24 Materials for interior decoration / furnishing

The use of materials, which are combustible in nature and may spread toxic fume / gases should not be used for interior decoration / furnishing, etc.

For various types of occupancies, requirements given in National Building Code, Part IV shall be followed.

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PART VII
STRUCTURAL SAFETY, WATER SUPPLY, DRAINAGE & SANITARY
REQUIREMENTS, OUTDOOR DISPLAY AND OTHER SERVICES

26.0 STRUCTURAL DESIGN

- 26.1** The structural design of foundations, elements made of masonry, timber, plain concrete; reinforced concrete, pre-stressed concrete and structural steel shall be carried out in accordance with Part 6. Structural design Section 1-Loads, courses and effects, Section 2- Soils and Foundation, Section-3-Timber and Bamboo, Section 4-Masonry, Section 5-Concrete, Section 6-Steel, Section-7- Prefabrication, systems building and mixed / composite construction of National Building Code of India, amended from time to time.

27.0 QUALITY OF MATERIALS AND WORKMANSHIP

- 27.1** All materials and workmanship shall be of good quality conforming generally to accepted standards of Public Works Department of Maharashtra and Indian Standard Specifications and Codes as included in Part 5 - Building Materials and Part 7 - Construction Practices and Safety of National Building Code of India, amended from time to time
- 27.2** All borrow pits dug in the course of construction and repair of buildings, roads, embankments etc. shall be deep and connected with each other in the formation of a drain directed towards the lowest level and properly stopped for discharge into a river stream, channel or drain and no person shall create any isolated borrow pit which is likely to cause accumulation of water which may breed mosquitoes.

28.0 ALTERNATIVE MATERIALS, METHODS OF DESIGN & CONSTRUCTION AND TESTS

- 28.1** The provision of the regulations are not intended to prevent the use of any material or method of design or construction not specifically prescribed by the regulations, provided any such alternative has been approved.
- 28.1.1** The provision of these regulations is also not intended to prevent the adoption for architectural planning and layout conceived as an integrated development scheme.
- 28.2** The authority may approve any such alternative provided it is found that the proposed alternative is satisfactory and conform to the provisions of relevant parts regarding material, design, and construction and that material, method or work offered is, for the purpose intended, at least equivalent to that prescribed in the rules in quality, strength, compatibility, effectiveness, fire rating and resistance, durability and safety.
- 28.3 Tests:** Whenever there is insufficient evidence of compliance with the provisions of the regulations of evidence that any material or method of design or construction does not conform to the requirements of the rules or in order to substantiate claims for alternative materials, design or methods of construction, the Chief Officer may require tests sufficient in advance as proof of compliance. These tests shall be made by an approved agency at the expense of the owner
- 28.3.1** Test method shall be as specified by the regulations for the materials or design or construction in question. If there are no appropriate test methods specified in the regulations, the Authority shall determine the test procedure. For methods of tests for building materials; reference may be made to relevant Indian standards as given the National Building Code of India, published by the Bureau of Indian Standards. The latest version of the National building Code of India shall be taken into account at the time of enforcement of these rules.

28.3.2 Copies of the results of all such tests shall be retained by the authority for a period of not less than two year after the acceptance of the alternative material.

29.0 BUILDING SERVICES

29.1 The planning, design and installation of electrical installations, air-conditioning and heating work shall be carried out in accordance with Part 8 - Building Services, Section 2-Electrical and allied Installations, Section 3 Air Conditioning, heating and mechanical ventilation of National building Code of India, amended from time to time.

29.2 The planning design including the number of lifts, type of lifts, capacity of lifts depending on occupancy of building; population on each floor based on occupant load, height of building shall be in accordance with Section-5 installation of Lifts and Escalators of National Building Code of India, amended from time to time. In existing buildings, in case of proposal for one additional floor, existing lift may not be raised to the additional floor.

29.2.1 Maintenance of Lift in working order: The lifts shall be maintained in working order in line with provisions of Regulation P-4.

30.0 WATER SUPPLY, DRAINAGE AND SANITARY REQUIREMENTS.

30.1 The planning, design, construction and installation of water supply, drainage and sanitation and gas supply systems shall be in accordance with the provisions of Part 9 - Plumbing Services- Section 1 Water Supply, Drainage and Sanitation, Section 2 - Gas supply of National Building Code of India as amended from time to time.

30.2 Requirements of water supply in building.

The total requirements of water supply shall be calculated based on the population as given below:

Occupancy	Basis
Residential Building	5 persons per tenement
Other Buildings	No. of persons on occupant load and area of floors given in Table 10.

30.2.1. The requirements of water supply for various occupancies shall be as given in Table 15, 16 and 17 or as specified by the Chief Officer from time to time.

Table No. 15		
PER CAPITA WATER REQUIREMENTS FOR VARIOUS OCCUPANCIES/USES		
Sr. No	Type of Occupancy	Consumption per head per day (in liters)
1	Residential	
	(a) in living units	135
	(b) Hotels with lodging accommodation (per bed)	180
2	Educational:	
	(a) Day Schools	45
	(b) Boarding Schools	135

3	Institutional (Medical Hospitals):	
	(a) No. of beds not exceeding 100	340
	(b) No. of beds exceeding 100	450
	(c) Medical quarters and hostels	135
4	Assembly-Cinema theatres, auditorium etc. (per seat of accommodation).	15
5	Government and Semi-public business.	45
6	Mercantile (Commercial)	
	(a) Restaurants (per seat)	70
	(b) Other business buildings.	45
7	Industrial	
	(a) Factories where bathrooms are to be provided	45
	(b) Factories where no bath-rooms are required to be provided.	30
8	Storage (including warehousing)	30
9	Hazardous	30
10	Intermediate / Stations (excluding mail and express stops).	45 (25)*
11	Junction Stations	70 (45)*
12	Terminal / Stations.	45
13	International and domestic Airports.	70

The value in parenthesis is for stations where bathing facilities are not provided.

NOTE: The number of persons for Sr. No. (10) to (13) shall be determined by the average No. of passengers: handled by the station daily; due consideration may be given to the staff and workers likely to use the facilities.

Table No. 16		
FLUSHING STORAGE CAPACITIES		
Sr.No.	Classification of building	Storage capacity.
(1)	(2)	(3)
1	For tenements having common convenience	900 liters net per w. c. seat.
2	For residential premises other than tenements having common convenience	270 liters net for one w. c. seat and 180 liters for each additional seat in the same flat.
3	For Factories and Workshops	900 liters per w. c. seat and 180 liters per urinal seat.
4	For cinemas, public assembly halls, etc.	900 liters per w. c. seat and 350 liters per urinal seat.

Table No. 17			
DOMESTIC STORAGE CAPACITIES			
Sr. No.	No. of Floors	Storage Capacity	Remarks
(1)	(2)	(3)	(4)
For premises occupied as tenements with common conveniences			
1.	Floor (Ground)	NIL	Provided no down take fittings are installed.
2.	Floors 1, 2, 3, 4, 5 and upper floors	500* liters	per tenements
For premises occupied as Flats or blocks			
1.	Floor (Ground)	NIL	Provided no down take fittings are installed.
2.	Floors 1,2,3,4,5 and upper floors	500* liters.	
NOTE 1 :	If the premises are situated at a place higher than the road level in the front of the premises, storage at ground level shall be provided on the same line as on floor 1.		
NOTE 2 :	The above storage may be permitted to be installed provided that the total domestic storage calculated on the above basis is not less than the storage calculation on the number of down take fittings according to the scales given.		
	Down take taps		70 liters each
	Showers		135 liters each
	Bathtubs		200 liters each
	*Subject to provisions of water supply and drainage rules.		

31.0 DRAINAGE AND SANITATION REQUIREMENTS

31.1 General

There should be at least one water tap and arrangement for drainage in the vicinity of each water-closet or group of water-closets in all the buildings.

31.1.1 Each family dwelling unit on premises (abutting on a sewer or with a private sewage disposal system) shall have, at least, one water-closet and one kitchen type sink. A bath or shower shall also be installed to meet the basic requirement of sanitation and personal hygiene.

31.1.2 All other structures for human occupancy or use on premises, abutting on a sewer or with a private sewage disposal system, shall have adequate sanitary facilities, but in no case less than one water-closet and one other fixture for cleaning purposes.

31.2 For Residences

31.2.1 Dwelling with individual convenience shall have at least the following fitments:

- a) One bathroom provided with a tap and a floor trap,
- b) One water-closet with flushing apparatus with an ablution tap; and
- c) One tap with a floor trap or a sink in kitchen or wash place.

31.2.2 Dwelling without individual conveniences shall have the following fitments:

- a) One water tap with floor trap in each tenement,
- b) One water-closet with flushing apparatus and one ablution tap, bath for every two tenements, and
- c) One bath with water tap and floor trap for every two tenements.

31.3 For Buildings Other than Residences

31.3.1 The requirements for fitments for drainage and sanitation in the case of buildings other than residences shall be in accordance with Table 18 to Table 3. The following shall be, in addition, taken into consideration:

- a) The figures shown are based upon one (1) fixture being the minimum required for the number of persons indicated or part thereof.
- b) Building categories not included in the tables shall be considered separately by the Chief Officer.
- c) Drinking fountains shall not be installed in the toilets.
- d) Where there is the danger of exposure to skin contamination with poisonous, infectious or irritating material, washbasin with eye wash jet and an emergency shower located in an area accessible at all times with the passage / right of way suitable for access to a wheel chair, shall be provided.
- e) When applying the provision of these tables for providing the number of fixtures, consideration shall be given to the accessibility of the fixtures. Using purely numerical basis may not result in an installation suited to the need of a specific building. For example, schools should be provided with toilet facilities on each floor. Similarly toilet facilities shall be provided for temporary workmen employed in any establishment according to the needs; and in any case one WC and one washbasin shall be provided.
- f) All buildings used for human habitation for dwelling work, occupation, medical care or any purpose detailed in the various tables, abutting a public sewer or a private sewage disposal system, shall be provided with minimum sanitary facilities as per the schedule in the tables. In case the disposal facilities are not available, they shall be provided as a part of the building design for ensuring high standards of sanitary conditions in accordance with this section.
- g) Workplaces where crèches are provided, they shall be provided with one WC for 10 persons or part thereof, one washbasin for 15 persons or part thereof, one kitchen sink with floor tap for preparing food / milk preparations. The sink provided shall be with a drinking water tap.
- h) In all types of buildings, individual toilets and pantry should be provided for executives and for meeting / seminar / conference rooms, etc. as per the user requirement.
- j) Where food is consumed indoors, water stations may be provided in place of drinking water fountains.

32.0. SIGNS AND OUTDOOR DISPLAY STRUCTURES

32.1 The display of advertising signs on buildings and land shall be in accordance with Part 10, Section 2 "**Signs and outdoor display structures**" of National Building Code of India as amended from time to time.

32.2 Prohibition of advertising signs and outdoor display structure in certain cases - Notwithstanding the provisions of sub-regulations no advertising sign or outdoor display structures shall be permitted on buildings of architectural, aesthetical, historical or heritage importance as may be decided by the Chief Officer or on Government Buildings save that in the case of Government buildings only advertising signs or outdoor display structure may be permitted if they relate to the activities for the said buildings' own purposes or related programmes.

Table 18
Office Buildings

Sr. No	Fixtures	Public Toilets		Staff Toilets	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Executive Rooms and Conference Halls in Office Buildings Toilet suite comprising one WC, one washbasin (with optional shower stall if building is used round the clock at user's option) Pantry optional as per user requirement	Unit could be common for Male / Female or separate depending on the number of user of each facility		For individual officer rooms	
ii)	Main Office Toilets for Staff and Visitors	1 per 25	1 per 15	1 per 25	1 per 15
	a) Water-closet	1 per 25	1 per 15	1 per 25	1 per 15
	b) Ablution tap with each water-closet	1 in each water-closet			
	c) Urinals	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-	Nil up to 6	-
	Add @ 3% for Add @ 2.5 %	101-200			
		Over 200			
	d) Washbasins	1 per 25	1 per 25	1 per 25	1 per 25
	e) Drinking water fountain	1 per 100	1 per 100	1 per 100	1 per 100
	f) Cleaner's sink	1 per floor			

Table 19- Factories

Sr. No.	Fixtures	Offices/Visitors		Workers	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Water-closets (Workers & Staff)	1 for up to 25 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 15 2 for 16-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100
	For persons 101-200 add	3 %	5 %	3 %	5 %
	For persons over 200 add	2.5 %	4 %	2.5 %	4 %
ii)	Ablution tap	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet
iii)	Urinals	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-
	For persons 101-200 add	3 %		3 %	
	For persons over 200 add	2.5 %		2.5 %	
iv)	Washbasins Washbasins in rows or troughs and taps spaced 750 mm c/c	1 per 25 or part thereof	1 per 25 or part thereof	1 per 25 or part thereof	1 per 25 or part thereof
v)	Drinking water fountain	1 per every 100 or part thereof with minimum one on each floor		1 per every 100 or part thereof with minimum one on each floor	
vi)	Cleaner's sink	1 on each floor	1 on each floor	1 on each floor	1 on each floor
vii)	Showers/Bathing rooms	As per trade requirements			
viii)	Emergency shower and eye wash fountain	-	-	1 per every shop floor per 500 persons	

NOTE– For factories requiring workers to be engaged in dirty and dangerous operations or requiring them to being extremely clean and sanitized conditions additional and separate (if required so) toilet facilities and if required by applicable Industrial and Safety Laws and the Factories Act must be provided in consultation with the user.

Table 20
Cinema, Multiplex Cinema, Concerts and Convention Halls, Theatres

Sr. No.	Fixtures	Public		Staff	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Water-closets	1 per 100 up to 400 Over 400, add at 1 per 250 or part thereof	3 per 100 up to 200 Over 200, add at 2 per 100 or part thereof	1 for up to 15	1 for up to 12
ii)	Ablution tap	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet
iii)	Urinals	1 per 25 or part thereof	-	Nil up to 6 1 for 7-20 2 for 21-45	-
iv)	Washbasins	1 per 200 or part thereof		1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
v)	Drinking water fountain	1 per 100 persons or part thereof			
vi)	Cleaner's sink	1 per floor			
vii)	Showers/Bathing rooms	As per trade requirements			

NOTES - 1) Some WC's may be European style if desired
2) Male population may be assumed as two-third and female population as one-third.

Table 21
Art Galleries, Libraries and Museums

Sr. No.	Fixtures	Public		Staff	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Water-closets	1 per 200 up to 400 Over 400 add at 1 per 250 or part thereof	1 per 100 up to 200 Over 200 add at 1 per 150 or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
ii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals					
iii)	Urinals	1 per 50	-	Nil up to 6 1 per 7-20 2 per 21-45	-
iv)	Washbasins	1 for every 200 or part thereof. For over 400, add at 1 per 250 persons or part thereof	1 for every 200 or part thereof. For over 200, add at 1 per 150 persons or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
v)	Drinking water fountain	1 per 100 persons or part thereof			
vi)	Cleaner's sink	1 per floor, Min			
vii)	Showers/Bathing rooms	As per trade requirements			
NOTES - 1) Some WC's may be European style if desired.					
2) Male population may be assumed as two-third and female population as one-third.					

Table 22
Hospitals with Indoor Patient Wards

Sr. No.	Fixtures	Patient Toilets		Staff Toilets	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Toilet suite comprising one WC and one washbasin and shower stall	Private room with up to 4 patients		For individual doctor's / officer's rooms	
For General Wards, Hospital Staff and Visitors					
ii)	Water-closets	1 per 8 beds or part thereof	1 per 8 beds or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
iii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals					
iv)	Urinals	1 per 30 beds	-	Nil up to 6 1 for 7 to 20 2 for 21-45	-
v)	Washbasins	2 for every 30 beds or part thereof. Add 1 per additional 30 beds or part thereof		1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
vi)	Drinking water fountain	1 per ward		1 per 100 persons or part thereof	
vii)	Cleaner's sink	1 per ward		-	
viii)	Bed pan sink	1 per ward		-	
ix)	Kitchen sink	1 per ward		-	

- NOTES -**
- 1) Some WC's may be European style if desired.
 - 2) Male population may be assumed as two-third and female population as one-third.
 - 3) Provision for additional and special hospital fittings where required shall be made.

Table 23
Hospitals - Outdoor Patient Department

Sr. No.	Fixtures	Patient Toilets		Staff Toilets	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Toilet suite comprising one WC and one washbasin (with optional shower stall if building used for 24 h)	For up to 4 patients		For individual doctor's/officer's rooms	
ii)	Water-closets	1 per 100 persons or part thereof	2 per 100 persons or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
iii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
iv)	Urinals	1 per 50 persons or part thereof	-	Nil up to 6 1 per 7 to 20 2 per 21-45	-
v)	Washbasins	1 per 100 persons or part thereof	2 per 100 persons or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
vi)	Drinking water fountain	1 per 500 persons or part thereof		1 per 100 persons or part thereof	

notes - 1) Some WC's may be European style if desired.

2) Male population may be assumed as two-third and female population as one-third.

3) Provision for additional and special hospital fittings where required shall be made.

Table 24
Hospitals' Administrative Buildings

Sr. No.	Fixtures	Staff Toilets	
		Male	Female
1	2	3	4
i)	Toilet suite comprising one WC and one washbasin (with optional shower stall if building used for 24 h)	For individual doctor's/officer's rooms	
ii)	Water-closets	1per 25 persons or part thereof	1per 15 persons or part thereof
iii)	Ablution tap	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals	
iv)	Urinals	Nil up to 6 1 per 7 to 20 2 per 21-45	-
v)	Washbasins	1per 25 persons or part thereof	1per 25 persons or part thereof
vi)	Drinking water fountain	1 per 100 persons or part thereof	
vii)	Cleaner's sink	1 per floor, Min	
viii)	Kitchen sink	1 per floor, Min	

note - Some WC's may be European style if desired.

Table 25
Hospitals' Staff Quarters and Nurses Homes

Sr. No.	Fixtures	Staff Quarters		Nurses Homes	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Water-closets	1 per 4 persons or part thereof	1per 4 persons or part thereof	1 per 4 persons or part thereof 2 for 16-35	1per 4 persons or part thereof 2 for 16-35
ii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals					
iii)	Washbasins	1 per 8 persons or part thereof	1 per 8 persons or part thereof		
iv)	Bath (Showers)	1 per 4 persons or part thereof	1 per 4 persons or part thereof		
v)	Drinking water fountain	1 per 100 persons or part thereof, minimum 1 per floor	1 per 100 persons or part thereof, minimum 1 per floor		
vi)	Cleaner's sink	1 per Floor	1 per Floor		

- NOTES -**
- 1) Some WC's may be European style if desired.
 - 2) For independent housing units fixtures shall be provided as for residences.

Table 26-Hotels

Sr. No.	Fixtures	Public Rooms		Non-Residential Staff	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Toilet suite comprising one WC, washbasin with shower or a bath tub	Individual guest rooms with attached toilets		-	
Guest Rooms with Common Facilities					
ii)	Water-closets	1 per 100 persons up to 400 Over 400 add at 1 per 250 or part thereof	2 per 100 persons up to 200 Over 200 add at 1 per 100 or part thereof	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100
iii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals					
iv)	Urinals	1 per 50 persons or part thereof	-	Nil up to 6 1 for 7 to 20 2 for 21-45 3 for 46-70 4 for 71-100	-
v)	Washbasins	1 per WC/Urinal	1 per WC	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57
vi)	Bath (Showers)	1 per 10 persons or part thereof		-	-
vii)	Cleaner's sink	1 per 30 rooms, minimum 1 per floor			
viii)	Kitchen sink	1 per kitchen			
NOTES	1) Some WC's may be European style if desired. 2) Male population may be assumed as two-third and female population as one-third. 3) Provision for additional and special hospital fittings where required shall be made.				

Table 27
Restaurants

Sr. No.	Fixtures	Public Rooms		Non-Residential Staff	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Water-closets	1 per 50 seats up to 200 Over 200 add at 1 per 100 or part thereof	2 per 50 seats up to 200 Over 200 add at 1 per 100 or part thereof	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100
ii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.			
iii)	Urinals	1 per 50 persons or part thereof	----	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	----
iv)	Washbasins	1 per WC	1 per WC	1 per WC	1 per WC
v)	Cleaner's sink	1 per restaurant			
vi)	Kitchen sink /Dish washer	1 per kitchen			

- NOTES: 1) Some WC's may be European style if desired.
2) Male population may be assumed as two-third and female population as one-third.
3) Provision for additional and special fittings where required shall be made.

Table 28
Schools and Educational Institutions

Sr.No.	Fixtures	Nursery School	Non-Residential		Residential	
			Boys	Girls	Boys	Girls
1	2	3	4	5	6	7
i)	Water-closets	1 per 15 pupils or part thereof	1 for 40 pupils or part thereof	1 per 25 pupils or part thereof	1 per 8 pupils or part thereof	1 per 6 pupils or part thereof
ii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.				
iii)	Urinals	----	1 per 20 pupils or part thereof	----	1 per 25 pupils or part thereof	----
iv)	Washbasins	1 per 15 pupils or part thereof	1 per 60 pupils or part thereof	1 per 40 pupils or part thereof	1 per 8 pupils or part thereof	1 per 6 pupils or part thereof
v)	Bath/Showers	1 per 40 pupils or part thereof	----	----	1 per 8 pupils or part thereof	1 per 6 pupils or part thereof
vi)	Drinking water fountain or taps	1 per 50 pupils or part thereof	1 per 50 pupils or part thereof	1 per 50 pupils or part thereof	1 per 50 pupils or part thereof	1 per 50 pupils or part thereof
vi)	Cleaner's Sink	1 per floor				

NOTES:

1) Some WC's may be European style if desired. 2) For teaching staff, the schedule of fixtures to be provided shall be the same as in case of office building.

Table 29
Hostels

Sr.No.	Fixtures	Resident		Non-Resident		Visitor/Common Rooms	
		Male	Female	Male	Female	Male	Female
1	2	3	4	5	6	7	8
i)	Water-closet	1 per 8 or part thereof	1 per 6 or part thereof	1 for upto 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for upto 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100	1 per 100 up to 400 Over 400 add at 1 per 250	1 per 200 up to 200 Over 200 add at 1 per 100
ii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.					
iii)	Urinals	1 per 25 or part thereof	----	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	----	1 per 50 or part thereof	----
iv)	Washbasins	1 per 8 persons or part thereof	1 per 6 persons or part thereof	----	----	----	----
v)	Bath/Showers	1 per 8 persons or part thereof	1 per 6 persons or part thereof	----	----	----	----
vi)	Cleaner's Sink	1 per floor					

NOTE:Some WC's may be European style if desired.

Table 30
Mercantile Buildings, Commercial Complexes, Shopping Malls, Fruit & Vegetable Markets

Sr.No.	Fixtures	Shop Owners		Common Toilets in Market/ Mall/Building		Public Toilet for Floating Population	
		Male	Female	Male	Female	Male	Female
1	2	3	4	5	6	7	8
i)	Water-closets	1 per 8 persons or part thereof		1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100	1 per 50 (Minimum 2)	1 per 50 (Minimum 2)
ii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided in receiving / sale area of each shop and for every 50 persons or part thereof in the vicinity of water-closets and urinals.					
iii)	Urinals	----	----	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	----	1 per 50	----
iv)	Washbasins	1 per 8 persons or part thereof		1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57	----	----
v)	Bath / Showers	1 per 8 persons or part thereof	1 per 6 persons or part thereof	----	----	1 per 50 persons	1 per 50 persons

NOTES: 1) Toilet facilities for individual buildings in a market should be taken same as that for office buildings.

2) Common toilets in the market buildings provide facilities for persons working in shops and their regular visitors.

Table 31
Airports and Railway Stations

Sr.No.	Fixtures	Junction Stations, Intermediate Stations and Bus Stations		Terminal Railway and Bus Stations		Domestic and International Airports	
		Male	Female	Male	Female	Male	Female
1	2	3	4	5	6	7	8
i)	Water-closet	3 for up to 1000 Add 1 per additional 1000 or part thereof	4 for up to 1000 Add 1 per additional 1000 or part thereof	4 for up to 1000 Add 1 per additional 1000 or part thereof	5 for up to 1000 Add 1 per additional 1000 or part thereof	Minimum 2 For 200 2 For 400 9 For 600 12 For 800 16 For 1000 18	Minimum 2 For 200 2 For 400 9 For 600 12 For 800 16 For 1000 18
ii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.					
iii)	Urinals	4 for up to 1000 Add 1 per additional 1000	----	6 for up to 1000 Add 1 per additional 1000	----	1 per 40 or part thereof	----
iv)	Washbasins	1 per WC / Urinal	1 per WC	1 per WC / Urinal	1 per WC	1 per WC / Urinal	1 per WC
v)	Bath/Showers	2 per 1000		3 per 1000		4 per 1000	
vi)	Drinking water fountain or taps (in common lobby for male/ female)	2 per 1000 or part thereof		3 per 1000 or part thereof		4 per 1000 or part thereof	
vii)	Cleaner's sink	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's
viii)	Toilet for Disabled	1 per 4000	1 per 4000	1 per 4000	1 per 4000	1 per 4000 (Minimum 1)	1 per 4000 (Minimum 1)
NOTES:	1) Some WC's may be European style if desired. 2) Male population may be assumed as three-fifth and female population as two-fifth. 3) Separate provision shall be made for staff and workers.						

PART VIII
SPECIAL PROVISIONS IN CERTAIN BUILDINGS

33.0 PROVISION OF FACILITIES FOR PHYSICALLY HANDICAPPED PERSONS:

1. Definitions

2.1. Non-ambulatory Disabilities: – Impairments that, regardless of cause or manifestation, for all practical purposes, confine individuals to wheelchairs.

2.2. Semi - ambulatory Disabilities: - Impairments that cause individuals to walk with difficulty or insecurity, individuals using braces or crutches, amputees, arthritics, spastics, and those with pulmonary and cardiac ills may be semi-ambulatory.

2.3 Hearing Disabilities:- Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.

2.4 Sight Disabilities: - Total blindness or impairments, which affect sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.

2.5 Wheel Chair: - Chair used by disabled people for mobility. The standard size of wheel chair shall be taken as 1050 mm x 750 mm.

3. Scope

These regulations are applicable to all buildings and facilities used by the public such as educational, institutional, assembly, commercial, business, mercantile buildings constructed on plot having an area of more than 2000 sq.m. It does not apply to private and public residences.

4. Site development

Level of the roads, access paths and parking areas shall be described in the plan along with specification of the materials.

4.1. Access Path / Walk Way: - Access path from plot 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 visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emits different sound to guide visually impaired persons; hereinafter referred to as “guiding floor material” (Annexure-I). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

4.2. Parking: For parking of vehicles of handicapped people, the following provisions shall be made-

- i) Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30.0 m. from building entrance.
- ii) The width of parking bay shall be minimum 3.6 meter.
- iii) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
- iv) Guiding floor materials shall be provided or a device, which guides visually impaired persons with audible signals, or other devices, which serves the same purpose, shall be provided.

5. Building requirements

The specified facilities for the buildings for physically handicapped persons shall be as follows:

1. Approach to plinth level
2. Corridor connecting the entrance/exit for the handicapped.
3. Stair-ways
4. Lift
5. Toilet
6. Drinking Water

5.1. Approach to plinth level - Every building 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.

5.1.1. Ramped Approach – Ramp shall be finished with non-slip material to enter the building. Minimum width of ramp shall be 1800mm with maximum gradient 1:12. Length of ramp shall not exceed 9.0 meter having 800mm high hand rail on both sides extending 300mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50mm.

5.1.2. Stepped Approach:- For stepped approach size of tread shall not be less than 300mm and maximum riser shall be 150mm. Provision of 800mm high hand rail on both sides of the stepped approach similar to the ramped approach.

5.1.3. Exit/Entrance Door:- Minimum & clear opening of the entrance door shall be 900mm and it shall not be provided with a step that obstructs the passage of a wheel chair user. Threshold shall not be raised more than 12mm.

5.1.4. Entrance Landing:- Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800mm x 2000mm. The entrance landing that adjoins the top end of a slope shall be provided with floor materials to attract the attention of visually impaired person's (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emits different sound to guide visually impaired persons hereinafter referred to as "guiding floor material" (Annexure-I). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

5.2. Corridor connecting the entrance / exit for the handicapped: The corridor connecting the entrance / exit for handicapped leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:

- a) 'Guiding floor materials' shall be provided or device that emits sound to guide visually impaired persons.
- b) The minimum width shall be 1500mm.
- c) In case there is a difference of level, slope ways shall be provided with a slope of 1:12.
- d) Hand rails shall be provided for ramps/slope ways.

5.3. Stair-ways - One of the stair-ways – near the entrance / exit for the handicapped shall have the following provisions:

- a) The minimum width shall be 1350 mm.
- b) Height of the riser shall not be more than 150 mm and width of the tread 300mm. The steps shall not have abrupt (square) nosing.
- c) Maximum number of risers on a flight shall be limited to 12.
- d) Hand rails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight of steps.

5.4. Lifts - Wherever lift is required as per bye-laws, provision of at least one lift shall be made for the wheel chair user with the following cage dimensions of lift recommended for passenger lift of 13 persons capacity of Bureau of Indian Standards.

Clear internal width	1100 mm
Clear internal width	2000 mm
Entrance door width	900 mm

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

5.5 Toilets - One special W.C. in a set of toilets shall be provided for the use of handicapped with essential provision of washbasin near the entrance for the handicapped.

- a) The minimum size shall be 1500 mm x 1750 mm.
- b) Minimum clear opening of the door shall be 900mm and the door shall swing out.
- c) Suitable arrangement of vertical/horizontal handrails with 50mm clearance from wall shall be made in the toilet.
- d) The W.C. seat shall be 500mm from the floor.

5.6 Drinking Water:- Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for them.

5.7 Designing for Children - In the buildings meant for the pre-dominant use of the children, it will be necessary to suitably alter the height of the handrail and other fittings & fixtures, etc.

Explanatory notes:

Guiding / Warning Floor Material:

The floor material 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 material. 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:

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

Proper signage:

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

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high). For visually impaired persons, information board in brail should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking, there should not be any protruding sign which creates obstruction in walking. Public Address System may also be provided in busy public areas.

The symbols/information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International Symbol Mark for wheel chair be installed in a lift, toilet, staircase, parking areas, etc., that have been provided for the handicapped.

34.0 INSTALLATION OF SOLAR ASSISTED WATER HEATING SYSTEM:

1. Solar water heating systems should be made in the building for hospitals, hotels, hostels, guest houses, police men/ army barracks, canteens, laboratories and research institutions, schools and colleges and other institutes.
2. The solar water heating system should be mandatory in the hospitals and hotels, where the hot water requirements are of continuous nature. These buildings must be provided with auxiliary back-up system.
3. The use of solar water heating system is recommended in the following type of buildings in Government/ Semi-Government and Institutional buildings where the hot water requirements may not be continuous/ permanent.
 - i. Guest Houses
 - ii. Police men/Army barracks
 - iii. Canteens
 - iv. Laboratory & Research Institutions where hot water is needed.
 - v. Hostels, Schools, Colleges and Other Institutes.
4. The Installation of the electrical back up in all such water heating system shall be optional depending on the nature of requirements of the hot water.
5. It is suggested that solar heating systems of the capacity of about 100 liters per day based on thermosyphonic with necessary electrical back-up be installed at residential buildings like hostels.
6. In order to facilitate the installation of the solar water heating systems, the new buildings shall have the following provisions:

All such buildings where solar water heating systems are to be installed will have open sunny roof area available for installation of solar water heating system.

 - a) The roof loading adopted in the design of such building should be at least 50 kg per sq. m. for the installation of solar water heating system.
 - b) A solar water heating system can also be integrated with the building design. These either can be put on the parapet or could be integrated with the south facing vertical wall of the building. The best inclination of the collector for regular use throughout the year is equal to the local latitude of the place. The Collectors should be facing south. However, for only winter use the optimum inclination of the Collector would be (Latitude + 15 degrees of the south.). Even if the Collectors are built in south facing vertical wall of building the output from such Collectors during winter month is expected to be within 32% output from the optimum inclined Collector.
 - c) All the new buildings to be constructed shall have an installed hot water line from the rooftop and insulated distribution pipelines to each of the points where hot water is required in the building.

- d) The capacity of the solar water heating system to be installed on the building shall be described on the basis of the average occupancy of the building. The norms for hospitals, hotels and other functional buildings are given below:

Sr. No.	Type of Buildings	Capacity recommended - liters per capita per day
1	Hospitals	100
2	Hotels	150
3	Hostels & other such Building	25
4	Canteen	As required
5	Laboratory & Research Institutions	As required

- e) An Open area of 3 sq.m. would be required for installation of a collector which supplies about 100 liters of water per day. At least 60% of the roof area may be utilized for installation of the system.
- f) The specification for the solar water heating system laid down by the Ministry of Non-Conventional Energy Sources can be followed. Flat plate collector conforming to Bureau of Indian Standards - latest standard should be used in all such solar water heating systems.

35.0. RAIN WATER HARVESTING:

The provision for Rain Water Harvesting shall be made as under:

- a) All the layout open spaces/amenity spaces of housing societies and new constructions/reconstruction/ additions on plots having area not less than 500 sq.mt. in non gaathan areas of all towns shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in Schedule.

Provided that the Chief Officer may approve the Rain Water Harvesting structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good condition for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs.1000/- per annum for every 100 sq.m. of built-up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these regulations

SCHEDULE

Rain Water Harvesting in a building site includes storage or recharging the ground water by rainwater falling on the terrace or any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface.
 - i) Open well of a minimum 1m dia and 6m in depth into which rain water may be channeled and allowed to filter for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.

- ii) Rain Water Harvesting for recharge of groundwater may be done through a bore-well around which a pit of 1m width may be excavated upto a depth of at least 3m and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the bore-well.
 - iii) An impressive surface/underground storage tank of required capacity may be constructed in the setback or other open spaces and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank shall be provided with an overflow.
 - iv) The surplus rain water after storage may be recharged in to ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical conditions, the pits may be of the size of 1.20 m width X 1.20 m length X 2 m to 2.50 m depth. The trenches can be of 0.60 m width X 2 to 6 m length X 1.50 to 2 m depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials :-
 - a) 40 mm stone aggregate as bottom layer upto 50% of the depth.
 - b) 20 mm stone aggregate as lower middle layer upto 20% of the depth.
 - c) Coarse sand as upper middle layer upto 20% of the depth.
 - d) A thin layer of fine sand as top layer.
 - e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
 - f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/ trenches. The projection of the wall above ground shall at least be 15 cm.
 - g) Perforated concrete slabs shall be provided on the pits/trenches.
 - h) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground
- 2) The terrace shall be connected to the open well/bore-well/storage tank/ recharge pit/trench by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washing from roof or terrace catchment, as they would contain undesirable dirt. The mouth of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia. for a roof area of 100 sq.m.
 - 3) Rain Water Harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structure shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
 - 4) The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose. Provided that when the rain water in exceptional circumstances will be utilised for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for bypassing the first rain water has been provided. It will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

PART IX**ACQUISITION / DEVELOPMENT OF RESERVED / DESIGNATED SITES IN DEVELOPMENT PLAN****36.0 MANNER OF DEVELOPMENT OF RESERVED / DESIGNATED SITES IN DEVELOPMENT PLAN (ACCOMMODATION RESERVATION PRINCIPLE)**

The use of land situated within the municipal limit which has been designated or reserved for certain purpose in the development plan shall be regulated in regard to type and manner of development / redevelopment according to Table No. 32. When owner is allowed to develop the designation / reservation, he should have exclusive ownership/ title of the land without any restriction under ULC or any other Act or regulation in force.

Table 32**THE MANNER OF DEVELOPMENT OF RESERVED / DESIGNATED SITES**

Sr. No.	Reservation / designation	Person / Authority who may develop	Conditions subject to which development is permissible
(1)	(2)	(3)	(4)
1	Residential (R)		
	(a) Housing the Dishoused	Planning Authority/ Owner	Planning Authority may acquire the reserved land or ORthe Chief Officer may allow the owner to develop the reservation, subject to handing over of 25% land to Planning Authority free of cost. If the owner agrees to handover 25% land alongwith 25% built up area to the Planning Authority free of cost, then he shall be entitled to utilise permissible FSI of his entire plot without deducting the area handed over free of cost. This shall be applicable for the sites mentioned (a) to (e) Where Appropriate Authority is other than the Planning Authority Appropriate Authority/ Government/Departments of State Government, then cost of land as per Annual Statement of Rates shall be paid to the Planning Authority by such authority and cost of construction to the owner/ developer.
	(b) Municipal Staff Quarters /Municipal Housing	Planning Authority/ Owner	
	(c) Govt. Staff Quarters	Appropriate Authority/ Owner	
	(d) Police Quarters	Appropriate Authority/ Owner	
	(e) Reservation similar as above	Appropriate Authority/ Owner	
2.	Commercial		
	(a) Shopping Center, Commercial Complex, Market and similar reservations	Planning Authority/Owner	Planning Authoritymay develop the reservation OR The owner may develop the site with type, number and size of stalls/ shops prescribed by the Chief Officer and subject to handing over 15% of built-up area to the Planning Authority free of cost. Thereafter, the owners shall be entitled to have the full permissible FSI of the plot without taking into consideration the area so handed over, for other permissible uses in adjoining zone.
	(b) Vegetable Market	Planning Authority/ Owner	Planning Authoritymay acquire the land and develop the same for Vegetable market OR The Chief Officer may allow the owner develop the reservation subject to handing over of 25% land to the Planning Authority free of cost. The owner shall be entitled to develop remaining area. Thereafter the owners shall be entitled to have the full permissible

			FSI of the plot without taking into consideration the area so handed over for other permissible uses in adjoining zone.
3.	Industrial		
	Industrial Estate or similar reservations	Planning Authority/ Owner	Planning Authority may acquire the land and develop the reservation. OR The Chief Officer may allow the owner to develop the reservation subject to handing over of 25% of land to the Planning Authority free of cost. The owner shall be entitled to develop remaining area. Thereafter the owners shall be entitled to have the full permissible FSI of the plot without taking into consideration the area so handed over for other permissible uses in adjoining zone.
4.	Transportation		
	(a) State Transport Depot	M.S.R.T.C.	--
	(b) State Transport Stand	M.S.R.T.C. or Private Bus Operators' Association or as the case may be.	--
	(c) Truck Terminal	Planning Authority/ Owner	Planning Authority may acquire the land and develop the reservation OR The Chief Officer may allow the owner to develop the reservation subject to handing over of 25% of land to Planning Authority free of cost. The owner shall be entitled to develop remaining area Thereafter the owners shall be entitled to have the full permissible FSI of the plot without taking into consideration the area so handed over for other permissible uses in adjoining zone.
	(f)(d) Parking	Planning Authority/ Owner	The Planning Authority may acquire the land and develop, operate and maintain the parking space OR The Owner may be allowed to develop parking space according to the designs, specifications and conditions prescribed by the Chief Officer subject to handing over of parking area equal to plot area, to Planning Authority free of cost. The operation and the maintenance of the facility will be decided by the Chief Officer. Parking spaces may be in basement or open spaces or under the stilts or on upper floors with separate entry & exit. Full permissible F.S.I. of the plot, without deducting the area so handed over, would be available to the owner for other permissible user in that zone.
5.	Public - Semi-public		
	(1) Institutional		
	(a) Dispensary	Planning Authority / Owner	The Planning Authority may acquire and develop the amenity as a reservation OR The owner may be permitted to develop the reservation subject to handing over to the Planning Authority free of cost, 15% built-up area for the amenity constructed according to the norms prescribed by the Chief Officer. Thereafter, the owner will be entitled to have the full permissible F.S.I. of the plot for other
	(b) Maternity Home		
	(c) Hospital		
	(d) Govt. Offices		
	(e) Municipal Offices		

	(f) Reservation similar to above		permissible user in adjoining zone without deducting the FSI utilised for constructing the amenity. This will be applicable to all the categories mentioned in (a) to (f).
6.	Educational		
	(a) Primary School	Municipal Council Planning Authority / Owner/ Public Institution	The Planning Authority may acquire and develop the site for primary school OR A Public Authority, a Registered Public Trust or a Registered Society may be allowed to acquire and develop the land for primary SchoolORThe owner may be allowed to develop the reservation.
	(b) High School	.Planning Authority / Owner/public Institution	The Planning Authority may acquire and develop the site for high school OR A Public Authority, a Registered Public Trust or a Registered Society may be allowed to acquire and develop the land for high School ORThe owner may be allowed to develop the high school.
	(c) College	Owner / Public Institution	The owner or public institution may acquire and develop the site for college.
	(d) Higher Education/ Educational Institution	Institution / Government	The owner or public institution may acquire and develop the site for higher education / educational institution.
8.7	Assembly and recreation		
	(a) Cinema Theatre	Planning Authority/ Owner	The owner shall construct a cinema theatre of atleast 300 seating capacity of or 33% of of the existing capacity whichever is more and remaining F.S.I. may be allowed to be utilised for other permissible user subject to other D.C. Regulations and conditions as imposed by the Chief Officer.
	(b) Auditorium/ Open Air Theatre	Planning Authority	The Planning Authority may acquire the land and develop the reservation for the purpose.
	(c) Museum		
	(d) Town Hall / Community Centre		
	(e)Exhibition Hall		
	(f) Stadium		
	(g)Rock Garden		
	(h)Play Ground		
	(i)Recreational Ground		
	(j) Club		
	(k) Garden		
	(l) Park		
	(m) Sports Complex		
	(n) Library/ Gymnasium				The Planning Authority may acquire, develop and maintain reservation or the owner may be permitted to develop the reservation subject to his handing over to the Planning Authority the 20% built-up space for

			library/gymnasium free of cost constructed according to norms prescribed by the Chief Officer. The owner will be entitled to have full permissible F.S.I. on the remaining area of the plot without taking into account the area utilised for construction of reservation for other permissible users in adjoining zone.
9.	Public Utilities		
	(a) Water Reservoir	Planning Authority/ Appropriate Authority	The Govt. department concerned may acquire, develop and maintain user OR The owner may be permitted to develop the facility subject to his handing over to the Planning Authority / Govt. Dept., the 25% required built-up space for the facility constructed according to the norms prescribed by the Planning Authority/ Govt. Dept. Thereafter, the owner will be entitled to the full permissible F.S.I. of the plot without deducting the area / FSI utilised for constructing the facility, for the use permissible in adjoining zone. This shall be applicable for the sites mentioned in (f), (h), (i) and (j). Where Appropriate Authority is other than the Planning Authority/ Government/ Departments of State Government, then cost of land as per Annual Statements of rates shall be paid to the Planning Authority by such authority and cost of construction to the owner/ developer.
	(b) Cattle Pound and Dairy Farm		
	(c) Cremation Ground		
	(d) Kabrasthan		
	(e) Burial Ground		
	(f) Fire Brigade Station		
	(g) Drainage and Sewerage Disposal Scheme Work	Planning Authority/ Central Govt Dept. / Owner	
	(h) Post Office/ Post and Telegraph Office		
	(i) Telephone Exchange		
	(j) Police Institute / Police Establishment /Police Station		
NOTE:			
i) The above permissions for development of reservations/ designations shall be granted by the Chief Officer/ Chief Executive Officer of the Planning Authority, with prior approval of Appropriate Authority, if any.			
ii) In case of composite reservations/designations, the permission shall be granted in consultation with the Divisional Head of concerned division of the Town Planning Department and Appropriate Authority.			
iii) Where development of reservation is in a single building, then built area proportionate with land share may be allowed to be handed over to the Planning Authority or Appropriate Authority, as the case may be, in consultation with Divisional Head of concerned division of the Town Planning Department.			

37.0. TRANSFERABLE DEVELOPMENT RIGHTS:

In certain circumstances, the development potential of a plot of land may be separated from the land itself and may be made available to the owner of the land in the form of Transferable Development Rights (TDR). These Rights may be made available when the authority actually intends to acquire the land for development of reservations under Section 126(1) (b) of the Maharashtra Regional and Town Planning Act and subject to the Regulations mentioned below.

- 37.1.(A)** The owner or lessee of a plot of land which is reserved for a public purpose or road construction or road widening, in the Draft Published or Sanctioned Development plan and for additional amenities deemed to be reservations provided in accordance with these regulations, except an existing or retention user or any required compulsory or recreational open space, shall be eligible for the award of Transferable Development Rights (TDR) in the form of Floor Space Index (FSI) to the extent and on the conditions set out below. Such award will entitle the owner of the land to FSI in the form of Development Rights Certificate (DRC) which he may use himself or transfer to any other person.

An existing user or retention user or any required compulsory or recreational open space shall not be eligible for award of Transferable Development Rights (TDR).

In following cases also TDR shall not be allowed :-

- a) Where layout is already sanctioned prior to publication of these regulations.
- b) If such road is part and parcel of the layout / scheme for which net plot area is considered as mentioned in Regulation no 13.4.1, then no TDR shall be permissible.

- B)** However in case of lessee, the award of TDR shall be subject to lessee paying the lessor or depositing with the Planning Authority/ Development Authority or Appropriate Authority, as the case may be, for payment to the lessor, an amount equivalent to the value of the lessors' interest to be determined by any of the said authorities concerned on the basis of Land Acquisition Act, 1894, FSI or TDR against the area of land surrendered free of cost and free from all encumbrances.

- 37.2** Subject to the Regulation 37.1(B) above, where a plot of land is reserved for any purpose specified in Section 22 of The Maharashtra Regional and Town Planning Act, 1966, the owner will be eligible for Development Rights (DRs) to the extent stipulated in these Regulations after the said land is surrendered free of cost and / or after completion of development or construction as per these Regulations if he undertakes the same.

- 37.3.** Development Rights (DRs) will be granted to an owner or lessee only for reserved lands which are retainable under the Urban Land (Ceiling and Regulations) Act, 1976 and in respect of all other reserved lands to which provisions of aforesaid Act does not apply, and on production of a certificate to this effect from the Competent Authority under that Act before a Development Right is granted. In the case of non-retainable land, the grant of Development Rights shall be to such extent and subject to such conditions as the Government may specify. Development Rights (DRs) are available only in cases where development of a reservation has not been implemented i.e., DRs will be available only for prospective development of reservations and roads.

- 37.4. Development Rights Certificate (DRC) will be issued by the Chief Officer himself with the approval of the Assistant Director of Town Planning/ Town Planner of concerned district of the Town Planning Department. It will state, in figures and in words, the FSI credit in square meters of the built-up area to which the owner or lessee of the said reserved plot is entitled, the place and user zone in which the DRs are earned and the areas in which such credit may be utilised.
- 37.5. The built-up area for the purpose of FSI credit in the form of a DRC shall be equal to the gross area of the reserved plot to be surrendered and will proportionately, increase or decrease according to the permissible FSI of the zone where from the TDR has originated.
- 37.6. ~~When an owner or lessee with prior approval of Chief Officer, also develops or constructs the amenity on the surrendered plot at his cost subject to such stipulations as may be prescribed by the Chief Officer or the appropriate authority, as the case may be, and to the satisfaction of the Chief Officer and hands over the said developed/constructed amenity to the Chief Officer free of cost, he may be granted by the Chief Officer a further DR in the form of FSI equivalent to the amount worked out by dividing cost of construction of the amenity (as decided by the Chief Officer) by land rate per sq.m. as per ready reckoner.~~
- $$\text{TDR in sq.m.} = \frac{\text{cost of construction of amenity in rupees}}{\text{land rate per sq.m. as per ready reckoner}}$$
- (This provision is kept in Abeyance)**
- 37.7. A DRC will be issued only on the satisfactory compliance of the conditions prescribed in these Regulations
- 37.8. If a holder of DRC intends to transfer it to any other person, he will submit the DRC to the Chief Officer with an appropriate application for an endorsement of the new holder's name, i.e., transferee, on the said Certificate, without such an endorsement by the Chief Officer and Assistant Director of Town Planning/Town Planner themselves, the transfer shall not be valid and the Certificate will be available for use only by the earlier original holder
- 37.9. A holder of DRC who desires to use FSI Credit Certificate therein on a particular plot of land shall attach to his application for development permission, valid DRCs to the extent required.
- 37.10. DRC shall not be valid for use on receivable plots in the areas listed below, (identified as No TDR Receiving Zone)
- All Gaothan / congested area shown on Development Plan and notified slums included in the limits of municipal council / nagarpanchayat.
 - All plots abutting National Highways, State Highways and ring roads. However, plots fronting on service roads along the National Highways, State Highways and ring roads shall be eligible for receiving TDR.
 - Areas in agricultural zone and in blue zone (prohibitive zone) and red zone (restrictive zone) as specified by Irrigation Department.
 - On plots for housing schemes of slum dwellers for which additional F.S.I. is permissible.
 - Areas where the permissible F. S. I. is less than 1.0 and also where additional FSI as permissible under these regulations is already consumed.

- (f) On receiving plots fronting on road width less than 12 m.
- (h) In special township areas.

37.11 Amount of TDR shall be equal to the area of land surrendered in sq.m. The utilisation of TDR on receiving plot shall be as per formula given below:

Formula: $X = (Rg / Rr) \times Y$

Where, X = Utilisation of DR in sq.m on receiving plot

Rg = Rate in Rs. per sq.m. as per ASR of generating plots in generating year

Rr = Rate in Rs. per sq.m. as per ASR of receiving plot in generating year

Y = TDR debited from DRC in sq.m.

37.12. DRCs may be used on one or more plots of land including Development Plan reservations of buildable nature whether vacant or already developed; by erection of additional storeys or in any other manner consistent with these Regulations, but so as not to exceed in any plot a total built-up FSI higher than that prescribed hereinafter.

37.13.1. The FSI of the receiving plot shall be allowed to be exceeded over the normal allowable FSI by a maximum of 40%. This can be in addition to the limit mentioned in Regulation No.24 of part V. Provided that the extent of utilization of TDR shall be subject to the road width as prescribed below.

Plots Fronting on Road width	Maximum Permissible Utilisation of TDR on Net area of Plot
1) 12 mt to 15 mt	0.20
2) above 15 mt	0.40

37.13.2 In cases where plots which are already developed with full FSI potential and are subjected to acquisition for road widening, TDR may be permitted to the extent of 35% of the otherwise permissible TDR; except cases under Regulation No.24.4.

37.14 DRs will be granted and DRC will be issued only after the reserved land is surrendered to the Municipal Council / Nagar Panchayat where it is Appropriate Authority, otherwise to the State Government / Appropriate Authority, as the case may be, free of cost and free of encumbrances and after the owner or lessee has levelled the land to the surrounding ground level and after he has constructed a 1.5 m. high compound wall (or a height stipulated by the Chief Officer) with a gate, at the cost of the owner and to the satisfaction of the Chief Officer or the State Government (as the case may be). The cost of any transaction involved shall be borne by the owner or lessee.

37.15 With an application for development permission, where an owner seeks utilisation of DRs, he shall submit the DRC to the Chief Officer who in consultation with Assistant Director of Town Planning / Town Planner of the district office, shall endorse thereon in writing in figures and words, the quantum of the DRC proposed to be utilised, before granting development permission, and when the development is complete, he shall endorse on the DRC in writing in figures and words the quantum of DRs actually used and the balance remaining thereafter, if any, before issue of Occupation Certificate.

- 37.16** A DRC shall be issued by the Chief Officer himself as a certificate printed on bond paper in appropriate form prescribed by him. Such a certificate will be a transferable "negotiable instrument" after the authentication by the Chief Officer. The Chief Officer and Assistant Director of Town Planning / Town Planner of the district office of Town Planning Department shall maintain a register in a form considered appropriate by them of all transactions, etc. relating to grant of utilisation of DRs.
- 37.17** The surrendered reserved land for which a DRC is to be issued shall vest in the Municipal Council / Nagar Panchayat or the State Government / Appropriate Authority, if the appropriate authority is other than the Municipal Council / Nagar Panchayat and such land shall be transferred in the City Survey Records / Revenue Records in the name of the Municipal Council / Nagar Panchayat or the State Government / Appropriate Authority as the case may be, and shall vest absolutely in the said Authority. Where the Appropriate Authority is other than the State Government / State Government Department, then cost of land as per the Ready Reckoner shall be deposited by such Authority to the Municipal Council.
- 37.18.** The Chief Officer shall draw up in advance and make public from time to time a phased annual programme (allowing 10 percent variation to deal with emergency development) for generation / grant of TDR in the form of DRCs prioritising revised development plan reservations. Notwithstanding this, in urgent cases the Chief Officer may for reasons to be recorded in writing, grant DRCs as and when considered appropriate and necessary in consultation with the Assistant Director of Town Planning / Town Planner of concerned district of the Town Planning Department.
- 37.19** If any contiguous land in addition to the land under reservation for which TDR is given remains unbuildable, the Chief Officer may grant TDR for such land also. The Chief Officer will take care that such land is utilised for open space, public toilet etc.
- 37.20** Whenever the Appropriate Authority submits its demand for the land reserved for it in the Development Plan or the land owner serves notice under section 127 for such land, then it shall be permissible for the Chief Officer to grant TDR and take possession of such land subject to condition that the concerned Appropriate Authority (other than the State Government Department) shall deposit at least 75% of the land value as per prevailing rate of Ready Reckoner. The Chief Officer shall hand over the possession of such land after receiving the payment of 100% land value as per the prevailing rate of Ready Reckoner. However, for the site reserved for the State Government / State Government Department, the Chief Officer shall handover such reserved land free of cost to the State Government / concerned State Government Department.

Note : Ready Reckoner means Annual Statement of Rates published by the Registration Department for each year.

PART X

ADDITIONAL PERMISSIBLE USES IN CERTAIN CATEGORIES

38.0 Commercial use of lands owned by ZillaParishad, PanchayatSamiti& Gram Panchayat:

Notwithstanding anything contained in these Regulations or the Development Plan, the land owned by ZillaParishad, PanchayatSamiti& Gram Panchayat (excepting the lands reserved for the appropriate authority other than ZillaParishad, PanchayatSamiti & Gram Panchayat) shall be allowed to be developed for commercial use up to the maximum extent of 33% of the Floor Space Index available & subject to the general restrictions applicable otherwise to such development & also in accordance with Rural Development and Water Conservation Departments Resolution No. Sankul 2004/ Pra.Kra.54/ Para – 8, dated 30-04-2004 & as may be modified from time to time subject to the following conditions. –

- i)The lands must be owned by ZillaParishad / PanchayatSamiti / Gram Panchayat as the case may be.
- ii)These lands are not reserved for any other appropriate authority in Development Plan/Town Planning Schemes.
- iii) Independent access of appropriate width shall be separately provided for each commercial user and original user.
- iv) Parking requirement as prescribed for each type of user shall have to be provided

39.0. Commercial use of lands in the possession of Maharashtra State Road Transport Corporation

Notwithstanding anything contained in these regulations or the Development Plan, land in the possession of Maharashtra State Road Transport Corporation shall be allowed to be developed for commercial use to the extent specified in Regulation No.24.10.

40.0. Uses permissible below Flyover.

Garden

PART XI

REGULATIONS FOR SPECIAL ACTIVITIES

41.0. Mining or Quarrying Operations:-

With the prior approval of the Chief Officer, Mining or Quarrying operations may be permitted on following conditions:

- i) In areas within the municipal limits such pits and holes created in the process of mining and quarrying should be appropriately filled up and not left open.
- ii) The site shall be restored so as to make it safe either by raising a garden or in addition by planting fruit growing trees around it or by making it a water reservoir.
- iii) Mining & quarrying operation should be in a controlled manner, such as starting operation initially on a site away from crowded areas and later gradually extending it to the other
- iv) Hill tops and hill slopes from which rain water flows should not be allowed to be used for mining and quarrying.
- v) The natural landscape and environment are not to be adversely affected..
- vi) Quarrying shall be regulated in accordance with the method to be prescribed by the District Collector
- vii) Regulations prescribed by the Revenue authorities regarding the settlement and restoration of environment shall be strictly followed.
- viii) Quarrying shall not be permitted within 500m from the gaathan / village settlements and from the rivers, forts, historical places and places of tourist interest and within 500 m from the High Tide Line along the coast.
- ix) The conditions prescribed under Maharashtra Minor Mineral Extraction Rules and Regulations shall be observed.

42.0. Erection of mobile towers:

Erection of mobile towers shall be in accordance with the guidelines approved by the Government from time to time in this regards.

**PART XII
SPECIAL SCHEMES**

43.0. Special Township Projects –

This Provision is kept in abeyance and shall not be made applicable till the final decision of the Government in this regards.

44.0 Tourism Development Activities

The Planning Authority shall allow the development of tourism activities as per following terms & conditions-

General Conditions –

- 1) These guidelines shall be applicable for Tourism Development Zone in No Development Zone & other Zones, too as set out herein below.
- 2) Tourism Development Zone can be developed by individual or company or partnership firm or Government / Semi-government Organisations / Corporations

3) Tourism Development Zone Committee –

Proposals for lands to be specified as Tourism Development Zone shall be recommended for consideration of Government in Urban Development Department by a committee consisting of -

SR.NO	NAME	POSITION
(i)	Secretary, Tourism Development Department, Mantralaya	Chairman
(ii)	Divisional Commissioner	Member
(iii)	Municipal Chief Officer	Member
(iv)	Deputy Director of Town Planning / Divisional Head of the Town Planning Department	Member
(v)	Representative of Hotel Industries	Member
(vi)	Environmentalist	Member
(vii)	Architect, having 20 years experience in Architectural practices	Member

This Committee may be called “Tourism Development Zone Committee” (TDZC). The Persons at Sr. No. (v), (vi) & (vii) of the Committee may be nominated by Secretary, Tourism Development Department and the tenure of these members shall change after every 3 years, provided however that the same person shall be eligible for reappointment as a member.

4) Size of plot & FSI – Minimum requirements regarding the size of the plot for Tourism Development Zone other features shall be as follows

- i) Tourism Development Zone as identified in Developable Zone shall be granted FSI as permissible for that zone in the sanctioned DCR.
- ii) TDZ area identified in No Development Zone shall be granted FSI as per the Table No.33 given below –

Table No.33

No Development Zone		
Total NDZ holding	Max. TDZ (area permissible fixed)	Max. built up area permissible (FSI)
Area in hectare	Area in hectare	Area in sq. m.
2.00	1.00	5000 square meter
2.00-3.00	1.10	5500 square meter 6000
3.00-4.00	1.20	square meter 7000
4.00-5.00	1.40	square meter
5.00-6.00	1.60	8000 square meter 8500
6.00-7.00	1.70	square meter
7.00-8.00	1.80	9000 square meter 9500
8.00-9.00	1.90	square meter
9.00-10.00	2.00	10000 square meter
Above 10.00	1/5 th of the holding	Half of the area of TDZ (0.5 FSI of TDZ area.)

Note:

- i) After deducting the area of Tourism Development Zone, remaining land in No Development Zone shall be entitled for FSI as permissible in No Development Zone.
- ii) For plots each more than 2 hectare in area in No development Zone, no sub-division of plots shall be permitted.
- 5) **Smaller Plots:** - For existing landholders having smaller plots in No Development Zone, the provisions of promotion of tourism through bed & breakfast type of the arrangement for tourism shall be permissible as recommended by Tourism Development Zone Committee & approved by Government in Urban Development Department. There shall be the same FSI as in No Development Zone for plots, according to Development Control Regulations.
- 6) **Prohibition for inclusion in TDZ** - Lands falling in categories specified below shall not be included in Tourism Development Zone and hence shall not be considered for the purpose -
 - a) Lands affected beyond permissible levels by pollution in land, water or air, as may be decided and certified by the Maharashtra Pollution Control Board.
 - b) Lands covered by mangroves.
 - c) Areas from No Development Zone directly abutting the Residential Zone without being separated by road having width not less than 18 m.
- 7) **Infrastructural Facilities** – All the infrastructural facilities required in site as specified by Municipal Council and also as suggested by Tourism Development Zone Committee shall be provided by the developer at his own cost on the site. Proper arrangement for treatment and disposal of sewage and sullage and solid waste shall be made to the satisfaction of Municipal Council & Maharashtra Pollution Control Board. No untreated effluent shall be allowed to pass into the sea or any water body.

- 8) **Reserved sites for TDZ** – Where the lands are located in unique/unusual area, particularly suitable for development of tourism in view of existing water body, scenic beauty, tree plantation or geological formation etc. but are designated/ reserved in the Development Plan for the purpose of park or gardens or recreation ground or private garden or private recreational ground, it can be specified as Tourism Development Zone. The minimum area of such site, however, shall not be less than 1.00 Ha. The floor space index available for development in such a site shall be 0.20. This FSI is to be consumed on only 15% of the area of the lands declared as Tourism Development Zone; out of the site designated for open user such as Recreation Ground, Parks etc
- 9) **Environment& Education** – Places where rare species of migratory birds are known to visit and where there is a heritage of flora & fauna shall be given preference for development as Tourism Development Zone. Efforts should be made for creating environmental awareness among the local population & especially among school going children in nearby area.

45.0 Innovative Development Proposals

If any development proposal is submitted by the owner or developer, consisting of new concepts, innovative ideas, then such proposal may be approved by the Authority in consultation with the Director of Town Planning, Maharashtra State, Pune, if it is, otherwise, in accordance with the spirit of these regulations.

PART XIII
SUPPLEPAENTARY AND MISCELLANEOUS PROVISIONS

46.0. Clarification.

If any question or dispute arises with regard to interpretation of any of these Regulations the matter shall be referred to the Director of Town Planning, Maharashtra State who after considering the matter and after giving hearing to the parties, if necessary, shall give a decision on the interpretation of the provisions of these Regulations. The decision of the Director of Town Planning, Maharashtra State on the interpretation of these Regulations shall be final and binding on the concerned party or parties.

47.0. Power to delegate.

The Director of Town Planning, Maharashtra State may, by an order, delegate any of the powers under these Regulations, exercisable by him, subject to such conditions, as he may consider appropriate, to any officer of the **Directorate of Town Planning**, not below the rank of Deputy Director of Town Planning

48.0 Board of Appeals

Any person aggrieved by an order / communication made by an authority under these Regulations may prefer an appeal before the Board of Appeals. The board shall be constituted at division level consisting of the Divisional Head of Town Planning Department of the concerned division as President and concerned ADTP/TP of the district as a member .

This provision shall only be applicable in cases outside the Municipal Council / Nagar Panchayat areas within Regional Plan and also where Regional Plans are not yet sanctioned.

APPENDIX A-1**FORM FOR CONSTRUCTION OF BUILDING OR LAYOUT OF BUILDING / GROUP HOUSING**

Application for permission for development under Section 44 / 58 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 189 of the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965.

From _____

(Name of the owner)

To,

The Chief Officer,

Municipal Council / Nagar Panchayat _____

Sir,

I intend to carry out the under mentioned development in the site/plot of land, on Plot No..... Town and Revenue S.No.....City Survey No.....Maujesituated at Road / Street Societyin accordance with Section 44 / 58 of the Maharashtra Regional and Town Planning Act, 1966 read with Section 189 of the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965.

I forward herewith the following plans and statements (Item 1 to 6) wherever applicable, in quadruplicate, signed by me (Name in block letters)and the Architect / Licensed Engineer / Structural Engineer / Supervisor, (License No.....), who has prepared the plans, designs and a copy of other statements /documents as applicable

i)Key Plan (Location Plan);

ii)Site Plan (in quadruplicate) of the area proposed to be developed;

iii)a detailed building plan (in quadruplicate) showing the plan, section and elevations of the proposed development work;

iv)Particulars of development in Form enclosed (to be submitted for development other than individual buildings);

v)An extract of record of rights, property register card (any other document showing ownership of land to be specified) alongwith consent of co-owners where third party interest is created.

vi)Attested copy of receipt of payment of scrutiny fees;

vii)Latest property tax receipt;

viii)No Objection Certificate, wherever required.

I request that the proposed development/ construction may be approved and permission accorded to me to execute the work

Signature of the Licensed
Surveyor/Architect

Dated _____

Signature of the Licensed

Signature of Owner

Name and address of Owner

Dated _____

Address of Owner _____

FORM GIVING PARTICULARS OF DEVELOPMENT

(PART OF APPENDIX A-.....ITEM 4)

1.	(a) (i) Full Name of Applicant	-----
	(ii) Address of applicant	-----
	(iii) e-mail ID	-----
	(iv) Mobile No.	-----
	(b) Name and address of Architect/ licensed Engineer/ Structural Engineer/ Supervisor employed.	-----
	(c) No. and date of issue of License	-----
2.	Is the plot affected by any reservations or road lines? If yes, are these correctly and clearly marked on the block plan?	-----
3.	(a) What is the total area of the plot according to the document?	-----
	(b) Does it tally with the Revenue/CTS Record	-----
	(c) What is the actual area available on site measured by Architect/licensed Engineer/Structural Engineer / Supervisor	-----
	(d) Is there any deduction in the original area of the plot on account of road lines or reservation. Please state the total area of such deductions?	-----
	(e) If so, what is the net area?	-----
The permission shall be based on the area whichever is minimum. (Note: Above details shall also be mentioned on building plan submitted for approval)		
4.	Are all plans as required under Regulation No.6.2 enclosed?	-----
5.	(a) Is the plot of a city Triangulation Survey Number, Revenue Survey Number or Hissa Number of a Survey Number or a Final Plot Number of a Town Planning Scheme or a part of an approved layout?	-----
	(b) Please state Sanction Number and Date of Sub-division / Layout	-----
6.	(a) In what zone does the plot fall?	-----
	(b) What is the permissible F.S.I. of the zone?	-----
7.	(a) Is the use of every room in the proposed work marked on the plans?	-----
	(b) Is it in accordance with the regulations?	-----
	(c) Does the use of the building, fall in the category of special types of buildings like, cinema halls, theatres assembly halls, stadia, buildings for religious purpose, hospital buildings, educational buildings, markets and exhibition halls etc.?	-----
8.	If the work is in connection with an industry :	-----
	(a) Please briefly describe the main and accessory process.	-----
	(b) Please state the maximum number of	-----

	workmen and the total horse power likely to be employed per shift in the factory	
	(c) Is the proposal for relocation of an existing industry, if so give the name and address of existing industry?	-----
	(d) Will the building be at 23 m. away from the boundary of a residential and commercial zone?	-----
	(e) Nature and quantum, of industrial waste/effluents and method of disposal.	-----
9.	(a) What is the average?	
	(i) prescribed width of road on which plot is fronting?	
	(ii) existing width of the street? (If the plot abuts on two or more streets, the above information in respect of all streets should be given)	
	(b) What is the height of the building above the average ground level of the plot	
	(c) Does it comply with the Regulation	
10.	(a) If there are existing structures on the plot	
	(i) Are they correctly marked and numbered on the site plan?	
	(ii) Are those proposed to be demolished Immediately and hatched in yellow colour?	
	(iii) What is the plinth area and total floor area of all existing structures to be retained? (Please give details confirming to the plan submitted)	
	(b) What is the plinth area and total floor area of the proposed work? (Please give details confirming to the plan submitted)	
11.	(a) Please state the plinth area and total floor area, existing and proposed (total of Item No.10 (a)(iii) and 10(b))	
	(b) Please state the overall F.S.I. (Item 11 (a) divided by Item 3 (e))	
	(c) Does the work consume the full F.S.I. of the plot, as given in Item 6 (b)?	
	(d) Is the Building proposed with setbacks on upper floors?	
12.	(a) What is the width of the front open space? If the building abuts two or more streets, does the front open space comply with Regulation?	
	(b) Please state which of the following rule is applicable for the front open spaces : Chapter IV and does the front open space comply with that rule?	

13.	(a) What is :									
	(i) the width of the side open space (s)?									
	(ii) the width of the rear open space(s)?									
	(iii) the distance between buildings?									
	(b) Are there two or more wings to the buildings ? If so, are the open spaces separate or distinct for each wing?									
14.	(a) What are the dimensions of the inner or outer chowk?									
	b) (i) Is / are room (s) dependent for its light and ventilation on the chowk ? If so, are the dimensions of the chowk as required for each wing of the building?									
	(ii) If not, is the area equal as per Regulation No.15.2?									
15.	If the height of the building is more than 14 meter above the average ground level, is provision for lifts made ?									
	(a) If so, give details of lift.	<table border="1"> <thead> <tr> <th>Type</th> <th>Passenger Capacity</th> <th>No. of Lifts</th> <th>Type of Doors</th> </tr> </thead> <tbody> <tr> <td>(1)</td> <td>(2)</td> <td>(3)</td> <td>(4)</td> </tr> </tbody> </table>	Type	Passenger Capacity	No. of Lifts	Type of Doors	(1)	(2)	(3)	(4)
	Type	Passenger Capacity	No. of Lifts	Type of Doors						
(1)	(2)	(3)	(4)							
(b) Details of Fire Lift.										
16.	(a) Does the building fall under purview of Regulation No.6.2.6.1?									
	(b) If so, does the proposed fire protection requirements confirm to Part V?									
	(c) If not, give reasons for non conformity									
	(i)									
	(ii)									
17.	(a) (i) What are the requirements of parking spaces under the Regulations ?									
	(ii) How many are proposed?									
	(b) (i) Are loading-unloading spaces necessary?									
	(ii) If so, what is the requirement?									
18.	(a) (i) What are the maximum widths of balconies ?									
	(ii) Will they reduce the required open spaces to less than the provisions of Regulations?									

	(iii) Do they serve as a passage to any part of the building?	
	(iv) What is their total area?	
	(b) What is the maximum width of weather frames, Sunshades (Chajja), Sun breakers, cornice, eaves or other projection?	
	(c) (i) Are any porches / Canopies proposed ?	
	(ii) Are they in compliance with Regulation No.15.4.1(b)?	
19.	(a) What is the width of the means of access ?	
	(b) Will it be paved, drained & kept free of encroachment?	
20.	Is recreational or amenity open space provided as required under Regulation No.13.3 & 13.3.11?	
	(a) Are any accessory buildings proposed? If so, for what purpose?	
	(b) What are their heights?	
	(c) Are they 7.5 m away from the street or front 1 .5 m. from other boundary?	
	(d) Is their area calculated in F.S.I.?	
21.	(a) What is the proposed height of the compound /boundary wall? Is it at a junction?	
	(b) Is it in compliance with Regulation No.17.16?	
22.	(a) Is the proposal in the Air Port Zone?	
	(b) Is a "No. Objection certificate" for height is obtained?	
23.	Does the proposal fall in any of the restricted zones?	
24.	(a) Does any natural water source pass through the land under development ?	
	(b) Is necessary setback provided as per Regulation No.11.1.(b)?	
25.	Is the plinth level proposed to be above the level of the surrounding ground level?	
26.	The details of the materials to be used in construction with specification are as below: Roofs Floors Walls Columns Any other material	
27.	The number of water closet, urinals, kitchens, washbasins, baths to be provided are as follows –	

	Water closets	Baths	Urinals	Wash Basins	Kitchens
Existing					
Proposed					

28.	Details of the source of water to be used in the construction	
29.	Distance from the sewer.	
30.	How much municipal land will be used for stacking building material?	
31.	Please explain in detail in what respect the proposal does not comply with the Development Control Regulations and the reasons there for, attaching a separate sheet if necessary.	

I hereby declare that I am the owner / lessee in possession of the plot on which the work is proposed and that the statements made in this form are true and correct to the best of my knowledge.

Date : / /

Signature of the Applicant.

Address : -----

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Form of certificate to be signed by the Architect / Licensed Engineer / Structural Engineer / Supervisor employed by the Applicant

I, (Name.....) have been employed by the applicant as his Architect / Licensed Engineer / Structural Engineer / Supervisor. I have examined the boundaries and the area of the plot and I do hereby certify that I have personally verified and checked all the statements made by the applicant who is the owner/ lessee in possession of the plot as in the above form and found them to be correct.

Date : / /

Signature of Architect /
Licensed Engineer/Structural Engineer/
Supervisor

Address :

E_mail ID :

Mobile No.:

FORM OF STATEMENT 1

[Sr. No. 10 (a) (III)]

Existing Building to be retained

Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors.
(1)	(2)	(3)	(4)	(5)

FORM OF STATEMENT 2

[Sr. No. 10 (b)]

Proposed Building

Building No.	Floor No.	Area of	Total Floor Area of Proposed work	Use / Occupancy of Floors.
(1)	(2)	(3)	(4)	(5)

PROFORMA I
(At Right Hand Top Corners of Site/Building Plan at Floor Level)

A	AREA STATEMENTS	
	1. Area of plot	
	2. Deductions for	
	(a) Road Acquisition Area	
	(b) Proposed Road	
	(c) Any Reservation	
	(Total a+b+c)	
	3. Gross Area of Plot (1-2)	
	4. Deductions for Amenity space, if any	
	5. Net Area of Plot = 90% of (3 - 4)	
	6. Addition of area for F.S.I. ,if any	
	(a)	
	(b)	
	(c)	
	7. Total Area (5+6)	
	*8. Normal F. S.I. Permissible + FSI permissible with payment of premium	
	*9. Permissible Built-up Area	
	10. Existing Built-up Area.	
	11. Proposed Built-up Area	
	12. Excess Balcony Area taken in F.S.I.(As per B (c) Below)	
* 13. Total Built-up Area (10 + 11 + 12)		
* 14. F.S.I. Consumed (13 / 7)		
B.	BALCONY AREA STATEMENT.	
	(a) Permissible Balcony Area per Floor.	
	(b) Proposed Balcony Area per Floor.	
	(c) Excess Balcony Area (Total).	
C.	TDR	
	(a) permissible	
	(b) proposed to be utilised	
D.	PARKING STATEMENT	
	(a) Parking Required	
	Car	
	Scooter/ Motor Cycle,	
	Cycle	
	(b) Garages Permissible	

	(c) Garage Proposed	
	Car	
	Scooter/ Motor Cycle	
	Cycle.	
	(d) Total Parking Provided	
*E.	LOADING/ UNLOADING SPACES	
	Loading/ Unloading required	
	Total Loading / unloading required	

+++++

<p>PROFORMA II (At Right Hand Bottom Corner of Plans / Below Proforma I)</p>				
Contents of Sheet				
Stamps of Approval of Plans				
*CERTIFICATE OF AREA				
<p>Certified that the plot under reference was surveyed by me on_____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.</p>				
<p>Signature of Architect/LicensedEngineer/ Structural Engineer/ Supervisor.</p>				
Description of Proposal & property				
Name of Owner				
Job No.	Drg. No.	Scale	Drawn By	Checked By

+++++

APPENDIX A-2

FOR SUB-DIVISION OF LAND AS PLOTTED LAYOUT

Application for permission for development under Section 44 / 58 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 189 of the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965.

From
(Name of the owner)

To,
The Chief Officer,
Municipal Council,

Sir,

I intend to carry out the under mentioned development in the site/plot of land, bearing S.No./Gut No. City Survey No....., Mouje situated at Road / Street in accordance with Section 44/58 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 189 of the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965.

I forward herewith the following plans and statements (Item 1 to 6) wherever applicable, in quadruplicate, signed by me (Name in block letters) and the Architect / Licensed Engineer / Structural Engineer / Supervisor (License No.....), who has prepared the plans, designs and a copy of other statements /documents as applicable (Items 7 to 10).

- (1) Key Plan (Location Plan);
- (2) a site plan (in quadruplicate) showing the surrounding land and existing access to the land included in the layout;
- (3) a layout plan (in quadruplicate) showing -
 - (i) sub-divisions of the land or plot with dimensions and area of each of the proposed sub-divisions and its use according to prescribed regulations;
 - (ii) width of the proposed streets; and
 - (iii) dimensions and area of open spaces provided in the layout for the purpose of recreational open space or any like purpose.
- (4) An extract of record of rights property register card (any other document showing ownership of land to be specified) alongwith consent of co-owners where third party interest is created.
- (5) Attested copy of Receipt for payment of scrutiny fees.
- (6) No Objection Certificate, wherever required.

I request that the proposed layout may please be approved and permission accorded to me to execute the work.

Signature of Owner

Signature of the Licensed
Surveyor/Architect

Name of Owner -----

Address of Owner -----

Dated: / /

**FORM GIVING PARTICULARS OF DEVELOPMENT
(PART OF APPENDIX 1.....ITEM 6)**

1.	(a) (i) Full Name of Applicant	
	(ii) Address of applicant	
	(iii) e-mail ID	
	(iv) Mobile No.	
	(b) Name and address of Architect/ licensed Engineer employed.	
	(c) No. and date of issue of License	
2.	Is the land affected by any reservations or road lines? If yes, are these correctly and clearly marked on the block plan ?	
3.	*(a) What is the total area of the land according to the document?	
	*(b) Does it tally with the Revenue (7/12) /CTS Record	
	*(c) What is the actual area available on site measured by Architect/licensed Engineer.	
	(d) Is there any deduction in original area of the land on account of road lines or reservation. Please state the total area of such deductions?	
	(e) If so, what is the net area?	
4.	* The permission shall be based on the area whichever is minimum	
5.	(a) Is the land of a city Triangulation Survey Number, Revenue Survey Number or Hissa Number of a Survey Number or a Final Plot Number of a Town Planning Scheme?	
	(b) Whether the certified measurement plan of the land issued by the Land Records Department is submitted with the proposal?	
6.	In what zone does the land fall?	
7.	What is the average	
	(i) prescribed width of access road?	
	(ii) existing width of the street?	
8.	Whether the internal roads proposed in the layout conform to the Regulation No.12.	
9.	How much recreational open space is proposed?	
10.	Whether amenity space required is as per regulation? If so, how much is proposed?	
11.	Does the proposal fall in any of the restricted zones?	
12.	Does any natural water source pass through the land under development?	

I hereby declare that I am the owner / lessee in possession of the plot on which the work is proposed and that the statements made in this form are true and correct to the best of my knowledge.

Date :
Address : -----
E-mail ID : -----
Mobile No. : -----

Signature of the Applicant.

+++++

PROFORMA I
(At Right Hand Top Corners of Land Sub-division Layout Plan)

1.	AREA STATEMENTS	
	Area of plot	sq.m.
2.	Deductions for	
	(a) Road Acquisition Area	
	(b) Proposed Road	
	(c) Any Reservation	
	(Total a+b+c)	
3.	Gross Area of Plot (1-2)	
4.	Deductions for	
	(a) Recreation Open Space as per Regulation No.13.3	
	(b) Internal Roads.	
	(c) Amenity Space, if any	
	Total (a+b+c)	
5.	Net Area of Plots (3 - 4)	
6.	Net area for FSI Calculations= 90% x(3-4c)	

+++++

APPENDIX 'B'
FORM OF SUPERVISION

To,
The Chief Officer,
Municipal Council / Nagar Panchayat -----

Sir,

I hereby certify that the development/erection/re-erection/demolition or material alteration in/
or Building No _____ on / in Plot No. _____ in Block No. _____
situated at Road / street _____ City Survey No. _____ shall be
carried out under my supervision and I certify that all the materials (types and grade) and the
workmanship of the work shall be generally in accordance with the general specifications submitted
alongwith, and that the work shall be carried out according to the sanctioned plans. I shall be
responsible for the execution of the work in all respects.

Signature of the Architect or Licensed _____
Engineer/Structural Engineer/ Supervisor

Name of Architect or Licensed Engineer/Structural _____
Engineer/ Supervisor (in block letters)

License No. of Architect or Licensed _____
Engineer/Structural Engineer / Supervisor

Address of Architect of Licensed _____
Engineer/Structural Engineer / Supervisor alongwith

mobile No. & e-mail ID _____

Date :

APPENDIX 'C'
**QUALIFICATION, COMPETENCE, DUTIES AND RESPONSIBILITIES ETC. OF
LICENSED TECHNICAL PERSONNEL OR ARCHITECT FOR PREPARATION OF
SCHEMES FOR DEVELOPMENT PERMISSION AND SUPERVISION**

C-1	General
C-1.1	The qualifications of the technical personnel and their competence to carry out different jobs for building permit and supervision for the purpose of licensing by the Authority shall be as given in Regulation No. C-2 to C-6. The procedures for licensing the technical personnel is given in regulation No.C-6.
C-2	ARCHITECT
C-2.1	Qualifications- The Qualifications for licensing of Architect will be the Associate Membership of the Indian Institute of Architects or such Degree or Diploma which makes him eligible for such membership or such qualifications listed in Schedule XIV of Architects Act, 1972 and shall be registered under the Council of Architecture as per Architects Act, 1972.
*C-2.2	Competence of Architect: To carry out work related to development permission as given below and to submit - (a) All plans and information connected with development permission. (b) Structural details and calculations for building on plot upto 500 sq. m. and upto 3 storeys or 11 m. height and (c) Certificate of supervision and completion for all building.
C-3	A)ENGINEER-1
C-3.1	Qualifications- 1) The qualifications for Licensing Engineer will be the corporate membership (Civil) of the Institution of Engineers or such Degree or Diploma in Civil or Structural Engineering; 2) Diploma In Civil Engineering or Equivalent, having experience of 10 years in the field of land and building planning.
*C-3.2	Competence- To carry out work related to development permission as given below and to submit- (a) All plans and related information connected with development permission. (b) Structural details and calculations for building on plot upto 500 sq. m. and upto 5storeys or 16 m. height, and (c) Certificate of supervision and completion for all building.
C-4	STRUCTURAL ENGINEER
	C-4.1 Qualifications- Qualifications for Licensing of structural engineers shall be in the following with minimum 3 years experience in structural engineering practice with designing and field work; (a) Graduate in Civil Engineering of recognised Indian or Foreign University and 'Chartered Engineer or Associated Member in Civil Engineering Division of Institution of Engineers (India) or equivalent Overseas Institution; and (b) Associate member in Civil Engineering Division of institution of Engineers (India) or equivalent Overseas: Institution possessing exceptional merits. The 3 years experience shall be relaxed to 2 years in the case of Post-graduate degree of recognised Indian and Foreign University in the Branch of Structural Engineering. In the

	case of doctorate in Structural Engineering, the experience required would be one year.						
* C-4.2	Competence - To submit the structural details and calculations for all buildings and supervision.						
*C-4.2.1.	Complicated buildings and sophisticated structures, as decided by the Chief Officer, which are not within the horizontal areas and vertical limits under C-2.2 (b), C-3.2 (b) & C-5.2 (a) (I) shall be designed only by Structural Engineer.						
C-5	SUPERVISOR:						
C-5.1	Qualification (a)For Supervisor 1 :- (i) Three years architectural assistantship or intermediate in architecture with two years experience, or (ii) Diploma in Civil engineering with two year's experience. (b) For Supervisor - 2:- (i) Draftsman in Civil Engineering from ITI with five year's experience under Architect / Engineer.						
C-5.2	Competence (a) For Supervisor-1: To submit - (i) All plans and related information connected with development permission on plot upto 200 sq. m. and upto 2 storeys; and (ii) Certificate as supervision of buildings on plot upto 200 sq. m. and upto 2 storeys and completion thereof. (b) For Supervisor-2 : To submit - (i) All Plans and related information upto 50 sq. m. built up area and upto 2 storeys, and (ii) Certificate of supervision for limits at (i) above and completion thereof.						
C-6.	LICENSING-						
* C-6.1	Technical Personnel to be licensed:- The Qualified technical personnel or group as given in regulations; No C-3, C-4, C-5 shall be licensed with the authority and the license shall be valid for three calendar years ending 31 st December after which it shall be renewed annually orevery three years.						
* C-6.2	Fees for Licensing- The annual licensing fees shall be as follows:- <table border="1" data-bbox="379 1361 1369 1482"> <tr> <td>For Engineer and structural Engineer</td> <td>1000 p.a.</td> </tr> <tr> <td>For supervisor (1)</td> <td>500 p. a.</td> </tr> <tr> <td>For supervisor (2)</td> <td>300 p. a</td> </tr> </table>	For Engineer and structural Engineer	1000 p.a.	For supervisor (1)	500 p. a.	For supervisor (2)	300 p. a
For Engineer and structural Engineer	1000 p.a.						
For supervisor (1)	500 p. a.						
For supervisor (2)	300 p. a						
* C-6.3	Duties and Responsibilities of Licensed Technical Personnel: The duties and responsibilities of licensed technical Personnel shall be as follows:- (1) It will be incumbent on every licensed Technical personnel, in all matters in which he may be professionally consulted or engaged, to assist and co-operate with the Chief Officer of the Municipal Council and other Officers in carrying out and enforcing the provisions of Maharashtra Regional & Town Planning Act, 1966 and of any regulations for the time being in force under the same. (2) Every licensed Technical Personnel shall in every case in which he may be professionally consulted or engaged, be responsible, so far as his professional connection with such case extends, for due compliance with the provisions of Maharashtra Regional & Town Planning Act, 1966 and the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965 and of any regulations for the time being in force under the said Act, or such of them as may respectively be applicable to the circumstances of the particular case and in particular it will be						

	<p>obligatory on him to satisfy himself that a qualified and competent Maistry or Inspector of Works is constantly employed and present on the work to supervise the execution of all work and to prevent the use of any defective material therein and the improper execution of any such work.</p> <p>(3) In every case in which a Licensed Technical Personnel is professionally concerned in connection with any building or work upon any premises, in respect of which a right to require a set-back has accrued or is about to accrue to the Chief Officer under the provisions of relevant Acts or any of them it will be incumbent on such Licensed Technical Personnel to ascertain whether " the regular line of the street" has been prescribed under the provisions of relevant Act; and whether any portion of the said premises is required for the street and no Licensed Technical Personnel must, on any account or under any pretence whatever, be a part to any evasion or attempted evasion of the set-back (if any that may be required).</p> <p>(4) In every case in which a Licensed Technical Personnel is professionally concerned in connection with any building or work upon any premises designed or intended to be used for any purposes in respect of which the written permission or license of the Chief Officer is prescribed by the said Act at a necessary condition to the establishment or use of such premises for such purpose, it shall be incumbent on such Licensed Technical personnel, so far as his professional connection with such case extends, to see that all conditions prescribed by the said Act, or by any rule for the time being in force there under, in respect or premises designed or intended to be applied to such use, are duly fulfilled or provided for.</p> <p>(5) A Licensed Technical Personnel shall not carry out any work in connection with any building or other erection on a plot of land leased or agreed to be leased by the Municipal Council in contravention of any term or condition of the lease or agreement for lease.</p> <p>(6) When Licensed Technical Personnel ceases to be in the employment for the development work, he shall report the fact forthwith to the Chief Officer.</p>
--	--

APPENDIX 'D-1'
FORM FOR SANCTION OF BUILDING PERMIT AND
COMMENCEMENT CERTIFICATE

To,

Sir,

With reference to your application No _____, dated _____ for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 189 of the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965 to carry out development work / Building on Plot No _____ Revenue Survey No _____, City Survey No _____, mauja _____ situated at Road /Street _____, Society _____ the Commencement Certificate/Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. -----
6. -----
7. -----

Office No.

Office Stamp

Date :

Yours faithfully,

Chief Officer,

_____ Municipal Council / Nagar Panchayat

(Specimen of Stamp of Approval to be marked on building plan)

<p>OFFICE OF THE MUNICIPAL COUNCIL..... Building Permit No....., Date</p> <p>SANCTIONED</p>
--

APPENDIX 'D-2'
FORM FOR TENTATIVE APPROVAL FOR DEMARCATION OF LAND / SUB-DIVISION LAYOUT

To,

Sir,

With reference to your application No _____, dated _____ for the land sub-division approval, under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 189 of the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965 to carry out development work in respect of land bearing Revenue Survey No _____, City Survey No _____, mauje _____ situated at Road /Street _____, Society _____, it is to inform you that, land sub-division layout is hereby tentatively approved and recommended for demarcation, subject to the following conditions:

1. You will get the land sub-division layout demarcated on the site by the Land Records Department and submit the certified copy to that effect for final approval.
2. It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the Municipal Council / Nagar Panchayat after developing them to the satisfaction of the Chief Officer.
3. If you wish that the Municipal Council has to carry out these development works, then you will have to deposit the estimated expenses to the Municipal Council in advance, as decided by the Chief Officer.
4. You will have to submit an undertaking in respect of recreational open spaces as stipulated in Regulation.
5. This permission does not entitle you to develop the land which does not vest in you.
6. -----

OFFICE OF THE MUNICIPAL COUNCIL.....
Letter No....., Date

LAYOUT RECOMMENDED FOR DEMARCATION

Yours faithfully,
Chief Officer Municipal Council /,
Nagar

(Specimen of Stamp to be marked on land sub-division layout plan recommended for demarcation)

APPENDIX 'D-3'
FORM FOR FINAL APPROVAL TO THE LAND SUB-DIVISION / LAYOUT

To,

Sir,

With reference to your application No. _____, dated _____ for the land sub-division approval, under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 189 of the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965 to carry out development work in respect of land bearing Revenue Survey No _____, City Survey No _____, mauje _____ situated at Road /Street _____, Society _____, the land sub-division layout is finally approved as demarcated under Section 45 of the Maharashtra Regional & Town Planning Act, 1966, subject to the following conditions:

1.	It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the Municipal Council after developing them to the satisfaction of the Chief Officer.
2.	If you wish that the Municipal Council should carry out these development works, then you will have to deposit the estimated expenses to the Municipal Council in advance, as decided by the Chief Officer.
3.	As per the undertaking submitted by you in respect of recreational open space as stipulated in Regulation No.13.3, the said open space admeasuring ----- sq.m. stand vested in the name of plot holders of the layout or society of the plot holders and you have no right of ownership or interest in the said recreational open space.
4.	This permission does not entitle you to develop the land which does not vest in you.
5.	-----
6.	-----
7.	-----
8.	-----

Office No. ----- Office Stamp
----- Date : -----

Yours faithfully,

<p>OFFICE OF THE MUNICIPAL COUNCIL..... Letter No....., Date</p> <p style="text-align: center;">LAYOUT SANCTIONED</p> <p>subject to conditions mentioned in the letter No.</p> <p>Chief Officer,</p> <p style="text-align: center;">M.C.....</p>
--

Chief Officer,

(Specimen of Stamp of approval) _____ Municipal Council / Nagar Panchayat

APPENDIX 'E-1'
FORM FOR REFUSAL OF BUILDING PERMIT / COMMENCEMENT CERTIFICATE

To,

Sir,

With reference to your application No. _____ dated _____ for the grant of sanction for the development work / the erection of a building / execution of work on Plot No. _____, Revenue Survey No. _____, City Survey No. _____, mauje _____, situated at Road/Street _____, Society _____, I regret to inform you that the proposal has been refused, on the following grounds and also on grounds mentioned on the reverse page.

1. -----
2. -----
3. -----
4. -----
5. -----
6. -----

Office No.

Office Stamp

Date :

Yours faithfully,

Chief Officer,
_____ Municipal Council / Nagar Panchayat

OBJECTIONS

1. Application Form.
2. Plans and Statement.
- *3. Architect
4. Ownership.
5. Plinth Area.

6. Marginal Space.
 - (i) Front Margin
 - (ii) Side Margin
 - (iii) Rear Margin
7. Floor Areas.
 - (a) Bed Room; Dining Room, Hall.
 - (b) Bath-Room.
 - (c) Kitchen.
 - (d) Any other room.
8. Ventilation
9. Detached / Semidetached.
10. Projection / Balcony.
11. Stair Case / Stair Case Landing
12. Enclosure / Compound wall.
13. Well.
14. Porch.
15. Canopy.
16. Colour Code is not as per building regulations
17. Miscellaneous.

Planning Assistant/ Assistant Town Planner/
Engineer, Building Section/Town Planning
Section, _____ Municipal Council / Nagar
Panchayat

APPENDIX 'E-2'
FORM FOR REFUSAL OF LAND SUB-DIVISION / LAYOUT

To,

Sir,

With reference to your application No. _____ dated _____
for the grant of sanction for the development work bearing Revenue Survey No._____, City Survey
No._____, mauje_____, situated at Road/Street _____,
Society_____, I regret to inform you that the proposal has been refused under Section 45 of
the Maharashtra Regional and Town Planning Act, 1966, on the following grounds and also on
grounds mentioned on the reverse page.

1. -----
2. -----
3. -----
4. -----
5. -----
6. -----

Office memo No. BE

Office Stamp

Date :

Yours faithfully,

Chief Officer,
_____ Municipal Council / Nagar Panchayat

OBJECTIONS

1. Application Form.
2. Plans and Statement.
- *3. Architect
4. Ownership.
5. Road width not as per the regulation.

6. Cognizance of D.P.Proposals
7. Required recreational open space
8. Required amenity space
9. Miscellaneous

Planning Assistant/ Assistant Town Planner/
Engineer, Building Section/Town Planning
Section, _____ Municipal Council /
Nagar Panchayat

Specimen of stamp to be affixed on the plan

Letter No. Date

REJECTED

APPENDIX 'F'

FORM FOR INTIMATION OF COMPLETION OF WORK UPTO PLINTH LEVEL

To,

The Chief Officer,

_____ Municipal Council / Nagar Panchayat

Sir,

The construction up to plinth / column up to plinth level has been completed in Building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, mauje _____, situated at _____ Road/Street _____, Society _____ in accordance with your permission No _____ dated _____ under my supervision and in accordance with the sanctioned plan.

Please check the completed work and permit me to proceed with the rest of the work.

Yours faithfully

Signature of Architect /Licensed Engineer/
Structural Engineer/Supervisor

Name :

(In Block Letters)

Address :

E-mail ID :

Mobile No.:

Date:

APPENDIX 'G'
FORM OF APPROVAL / DISAPPROVAL OF DEVELOPMENT WORK
UPTO PLINTH LEVEL

To,

Sir,

Please refer to your intimation No _____ dated _____ regarding the completion of construction work upto plinth / column upto plinth level in Building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, mauje _____, situated at Road/Street _____, Society _____ You may proceed / are not allowed to proceed with the further work as per sanctioned plans / as the construction upto plinth level does / does not confirm to the sanctioned plans.

Yours faithfully

The Chief Officer,
_____ Municipal Council / Nagar Panchayat

Office No.

Office Stamp

Date:

APPENDIX 'H'
FORM FOR COMPLETION CERTIFICATE

To,

The Chief Officer,
_____ Municipal Council / Nagar Panchayat

Sir,

I hereby certify that the erection / re-erection or part/ full development work in / on building / part building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, mauje _____, situated at Road/Street _____, Society _____ has been supervised by me and has been completed on _____ according to the plans sanctioned, vide office communication No _____ dated _____. The work has been completed to the best of my satisfaction. The workmanship and all the materials (type and grade) have been strictly in accordance with general and detailed specifications. No provisions of the Act or the building Regulations, no requisitions made, conditions prescribed or orders issued there under have been transgressed in the course of the work. I am enclosing three copies of the completion plans. The building is fit for occupancy for which it has been erected/ re-erected or altered, constructed and enlarged.

I have to request you to arrange for the inspection & grant permission for the occupation of the building.

Yours faithfully

Signature of Architect /Licensed Engineer/
Structural Engineer/Supervisor

License No. of Architect :

Address of Architect or Licensed Engineer
Structural Engineer / Supervisor :

Name of Architect or Licensed Engineer/
Structural Engineer / Supervisor E-mail ID :

Mobile No. :

Encl : As above.

Date :

(Signature of Owner)

Name of Owner (in Block Letters)

APPENDIX 'I'
FORM FOR OCCUPANCY CERTIFICATE

To,

- i) Owner:
- ii) Architect, Licensed Engineer Structural Engineer / Supervisor

Sir,

The part / full development work / erection re-erection / or alteration in of building / part building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, mauje _____, situated at _____ Road/Street _____, Society _____ completed under the supervision of _____ Architect, Licensed Engineer/ Structural Engineer / Supervisor, / License No _____ may be occupied on the following conditions-

- 1. -----
- 2. -----
- 3. -----
- 4. -----

A set of certified completion plans is returned herewith.

Encl : As above.

Yours faithfully

The Chief Officer,
_____ Municipal Council / Nagar Panchayat

Office No.

Office Stamp

Date:

Specimen of Stamp to be marked on the plan

OFFICE OF THE MUNICIPAL COUNCIL
Occupancy Certificate No.....
Date
OCCUPATION GRANTED
subject to conditions mentioned in the
occupancy certificate

APPENDIX 'J'
FORM FOR REFUSAL OF OCCUPANCY CERTIFICATE

To,

- i) Owner:
- ii) Architect, Licensed Engineer Structural Engineer / Supervisor

Sir,

The part / full development work / erection re-erection / or alteration in of building / part building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, mauje _____, situated at Road/Street _____, Society _____ completed under the supervision of _____ Architect, Licensed Engineer/ Structural Engineer / Supervisor, / License No _____ is not allowed to be occupied because of the following reasons -

1. The construction carried out by you does not conform to the sanctioned plans.
2. -----
3. -----

A set of completion plan is retained with the Municipal Council and remaining sets are regretfully returned herewith.

Encl : As above.

Yours faithfully

The Chief Officer,
_____ Municipal Council / Nagar Panchayat

Office No.

Office Stamp

Date:

Specimen of Stamp to be marked on the plan

Letter No. Date
REJECTED

APPENDIX 'K'
FORM OF INDEMNITY FOR PART OCCUPANCY CERTIFICATE
(On Stamp Paper)*

To,
Chief Officer,
_____ Municipal Council / Nagar Panchayat.

Subject:-

Sir,

While thanking you for letting me occupy a portion of the above building before acceptance of the Completion Certificate of the whole building for the plans approved in communication No _____, dated _____ I hereby indemnify the Municipal Council against any risk, damage and danger which may occur to occupants and users of the said portion of the building and also undertake to take necessary security measures for their safety. This undertaking will be binding on me /us, our heirs, administrators and our assignees.

(* Of such value as decided by the Chief Officer.)

Yours faithfully,

Signature of Owner

Name of the Owner

Witness:

Address:

Date:

A, B , C Class Municipal Councils Regional Plan

**STANDARDISED DEVELOPMENT CONTROL AND PROMOTION
REGULATIONS FOR
MUNICIPAL COUNCILS AND NAGAR PANCHAYATS
IN MAHARASHTRA**



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक-मध्य उप-विभाग

वर्ष ५, अंक ३७(२)]

गुरुवार, नोव्हेंबर २१, २०१३/कार्तिक ३०, शके १९३५

[पृष्ठे १६२, किंमत : रुपये १२.००

असाधारण क्रमांक ६३

प्राधिकृत प्रकाशन

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 21st November 2013

NOTIFICATION

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS. 1812/157/CR-71/12/Reconstruction No. 34/12/RP/UD-13.—Whereas, the State Government has sanctioned various Regional Plans along with Development Control Regulations incorporating Standardized Building Bye-laws and Development Control Rules for A, B and C class Municipal Councils which are applicable to different areas in the Region (hereinafter referred to as 'the said Regional Plans') under the provisions of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as 'the said Act') as mentioned in Schedule-A appended hereto ;

And whereas, the prevailing Standardized Building Bye-laws and Development Control Rules for A, B and C class Municipal Councils which were applicable to different areas in the Region of the said Regional Plans needed overall changes because of rapid urbanization in the State of Maharashtra, introduction of concepts like FSI, various land uses and need for Regulations which support developments like generation of parking areas, creation of more built-up area for Hospitals, Educational Institutions, Star Category Hotels, Institutional Buildings, Development of more housing stock through MHADA, eco-friendly buildings, regulation of height of buildings commensurate with fire fighting facilities etc. and therefore such new provisions were required to be included in the prevailing Development Control Regulations of Regional Plan areas ;

And whereas, the Government in Urban Development Department, *vide* Resolution No. TPS. 1810/612/CR-2200/UD-13, dated the 24th March 2010 had appointed an Expert Drafting Committee under the Chairmanship of Director of Town Planning, Maharashtra State for drafting the Development Control Regulations for A class, B class and C class Municipalities in the State ;

(१)

महाराष्ट्र शासन राजपत्र, असाधारण भाग एक—मध्य ज-विभाग, नो. २०१३/कार्तिक ३०, शके १९३५

And whereas, the Government in **Urban Development** Department, *vide its letter* No. TPS: 1810/612/CR-2200/UD-13, dated the **15th May 2010** had further extended the **scope of the** Committee to prepare **Development Control Regulations for Grampanchayat/Rural Areas** ;

And whereas, the Expert Drafting Committee prepared the **Draft Standardised Development Control Regulations** for all classes of **Municipal Councils and Nagarpanchayats** named as *Draft Development Control and Promotion Regulations for Municipal Councils and Nagar Panchayats in Maharashtra* and submitted the same to the State Government *vide letter* No. 6546, dated the 27th October 2010 ;

And whereas, the Government felt it necessary to replace the **prevailing set of Building Bye-laws and Development Control Regulations** applicable to different areas in the **Region** of the respective **Regional Plans** by the **Standardized set of Draft Development Control and Promotion Regulations for Municipal Councils and Nagar Panchayats in Maharashtra** prepared by the **Expert Drafting Committee** with certain modifications as mentioned in *Schedule-B of the Draft Notice dated the 30th June 2011 (hereinafter referred to as "the said proposed modification")*;

And whereas, in accordance with the provisions under **Section 20(3)** of the said Act, the Government has published the notice *vide* No. TPS: 1810/612/CR-2200/2010/UD-13, dated the 30th June 2011 for inviting suggestions and objections to the *said proposed modifications* from the general public with reasons thereof within 30 (thirty) days from the date of publication of the notice in *Maharashtra Government Gazette*. The suggestions and objections were supposed to be addressed to the concerned **Divisional Deputy Directors of the Town Planning** who were appointed as the *Officers* under **Section 20(3)** of the said Act for the said purpose and were authorised to hear the suggestions and objections which were received within the aforesaid stipulated period and submit their report to the Government ;

And whereas, after completing the legal formalities, the said *Officers* have submitted their reports to the Government for further necessary action ;

And whereas, after making necessary inquiries and after consulting the **Director of Town Planning, Maharashtra State**, the Government is of the opinion that the *said proposed modification* should be approved with some changes.

Now, therefore, in exercise of the powers conferred under sub-section (4) of section 20 of the said Act, the Government hereby approves the *said proposed modification* with certain changes ;

The approved **Regulations** shall be called as "*Standardised Development Control and Promotion Regulations for Regional Plan areas in Maharashtra*". These Regulations as finally approved by the State Government shall be published in the *Official Gazette* and shall be kept open for inspection by the general public in the Offices of the concerned **District Collector** and the concerned **Branch Officers of the Town Planning Department**. The approved modification shall come into force with effect from the date of its publication in the *Official Gazette* and shall be applicable to the development proposals in respect of fresh or revised permissions in the areas of **Regional Plans**, as listed in the **Schedule-A** hereto.

This Notification along with the finally approved **Standardised Development Control and Promotion Regulations for Regional Plan areas in Maharashtra** shall also be made available on the Government website - *www.maharashtra.gov.in*

Schedule-A

Accompaniment of Government in Urban Development Department's Notification bearing No. TPS. 1812/157/CR-71/12/Reconstruction No. 34/12/RP/UD-13, dated the 21st November 2013

Sr. No.	Name of Sanctioned Regional Plan
1	Pune District Region
2	Kolhapur-Ichalkaranji Region
3	Sangli-Miraj District Region
4	Nagpur District Region
5	Chandrapur-Ballarpur Region
6	Nashik Region
7	Ahamednagar District Region
8	Jalgaon-Bhusawal Region
9	Aurangabad-Jalna Region
10	Amaravati District Region
11	Ratnagiri-Singhudurg District Region Sindhudurg Dist. (Tourism Dev. Plan)
12	Raigad Region
13	Mumbai Metropolitan Region

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

SUNIL MARALE,
Under Secretary to Government.



सत्यमेवजयते

GOVERNMENT OF MAHARASHTRA
URBAN DEVELOPMENT DEPARTMENT

STANDARDISED DEVELOPMENT CONTROL AND PROMOTION
REGULATIONS FOR
REGIONAL PLANS
IN MAHARASHTRA

STANDARDISED DEVELOPMENT CONTROL AND PROMOTION REGULATIONS FOR REGIONAL PLANS IN MAHARASHTRA		
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STANDARDISED DEVELOPMENT CONTROL AND PROMOTION REGULATIONS FOR REGIONAL PLAN AREAS IN MAHARASHTRA

PART – I ADMINISTRATION

1.0 SHORT TITLE, EXTENT AND COMMENCEMENT

1.1 These Regulations shall be called as “Development Control and Promotion Regulations for **Regional Plan Areas** in Maharashtra”

1.2 These Regulations shall apply to the building activity and development works on lands within the **Regional Plans in Maharashtra.**

1.3 (a) These Regulations shall come into force from the date of notification and these shall replace existing building bye-laws and Development Control Rules / Regulations of A, B, C Class Municipal Councils which were adopted in the Regional Plan

1.4 Provisions in Regional Plan:-

i) **Special provisions in Regional Plan** - Special provisions or express provisions made or special regulations as mentioned in respective sanctioned regional plans under the provisions of Maharashtra Regional & Town Planning Act, 1966, which are not covered under these Regulations, shall prevail, except Regulation for Special Township Projects.

ii) **CRZ Provisions:-**Wherever applicable, any development within CRZ areas shall be governed by the Coastal Regulation Zone Notification No.S.O.19(F), dated 6th January, 2011 as amended from time to time.

iii) **Heritage Regulations:-**Wherever applicable, the Heritage Regulations, establishment of Heritage Conservation Committee and the list of Heritage Sites shall be applicable as previously sanctioned by the Government/ concerned Competent Authority.

1.5 **Conflicts in provisions:**If there is any conflict between the provisions in sanctioned Regional Plan and the provisions in the sanctioned Development Control and Promotion Regulations for Regional Plan area in Maharashtra, in that case, the matter shall be referred to the Director of Town Planning, Maharashtra State, Pune whose decision shall be final.

1.6 **Savings:** Notwithstanding anything contained herein, any permission granted or any action taken under the Regulations in force prior to these Regulations shall be valid and continue to be so valid, unless otherwise specified.

2.0 DEFINITIONS

2.1 General

2.1.1 In these Regulations, unless the context otherwise requires, the definitions given hereunder shall have meaning indicated against each of them.

2.1.2 Words and expressions which are not defined in these Regulation shall have the same meaning or sense as in the -

- i) Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965
- ii) The Maharashtra Regional and Town Planning Act, 1966 and
- iii) National Building Code (2005 or amended from time to time)

2.2 Act –Act in these Regulations means

The Maharashtra Regional and Town Planning Act, 1966;

2.3 Authority - Authority means an Authority which has been created by a statute and which for the purpose of administering the Regulations may authorize a **Technical** Committee or an official **having a professional skill** to act on its behalf;

2.4 Alteration :- Any change in existing authorized building or change from one occupancy to another, or a structural change, such as an addition to the area or height, or the removal of part of a building, or any change to the structure, such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor, roof or other support or a change to or closing of any required means of ingress or egress or a change to the fixtures of equipment as provided under these regulations. However modification in respect of gardening, white washing, painting, plastering, pointing, paving and retiling shall not be deemed to be alteration.

2.5 Advertising Sign :- Any surface of structure with characters, letters or illustrations applied thereto and displayed in any manner whatsoever outdoor for purposes of advertising or to give information regarding or to attract the public to any place, person, public performance, article or merchandise whatsoever, and which surface or structure is attached to, or forms a part of building, or is connected with any building or is fixed to a tree or to the ground or to any pole, screen, fence or hoarding or displayed in space

2.6 Air-conditioning :-The process of treating air so as to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of conditioned space

2.7 Accessory Building :-A building separate from the main building on a plot and containing one or more rooms for accessory use such as servants quarters, garage, store rooms or such areas as may be classified by the Director of Town Planning.

2.8 Accessory / Ancillary Use :-Any use of the premises subordinate to the principal use and incidental to the principal use.

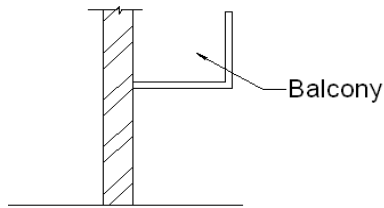
2.9 Amenity Space :- For the purpose of these Regulations, amenity space means a statutory space kept in any layout to be used for any of the amenities such as open spaces, parks recreational grounds, playgrounds, sports complex, gardens, convenience shopping, parking lots, primary and secondary schools, clinics, dispensaries, nursery, health club, sub post-office, police station, electric substation, ATM of banks, electronic cyber library, open market, garbage bin, water supply installation, electricity supply installation, sewage treatment plant and includes other utilities, services and conveniences.

2.10 Access :- Clear approach to a plot or a building.

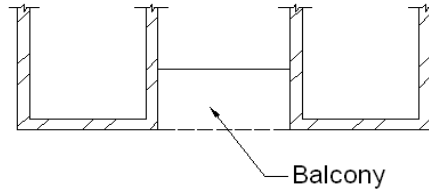
2.11 Architect :- An Architect who is an associate or corporate member of the Indian Institute of Architects or who holds a degree or diploma which makes him eligible for such membership for such qualification listed in Schedule XIV of the Architects Act, 1972, and being duly registered with the Council of Architecture under the Act.

2.12 Balcony :- A Horizontal cantilever or projection shown in the figure below, including parapet and handrail balustrade to serve as a passage or sitting out place with at least one side fully open, except being provided with railing or parapet wall for safety.

Balcony



SECTION



PLAN

- 2.13 Basement:** - The lower storey of a building below or partly below the ground level.
- 2.14 Building:-** Any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof whether used as human habitation or not and includes foundation, plinth, walls, floors, roofs, chimneys, wells, door steps, fencing, plumbing and building services, fixed - platforms, verandahs, balcony; cornice or projection, part of a building or anything affixed thereto or any wall fence enclosing or intended to enclose any land or space and signs and outdoor display structures. However, tents, shamianas and the tarpaulin shelters erected for temporary and ceremonial occasions with the permission of the Authority shall not be considered as building.
- 2.15 Built up Area:-** The area covered by a building on all floors including cantilevered portion, mezzanine floors , if any, but excepting the areas excluded specifically under these Regulations.
- 2.16 Building Line:-** The line upto which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend.
- 2.17 Building Height :-** The vertical distance measured in the case of flat roofs, from the average level of the ground around and contiguous to the building or as decided by the Authority to the terrace of last livable floor of the building adjacent to the external walls; to the highest point of the building and in the case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof; and in the case of gable facing road, the mid-point between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of measuring heights.
- 2.18 Builder :-“Builder”** means a person who is legally empowered to construct or to execute work on a building unit, building or structure, or where no person is so empowered, the owner of the building unit, building or structure.
- 2.19 Cabin :-** A non - residential enclosure constructed of non - load bearing, non masonry partitions **having area not exceeding 3.00 sq.m.**
- 2.20 Carpet Area :-** The net usable floor area within a building excluding that covered by the walls or any other areas specifically exempted from floor space index computation in these regulations.
- 2.21 Chajja :-**A sloping or horizontal structural overhang usually provided over openings on external walls to provide protection from sun and rain and for purpose of architectural appearance.
- 2.22 Chimney :-** An upright shaft containing one or more flues provided for the conveyance to the outer air of any product of combustion resulting from the operation of heat producing appliance or equipment employing solid, liquid or gaseous fuel.
- 2.23 Combustible Material :-** A material, if it burns or adds heat to a fire when tested for combustibility in accordance with IS - 3808 - 1966 Method of Test for combustibility of building materials, given in the National Building Code.

- 2.24 Control Line :-** A line on either side of a highway or part of highway beyond the building line fixed in respect of such highway by the Highway Authority.
- 2.25 Courtyard or Chowk :-**A space permanently open to sky enclosed on sides fully or partially by buildings and may be at ground level or any other level within or adjacent to a building.
- 2.26 Canopy :-**A projection over any entrance.
- 2.27 Congested Area -** A Congested Area means the congested area as shown on the Development Plan
- 2.28 Convenience Shopping :-** Means shops for domestic needs having area upto 10.00 sq.m
- 2.29 Corridor :-**A common passage or circulation space including a common entrance hall.
- 2.30 Detached Building :-** A building whose walls and roofs are independent of any other building with open space on all sides as specified.
- 2.31 Development :-** Development with its grammatical variations means the carrying out of buildings, engineering, mining or other operations in, on, over, or under land or the making of any material change, in any building or land or in the use of any building or land or any material or structural change in any Heritage building or its precinct and includes demolition of any existing building, structure or erection of part of such building, structure of erection and reclamation, redevelopment and layout or sub-division of any land and to develop shall be construed accordingly.
- 2.32 i)Development Plan :-**“Development Plan” means a plan for the development of the area within the jurisdiction of a Planning Authority and includes revision of a development plan and proposals of a Special Planning Authority for development of land within its jurisdictions.
- ii)Regional Plan:-**“Regional Plan” means a plan for the development or redevelopment of a region which is approved by the State Government and has come into operation under Maharashtra Regional & Town Planning Act, 1966.
- 2.33 Drain :-**The word “Drain” shall have the same meaning assigned thereto as under Maharashtra Municipal Councils, Nagar Panchayats& Industrial Townships Act, 1965.
- 2.34 Dwelling Unit /Tenement :-**An independent housing unit with separate facilities for living, cooking and sanitary requirements.
- 2.35 Density :-**The residential density expressed in terms of the number of dwelling units per hectare.
- 2.36 Enclosed Stair- case :-** A stair case separated by fire resistant walls and door (s) from the rest of the building.
- 2.37 Existing Building or Use:-** A building, structure or its use existing authorisedly.
- 2.38 Exit: -** A passage, channel or means of egress from any building, storey or floor area to a street or other open space of safety.
- 2.38.1 Vertical Exit: -**A vertical exit is a means of exit used for ascension or descension between two or more levels including stairways, smoke proof towers, ramps, escalators and fire escapes.
- 2.38.2 Horizontal Exit:-** A horizontal exit is a protected opening through or around a firewall or a bridge connecting two buildings.
- 2.38.3 Outside Exit :-** An outside exit is an exit from the building to a public way, to an open area leading to a public way, to an enclosed fire resistive passage to a public way.
- 2.39 External Wall: - External Wall means** an outer wall of a building, not being a party wall even though adjoining to a wall of another building and also means a wall abutting on an interior open space of any building.
- 2.40 Escalator -** A power driven, inclined, continuous stairway used for raising or lowering passengers.

- 2.41 Fire and/ or Emergency Alarm System :-** An arrangement of call points or detectors, sounders and other equipment's for the transmission and indication of alarm signals, for - testing of circuits and, whenever required, for the operation of auxiliary services. This device may be workable automatically or manually to alert the occupants in the event of fire or other emergency.
- 2.42 Fire lift :-** One of the lifts specially designed for use by fire service personnel in the event of fire.
- 2.43 Fire Proof Door :-** A door or shutter fitted to a wall opening, and constructed and erected with the requirement to check the transmission of heat and fire for a specified period.
- 2.44 Fire Resisting Material:-** Material which has certain degree of fire resistance.
- 2.45 Fire Resistance :-** The time during which a material fulfills its function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load or restraint. The fire resistance test of structures shall be done in accordance with "IS -3809 - 1966 Fire Resistance Test of Structures".
- 2.46 Fire Separation :-** The distance in meters measured from any other building on the site, or from other site, or from the opposite side of a street or other public space to the building.
- 2.47 Fire Service Inlets :-** A connection provided at the base of a building for pumping up water through in-built firefighting arrangements by fire service pumps in accordance with the recommendations of the Fire Services Authority.
- 2.48 Fire Tower :-** An enclosed staircase which can only be approached from the various floors through landings or lobbies separated from both the floor areas and the staircase by fire resisting doors, and open to the outer air.
- 2.49 Floor :-** The lower surface in a storey on which one normally walks in a building. The general term floor unless otherwise specifically mentioned shall not refer to a mezzanine floor.
Note :- The sequential numbering of floor shall be determined by its relation to the determining entrance level. For floor at or wholly above ground level, the lowest floor in the building with direct entrance from / to road or street shall be termed as ground floor. The other floors above ground floor shall be numbered in sequence as Floor 1, Floor 2, etc., with the number increasing upwards.
- 2.50 Floor space index (F. S. I) :-** The quotient obtained by dividing the total covered area (plinth area) on all floors, excluding exempted areas as given in Regulation No.15.4.2 by the area of the plot.
- $$\text{F.S.I.} = \frac{\text{Total covered areas on all floors}}{\text{Plot area}}$$
- 2.51 Footing:-**A foundation unit constructed in brick work, masonry or concrete under the base of a wall or column for the purpose of distributing the load over a large area.
- 2.52 Foundation :-**That part of the structure which is in direct contact with and transmitting loads to the ground.
- 2.53 Front :-** The space between the boundary line of plot abutting the means of access / road / street and the building line. In case of plots facing two or more means of accesses / roads / streets, the plot shall be deemed to front on all such means of access / road / streets.
- 2.54 Gallery :-** An intermediate floor or platform projecting from a wall or an auditorium or a hall providing extra floor area, additional seating accommodation etc. These shall also include the structures provided for seating in stadia.
- 2.55 Garage-Private:-** A building or portion thereof, designed and used for parking of privately owned motor driven or other vehicles.
- 2.56 Garage-Public :-**A building or portion thereof, designed as other than a private garage, operated for gain, designed or used for repairing, servicing, hiring, selling or storing or parking motor driven or other vehicles.

- 2.57 Group Housing Scheme :-** Group Housing Scheme means a building or a group of buildings constructed or to be constructed with one or more floors, consisting of more than one dwelling units and having common service facilities. Common service facilities means facilities like stair case, balcony, corridor, and varandaha, lift, etc
- 2.58 Ground Level :-** The average level of ground in a plot (site).
- 2.59 Habitable Room :-** Habitable room or living room means, a room constructed or intended for human habitation.
- 2.60 Home Occupation :-** Customary home occupation other than the conduct of an eating or a drinking place offering services to the general public, customarily carried out by a member of the family residing on the premises without employing hired labour, and for which there is no display to indicate from the exterior of the building that it is being utilized in whole or in part for any purpose other than a residential or dwelling use, and in connection with which no article or service is sold or exhibited for sale except that which is produced therein, which shall be non-hazardous and not affecting the safety of the inhabitants of the building and the neighborhood and provided that no mechanical equipment is used except for what is customarily used for purely domestic or household purposes and / or employing licensable goods. If motive power is used, the total electricity load should not exceed 0.75 KW. 'Home Occupation' may also include such similar occupations as may be specified by the Authority with the approval of Director of Town Planning and subject to such terms and conditions as may be prescribed.
- 2.61 High Rise Building :-** The Buildings 15 m. or above in height, excluding chimneys, cooling towers, boiler, rooms / lift machine rooms, cold storage and other non-working areas in case of industrial buildings, and water tanks, and architectural features in respect of other buildings shall be considered as high rise building.
- 2.62 Information Technology Establishment (ITE) :-** ITE means an establishment which is in the business of developing either software or hardware relating to computers or computer technology as approved by Director of Industries.
- 2.63 Layout Open Space / Recreational Open Space :-** Layout Open Space means a statutory common open space kept in any layout exclusive of margins and approaches, at a height not more than ground level of the building unit.
- 2.64 Ledge or Tand :-** A shelf like projection, supported in any manner whatsoever, except by vertical supports within a room itself but not having projection wider than half a meter.
- 2.65 Licensed Engineer / Structural Engineer / Supervisor :-** A qualified Engineer/Structural Engineer / Supervisor licensed by the concerned district officer of the Town Planning Directorate.
- 2.66 Lift :-** An appliance designed to transport persons or materials between two or more levels in a vertical or substantially vertical direction, by means of a guided car platform.
- 2.66a Lift Machine:** Part of the lift equipment comprising the motor(s) and the control gear there with, reduction gear (if any), brakes and winding drum or sheave, by which the lift car is raised or lowered.
- 2.66b Lift Well:** Unobstructed space within an enclosure provided for the vertical movement of the lift car(s) and any counter weights, including the lift pit and the space for top clearance.
- 2.67 Loft :-** Loft means, an intermediate floor between two floors, with a maximum height of 1.5 m., which is constructed and used for storage purpose. The loft if provided, in a room shall not cover more than 30% of the floor area of the room or a residual space in a pitched roof, above normal floor level which is constructed and used for storage purposes.
- 2.68 Laying out of New Street :-** It includes provision of road for leveling, formation, metalling or paving of a road and footpaths, etc. including layout of the services such as water supply, drainage, etc.

- 2.69 Mall:-** A large enclosed shopping area.
- 2.70 Marginal Open Space / Set back :-** Minimum distance required to be left open to sky between the boundary of the building plot and the building excluding court yard/chowk, which is an integral part of the plot.
- 2.71 Masonry :-** An assemblage of masonry units properly bound together with mortar.
- 2.72 Mezzanine floor :-** An intermediate floor between two floors of any story, forming an integral part of floor below, overhanging or overlooking a floor beneath, not being a loft between the floor and the ceiling of any storey.
- 2.73 Means of Access :-** These shall include the road/street/vehicular access way, pathway upto the plot and to the building within a plot.
- 2.74 Net plot area:** The net plot area shall be as defined in Regulation No.13.4.1.
- 2.75 Non -Combustible Material: -** A material which does not burn nor add heat to a fire when tested for combustibility in accordance with IS: 3808 - 1966 'Method of Test for Combustibility of Building Materials'.
- 2.76 Non-conforming User: -** Any lawful use / building existed on the site but which does not conform to the zoning shown on the Development Plan.
- 2.77 Occupancy or Use Group :-** The principal occupancy or use for which a building or a part of a building is used, or intended to be used, for the purposes of classification of a building according to the occupancy, an occupancy shall be deemed to include subsidiary occupancies which are contingent upon it. Buildings with mixed occupancies are those buildings in which more than one occupancy are present in different portions of the building. The occupancy classification shall have the meaning given from 2.77.1 to 2.77.11 unless otherwise spelt out in Development Plan.
- 2.77.1 Residential Buildings:-** These shall include any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities. It includes one or two or multi-family dwellings, lodging or rooming houses, residential hotels, hostels, dormitories, dharmshalas, apartment houses, flats, service apartment, studio apartment and private garages incidental thereto.
- 2.77.2 Educational Buildings :-**A building exclusively used for a school or college recognized by the appropriate Board or University, or any other competent authority involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other users incidental thereto such as library, coaching class or a research institution. It shall also include quarters for essential staff required to reside in the premises and a building used as a hostel attached to an educational institution whether situated in its campus or not and, also includes buildings used for daycare purposes more than 8 hours per week.
- 2.77.3 Institutional Buildings :-** A building constructed or used by Government, Semi - Government organization or registered trusts or persons and used for medical or other treatment, a hostel for working women or an auditorium or complex for cultural and allied activities or for an Hospice care of persons suffering from physical or mental illness, handicap, disease or infirmity, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, houses of correctional detention and reformatories.

- 2.77.4 Assembly Buildings :-** These shall include any building or part of building where groups of people congregate or gather for amusement, recreation or, social, religious, patriotic, civil, travel and similar purposes, e.g. theatres, motion picture house, drive-in-theatres, multiplexes, assembly halls, city halls, town halls, auditoria, exhibition halls, museums, mangal karyalaya, cultural centre, skating rinks, places of worship, dance theatres, club & gymkhana, passenger stations and terminals of air, surface and other public transportation services, recreation piers and stadia.
- 2.77.5 Business Buildings:-** These shall include any building or part of building, which is used for transaction of business for the keeping of accounts and records for similar purposes; offices, banks, professional establishments, I.T. establishments, call centre, offices for private entrepreneurs, court houses, libraries shall be classified in this group in so far as principal function of these is transaction of public business and the keeping of books and records.
- 2.77.6 Office Building / Premises:-** The premises whose sole or principal use is to be used as an office or for office purpose; "office purposes" shall include the purpose of administration, clerical work, handling money, telephone/ telegraph/ computer operations and "clerical work" shall include writing, book-keeping, sorting papers, typing, filing, duplicating, drawing of matter for publication and the editorial preparation of matter for publication.
- 2.77.7 Mercantile Buildings :-**These shall mean and include any building or part of a building, which is used as shops, stores, market, malls for display and sale of merchandise either wholesale or retail, Office, storage and service facilities incidental to the sale of merchandise and located in the same building shall be included under this group.
- 2.77.8 Wholesale Establishments: -**These shall mean and include establishments wholly or partly engaged in wholesale trade, manufactures, wholesale outlets including related storage facilities, A.P.M.C. establishments, warehouses and establishments engaged in truck transport including truck transport booking agencies.
- 2.77.9 Industrial Buildings :-** These shall mean and include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated, assembled or processed like assembling plants, laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories etc.
- 2.77.10 Storage Buildings :-** These shall mean and include any building or part of a building used primarily for the storage or sheltering of goods, wares or merchandise, like ware houses, cold storage, freight depots, transit sheds, godowns, store houses, public garages, hangars, truck terminals, grain elevators, barns and stables.
- 2.77.11 Hazardous Buildings :-** These shall mean and include any building or: part of a building which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and / or which may produce poisonous gases or explosions during storage, handling, manufacturing or processing, which involve highly corrosive, toxic or noxious alkalis, acids or other liquids or chemicals producing flames, fumes and explosive, mixtures of dust or which result in the division of matter into fine particles subject to spontaneous ignition.
- 2.78 Owner: -** The person who has legal title for land or building.
- 2.79 Parapet: -** A low wall or railing built along the edge of a roof, terrace, balcony, verandah etc.
- 2.80 Parking Space :-** An enclosed or unenclosed, covered or open area sufficient in size to park vehicles. Parking space shall be served by a driveway connecting them with a street or alley and permitting ingress or egress of vehicles.
- 2.81 Permit / Permission: -** A permission or authorisation in writing by the Authority to carry out the work regulated by these Regulations.

- 2.82 Plinth:** - The portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground.
- 2.83 Plot / Site:** -A parcel or piece of land enclosed by definite boundaries and approved by an authority as a building site, under these Regulations.
- 2.84 Porch:** -A covered surface supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building.
- 2.85 Road / Street :-** Any highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square place or bridge, whether a thoroughfare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm-water drains, culverts, sidewalks, traffic islands, roadside trees and hedges, retaining walls, fences, barriers and railings within the street lines.
- 2.86 Road / Street Line:** - The line defining the side limit of a road / street.
- 2.87 Room Height:** - The vertical distance measured from the finished floor surface to the finished ceiling/ slab surface. In case of pitched roofs, the room height shall be the average height between bottom of the eaves and bottom of ridge.
- 2.88 Row Housing:** -A row of houses with only front, rear and interior open spaces.
- 2.89 Semi Detached Building:** - A building detached on three sides with open spaces as specified.
- 2.90 Site corner :-** The side at the junctions of and fronting on two or more intersecting streets.
- 2.91 Site, Depth of :-** The mean horizontal distance between the front and rearside boundaries.
- 2.92 Site, Double Frontage:** -A site, having a frontage on two streets other than a corner plot.
- 2.93 Site, Interior or Tandem:** - A site, access to which is by a passage from a street whether such passage forms part of the site or not.
- 2.94 Smoke Stop Door:** - A door for preventing or checking the spread of smoke from one area to another.
- 2.95 Stair Cover :-**A structure with a covering roof over a stair case and its landing built to enclose only the stair for the purpose of providing protection from weather and not used for human habitation.
- 2.96 Stilts or Stilt Floor :-** Stilts or stilt floor means portion of a building above ground level consisting of structural column supporting the super structure with at least two sides open for the purpose of parking vehicles, scooters, cycles, etc.
- 2.97 Storage :-** A place where goods are stored.
- 2.98 Store Room :-**A room used as storage space.
- 2.99 Storey :-** 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
- 2.100 Tenement :-**An independent dwelling unit with a kitchen or cooking alcove.
- 2.101 Terrace:-** A flat open to sky roof of a building or a part of a building having parapet, not being a cantilever structure.
- 2.102 To Erect :-** To erect a building means
- (a) to erect a new building on any site whether previously built upon or not;
 - (b) to re-erect any building of which portions above the plinth level have been pulled down, burnt or destroyed; and
 - (c) conversion from one occupancy to another.
- 2.103 Travel Distance :-** The distance from the remotest point on a floor of a building to a place of safety, be it a vertical exit, horizontal exit or an outside exit measured along the line of travel.

- 2.104 Tower like structure :-** A structure in which the height of the tower like portion is at least twice the width of the broader base.
- 2.105 Unsafe Building :-** Unsafe buildings are those which are structurally unsafe, unsanitary or not provided with adequate means of ingress or egress 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, dilapidation or abandonment.
- 2.106 Verandah :-** A covered area with at least one side open to the outside with the exception of 1 m. high parapet on the upper floors to be provided on the open side.
- 2.107 Water Closet (WC) :-** A privy with arrangement for flushing the pan with water. It does not include a bathroom.
- 2.108 Water Course :-** A natural channel or an artificial one formed by draining or diversion of a natural channel meant for carrying storm water and waste water.
- 2.109 Width of Road :-** The whole extent of space within the boundaries of road when applied to a new road, as laid down in the city surveys map or Regional plan or prescribed road lines by any Act or Law and measured at right angles to the course or intended course of direction of such road whichever is more.
- 2.110 Window :-** An opening to the outside other than the door which provides all or part of the required natural light, ventilation or both, to the interior space.

3.0 APPLICABILITY OF REGULATIONS

- 3.1** These regulations shall apply to all development, redevelopment, erection and/or re-erection of a building, change of user etc. as well as to the design, construction or reconstruction of, and additions and alteration to a building. These regulations shall also apply to any revision of the Development Permissions/Building Permissions granted earlier under any Development Control Regulations. Further these Regulations shall apply to development work defined in Regulation No.3.2 to 3.4.
- 3.2 Part Construction:** - Where the whole or part of a building is demolished or altered or reconstructed, removed, except where otherwise specifically stipulated, these Regulations apply only to the extent of the work involved.
- 3.3 Change of Occupancy / User:** - Where the occupancy or the user of a building is changed, except where otherwise specifically stipulated, these Regulations shall apply to all parts of the building affected by the change.
- 3.4 Reconstruction:** - The reconstruction in whole or part of a building which has ceased to exist due to an accidental fire, natural collapse or demolition, having been declared unsafe, or which is likely to be demolished by or under an order of the Authority and for which the necessary certificate has been given by the said Authority shall be allowed subject to the provisions in these Regulations.

4.0 INTERPRETATION

- 4.1** In these Regulations, the use of present tense includes the future tense, the masculine gender includes the feminine and the neutral, the singular number includes the plural and the plural includes the singular. The word 'person' includes a corporation/company 'writing' includes 'printing' and 'typing' and 'signature' includes thumb impression made by a person who cannot write if his name is written near such thumb impression.

- 4.2 Whenever sizes and dimensions of rooms and spaces within buildings are specified, they shall mean clear dimensions unless otherwise specified in these Regulations.

5. DEVELOPMENT PERMISSION AND COMMENCEMENT CERTIFICATE.

- 5.0 No person shall carry out any Development, in contravention of the Development Plan / Regional Plan proposals.

- 5.1 No person shall carry out any development work including development of land by laying out into suitable plots or amalgamation of plots or development of any land as group housing scheme or to erect, re-erect or make alterations or demolish any building or cause the same to be done without first obtaining a separate building permit / commencement certificate for each such development work / building from the Authority.

- 5.2 No temporary construction shall be carried out without obtaining prior approval of the Planning Authority, which may be granted subject to such conditions as may be deemed necessary by the Planning Authority.

5.3 Development undertaken on behalf of Government :-

The office in-charge of the Government Department shall inform in writing to the concern Authority if any, or elsewhere the Collector, of the intention to carry out its purpose along with details of such development or construction as specified below :-

- i) An official letter by the authorized officer of Government Department addressed to the Authority, giving full particulars of the development work or any operational construction.
- ii) Ownership document and measurement plan issued by the Competent Authority of Land Records Department.
- iii) Development / building plans conforming to the provisions of Development Plan and these Regulations for the proposed development work to the scale specified in these Regulations.
- iv) The proposals of the Regional/ Plan or Town Planning Scheme affecting the land.
- v) A Site Plan (with required number of copies) of the area proposed to be developed to the scale.
- vi) Detailed plan (with required number of copies) showing the plan, sections and elevations of the proposed development work to the scale, including existing buildings specified either to be retained or to be demolished.

- 5.3.1 The operational construction of the Government, whether temporary or permanent which is necessary for the operation, maintenance, development or execution of any of the following services shall be exempted from the provisions of these Regulations:-

- (i) Railways;
- (ii) National Highways;
- (iii) National Waterways;
- (iv) Airways and Aerodromes;
- (v) Major Ports;
- (vi) Posts and Telegraphs, telephones, wireless, broadcasting and other like forms of communication, excluding mobile towers;
- (vii) Regional grid for electricity;
- (viii) Defence Authorities;
- (ix) Any other essential public service as may be notified by the State Government.

All such constructions shall however, conform to the prescribed requirements for the provision of essential services, water supply connection, drains, etc. to the satisfaction of the Authority.

5.3.2 However the following constructions of the Government Departments do not come under the purview of operational construction for the purpose of exemption under Regulation No.5.3.1

- (i) New residential building (other than gate lodges, quarters for limited essential operational staff and the like), roads and drains in railway colonies, hospitals, clubs, institutes and schools in case of Railways; and
- (ii) New building, new construction or new installation or any extension thereof, in case of any other services.

5.3.3 However, no permission shall be necessary for the following types of works:-

- i) The carrying out of works in compliance with any order or direction made by any authority under any law for the time being in force.
- ii) The carrying out of work by any Authority in exercise of its powers under any law for the time being in force.
- iii) The carrying out of any works by the Central or State Government or any local authority-
 - (a) required for the maintenance or improvement of highway, road or public street, being works carried out on land within the boundaries of such highway, road or public street; or
 - (b) required for or the purpose of inspecting, repairing or renewing any drains, sewers mains, pipes, cable, telephone or cables, or other apparatus including the breaking open of any street, or other land for the purpose.

Provided that the concerned authority shall inform the local authority, in writing, one month before carrying out such development.

- iv) The excavation (including excavation of wells) made in the ordinary course of agricultural operation.
- v) The construction of a road intended to give access to land solely for agricultural purpose.
- vi) Normal use of land which has been used temporarily for other purposes like marriage pandals or for festive occasions; and
- vii) In case of land, normally used for one purpose and occasionally used for any other purpose, such occasional use of land for that other purpose.

6.0 PROCEDURE FOR OBTAINING DEVELOPMENT PERMISSION / BUILDING PERMIT / COMMENCEMENT CERTIFICATE.

6.1 Notice: - Every person who intends to carry out development and erect, re-erect or make alterations in any place in a building or demolish any building, shall give notice in writing to the Authority of his said intention in the prescribed form (See Appendix A1 or A2) and such notice shall be accompanied by the payment receipt of required scrutiny fee and any other fee/ charges prescribed by the Authority from time to time and the plans and statements in sufficient copies (See Regulation No. 6.1.1), as required under Regulation No. 6.2 and 6.3. The plans may be ordinary prints on Ferro paper or any other type (prints only). One set of plans shall be retained in the office of the Authority for record after the issue of permit or refusal. For the sake of scrutiny the plans may be submitted in the form of soft copy as specified by the Authority from time to time.

6.1.1 Copies of Plans and Statements: - Minimum four copies of plans and statements shall be made available along with the notice. In case of building schemes, where clearance is required from other agencies like Fire Services, number of copies of plans required shall be as decided by the Authority.

6.2 Information Accompanying Notice: - The notice shall be accompanied by the key (location plan), site plan, sub-division layout plan, building plan, services plans, specifications and certificate of supervision and ownership title as prescribed in Regulation No. 6.2.1 to 6.2.13.

6.2.1 Size of drawing sheets and colouring of plans.

6.2.1.1 The size of drawing sheets shall be any of those specified in **Table 1**.

Table No 1-DRAWING SHEET SIZES

Sr. No.	Designation	Trimmed Size, (In mm)
(1)	(2)	(3)
1	AO	841 x 1189
2	A1	594 x 841
3	A2	420 x 594
4	A3	297 x 420
5	A4	210 x 297

If necessary, submission of plans on sheets bigger than A0 size is also permissible.

6.2.1.2 Colouring Notations for Plans: - The Plans shall be coloured as specified in Table 2 herein under. Prints of plans shall be on one side of paper only.

6.2.1.3 Dimensions: All dimensions shall be indicated in metric units.

**Table No -2
COLOURING OF PLANS**

Sr. No.	Item	Site Plan		Building Plan	
		White Plan	Ammonia Print	White Plan	Ammonia Print
(1)	(2)	(3)	(4)	(5)	(6)
1.	Plot lines	Thick Black	Thick Black	Thick Black	Thick Black
2.	Existing Street	Green	Green	..	..
3.	Future street if any	Green dotted	Green dotted	..	..
4.	Permissible Building lines	Thick dotted black	Thick dotted black	..	..
5.	Marginal Open Spaces	No Colour	No Colour	No Colour	No Colour
6.	Existing work	Black (outline)	Blue	Black	Blue

7.	Work proposed to be demolished	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched
8.	Proposed work	Red filled in	Red	Red	Red
9.	Drainage & sewerage work	Red dotted	Red dotted	Red dotted	Red dotted
10.	Water supply work	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin
11.	Deviations from the sanctioned plan	Red hatched	Red hatched	Red hatched	Red hatched
12.	Recreational open space / Ground / layout open space	Green wash	Green wash	Green wash	Green wash
Note:-	For land development/sub-division/layout/building plan, suitable colouring notations shall be used which shall be indexed.				

6.2.2 Ownership title and area: - Every application for development permission and commencement certificate shall be accompanied by the following documents for verifying the ownership and area etc. of the land.

- (a) Attested copy of original registered sale / lease - deed / power of attorney / enabling ownership document wherever applicable.
- (b) V.F. No. 7/12 extracts or property register card of a date not more than six months prior to the date of submission and a certified copy of the Measurement Plan of the property under development proposal.
- (c) Statement of area of the holding by triangulation method from the qualified licensed technical personnel or architect with an affidavit from the owner with regard to the area in the form prescribed by the Authority.
- (d) Any other document prescribed by the Authority.
- (e) Wherever third party interest is created by way of agreement to sale or mortgage etc. the registered consent of such interested persons shall be submitted with the application.
- (f) A certified copy of approved sub-division / amalgamation / layout of land from the concerned authority.
- (g) In the case of land leased by the Government or local authorities, no objection certificate of Government or such authorities shall be obtained if there is deviation from lease conditions and shall be attached to the application for development permission in respect of such land.

6.2.3 Key Plan or Location Plan:- A key plan drawn to a scale of not less than 1:10,000 shall be submitted as a part of building plan / development proposal alongwith the application for a building permit and commencement certificate; showing the boundary and location of the site with respect to neighbourhood landmarks or with respect to the area within the radius of 200 m. from the site, whichever is more.

6.2.4 Site Plan: The site plan shall be submitted with an application for building permission drawn to a scale of 1:500 or more as may be decided by the Chief Officer. This plan shall be based on the measurement plan duly authenticated by the appropriate officer of the Department of Land Records. This plan shall have the following details :-

- a) The boundaries of the site and of any contiguous land belonging to the neighbouring owners;

- b) The position of the site in relation to neighbouring streets ;
- c) The name of the street, if any, from which the building is proposed to derive access;
- d) All existing buildings contained in the site with their names (where the buildings are given names) and their property numbers;
- e) The position of the building and of other buildings, if any, which the applicant intends to erect, upon his contiguous land referred to in (a) above in relation to;
 - (i) The boundaries of the site and, in a case where the site has been partitioned, the boundaries of the portions owned by others;
 - (ii) All adjacent streets, buildings (with number of storeys and height) and premises within a distance of 12 m. of the work site and of the contiguous land (if any) referred to in (a), and
- f) The means of access from the street to the building and to all other buildings (if any) which the applicant intends to erect upon.
- g) The space to be left around the building to secure free circulation of air, admission of light and access;
- h) The width of the street (if any) in front and the street (if any) at the side of or near the building, including the proposed roads;
- i) The direction of the north line relative to the plan of the building;
- j) Any existing physical features, such as wells, tanks, drains, pipe lines, high tension line, railway line, trees, etc.;
- k) The ground area of the whole property and the break-up of the covered area on each floor;
- l) A plan indicating parking spaces as required and provided under these regulations;
- m) Overhead electric supply' lines, if any, including space for electrical transformer / substation according to the requirements of the electric distribution company.
- n) Any water course existing on site;
- o) Existing alignments of water supply and drainage line;
- p) Such other particulars as may be prescribed by the Authority.

6.2.5 Sub - Division/ Layout Plan :- In the case of development of land, the notice shall be accompanied by the sub -division/ layout plan which shall be drawn to a scale of not less than 1:500, however, for layout having area of 4.0 ha. and above, the plan shall be drawn to a scale of not less than 1:1000, containing the following:

- (a) Scale used and north point;
- (b) The location of all proposed and existing roads with their existing /proposed widths within the land;
- (c) Dimension of plots;
- (d) The location of drains, sewers, public facilities and services, electrical lines, natural water courses, water bodies and streams etc.
- (e) Table indicating size, area and use of all plots in the sub-division/ layout plan;
- (f) The statement indicating the total area of the site, area utilized under roads, recreational open spaces, play ground, recreation spaces and development plan reservation / roads, schools, shopping and other public places along with their percentage with reference to the total area of the site proposed to be sub-divided / laid out;
- (g) In case of plots which are sub-divided in built-up areas, in addition to the above, the means of access to the sub-division from existing streets.
- (h) Contour plan of site, wherever necessary.

6.2.6. Building Plan:-

The plans of the buildings with elevations and sections accompanying the notice shall be drawn to a scale of 1:100 and shall -

- (a) include floor plans of all floors together with the covered area clearly indicating the sizes of rooms and the position and width of staircases, ramps and other exit ways, lift-wells, lift machine rooms and lift pit details. It shall also include ground floor plan as well as basement plans and shall indicate the details of parking spaces, loading and unloading spaces provided around and within building as also the access ways and the appurtenant open spaces with projections in dotted lines, distance from any building existing on the plot in figured dimensions along with accessory building;
- (b) show the use or occupancy of all parts of the building;
- (c) show exact location of essential services e.g. WC, sink, bath and the like;
- (d) include sectional drawings of the building showing all sectional details;
- (e) show all street elevations;
- (f) give dimensions of the projected portions beyond the permissible building line;
- (g) include terrace plan indicating the drainage and the slopes of the roof;
- (h) give indication of the north point relative to the plans; and
- (i) give dimensions and details of doors, windows and ventilators;

6.2.6.1 Building Plans for Special Buildings :- For

- (i) multistoried buildings which are more than 15m. height;
- (ii) special buildings like educational, assembly, mercantile, institutional, industrial, storage and hazardous buildings;
- (iii) mixed occupancies with any of the aforesaid occupancies having area more than 500 sq. m., the following additional information shall be furnished/indicated in the Building Plans, in addition to the items (a) to (i) of Regulation No. 6.2.6.
 - (a) access to fire appliances/vehicles with details of vehicular turning circle and clear motorable access way around the building;
 - (b) size (width) of main and alternate staircases along with balcony approach, corridor, ventilated lobby approach;
 - (c) location and details of lift enclosures;
 - (d) location and size of fire lift;
 - (e) smoke stop lobby/door, where provided;
 - (f) refuse chutes, refuse chamber, service duct, etc.;
 - (g) vehicular parking spaces;
 - (h) refuse area, if any;
 - (i) details of Building Services :-Air-conditioning system with position of fire dampers, mechanical ventilation system, electrical services, boilers, gas pipes etc.,
 - (J) details of exits including provision of ramps, etc. for hospitals and buildings requiring special fire protection measures,
 - (k) location of generator, transformer and switch gear room;
 - (l) smoke exhauster system, if any;
 - (m) details of fire alarm system network;
 - (n) location of centralized control, connecting all fire alarm systems, built in fire protection arrangements and public address system etc.
 - (o) location and dimensions of static water storage tank and pump room alongwith fire service inlets for mobile pump and water storage tank;

- (p) location and details of fixed fire protection installations such as sprinklers, wet risers, hose reels, drenchers, CO₂ installation etc.;
- (q) location and details of first aid, fire fighting equipment's / installations.

- 6.2.7 Service Plan:-** Plans, elevations and sections of private water supply, sewage disposal system and details of building services, where required by the Authority, shall be made available on a scale not less than 1:100 in general and 1:1000 for layout.
- 6.2.8 Specifications -** General specifications of the proposed constructions, giving type and grade of materials to be used, in the form given in Appendix A, duly signed by a licensed Architect / Engineer / Structural Engineer, as the case may be, shall accompany the notice.
- 6.2.9 Supervision -** The notice shall be further accompanied by a certificate of supervision in the prescribed form given in Appendix B, by a licensed Architect/ Engineer/ Structural Engineer, as the case may be. In the event of the said licensed technical person ceasing to be employed for the development work, further development work shall stand suspended till a new licensed technical person is appointed.
- 6.2.10 Scrutiny Permit Fee:-** The notice shall be accompanied by an attested copy of Receipt of payment of scrutiny Fee. The scrutiny fee shall be as decided by the Authority from time to time, subject to Government orders, if any.
- 6.2.11 Security Deposit Fee:-** For ensuring faithful compliance of regulations and the directions given in the sanctioned plan and other terms and conditions, a security fee shall be charged at rates as specified by the Authority. The same shall be returned to the owner after the issue of full occupancy certificate for the building by the Authority.
- 6.2.12 No Objection Certificate:-** In case of development / construction of buildings requiring clearance from the authorities like Civil Aviation Authority, Railways, Directorate of Industries, Maharashtra Pollution Control Board, District Magistrate, Inspectorate of Boilers and Smoke Nuisance, Defence Authorities, Maharashtra Coastal Zone Management Authority, Archeological Department etc., the relevant no objection certificates from these authorities, applicable to the occupancy, shall also accompany the application.
In case of a building identified in Regulation No.6.2.6.1, the building scheme shall also be cleared by the Fire Officer of the Local Authority or in absence of such officer from the Directorate of Maharashtra Fire Services.
- 6.2.13 Development Charges:** Development charges wherever applicable under Section 124A of the Maharashtra Regional and Town Planning Act, 1966 shall be deposited with the Authority before issue of development permission/ commencement certificate. In case of revised permission where no development is carried out in pursuance of the earlier permission, amount of difference of development charges, if any, shall be levied and recovered.
- 6.2.14 Premium Charges:** Premium charges as may be required to be recovered under these regulations shall be paid to the Authority before issue of development permission / commencement certificate. The amount of premium collected shall be kept in a separate account and it shall be utilised for development of civic amenities and infrastructure.

6.2.15 Tax receipt for tax clearance: Wherever applicable the notice shall also be accompanied by an attested copy of the tax receipt.

6.3 Signing the Plan - All the plans shall be duly signed by the owner, co-owner, if any, and the Architect or Licensed Engineer / Structural Engineer / Supervisor and shall indicate his name, address and license number allotted by the District officer of the Town planning Department.

6.4 Qualification and Competence of the Architect / Licensed Engineer / Structural Engineer/ Supervisor and Registration of Developer: Architect/ Engineer/Structural Engineer/ Supervisor referred to in Clause 6.3 shall be registered / licensed by the District officer of the Town planning Department as competent to plan and carry out various works as given in Appendix "C". The qualification and procedure for registration and licensing of the Engineer / Structural Engineer / Supervisor / Developer shall be as given in Appendix- "C".

6.5 Delegation of Powers and Discretionary Powers:-

6.5.1 Delegation of Powers- Any of the powers, duties or functions conferred or imposed upon or vested in the Authority/Collector may be exercised, performed or discharged under the Authority, control and subject to revision by him and to such conditions and limitations, if any, as he shall think fit to prescribe, by district officer of the Town Planning Department whom on his behalf and in each of the said regulations the word Authority/Collector shall to that the extent, be deemed to include such officer. The decision of the such officer to whom such powers have been delegated shall be subject to review, if necessary by the Authority/Collector.

6.5.2 Discretionary Powers.

6.5.2.1 In conformity with the intent and spirit of these Regulations, the Authority/Collector may, in consultation with the Divisional Head of the concerned division of the Town Planning Directorate.

- (i) decide on matters where it is alleged that there is an error in any order, decision, determination or interpretation made by him in the application of these Regulations;
- (ii) determine and establish the location of zonal boundaries in exceptional cases, or in cases of doubt or controversy;
- (iii) interpret the provisions of these regulations where the street layout actually on the ground varies from the street layout as shown on the Development Plan;
- (iv) modify the limit of a zone where the boundary line of the zone divides a plot; and
- (v) authorize erection of a building or use of premises for a public service undertaking for public utility purposes only, where he finds such authorisation to be reasonably necessary for the public convenience and welfare, even if it is not permitted in any Land Use Classification.

6.5.2.2 Temporary Constructions –The Authority/Collectormay grant permission for temporary construction for a period not exceeding six months at a time and in the aggregate not exceeding for a period of one year, such a permission may be given by him for the construction of the following, viz.:-

- (i) Structures for protection from the rain or covering of the terraces during the monsoon only.
- (ii) Pandals for fairs, ceremonies, religious function, etc.

- (iii) Structures for godowns/storage of construction materials within the site.
- (iv) Temporary site offices and watchman chowkies within the site only during the phase of construction of the main building.
- (v) Structures of exhibitions/ circuses etc.
- (vi) Structures for storage of machinery, before installation for factories in industrial lands within the site.
- (vii) Structures for ancillary works for quarrying operations in conforming zones.
- (viii) MAFCO stalls, government milk booths and telephone booths.
- (ix) Transit accommodation for persons to be rehabilitated in a new construction.
- (x) Structures for educational and medical facilities within the site of the proposed building during the phase of planning and constructing the said permanent buildings.

(xi) Ready mix concrete plant.

Provided that, temporary constructions for structures etc. mentioned at (iii), (iv), (vi), (ix) and (x) may be permitted to be continued temporarily by the Authority/Collector but in any case not beyond completion of construction of the main structure or building and that structure in (vii) may be continued on annual renewal basis by the Authority/Collector beyond a period of one year.

Provided further that approval of Fire Officer of the authority shall be obtained wherever necessary.

- 6.5.2.3** In specific cases, where a clearly demonstrable hardship is caused, the authority/Collector in consultation with the Divisional Head of the concerned division of the Town Planning Directorate, may by special written permission – permit any of the dimensions / provision prescribed by these regulations to be modified provided the relaxation sought does not violate the health safety, fire safety, structural safety and public safety of the inhabitants of the buildings and the neighbourhood. However, no relaxation from the setback required from the road boundary or FS.I. or parking requirements shall be granted under any circumstances. While granting permission under (i) conditions may be imposed on size, cost or duration of the structure, abrogation of claim of compensation, payment of deposit and its forfeiture for noncompliance.

6.6 Grant of Permit or Refusal:

- 6.6.1** The Authority may either sanction or refuse the plans or may sanction them with such modifications or directions as it may deem necessary after having recovered the necessary charges and there upon shall communicate its decision to the person giving the notice in the prescribed form given in Appendix D1/D2/D3 and E1/E2 as wherever required.
- 6.6.2** (i) The building plans for buildings identified in Regulation No. 6.2.6.1 shall also be subject to the scrutiny of the Chief Fire Officer, Fire Brigade and the sanction / building permit shall be issued by the Authority after the clearance from the authorised Fire Officer.
- (ii) In case of land subdivision or plotted layout, tentative layout shall be recommended for demarcation at first instance. After having demarcated the layout by the Land Records Department, the owner shall submit the demarcated layout for final approval to the Authority and the Authority shall examine the provision laid down in Regulation No.6.8 and grant final approval if it is in accordance with the layout recommended for demarcation and confirming to the regulations. This shall also be mandatory to Group Housing Scheme.

6.6.3 On receipt of the notice, alongwith necessary fees/ deposit under 6.2.10, 6.2.11 of the regulations, the Authority shall approve or reject the proposal within the time limit prescribed in the relevant Act.

Any development carried out in pursuance of such deemed permission which is in contravention of the provisions of the these regulations, shall be deemed to be an unauthorised development and shall be subject to action under relevant Acts.

Provided further that necessary explanation shall be called from the concerned officer of the Authority for not processing and disposing of the proposal within the 60 days.

6.6.4 After the plan has been scrutinised and objections have been pointed out, the owner giving notice shall modify the plan, comply with the objections raised and resubmit it. The prints of plans submitted for final approval, shall not contain superimposed corrections. The authority shall grant or refuse the commencement certificate / building permit within prescribed time limit. No new objections may generally be raised when they are resubmitted after compliance of earlier objections, except in circumstances to be quoted for additional compliances.

6.6.5 Board of Appeals (for areas outside Municipal Council/ Nagar Panchayat):As mentioned in Part XIII, Regulation No.48

6.7 Commencement of work - Commencement certificate/development permission shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid, then the Authority/Collector may condone the delay for submission of application for renewal by charging necessary fees; but in any case, commencement certificate shall not be renewed beyond 4 years from the date of commencement certificate/ development permission.

Provided that no such renewal shall be necessary if the work is commenced within the period of valid permission.

For the purpose of this regulation, "Commencement" shall mean as under:-

(a)	For a building work including additions and alterations.	Upto plinth level.
(b)	For bridges and overhead tanks construction	Foundation and work up to the base floor
(c)	For underground works/	Foundation and work upto floor of underground floor.
(d)	For layout, sub-division and amalgamation	Final demarcation and provision of water bound macadam roads complete.

6.8 In case of land subdivision / group housing schemes, it shall be the responsibility of the owner / developer to construct all infrastructure including roads, storm water drains, sewer lines, water supply lines, development of open spaces etc. In case of land subdivision, these works shall be completed within two years and phase wise building permission shall be granted depending upon the percentage of infrastructure work completed. In case of group housing scheme, these works shall be completed before completion of project.

7.0 PROCEDURE DURING CONSTRUCTION.

7.1 Owner's liability :- Neither the grant of permission nor approval of the drawing nor inspection by the Authority/Collector during erection of the building, shall in any way relieve the owner of such building / developer from full responsibility for carrying out the work in accordance with these Regulations and safety norms as prescribed by the Bureau of Indian Standards.

7.2 Documents at site –

(i) Results of tests- where tests of any material are made to ensure conformity with the requirements of these Regulations, records 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 Authority/Collector.

(ii) Development Permission: The person to whom a development permission is issued shall during construction, keep -

(a) Posted in a conspicuous place on the site for which permission has been issued, copy of a development permission; and

(b) A copy of the approved drawings referred to in regulation 6.6 on the site for which the permit was issued.

(iii) Display board mentioning name of the owner, name of architects, name of structural engineer, except for small individual plot holders.

7.3 Checking of plinth, columns upto plinth level :- The owner through his licensed surveyor, engineer, structural engineer or supervisor or his architect, as the case may be, shall give notice in the form of Appendix - F to the Authority/Collector on completion of work up to plinth level to enable and ensure that the work conforms to the sanctioned plans. The Authority/Collector may inspect the work jointly with the licensed technical personnel or architect within 15 (fifteen) days from the receipt of such notice and either grant or refuse permission for further construction as per the sanctioned plans in the form in Appendix -G . If within this period, the permission is not refused it shall be deemed to have been granted, provided the work is carried out strictly according to the sanctioned plans.

7.4 Deviation during constructions:- If during construction of a building any departure of a substantial nature from the sanctioned plans is intended by way of internal or external additions, sanction of the Authority/Collector shall be necessary. A revised plan showing the deviation shall be submitted and the procedure laid down for the original plans shall apply to all such amended plans. Any work done in contravention of the sanctioned plans, without prior approval of the Authority/Collector shall be deemed as unauthorised.

7.5 Completion Certificate:- The owner through his licensed surveyor / engineer / structural engineer / supervisor or his architect, as the case may be, who has supervised the construction, shall furnish a building completion certificate to the Authority/Collector in the form in Appendix 'H'. This certificate shall be accompanied by three sets of plans of the completed development.

7.6 Occupancy certificate:- The Authority/Collector after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans, issue an occupancy certificate in the form in Appendix- I or refuse to sanction the occupancy certificate in Appendix - J within 21 days from the date of receipt of the said completion certificate, failing which the work shall be deemed to have been approved for occupation, provided the construction conforms to the sanctioned plans. One set of plans, certified by the Authority/Collector shall be returned to the owner alongwith the occupancy certificate. Where the occupancy certificate is refused or rejected, the reasons for refusal or rejection shall be given in intimation of the rejection or the refusal.

7.7 Part occupancy certificate:- When requested by the holder of the development permission, the Authority/Collector may issue a part occupancy certificate for a building or part thereof, before completion of the entire work, as per development permission, provided sufficient precautionary measures are taken by the holder to ensure public safety and health. The occupancy certificate shall be subject to the owners indemnifying the Authority/Collector in the form in Appendix `K'.

8.0 INSPECTION.

The Authority/Collector shall have the power to carry out inspection of the work under the provisions of the Act, at various stages to ascertain whether the work is proceeding as per the provisions of regulations and sanctioned plan.

9.0 UNSAFE BUILDINGS.

All unsafe buildings shall be considered to constitute danger to public safety and hygiene and sanitation and shall be restored by repairs or demolished or dealt with as otherwise directed by the Authority. The relevant provisions of the regulation No. 24.12 of D.C.R. shall apply for procedure of actions to be taken by the Authority/Collector for unsafe buildings.

10.0 OFFENCES AND PENALTIES

10.1 Offences and penalties:- Any person who contravene any of the provisions of these regulations / any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and appliances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence and upon conviction shall:

- (a) be punished with a fine as fixed by the Authority/Collector under the relevant Act
- (b) further the Authority may take suitable actions including demolition of unauthorised works as decided by the Authority.
- (c) in case of Licensed Engineer / Structural Engineer / Supervisor, the District Officer of the Town Planning Directorate may take suitable action against him which may include cancellation of license and debarring him from further practice / business for a period as decided by him;
- (d) in case of registered architects, the District Officer of the Town Planning Directorate may report to the Council of Architects to take suitable action against the Registered Architect as per the provisions of Architect Act, 1972.

10.2. REVOCATION OF PERMISSION:-

- 1) Without prejudice to the powers of revocation conferred by Section 51 of the The Authority/Collector may, after giving the opportunity of being heard, revoke any development permission issued under these regulations where it is noticed by him that there had been any false statement or any misrepresentation of material fact in the application on the basis of which the development permission was issued and thereupon the whole work carried out in pursuance of such permission shall be treated as unauthorised.

 - 2) In the case of revocation of the permission under sub- regulation (1), no compensation shall be paid.
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PART II
GENERAL PLANNING AND BUILDING REQUIREMENTS

11.0. REQUIREMENTS OF SITES.

- 11.1.** No piece of land shall be used as a site for the construction of building
- (a) If the Authority considers that the site is insanitary or that it is dangerous to construct a building on it;
 - (b) If the site is within a distance of 9 m. from the edge of water mark of a minor water course (like nallah) and 15 m. from the edge of water mark of a major water course (like river) shown on Development Plan or village/city survey map or otherwise, provided that where a minor water course passes through a low lying land without any well defined banks, the owner of the property may be permitted by the Authority or Collector to restrict and or to re-align the same within the same land alongwith cross section as determined by the Authority or Collector;
 - (c) If the site is not drained properly or is incapable of being well drained;
 - (d) If the owner of the building has not shown to the satisfaction of the Authority all the measures required to safeguard the construction from constantly getting damp;
 - (e) If the building is for assembly uses, for cinemas and theatres as well as for public worship which has not been previously approved by the Authority or Collector;
 - (f) If the building is proposed on any area filled up with carcasses, excreta, filth and offensive matter till the production of certificate from the Authority or Collector to the effect that it is safe from the health and sanitary point of view, to be built upon;
 - (g) If the use of the site is for the purpose, which in the opinion of the Authority will be a source of annoyance to the health and comfort of the inhabitants of the neighbourhood;
 - (h) If the plot has not been approved as a building site by the Authority or Collector (i) If the proposed occupancy of the building on the site does not conform to the land use proposals in the development plans or Zoning Regulations, and
 - (j) If the level of the site is less than prescribed datum level depending on topography and drainage aspects.
 - (k) If it doesn't derive access from an authorised street/means of access described in these Regulations,
 - (l) If it is within the river/lake boundary and blue flood line of the river (prohibitive zone).
 - (m) If the site is within the boundary of Coastal Regulation Zone-1.
 - (n) If the site is not developable by virtue of restrictions imposed under any law or guidelines of any government department.
 - (o) If the site is hilly and having gradient more than 1:5.

- 11.2 Distance of site from Electric Lines:** No structure including verandah or balcony shall be allowed to be erected or re-erected or any additions or alterations made to a building on a site within the distance quoted in Table No. 3 below in accordance with the prevailing Indian Electricity Rules and its amendments from time to time between the building and any overhead electric supply line.

Table No. 3

Electric Lines	Vertically (m.)	Horizontally (m.)
(1)	(2)	(3)
(a) Low and medium voltage Lines and Service Lines.	2.5	1.2
(b) High voltage lines up to and including 33,000 V.	3.7	2.0
(c) Extra High voltage beyond 33,000 V.	3.7	2.0
	(Plus 0.3 m. for every additional 33,000 V. or part thereof)	(Plus 0.3 m. for every additional 33,000 V. or part thereof)
Note : The minimum clearance specified above shall be measured from maximum sag for vertical clearance and from maximum deflection due to wind pressure for horizontal clearance.		

- 11.3 Construction within blue and red flood line –**
The construction within blue and red flood line along the river side may be permitted at a height of 0.50 m. above the red flood line.
- 11.4 Development within 30 m. from Railway boundary –**
For any construction within 30 m. from railway boundary, No Objection Certificate from Railway Authority shall be necessary.

12.0 MEANS OF ACCESS

- 12.1** Every plot / building whether existing or proposed, shall have means of access as required in these Regulations.
- 12.2** Every person who erects a building shall not at any time erect or cause or permit to erect or re-erect any building which in any way encroaches upon or diminishes the area set apart as means of access.
- 12.3 Width of Means of Access:-**

A) For Residential Development -The plots shall abut on a public means of access like street / road. Minimum width of access / layout road / internal road in any development proposal / subdivision / group housing shall be as given in Table No.4.

Table No-4

S.No.	Length of Means of access in mt	Width of Means of access in mt
i	upto150	9.00
ii	above 150 and to upto300	12.00
iii	more than 300	15.00

B) For Other than Residential Development –The minimum width of access / layout road / internal road in any development proposal other than residential (for commercial/industrial use) shall be as given in Table No.4(a).

Table 4(a)		
Sr. no.	Length of Mean of Access in m.	Width of Means of Access in m.
i	Upto 75	12
ii	75 to 150	15
iii	Above 150	18 or more

NOTE -1 The means of access shall be clear of required marginal open spaces from the existing building line. In no case, development on plots shall be permitted unless it is accessible by the authorized public street existing prior to coming in to force of these Regulations or road from the layout sanctioned prior to these Regulations.

- 12.3.1 Pathways:** -A pedestrian approach to the buildings from road / street / internal means of access wherever necessary, shall be through paved pathway of width not less than 2.0 m., 3.0 & 4.5 m. provided its length measured from exit way of the building is not more than 20 m. 40 m and 60m. respectively from the main / internal means of access. If the length is more than 60 m., then regular street as provided in Table No.4 shall be necessary. This provision shall also apply to group housing scheme or layout of building for other uses except development under regulation no.24.4.
- 12.3.2** The length of means of access shall be determined by the distance from the farthest plot (building) to the public street. The length of the subsidiary access way shall be measured from the point of its origin to the next wider road on which it meets.
- 12.3.3** In the interest of general development of an area, the Authority or Collector may require the mean of access to be of larger width than that required under regulation No. 12.3.
- 12.3.4** In case where a private passage is unrestrictedly used by public for more than 10 years as a means of access of width not less than 9 m. to a number of plots, the Authority or Collector may take steps including improvement under, the provision of relevant Act to declare it as a public street
- 12.3.5** In congested areas in the case of plots facing street / means of access less than 4.5 m. in width the plot boundary shall be shifted to be away by 2.25 m. from the central line of the street/ means of access way to give rise to a new street / means of access way of width of 4.5 m. clear from the structural projections.

- 12.4. Means of access shall be levelled, metalled, flagged, paved, sewered, drained, channelled, lighted, laid with water supply line and provided with trees for shade (wherever necessary) to the satisfaction of the Authority, free of encroachment and shall be maintained in a condition to the satisfaction of the Authority or Collector.
- 12.4.1. If any private street or any other means of access to a building is not constructed & maintained as specified above, the authority may by written notice require the owner or owners of the several premises fronting or adjoining the said street or other means of access or abutting thereon or to which access is obtained through such street or other means of access or which shall benefit by works executed to carry out any or more of the aforesaid requirements in such manner and within such time as the authority shall direct. If the owner or owners fail to comply with this direction, the authority may arrange for its execution and recover the expenses incurred from the owner/owners.
- 12.5. Access from the Highways/classified roads: Generally the plot / building along Highway and classified roads shall derive access from service road. However, highway amenities like petrol pump; hotel etc. may have an access direct from Highways and such other roads having a width of 30 m. or more. The above will be subject to the provisions of State Highways Act, 1965 and National Highway Act 1956.
Provided that in suitable cases, the planning authority may suspend the operation of this rule till service roads are provided.
- 12.6. For building identified in Regulation No. 6.2.6.1, the following additional provisions of means of access shall be ensured;
- (a) The width of the main street on which the building abuts shall not be less than 12 m. and one end of this street shall join another street of width not less than 12 m. in width subject to Regulation No.12.3.
 - (b) The approach to the building and open spaces on its all sides (see Regulation No. 15.1 shall be 6 m. and the layout for the same shall be approved in consultation with the Fire Officer, Fire Brigade Authority and the same shall be of hard surface capable of taking the weight of fire engine, weighing up to 45 tones. The said open space shall be kept free of obstructions and shall be motorable.
 - (c) Main entrances to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 4.5 m. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire engine / fire service vehicles. If main entrance at boundary wall is built over, the minimum clearance shall be 4.5 m.

13.0 REGULATIONS FOR LAND SUB -DIVISION AND LAYOUT

- 13.1 Layout or Sub-division proposal shall be submitted for the following:
- (i) When more than one building excepting for accessory buildings in the case of residential building is proposed on any land, the owner of the land shall submit proposal for proper layout of building or sub-division of his entire contiguous holding.
 - (ii) When development and redevelopment of any tract of land which includes division and sub-division or amalgamation of plots for various land uses within a colony.
 - (iii) When group housing scheme or campus /cluster planning of any use is proposed.

13.2 Roads / streets in Land Sub-division or Layout.

13.2.1 The width of roads/ streets/ public and internal access way including pathway shall conform to provisions of Regulation No. 12.3 to 12.6.

13.2.2 In addition to the provisions of Regulation No. 12.3 Cul-de-sacs giving access to plots and extending upto 150 m. normally and 275 m. maximum with an additional turning space at 150 m. shall be allowed only in residential area, provided that Cul-de-sacs would be permissible only on straight roads and further provided that cul-de-sacs ends shall be higher in level than the level of starting point. The turning space, in any case shall be not less than 81 sq. m. in area with no dimension being less than 9 m.

13.2.3 **Intersection of Roads:-** At junctions of roads meeting at right angles, the rounding off at the intersection shall be done, unless otherwise directed by the Authority or Collector, with the tangent length from the point of intersection to the curve being $1/2$ the road width across the direction of tangent as given below: The building shall also set back at required marginal distance from this rounding off.

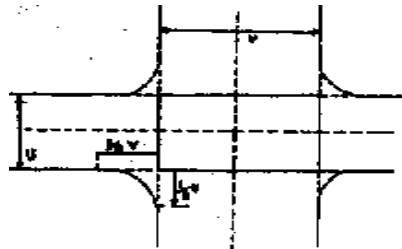


Fig. 1- Rounding off intersections at junctions

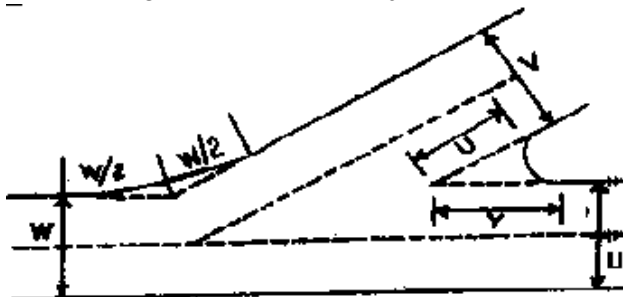


Fig.2. - Rounding off intersection at junctions.

13.2.3.1 For junctions of road meetings at less than 60 degree, the rounding off or cut or similar treatment shall have tangent length of U and V from the intersections point as shown in diagram 2. The tangent length at obtuse angle junction shall be equal to half the width of the road from which the vehicle enters as shown in diagram 2.

Provided however, that the radius for the junction rounding shall not be less than 6 m.

13.2.3.2 While granting the development permission for land sub-division or group housing/campus planning, it shall be necessary to coordinate the roads in the adjoining lands.

13.2.3.3 Whenever called upon by the Authority/Collector to do so, areas under roads shall be handed over to the Authority /Collector by way of deed after development of the same for which nominal amount of Re 1/- shall be paid by the Authority.

13.3 Recreational open spaces:

13.3.1 In any layout or subdivision or any development of land for any use/zone admeasuring 0.40 Ha. or more after deducting D.P.road and reservation area, if any, 10% of the entire holding area shall be reserved as recreational open space which shall as far as possible be provided in one place. In case of land admeasuring more than 0.8 ha. recreational open space may be allowed to be left at different locations in the same layout provided that the size and other dimensions conform to the provisions herein below.

In case of development of land for educational purpose, 40% of the gross area (or as decided by the Government from time to time) shall be earmarked for playground which shall be inclusive of 10% recreational open space. Notwithstanding anything contained in this rule, the shape and location of such open space shall be such that it can be properly utilised as playground.

Provided that, the above-mentioned area of 0.4 Ha. or 0.8 Ha. shall be measured with reference to original holding as on 11th January 1967 and not with reference to sub-divided holding in revenue / city survey record thereafter without the permission under the Maharashtra Regional & Town Planning Act, 1966. If such sub-divided holding in revenue/city survey record admeasures less than 0.4 or 0.8 Ha., then 10% open space shall be left which shall not be in any case less than 250 sq.mt.

Provided further that, in case of lands declared surplus or retainable under Urban Land (C & R) Act, 1976, if the entire retainable holding or entire surplus holding independently admeasures 0.4 Ha. or more, then 10 percent recreational open space shall be necessary in respective holding.

Provided further that, no such open space shall be necessary in case of layout or subdivision of plots from already sanctioned layout by the Planning Authority where the requisite recreational open space has already been left in the sanctioned layout.

Provided further that no such open space shall be necessary for development of the reservations in the development plans designated for the purpose other than residential.

- 13.3.2.** The owner shall have to give an undertaking that the recreational open space shall be for the common use of all the residents or occupants of the layout / building unit.
- a) On sanction of the development permission, the recreational open space shall deem to have vested in the society / association of the residents / occupants. In case such society or association is to be formed, the possession / custody of recreational open space shall remain with the Authority or Collector until such association / society is formed. The recreational open space shall not be sold to any other person and it shall not be put to any other user except for the common use of residents / occupants.
 - b) If the authority is convinced that there is misuse of open spaces; in such case the authority shall take over the land of recreational open space.
- 13.3.3** No permission shall be granted to delete / reduce open spaces of the existing sanctioned layout / subdivision. However, while revising the layout, such recreational open space may be rearranged without decrease in area subject to minimum prescribed area under these regulations with the majority consent of plot / tenement holders / co-owners; but such revision of recreational open space area shall ordinarily not be allowed after a period of 4 years from the first sanction.
- 13.3.4** The open spaces shall be exclusive of location of accesses / internal roads / designations or reservations in development plan roads and areas for road widening.

- 13.3.5.** No such recreational open spaces shall admeasure less than 400 sq. m.
- 13.3.6** Minimum dimensions -The minimum dimensions of such recreational open space shall be not less than 10 m. and if the average width of such recreational open space is less than 20 m. the length thereof shall not exceed 2 ½ times the average width.
- 13.3.7** Such recreational open space shall also be necessary for group housing scheme or campus/ cluster planning for any use / zone.
- 13.3.8** If required, structure and uses which can be permitted free of FSI in the recreational open spaces shall be as under:
There shall be two storeyed structure with maximum 15% built up area of recreational open space, out of which 10% built up area shall be allowed on ground floor and remaining 5% can be permitted on 1st floor. In case of stilt, additional floor may be allowed.
- 2) The structures used for the purpose of pavilion or gymnasia or club house or vipashyana and yoga center or crèche or kindergarten or library or water tank, health out post if required by the Authority or other structures for the purpose of sports and recreation activity may be permitted. Convenience Shopping below pavilion facing on road on payment of premium at the rate of 10 % of the land rate in ASR with requisite side margin required for stadium may be allowed.
 - 3) No detached toilet block shall be permitted.
 - 4) A swimming pool may also be permitted in such a recreational open space. The ownership of such structures and other appurtenant users shall vest in all the owners on account of whose cumulative holdings, the recreational open space is required to be kept in the layout of subdivision of the land.
 - 5) The proposal for the construction of such structure should come as a proposal from the owner/s, owners' society / societies or federation of owners' societies and shall be meant for the beneficial use of the owners / members of such society / societies / federation of societies.
 - 6) Such structure shall not be used for any other purpose, except for recreational activity.
 - 7) The remaining area of the recreational open space shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a playground.
 - 8) The owners' society / societies, the federation of the owners' societies shall submit to the Authority or Collector, a registered undertaking agreeing to the conditions in (5) to (7) above while obtaining permission for the above said construction.
- 13.3.9** Every plot meant for a recreational open space shall have an independent means of access, unless it is approachable directly from every building in the layout.
- 13.3.10** In case of sub-division of land admeasuring 8000 sq. m. or more in area in an industrial zone, 5 percent of the total area in addition to 10 percent stipulated in Regulation No 13.3.1, shall be reserved as amenity open space which, shall also serve as general parking space. When the additional amenity open space exceeds 1500 sq. m., the excess area may be used for construction of buildings for banks, canteens, welfare centre, health centre, offices, convenient shopping, crèches and other common purposes considered necessary for industrial users as approved by the Authority or Collector. However, such amenity space shall not be required in case of permission governed under Regulation No.22.4.2.1 (v).

13.3.11 Amenities for layouts of larger areas in Residential Zone: For layouts admeasuring more than 2.0 Ha. provision of 5% of the total area shall be made for amenity space in the layout for purposes such as defined in Regulation No.2.9 or as approved by the Authority or Collector. The area earmarked for such amenities shall be developed for the same purpose.

Provided that such amenity space shall not be required in case of permission governed under Regulation No. 22.4.2.1(v)

Provided further that where provisions in the Regional Plan or Zone Plan or any other plan has a provision of amenity space more than what is stipulated in this regulation, then amenity space as required under such plan shall prevail and in that case amenity space as per this regulation shall not be required.

13.4 Plot area, plot width for various uses:

Minimum plot areas and widths for various uses shall be as given below in the Table No. 5.

Table No 5				
MINIMUM PLOT AREA, PLOT WIDTH FOR VARIOUS USES				
Sr. No	Uses	Plot area (in sq.m.)	Min. Plot Width	Type of Development
(1)	(2)	(3)	(4)	(5)
1	Residential and Commercial (except those in 2, 3 & 4 below)	i) 30 and above but upto 125	As per Table No.1	Row
		ii) Above 125 but less than 250		Semi-detached / Detached
		iii) 250 & above		Detached
2	Plots in EWS Housing / High Density Housing / Sites and Services / Slum Upgradation / Reconstruction Scheme by public authority.	25 and above but upto 125	As per Table No.1	Row
3	Petrol Filling station-			
	(a) Without service bay	545	16.75 m	Detached
	(b) With service bay	1100	30.5 m	Detached.
4.	Industrial	300	10 m	Detached.
Notes-				
i) The plot width to depth ratio shall be 1 : 1.5 to 1 : 2.5; as far as possible.				

- | |
|---|
| ii) In Public Housing Schemes for E.W.S. undertaken by government or semi-government organisations, marginal spaces shall be as per their respective schemes and rules. |
| iii) The front setback for already existing layouts / roads shall be as per existing schemes. |

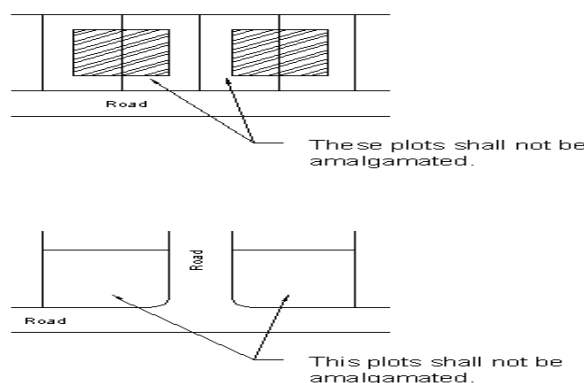
13.4.1 Net Plot Area and computation of FSI-

For the purpose of computing FSI/Built - up area, the net area of the plot shall only be considered.

- i) In case of a layout/subdivision /development such net area shall be calculated at 90 % of the gross plot area, after deducting from the gross area of plot, the area covered by amenity space under regulation no 13..3.11 and Development Plan proposals, if any.
- ii) In case of group housing scheme on land having original holding more than 0.40 Hect, net plot area shall be 90 %.excluding area covered by amenity space under regulation no 13..3.11 and Regional Plan proposals, if any.
- iii) In case of plotted layout, such FSI of 0.90 of gross area shall be distributed on all plots on prorata basis.
- iv) In case of plots from the approved layouts , the same plot shall be treated as net plot area and shall be eligible for full permissible FSI under these Regulation.
- iv) In case of amalgamated plots, the net plot area is equal to gross plot area after amalgamation for computation of FSI provided original land hodling of each plot does not exceed 0.40 Hect.

13.5 Amalgamation of Plots:

- 13.5.1 Amalgamation of plots shall be permissible if they form a sizable plot from planning point of view and are contiguous.
- 13.5.2 a) Amalgamation of plot having different tenure / incompatible zoning in development plan shall not be allowed.
b) Amalgamation of plot which is not desirable from planning point of view (eg. as shown in below) shall not be permitted.



14.0 LAND USE CLASSIFICATION AND PERMISSIBLE USES.

- 14.1 The various building uses and occupancies and premises to be permitted in the various zones are given in Part III of these Regulations. The Authority or Collector may modify the specified uses given in Part III of these Regulations with the prior approval of the Director of Town Planning, Maharashtra State, Pune.

14.2 No building or premises shall be changed or converted to a use which is not in conformity with the provisions of these Regulations.

14.3 Uses to be in Conformity with the zone: Where the use of buildings or premises is not specifically designated on the Development/Regional Plan, it shall be in conformity with the zone in which they fall. Any lawful non-conforming use of premises existing prior to the date of enforcement of these regulations, shall continue upto a period as may be specified in the Development /Regional Plan; provided further that a non-conforming use shall not be extended or enlarged except as provided in Regulation No. 14.4 and that when a building, containing non-conforming use is pulled down or has fallen down, the use of the new building shall be in conformity with these Regulations.

14.4 Non-Conforming Uses:-

Any lawful non-conforming use may be allowed to be continued or expanded to the extent of 50 percent of the existing built up subject to availability of FSI as per the provisions of these regulations applicable to such use except in Hill Top-Hill Slope Zone of any plan.

15.0. OPEN SPACE, SETBACK AREA AND HEIGHT LIMITATIONS

15.1 Exterior Open Spaces –

15.1.1 Provisions for open spaces at the front side/sides and rear of the building shall be as given in Part IV of these Regulations.

15.1.2 Buildings Abutting Two or More Streets: When a Building abuts two or more streets, the setbacks from the streets shall be such as if the building is fronting each such street.

15.1.3 Open Spaces Requirements :

(a) Side or rear open space in relation to the height of the building for light and ventilations:

i) The open space on all sides shall be as per Table No.13 for building height upto 14 m. For building height above 14 m. and upto height of 24 m., the open space on all sides except the front side of a building shall be minimum $(H/2) - 4$ subject to a minimum of 3.0 m. for residential building and 4.5 m. for commercial building.

ii) For buildings above 24 m height, the open space on all sides except the front side of a building shall be minimum $H/3$.

Provided that if the length or depth of a building exceeds 40 m., add 10 percent of length or depth of building minus 4.0 m. to the above margin.

Where H = Height of the building above ground level.

(b) Front margin – Front margin shall be as per Regulation No.23.2.1 or as given below whichever is more.

i)	Height above 14 m. & upto 24 m.	6.00 m.
ii)	Height above 24 m. & upto 37.5 m.	9.00 m.
iii)	Height above 37.5 m.	12.00 m.

15.2 Interior & Exterior chowk

15.2.1. (a) **Interior chowk** : Wherever habitable rooms or kitchen derives ventilation from inner chowk or interior open space, the size of such interior open space shall not be less than 3 m. x 3 m. upto height of 14 m. and for height more than 14 m., the interior open space shall not be less than $H/5$ m. x $H/5$ m. where H = height of highest wall of the chowk.

(b) **Exterior chowk** : The minimum width of the exterior chowk for the purpose of light and ventilation, shall not be less than 2.4 m. and depth shall not exceed 1.5 times the width for buildings upto 15 m. height and for height more than 14 m., the exterior open space shall not be less than $H/6$ m. x $H/6$ m. where H = height of highest wall of the chowk. If the width of the exterior chowk is less than 2.4 m. it shall be treated as a notch.

15.2.2 Where only water closet, bathroom, combined bathroom and water closet are abutting on the interior open space, the size of the interior open space shall be in line with the provision for ventilation shaft as given in Regulation No.17.12.4.

15.3 **Area and Height limitations** - The area and height limitations, height of buildings, floor space index, abutting different road widths shall be as given in Part IV and Regulation No. 15.5.

15.4 **Permissible Structures / Projections in marginal open spaces.**

15.4.1 The following projections shall be permissible in marginal open spaces:

(a) **Projections into open spaces**:- Every open space provided either interior or exterior shall be kept free from any erection thereon and shall be open to the sky and no cornice, chajja, roof or weather shade more than 0.75 m. wide shall overhang or project over the said open space so as to reduce the width to less than the minimum required. However, sloping chajja provided over balcony/ gallery etc. may be permitted to project 0.3 m. beyond balcony projections at an angle of 30 degree from horizontal level.

(b) **A canopy** not exceeding 5m. in length and 2.5 m. in width in the form of cantilever and unenclosed over the main entrance providing a minimum clear height of 2.40 m. below the canopy. The canopy shall not have access from upper floors (above floors), for using as sitting out place. There shall be a minimum clearance of 1.5 m. between the plot boundaries and canopy.

(c) **Balconies** :- Balcony or balconies of a minimum width of 1.00 m. may be permitted free of F.S.I. at any floor, not more than 15% of the built up area of the same floor and such balcony projection shall be subject to the following conditions.

(i) In non-congested area, no balcony shall reduce the marginal open space to less than 2 m. In congested area balcony may be permitted on upper floors projecting in front setbacks except over lanes having width 4.50 m. or less.

(ii) No balcony shall be allowed on ground floor which shall reduce minimum required front setback or marginal open space.

(iii) The width of the balcony will be measured perpendicular to the building upto the outermost edge of balcony.

(iv) Balconies may be allowed to be enclosed on payment of premium at the rate of 10% of market value for land as per Annual Statement of Rates. The area taken for computing premium shall be equal to the built up area of enclosed balcony.

(v) Balconies in excess of 15% of built up area shall be calculated in FSI.

- (d) **A projection** of maximum 30 cm. on roof top terrace level may be allowed throughout the periphery of the building. In case of pitched roof projection of maximum 45 cm. at roof top terrace level throughout periphery of the building shall be allowed.
- (e) **Accessory buildings**:- The following accessory buildings may be permitted in the marginal open spaces :-
- (i) In an existing building where toilet is not provided, a single storeyed toilet subject to a maximum area of 4.0 sq. m. in the rear or side open space and at a distance of 7.5 m. from the road line or the front boundary and 1.5 m. from other boundaries may be permissible. The Authority or Collector may reduce 1.5 m. margin in exceptional cases to avoid hardship.
 - (ii) Parking lock up garage not exceeding 2.4 m. in height shall be permissible in the rear corner of the plot with independent bungalow. Parking lock up garage when attached to main building shall be 7.5 m. away from the road line and shall be of such constructions giving fire resistance of 2 hours. The area of sanitary blocks excluding 20 sq.mt. and parking lock up garage shall be taken into account for the calculation of FSI.
 - (iii) Suction tanks, soak pits, pump room, electric meter room, garbage shaft, space required for fire hydrants, electrical and water-fittings, water tanks, dustbins etc.
 - (iv) One watchman's cabin / booth not more than 3 sq. m. in built up area having min. 1.20 m. width or diameter of cabin / booth.
- Note :-** When a building abuts on three or more roads then above mentioned user, except (iv), shall be permissible in front setback facing the smaller road or less important from traffic point of view.
- (f) "Ramp" in basement shall be allowed subject to 6.0 m. clear marginal distance for movement of fire fighting vehicle.
- (g) Fire escape staircase of single flight not less than 1.2 m.
- (h) Staircase mid-landing of 1.2 m. width with clear minimum headway of 2.1 m. below the mid-landing. However, clear distance from edge of landing to the plot boundary shall not be less than 1.8 m.

15.4.2. Exclusion of structures / projections for FSI calculation

- (a) Structures / Projections mentioned in Regulation 15.4.1 (a), (b), (c), (d), (e), (f), (g), (h) and mentioned in Regulation No.17.6.
- (b) Stilt / Multi-storeyed floor space used as parking.
- (c) Electrical cabin or sub-station, watchman booth of minimum size of 3.00 sq. m. with a minimum width or diameter of 1.2 m., pump house, garbage shaft, space required for location of fire hydrants, electric fitting and water tanks.
- (d) A basement/s under a building and used for stores, meter room, air-conditioning plant, electric sub-station and parking spaces (use as accessory to the principal use).
- (e) Areas covered by (i) Lofts (ii) Meter rooms, (iii) Porches, (iv) Canopies, (v) Air conditioning plant rooms (vi) Electric sub-stations, (vii) Service floor of height not exceeding 1.5 m. for hotels rating with three stars and above and hospitals .
- (f) Area of structure for an effluent treatment plant as required as per the requirements of the Maharashtra Pollution Control Board or other relevant authorities.
- (g) Areas covered by service ducts, pumps, rooms, electric sub-station, stilts and additional amenity of lift.

- (h) Rockery, well and well structures, plant, nursery, water pool, swimming pool (if uncovered), platform around a tree, fountain bench, chabutara with open top and unenclosed sides, ramps, compound wall, gate slide / swing, steps outside the buildings, domestic working place (open to sky), overhead water tank on top of the building, fire escape stair case and refuge area for high rise buildings.
- (i) Fitness Centre, Crèche, society office cum letter box room, sanitary blocks for servants and lockup garages admeasuring area of not exceeding 20 sq.m.
- (j) Area of one public telephone booth and one telephone exchange (PBX) per building.
- (k) Area of one room for installation of telephone concentrates as per requirement of Telephone Authority but not exceeding 20 sq. m. per building.
- (l) Area covered by new lift and passage thereto in an existing building with height upto 15 m. in gaathan/ congested area.
- (m) Telecommunication tower, antenna and construction of a room having upto 20 sq.m. area for allied activities.
- (n) Atrium in shopping malls, public buildings.
- (o) Escalators as provided in Regulation No.19.4.9.2.

15.4.3 Exclusion of structures / projections for FSI calculation subject to payment of premium:

- (a) Supported double height terraces (open terraces with railing having minimum height equal to two floors) within the building line, not exceeding 20 % of the built up area of the same floor.
- (b) Such terraces in excess of 20 % area shall be calculated in FSI.

15.5 Height of Building –

- (a) The maximum height of building shall not exceed 1.5 times total of the width of road abutting plus front open space subject to other restrictions, if any.
Provided that the building of greater height may be allowed with prior approval of the Director of the Fire Services Government of Maharashtra.
- (b) If a building abuts on two or more streets of different widths, the height of building shall be regulated by the street of greater width.
- (c) For building in the vicinity of aerodromes, the maximum height of such buildings shall be subject to values framed by the Civil Aviation Authorities or the development permission shall be considered only after applicant produces NOC from Air Port Authority.
- (d) In addition to (c) for Industrial Chimneys coming in the vicinity of aerodromes, it shall be of such height and character as prescribed by Civil Aviation Authorities and all Industrial Chimneys shall be of such character as prescribed by the Chief Inspector of Steam Boilers and Smoke Nuisance, and
- (e) Buildings intended for hazardous godowns storage of inflammable materials and storage of explosives shall be single storied structures only.

Note : For the purpose of regulation No. 15.5 (a) the width of the street may be prescribed width of the street, shown on Development /Regional Plan or width resulting from the prescription of a regular line of street under the relevant act whichever is more.

15.6 (i) Height Exemptions :-

The appurtenant structures such as roof tanks and their supports, ventilating, air-conditioning, lift rooms and similar service equipment, stair cover, chimneys and parapet walls and architectural features not exceeding 1 m. in height shall not be included in computation of height of building.

16.0 PARKING, LOADING AND UNLOADING SPACES: -**16.1 Parking spaces –**

Wherever a property is to be developed or redeveloped, parking spaces at the scale laid down in these Regulations shall be provided. When additions are made to an existing building, the new parking requirements will be reckoned with reference to the additional space only and not to the whole of building but this concession shall not apply where the use is changed. The provisions for parking of vehicles shall be as given in Table No.7 & 8. Area required for parking spaces shall be increased by 50 % for Metropolitan areas.

16.1.1 General space requirements:-

- (i) **Types:** The parking spaces mentioned below include parking spaces in basements or on a floor supported by stilts, or on upper floors, covered or uncovered spaces in the plot and / or lock up garages. The height of the stilt shall generally be allowed upto 3 m.
- (ii) **Size of parking space:** The minimum sizes of parking spaces to be provided shall be as shown below in **Table No.6:-**

Table No- 6		
S.No.	Type of Vehicle	Minimum Size/ area of parking space
(1)	(2)	(3)
(a)	Motor vehicle	2.5 m X 5 m
(b)	Scooter, Motor Cycle.	1.0 m. x 2.0 m.
(c)	Bicycle	0.50 m x 1.4 m.
(d)	Transport vehicle	3.75 m. X 7.5 m.
Note:	In the case of parking spaces for motor vehicle, upto 50 percent of the prescribed space may be of the size of 2.3 m. X 4.5 m.	

- (iii) **Marking of parking spaces:** Parking space shall be paved and clearly marked for different types of vehicles.
- (iv) **Maneuvering and other ancillary spaces:** Off street parking space must have adequate vehicular access to a street and the area shall be exclusive of drives, aisles and such other provisions required for adequate maneuvering of vehicles.
- (v) **Ramps for Basement parking :-** Ramps for parking in basement should conform to the requirement of Regulation No.19.4.6

Table No 7
Off Street Parking Spaces

Sr. No.	Occupancy	One parking Space for every	Congested Area			Non Congested Area		
			Car	Scooter	Cycle	Car	Scooter	Cycle
1	2	3	4	5	6	7	8	9
1	Residential i) Multi family residential	(a) 2 Tenements having built-up area more than 100sq.m.	1	1	1	1	2	2
		(b) 3 tenements having built-up area between 50 to 100sq.m.	0	2	4	1	3	3
		(c) 4 tenements having built-up are upto50 sq.m.	0	4	4	0	5	5
	ii) Lodging establishments tourist homes, hotels with lodging accommodation.	(a) For every five guest rooms	1	2	2	1	3	3
	iii) Restaurants	(a) For hotel, eating houses 25sq.m. of area of restaurant including kitchen, pantry hall, dining rooms etc.	0	1	2	1	1	1
2	Institutional (Hospital, Medical Institutions)	For 100 sq.m. carpet area or fraction thereof.	1	2	2	1	4	4
3.	Assembly (theatres, cinema houses, concert halls, auditoria, assembly halls including those of college and hostels)	For every 40 Seats.	1	2	5	1	5	5
4.	MangalKaryalaya / Marriage Halls, Cultural Halls	For every 100 sq.m. built up area or fraction thereof.	1	2	3	2	4	6
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5	Educational – i)Primary School	100 sq.m.built up area or fraction thereof the administration area.	0	2	2	1	2	2
	ii)Secondary School	100 sq.m.built up area or fraction thereof of the entire built up area.	0	1	4	0	2	8
	iii) College	100 sq.m.built up area or fraction thereof the administration area and public service area.	0	2	5	1	2	8
6.	Government or semipublic or private business buildings.	100 sq. m. built up area or fraction thereof	1	1	2	1	3	3
7.	Mercantile (markets, department al stores, shops and other Commercials users) including wholesale markets	100 sq. m. built up area or fraction thereof	1	1	2	1	3	3
8.	Industrial	300 sq. m.built up area or fraction thereof	0	2	2	1	3	3
9.	Storage (any type)	300 sq. m.built up area or fraction thereof	0	1	1	1	1	1
9.	Plots less than 200 sq.m. (any use)		0	1	1	0	1	1
Note-1) Plots upto 100 sq. m. as in the case of shops, row houses parking space need not be insisted.								
2) Fraction of parking unit need not be provided. However, in case where proportional number of vehicles is less than 1 (i.e. fraction) it will be rounded to the next full number.								
3)In case of independent single family residential bungalows having plot area upto 300 sq. m., parking space need not be insisted separately.								
4)Further a garage shall be allowed in rear or side marginal distance at one corner having minimum dimension of 2.5 m. x 5.0 m. & maximum dimension 3 m. x 6 m. i.e. minimum 12.5 sq.m. and maximum 18.0 sq.m. built up area.								
5)Mechanical Parking shall be permissible in case of parking provided over and above the requisite parking requirements stipulated under these regulations.								

**Table No 8
Off Street Parking Spaces
For Town Ship Projects Under Chapter XI**

Sr. No.	Occupancy	One parking Space for every	Congested Area			Non Congested Area		
			Car	Scooter	Cycle	Car	Scooter	Cycle
1	2	3	4	5	6	7	8	9
1	Residential i) Multi family residential	(a) 2 Tenements having built-up area more than 100sq.m.	1	2	2	2	2	2
		(b) 3 tenements having built-up area between 50 to 100sq.m.	0	3	4	1	4	4
		(c) 4 tenements having built-up are upto50 sq.m.	0	4	4	0	5	5
	ii)Lodging establishments tourist homes, hotels with lodging accommodation.	(a) For every five guest rooms	1	3	3	2	3	3
	iii) Restaurants	(a) For hotel, eating houses 25sq.m. of area of restaurant including kitchen, pantry hall, dining rooms etc.	0	2	2	1	2	2
2	Institutional (Hospital, Medical Institutions)	For 100 sq.m. carpet area or fraction thereof.	2	2	3	2	5	5
3.	Assembly (theatres, cinema houses, concert halls, auditoria, assembly halls including those of college and hostels)	For every 40 Seats.	1	2	5	2	7	7
4.	MangalKaryalaya / Marriage Halls, Cultural Halls	For every 100 sq.m. built up area or fraction thereof	1	4	4	2	8	8
			40					

5.	Educational – i)Primary School	100 sq.m.built up area or fraction thereof the administration area.	0	3	3	1	4	4
	ii)Secondary School	100 sq.m.built up area or fraction thereof of the entire built up area.	0	1	5	0	2	10
	iii) College	100 sq.m.built up area or fraction thereof the administration area and public service area.	0	2	6	1	4	10
6.	Government or semipublic or private business buildings.	100 sq. m. built up area or fraction thereof	1	2	4	2	4	4
7.	Mercantile (markets, department al stores, shops and other Commercial users) including wholesale markets	100 sq. m. built up area or fraction thereof	1	3	3	1	4	4
8.	Industrial	300 sq. m.built up area or fraction thereof	1	2	2	1	4	4
9.	Storage (any type)	300 sq. m.built up area or fraction thereof	0	2	2	1	2	2
9.	Plots less than 200 sq.m. (any use)		0	1	1	0	1	1

Note 1. -For plots upto 100 sq. m. as in the case of shops, row houses parking space need not be insisted.

Note 2.- Fraction of parking unit need not be provided. However, in case where proportional number of vehicles is less than 1 (i.e. fraction) it will be rounded to the next full number.

Note 3 :- In case of independent single family residential bungalows having plot area upto 300 sq. m., parking space need not be insisted separately.

Note 4 :- Further a garage shall be allowed in rear or side marginal distance at one corner having minimum dimension of 2.5 m. x 5.0 m. & maximum dimension 3 m. x 6 m. i.e. minimum 12.5 sq.m. and maximum 18.0 sq.m. built up area.

Note 5 - Mechanical Parking shall be permissible in case of parking provided over and above the requisite parking requirements stipulated under these regulation.

- 16.2 Off street parking space shall be provided with adequate vehicular access to a street, and the area of drives, aisles and such other provisions required for adequate maneuvering of vehicle shall be exclusive of the parking space stipulated in these regulations.
- 16.3 To meet the parking requirements as per these regulations, common parking area for group of buildings, open or multi-storeyed, may be allowed in the same premises.
- 16.4 In addition to the parking spaces provided for building of Mercantile (Commercial) like office, market, departmental store, shopping mall and building of industrial and storage, loading and unloading spaces shall be provided at the rate of one space for each 1000 sq. m. of floor area or fraction thereof exceeding the first 200 sq. m. of floor area, shall be provided. The space shall not be less than 3.75 m. x 7.5 m.
- 16.5 Parking lock up garages shall be included in the calculation for floor space for F.S.I. calculations.
- 16.6 The space to be left out for parking as given in Regulation 16.1 to 16.5 shall be in addition to the open spaces left out for lighting and ventilation purposes as given in Regulation No.15. Those spaces may be used for parking provided minimum distance of 3 m. around the buildings is kept free of any parking or loading and unloading spaces excepting the buildings as mentioned in Regulation No.16.5.
- 16.7 In case of parking spaces provided in basements, at least two separate ramps of adequate width and slope for entry and exit (as per Regulation No. 19.4.6) shall be provided preferably at opposite ends.
- 16.8 In case of Special Townships Areas , in addition to the regular parking area as per Regulation No.16, a space of 3.0 m. wide strip along the road on front shall be provided as visitors parking for the buildings with commercial or any use mixed with commercial. In such case, minimum front margin shall be 6.0 m. inclusive of 3.0 m. wide strip as above irrespective of the lesser front margin requirement in the applicable regulations.

17.0 REQUIREMENTS OF PARTS OF BUILDINGS

17.1 Plinth:

- 17.1.1 **Main Building:** The plinth or any part of a building or out house shall be so located with respect to surrounding ground level that adequate drainage of the site is assured but height shall not be less than 45 cm. above the surrounding ground level. In areas subject to flooding, the height of the plinth shall be at least 60 cm. above the high flood level.
- 17.1.2 **Interior Courtyards:** Every interior Courtyard shall be raised at least 15 cm. above the surrounding ground level and shall be satisfactorily drained.

17.2 Habitable Rooms-

- 17.2.1 **Size :-** A habitable room shall have a carpet area of minimum 9.00 sq.m. except those in the hostels attached to recognised educational institutions, the minimum size of a habitable room for the residence of a single person shall be 7.5 sq. m; the minimum width of a habitable room shall be 2.4 m. One full side of a habitable room shall abut on the open space. Where there is more than one room, one shall be not less than 9.00 sq.m. and other 6.50 sq.m.

- 17.2.1.1** The size of the room in a single room tenement shall not be less than 12.5 sq. m. with a minimum width of 2.4 m.
- 17.2.2 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 (bottom of slab). The minimum clear head room under beam shall be 2.4 m. In case of centrally air conditioned building, height of the habitable room shall not be less than 2.4 m, measured from the surface of the floor to the underside of the slab or to the underside of the false ceiling.
- 17.2.2.1** In the case of pitched roof, the average height shall not be less than 2.75 m. and the minimum height at eaves level shall not be less than 2.1 m.
- 17.2.2.2** However, the maximum room height shall be 4.40 m. in case of all buildings excepting Residential Hotels of the category of 3 starred and above, Assembly, Institutional, Educational, Industrial, Hazardous and Storage occupancies, and in case of portions common to two floors of duplex flats. Duplex flats shall mean a residential flat divided on two floors with an internal staircase connecting the two floors.
- 17.2.2.3** Height of room for Information Technology Establishment (I. T. E.) for any telematic equipment storage erection facility can have a height as required for effective functioning of that system.

17.3 Kitchen:

- 17.3.1 Kitchen size :-** The area of the kitchen shall not be less than 3.3 sq. m. with a minimum width of 1.5m.
- 17.3.1.1** In the case of special housing scheme as given in Regulation No. 17.2.1 .1 no provision for kitchen is necessary. Where alcoves (a cooking space having direct access from the main room without any inter communicating door) are provided, the size shall not be less than 2.4 sq.m. with a minimum width of 1.2 m.
- 17.3.2 Height:** The room height of a kitchen measured from the surface of the floor to the lowest point in the ceiling (bottom of slab) shall not be less than 2.75 m., subject to provisions of 17.2.2.1.
- 17.3.3 Other Requirement:** Every room to be used as kitchen shall have-
- (a) Means for the washing of kitchen utensils which shall lead directly or through a sink to grated and trapped connection to the waste pipe;
 - (b) Impermeable floor.
 - (c) Window of not less than 1.0 sq. m. area, opening directly on to an interior or exterior open space, but not into a ventilation shaft.
 - (d) In case multi-storeyed residential buildings more than 15 m. in height provision for refuse chutes shall be necessary.

17.4 Bath Rooms, Water Closets, combined bath room plus water closet

- 17.4.1 Size -** The minimum size shall be as under-
- (a) Independent Bathroom 1.00 x 1.2 m.
 - (b) Independent Water closet 0.9 m. x 1.2 m.
 - (c) Combined bath room and water closet. 1.80 sq. m. with minimum width of 1.00 m.
- 17.4.2 Height:-** 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 be not less than 2.1 m.
- 17.4.3 Other Requirements -** Every bathroom or water closet shall -
- (a) be so situated that at least one of its wall shall open to external air with the size of opening (windows, ventilators, louvers) not less than 0.3 sq. m. in area and side not less than 0.3 m. (See Regulation No. 17.12.3)
 - (b) have the platform or seat made of water tight non absorbent material,

(c) be enclosed by walls or partitions and the surface of every such wall or partitions shall be finished with a smooth impervious material to a height of not less than 1 m. above the floor of such a room; and

(d) be provided with an impervious floor covering, sloping towards the drain with a suitable grade and not towards verandah or any other room.

17.4.4 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. Every room containing water closet shall have a door completely closing the entrance to it.

17.5 Loft-

The maximum depth of a loft shall be 1.5 m. and the loft may be provided, over residential kitchens, habitable rooms, bath rooms, corridors and over shop floor, built up to an area 25 per cent over kitchens and full space of bath rooms, water closets and corridors. In the shops loft over an area upto 33% of the carpet area may be provided. However, loft will not be allowed where mezzanine floor is provided.

17.5.1 The clear head room under loft shall not be less than 2.1 m.

17.5.2 Loft in commercial areas and industrial buildings shall be located 2 m. away from the entrance.

17.6 Cupboards & Shelves

The projections (cantilever) of cupboards and shelves may be permitted except on ground floor and would be exempted from covered area and built up area calculations. Such projections may project upto 45cm, in the setbacks for residential buildings provided the width of such cupboard/shelves does not exceed 2.4 m. and each room shall not have more than one such cupboard/ shelf. Moreover such projection shall be at least 2 m. from plot boundary.

17.7 Mezzanine floor

17.7.1 Size: The aggregate area of the mezzanine floor shall not exceed 50 % of the built up area of that floor. The minimum size of a mezzanine floor if it is used as a habitable room shall not be less than 9.00sq.m.

Note :- Mezzanine floor area shall be counted towards F. S. I.

17.7.2 Height -The minimum height of a mezzanine floor shall be 2.2 m. The headroom under mezzanine room shall not be less than 2.10 m.

17.7.3 Other Requirements: A mezzanine floor may be permitted in a room, provided that it conforms to the standards of habitable rooms as regards lighting and ventilation.

17.8 Store Room :-

17.8.1 Size :- The floor area of a store room in a residential building where light ventilation and height are provided at special standards lower than as required for living room shall not be more than 3 sq. m.

17.8.2 Height- The height of a store room shall not be less than 2.10 m.

17.9 Garage

17.9.1 Size:- The size of a garage in individual residential building shall be not less than 2.5 m. X 5 m. and not more than 3 m. X 6 m. The area of parking lock up garage shall be included in FSI calculations.

17.9.2 Height:-The maximum head room in a garage shall be 2.4 m.

17.9.3 The plinth of garage located at ground level shall not be less than 15 cm. above the surrounding ground level.

17.9.4 The garage shall be setback behind the building line for the street / road on to which the plot abut, and shall not be located affecting the access ways to the building.

17.9.5 Corner Site: When the site fronts on two streets, the location of a garage (in a comer plot) (if provided within the open spaces) shall be on diagonally opposite the point of intersections.

17.10 Roofs

17.10.1 The roof of a building shall be so constructed or framed as to permit effective drainage of the rain water there from 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 or foundations of the building or those of an adjacent building.

17.10.2 The **Authority/Collector** may require rain water pipes to be connected to a storm water drain through a covered channel formed beneath the public footpath or in any other approved manner, if not used for rain water harvesting

17.10.3 Rainwater pipes shall be affixed to the outside of the walls of the building or in such other manner as may be approved by the **Authority/Collector** .

17.10.4 Terrace of a building shall not be sub-divided and it shall have only common access.

17.11 Basement:

17.11.1 Basement shall be constructed within the prescribed setbacks and prescribed building line in one or two level and may be put to only following uses:

(a) Following user shall be permissible free of FSI.

(i) Air conditioning equipment and other machine used for services and utilities of the building;

(ii) Parking spaces and

(iii) Strong room, bank cellars etc.

17.11.2 The basement shall not be used for any other user than mentioned above.

17.11.3 Multilevel basements may be permitted if the basement is used for parking. The ramps of minimum 3.0m.width for entry and exit of vehicle separately shall be provided. In case of bona-fide hardship, the Chief Officer may allow only one ramp with not less than 6.0 m. in width.

17.11.4 The basement shall have the following requirements -

(a) Every basement shall be in every part at least 2.4 m. in height from the floor to the soffit of beam.

(b) Adequate ventilation shall be provided for the basement with a ventilation area not less than 2.5% of the area of the basement. Any deficiency may be met by providing in addition adequate mechanical ventilation in the form of blowers, exhaust fans, air conditioning systems etc.

(c) The minimum height of the ceiling of any basement shall ordinarily be 0.9 m. and maximum of 1.2 m. above the average surrounding ground level. However it does not apply to the mechanically ventilated basements.

(d) Adequate arrangement shall be made such that surface drainage does not enter the basement.

(e) The walls and floor of the basement shall be water-tight and be so designed that the effect of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given; and

(f)The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous in case of building 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 [see Regulation No. 19.4.3 (m)] Open ramps shall be permitted if they are constructed within the building line subject to the provision of (d).

17.12 Lighting and Ventilation of Rooms.

- 17.12.1** The minimum aggregate area of opening of habitable rooms and kitchens excluding doors shall be not less than 1/10th of floor area. In case of Kokan region, it shall not be less than 1/6th of floor area.
- 17.12.2** No portion of a room shall be assumed to be lighted if it is more than 7.5 m. from the opening assumed for lighting / ventilation of the portion, provided additional depth of living room beyond 7.5 m. may be permitted subject to provision of proportionate increase in the opening.
- 17.12.3** Where the lighting and ventilation requirements are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per latest version of Part VIII - Building Services Section, Lighting and Ventilation of National Building Code of India published by the Bureau of Indian Standards. In the case of special types of buildings requiring artificial lighting and air-conditioning for special types of manufacturing or other process the requirements about natural day lighting and ventilation may be relaxed

17.12.4. Ventilation Shaft:-

For ventilating the space for water closets and bath room, if not opening on the exterior side of a building, open on the ventilation shaft, the size of which shall not be less than the values given below in Table No.9:

Table No.9

Height of building in m.	Size of ventilation every side in sq.m	Minimum width of shaft in m.
Up to 10	1.2	0.90
Up to 12	3.0	1.50
Up to 18	4.5	1.80
Up to 24	5.4	1.80
Up to 30	8.0	2.40
Above 30	9.0	

- 17.12.5** In residential lodging hotels where attached toilets are provided with mechanical ventilation system installed as per Regulation No. 17.12.3., the size of ventilation shaft may be relaxed by Authority/Collector .

17.13 Parapet:

Parapet walls and handrails provided on the edges of roof terraces, balcony etc. shall not be less than 1.05 m. and not more than 1.20 m. in height.

17.14 Wells:

Wells intended for supply of water for human consumption or domestic purposes where provided, shall comply with the requirements of Regulation No. 17.14.1 and 17.14.2.

17.14.1 Location: The well shall be located:

- (a) Not less than 15 m. from soak pit, refuse pit, earth closet or privy and shall be located on a side upwards from the earth closet or privy.
- (b) Not less than 18 m. from any cess pit, soak way or borehole latrine and shall be located on a site upwards from the earth closet or privy.
- (c) Such that contamination by the movement of sub soil or other water is unlikely; and

(d) Not under a tree or otherwise it should have a canopy over it so that leaves and twigs do not fall into the well and rot.

17.14.2 Requirements: The well shall:

- (a) have minimum internal diameter of not less than 1 m.;
- (b) be constructed to a height not less than 1 m. above the surrounding ground level to form a parapet or curb and to prevent surface water from following into a well, and shall be surrounded with a paving constructed of impervious material which shall extend for a distance of not less than 1.8 m. in every direction from the parapet or the curb forming the well head and the upper surface for such paving shall be sloped away from a well;
- (c) be a sound and permanent construction (PUCCA) throughout;
- (d) the interior surface of the lining or walls of the well shall be rendered impervious for depth of not less than 1.8 m. measured from the level of the ground immediately adjoining the well-head.

17.15 Septic Tanks:

- Where a septic tank is used for sewage disposal, the location, design and construction of the septic tank shall conform to requirements of 17.15.1 and 17.15.2.

17.15.1 Location of Septic Tanks and Subsurface Absorption System:- A subsoil dispersion system shall not be closer than 12.00 m. of any source of drinking water, so as to avoid the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building as economically feasible but not closer than 6 m. to avoid damage to the structures.

17.15.2 Requirements:

- (a) **Dimensions of Septic Tanks:** Septic tanks shall have minimum width of 75 cm., minimum depth of 1 m. below the water level and a minimum liquid capacity of 1 cu.m. Length of tanks shall be 2 to 4 times the width.
- (b) Septic tanks may be constructed of brick work, stone masonry, concrete or other suitable materials as approved by **Authority/Collector**.
- (c) Under no circumstances should effluent from a septic tank be allowed into an open channel drain or body of water without adequate treatment.
- (d) Minimum nominal diameter of pipe shall be 100 mm. further, at junctions of pipes in manholes, direction of flow from a branch connection should not make an angle exceeding 45 degree with the direction of flow in the main pipe.
- (e) The gradients of land drains under drainage as well as the bottom of dispersion trenches and soak way should be between 1:300 and 1:400.
- (f) Every septic tank shall be provided with ventilating pipe of at least 50 mm diameter. The top of the pipe shall be provided with a suitable cage of mosquito proof wire mesh.
The ventilating pipe shall extend to a height, which would cause no smell nuisance to any building in the area. Generally, the ventilating pipe may extend to a height of about 2 m. when the septic tank is at least 15 m. away from the nearest building and to a height of 2 m. above the top of the building when it is located closer than 15 m.
- (g) When the disposal of septic tank effluent is to seepage pit, the seepage pit may be of any suitable shape with the least cross sectional dimension of 90 cm. and not less than 100 cm. in depth below the invert level of the inlet pipe. The pit may be lined with stone, brick or concrete blocks with dry open joints which should be backed with at least 7.5 cm. of clean coarse aggregate. The lining above the inlet level should be finished with mortar. In the case of pits of large dimensions, the top portion may be narrowed to reduce the size of the RCC cover slabs. Where no lining is used, specially near trees, the entire pit should be filled with loose stones. A masonry ring may be constructed at the top of pit to prevent damage by flooding of the pit by surface run off. The inlet

pipe may be taken down to a depth of 90 cm. from the top as an anti-mosquito measure

- (h) When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm. deep and 30 to 100 cm. wide excavated to a slight gradient and shall be provided with 15 to 25 cm. of washed' gravel of crushed stones Open jointed pipes placed inside the trench shall be made of unglazed earthenware clay or concrete and shall have minimum internal diameter of 75 to 100 mm. Each dispersion trench should not be longer than 30 m. and trenches should not be placed closer than 1.8 m.

17.15.2.1 Septic Tank Requirements:- Requirements specified by State and Central Government, public Health Institutes such as NEERI, for modern methods of disposal, may also be permissible.

17.16 Boundary Wall:-

The requirements of the boundary wall are given below:

- (a) Except with the special permission of the Chief Officer the maximum height of the compound wall shall be 1.5 m. above the centre line of the front street. Compound wall upto 2:4 m. height may be permitted if the top 0.9m. is of open type construction (railings).
- (b) In case of corner plot the height of boundary wall shall be restricted to 0.75 m. for a length of 10 m. on the front and side of the intersections and balance height of 0.75 m. if required in accordance with (a) may be made of open construction (railings),
- (c) However, the provisions of (a) and (b) are not applicable to boundary wall of jails. In industrial buildings, electric sub stations, transformer stations institutional buildings like sanatoria, hospitals, industrial buildings like workshops, factories and educational buildings like schools, colleges, including the hostels, and other uses of public utility undertakings. Height upto 2.4 m. to boundary walls of these types of building may be permitted by the Authority/Collector .
- (d) The compound gate should open entirely inside the property and shall not open on any access/pathway/ road/street.

17.17 Office-cum-Letter Box Room :

In the case of multi-storeyed multi-family dwelling apartments constructed by existing or proposed Cooperative Housing Societies or Apartment Owners Associations, limited companies and proposed societies, an office-cum-letter box room of maximum dimension 3.6 m. x 3 m. shall be provided on the ground floor. In case the numbers of flats are more than 20, maximum size of the office-cum-letter box shall be 20 sq.m.

17.18 Meter Rooms:-

Meter room size shall be minimum of 3.00 m. x 5.00 m. Depending upon the requirements, the size shall be increased in consultation with M.S.E.D.C.L

17.18.1 The spaces for provision of transformers shall be provided as per the requirements of M.S.E.D.C.L.

17.19. Chimneys

17.19.1 Chimneys, where provided shall conform the requirements of IS 145-1960 of latest version.

17.19.2 Notwithstanding the provisions of Regulation No. 17.19.1, the Chimneys shall be built at least 0.9 m. above parapet wall. In the case of sloping roofs, the chimney top shall not be less than, 0:6 m. above the ridge of the roof in which the chimney penetrates.

18.0 PROVISION OF LIFTS

18.1 Provision of lift shall be made for all buildings more than 15 m. in height (See Regulation No. 19.4.9)

19.0 EXIT REQUIREMENTS

19.1 General-The following general requirement shall apply to exits.

- (a) Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of occupants in case of fire or other emergency;
- (b) In every building, exits shall comply with the minimum requirements of this part, except those not accessible for general public use;
- (c) All exits shall be free of obstructions;
- (d) No building shall be altered to reduce the number, width or protection of exits to less than that required;
- (e) Exits shall be clearly visible and the routes to reach the exits shall be clearly marked and sign posted to guide the occupants to the floor concerned;
- (f) All exit ways shall be properly illuminated;
- (g) Fire fighting equipment where provided along exits shall be suitably located and clearly marked but must not obstruct the exit way and yet there should be clear indication about its location from either side of the exit way;
- (h) Alarm devices shall be installed for buildings above 15m. in height, to insure prompt evacuation of the occupants concerned through the exits;
- (I) All exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to a street and;
- (j) Exits shall be so arranged that they shall be reached without passing through another occupied unit.

19.2 Types of exits -

Exits shall be either of horizontal or vertical type. An exit may be doorway, corridor, and passageways to an internal staircase or external staircase, ramps or to a verandah and/or terraces which have access to the street or to roof of a building. An exit may also include a horizontal exit leading to an adjoining building at the same level. Lifts and escalators shall not be considered as exits.

19.3 Number and Size of Exits

-The requisite number and size of various exits shall be provided, based on number of occupants in each room and floor based on the occupant load, capacity of exits; travel distance and height of building as per provisions of Regulation No. 19.3.1. to 19.3.3 –

All buildings specified in Regulation No. 6.2.6.1 shall have minimum two staircases. They shall be of enclosed type; atleast one of them shall be on external walls of building and shall open directly to the exterior, interior open space or to an open place of safety. Further, the provision of alternative staircase shall be subject to requirement of travel distance being complied with.

19.3.1. Arrangement of Exits

-Exits shall be so located so that the travel distance on the floor shall not exceed as given below:

Type of Building	Travel Distance
1) Residential, Educational, Institutional and Hazardous occupancies	22.5 m
2) Assembly, Business, Mercantile, Industrial and Storage occupancies	30.0 m

Wherever more than one exit is required for a floor of a building, they shall be placed as remote from each other as possible. All the exits shall be accessible from the entire floor area at all floor levels

19.3.2 Occupant Load -

For determining the exits required the number of persons within any floor area or the occupant load shall be based on the actual number of occupants but in no case, less than that specified in Table 10.

**Table No -10
Occupant Load**

Sr. No.	Group of Occupancy	Occupant Load Gross Area*in sqm per person
(1)	(2)	(3)
1	Residential	12.5
2	Educational	04.00
3	Institutional	15 (see Note-1)
4	Assembly	
	(a) with fixed or loose seats and dance floors	0.6 (see Note-2)
	(b) without seating facilities including dining rooms	1.5 (see Note-2)
5	Mercantile	
	(a) Street floor and sales basement	3
	(b) Upper sale floors	6
6	Business and industrial	10
7	Storage	30
8	Hazardous	10

*The gross area shall mean plinth area or covered area

Note 1 - Occupant load in dormitory portions of homes for the aged, orphanages, insane asylums, etc. where sleeping accommodation is provided shall be calculated @ not less than 7.5 sq.m. gross area/ person.

Note 2 - The gross area shall include, in addition to the main assembly room or space, any occupied connecting room or space in the same storey or in the storeys above or below where entrance is common to such rooms and spaces and they are available for use by the occupants of the assembly space. No deductions shall be made in the gross area for corridors, closets or other sub-divisions. The area shall include all space serving the particular assembly occupancy.

19.3.3 Capacity of Exits -

The capacity of exits (doors and stairways) indicating the number of persons that could be safely evacuated through a unit exit width of 50 cm. shall be as given in **Table -11**.

**Table No -11
Occupants per Unit Exit Width**

S.No.	Group or Occupancy	Number of Occupants		
		Stairways	Ramps	Doors
1	Residential	25	50	75
2	Educational	25	50	75
3	Institutional	25	50	75
4	Assembly	40	50	60
5	Business	50	60	75
6	Mercantile	50	60	75
7	Industrial	50	60	75
8	Storage	50	60	75
9	Hazardous	25	30	40

19.3.4 For all buildings identified in Regulation No. 6.2.6.1 there shall be a minimum of two staircases. They shall be of an enclosed type stairway.

At least one of them shall be on the external walls of buildings and shall open directly to the exterior, interior open space or to any open place of safety

19.3.5 The following minimum width provisions shall be made for stairways;

Residential Buildings (dwelling)	1.2 m
for Individual House & Row housing with G+2 storeys	0.75 m
Residential Hotel Buildings	1.50 m
Assembly buildings like auditoria, theatres, Cinemas etc., mangal karyalaya, marriage halls.	2.00 m
Institutional Buildings like hospitals & Educational	2.00 m
All other public buildings	1.50 m

19.4 Other Requirements of Individual Exits- The detailed requirements of individual exits are given in regulation No. 19.4.1 to 19.4.6.

19.4.1 Doorways:

- (a) Every exit doorway shall open into an enclosed stairway, a horizontal exit or a corridor or passage way providing continuous and protected means of egress
- (b) No exit doorway shall be less than 90 cm in width in case of residential and 100 cm. in width in case of other buildings. Doorways shall be not less than 200 cm. in height. Doorways for bathrooms, water closet, stores etc. shall be not less than 75 cm. wide.
- (c) Exit doorways shall open outwards, that is away from the room but shall not obstruct the travel along any exit. No door, when open, shall reduce the required width of stairway or landing to less than 90 cm. Overhead or sliding doors shall not be installed.
- (d) Exit door shall not open immediately upon a flight of stairs, a landing equal to at least the width of the door shall be provided in the stairway at each doorway. Level of landing shall be the same as that of the floor which it serves.
- (e) Exit doorways shall be openable from the side which they serve without the use of a key.

19.4.2 Revolving Doors :

- a) Revolving doors shall not be used as required exits except in residential, business and mercantile occupancies, but shall not constitute more than half the total required door width;
- b) When revolving doors are considered as required exit way the following assumptions shall be made;
 - (i) Each revolving door shall be credited one half a unit exit width; and
 - (ii) Revolving doors shall not be located at the foot of a stairway. Any stairway served by a revolving door shall discharge through a lobby or foyer

19.4.3 Stairways:

- a) Interior stair shall be constructed of non-combustible materials throughout;
- b) Interior staircase shall be constructed as a self-contained unit with at least one side adjacent to an external wall and shall be completely enclosed;
- c) A staircase shall not be arranged around a lift shaft unless the latter is entirely enclosed by a

- material of required fire- resistance rating. For buildings more than 15m. in height, the staircase location shall be to the satisfaction of Fire Officer, Fire Brigade Authority.
- d)Hollow combustible construction shall not be permitted.
 - e) The minimum width of an internal staircase shall be as per the provisions of regulation No. 19.3.5
 - f) The minimum width of treads without nosing shall be 25 cm. for an internal staircase for residential buildings. In the case of other buildings, the minimum treads shall be 30 cm. The treads shall be constructed and maintained in a manner to prevent slipping.
 - g) The maximum height of riser shall be 20 cm. in the case of residential buildings and 15 cm. in the case of other buildings. They shall be limited to 12 per flight. For low income housing scheme in narrow plots, the riser may be provided in one flight.
 - h) Handrails shall be provided with a minimum height of 90 cm. from the tread,
 - i) The minimum unobstructed headroom in a passage under the landing of a staircase and under the staircase shall be 2.2 m.
 - j)No living space, store or other fire risk spaces shall open directly into the external staircase or staircases.
 - k) External exit door of staircase enclosure at ground level shall open directly to the open spaces or can be reached without passing through a large lobby.
 - l)In the case of assembly, institutional, residential, hotels, industrial and hazardous occupancies, the exit sign with arrow indicating the way to the escape route shall be provided on the wall / floor and shall be illuminated by electric light connected to corridor circuits. All exit way marking signs should be flush with the wall and so designed that no mechanical damage shall occur to them due to moving of furniture or other heavy equipments. Further all landings of floor shall have floor indication boards indicating the floor number. The floor indication board shall be placed on the wall immediately facing the flight of stairs and nearest to the landing. It shall be of appropriate size.
 - m)In case of single staircase it shall terminate at the ground floor level and the access to the basement shall be by a separate staircase. Wherever the building is served by more than one staircase, one of the staircases may lead to basement levels, provided the same is separated at ground level by either a ventilated lobby or cut-off screen wall without opening, having a fire resistance of not less than 2 hours with discharge point at two different ends or through enclosures. It shall also be cut off from the basement areas at various basement levels by a protected and ventilated lobby / lobbies. The staircase shall be lighted and ventilated and the minimum size of openings on walls abutting to open spaces shall be 0.3 sq. m. per landing.

19.4.4 Fire escape or external stairs –

For buildings above 15 m. in height fire escape stairs shall be provided subject to the following conditions:

- (a) Fire escape shall not be taken into account in calculating the evacuation time of building;
- (b) All fire escapes shall be directly connected to the ground;
- (c) Entrance to fire escape shall be separate and remote from the internal staircase;
- (d) The route to fire escape shall be free of obstructions at all times, except a doorway leading to the fire escape; which shall have the required fire resistance;
- (e) Fire escape shall be constructed of non-combustible materials;
- (f) Fire escape stairs shall have straight flights not less than 75 cm. wide with 25 cm. treads and risers not more than 20 cm. The number of risers shall be limited to 16 per flight.
- (g) Handrail shall be of height not less than 90 cm.

- (h) Fire escape staircase shall be connected to other staircases through common passage at every floor.
- (i) Unprotected steel frame staircase will not be accepted as means of escape. However, steel staircase in an enclosed fire rated compartment of 2 h. will be accepted as means of access.

19.4.5 Spiral stairs (fire escape) -

The use of spiral staircase shall be limited to low occupant load and to a building of height 9 m. unless they are connected to platforms, such as balconies and terraces to allow escapee to pause.

A spiral fire escape shall not be less than 150 cm. in diameter and shall be designed to give adequate headroom.

19.4.6 Ramps:

(1) Ramps for pedestrians.-

- (a) Ramps with a slope of not more than 1 in 10 may be substituted for and shall comply with all the applicable requirements of required stairways as to enclosure capacity and limiting dimensions. Ramps shall be surfaced with approved non-slipping material;
- (b) The minimum width of the ramps in hospitals shall be 2.25 m;
- (c) Handrails shall be provided on both sides of the ramp.

(2) Ramps for basement or storeyed parking - For parking spaces in a basement and upper floors, at least two ramps of minimum 3 m. width and slope of not steeper than 1:8, shall be provided preferably to the opposite ends. In case of bona-fide hardship, the Chief Officer may allow only one ramp, if proposed to be provided due to space restriction, it shall not less than 6.0 m. in width. Such ramps may be permitted in the side and rear marginal open spaces after leaving sufficient space as mentioned in Regulation No.15.4 for movement of firefighting vehicles. Provided that when a building abutting 3 or more roads, then ramps shall be allowed in front marginal open spaces facing the smaller road or less important road from traffic point of view.

19.4.7 Corridors:

- a) The minimum width of a corridor other than internal passages shall be calculated based on the provisions of a regulation No.19.3.1 to 19.3.3 as per the corresponding width of staircase;
- (b) In case of more than one main staircase of the building interconnected by a corridor or other enclosed space, there shall be at least one smoke stop door across the corridor or enclosed space between the doors in the enclosing walls of any two staircases.
- (c) The passages (covered or uncovered) including an arcade, a courtyard, a porch or portico, spaces to be left open to sky in accordance with these Regulations, in any premises shall not be used for any other purpose than the one permissible.

19.4.8 Refuge Area

: For buildings more than 24 m in height, refuge area of 15 sq.m. or an area equivalent to 0.3 sq.m. per person to accommodate the occupants of two consecutive floors whichever is higher shall be provided as under:

The refuge area shall be provided on the periphery of the floor or preferably on a cantilever projection and open to air at least on one side protected with suitable railings.

a) For floors above 24 m and upto 39 m – One refuge area on the floor immediately above 24 m.

b) For floors above 39 m – One refuge area on the floor immediately above 39 m and so on after every 15 m. Refuge area provided in excess of the requirements shall be counted towards FSI.

Note : Residential flats on multi-storeyed buildings with balcony, need not be provided with refuge area. However, flats without balcony or with enclosed balconies shall be provided with refuge area as given above. All refuge areas shall be accessible from common passages/staircases.

19.4.9 Lifts and Escalators:-

19.4.9.1 Lifts:

- (a) All the floors shall be accessible for 24 hours by the lifts. The lifts provided in the buildings shall not be considered as a means of escape in case of emergency.
- (b) Grounding switch at ground floor level to enable the fire service to ground the lift cars in any emergency shall also be provided;
- (c) The lift machine room shall be separate and no other machinery shall be installed therein.

19.4.9.2 Escalators :

Escalators may be permitted in addition to required lifts. Such escalators may be permitted in atrium area in shopping malls / public buildings.

19.4.10 Fire Lift

Where applicable, fire lifts shall be provided with a minimum capacity for 8 passengers and fully automated with emergency switch on ground level. In general, buildings 15 m in height or above shall be provided with fire lifts. In case of fire, only fireman shall operate the fire lift. In normal course, it may be used by other persons. Each fire lift shall be equipped with suitable inter-communication equipment for communicating with the control room on the ground floor of the building. The number and location of fire lifts in a building shall be decided after taking into consideration various factors like building population, floor area, compartmentation, etc.

20.0 FIRE PROTECTION REQUIREMENTS

All buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with the regulations mentioned in Part VI of these regulations and Part IV of Fire Protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act, 2006, unless otherwise specified in these regulations. In case of buildings identified in Regulation No. 6.2.6.1. the building schemes shall also be cleared by the Fire Officer/Fire Brigade Authority.

21.0 SPECIAL REQUIREMENTS OF OTHER BUILDINGS:-

21.1 Educational buildings.

21.1.1 Educational buildings shall not be permissible within 60 m. from the existing assembly building and 90 m. from the existing petrol pump.

Educational building shall only be permitted if 40% area is available for playground. However, this provision shall not be applicable to already approved existing building wherein construction of additional floor is proposed.

21.1.2 No classroom shall admeasure less than 38 sq. m. with a min dimension of 5.50 m

21.1.3 The height of any classroom shall not be less than 3.60 m.

21.1.4 Exit Requirements -This shall conform to Regulation No. 19

21.1.5 Requirements of Water Supply, Drainage and Sanitation:- This shall conform to requirements of part VII of these regulations.

21.1.6 Parking spaces - This shall conform to regulation No.16.

21.1.7 FSI - FSI permissible shall be as per regulation no 13.4.1

21.2 Institutional Buildings-(Hospital, Maternity Homes and Health Centre, Sanatoria).

- 21.2.1 Hospitals and Sanatoria shall be constructed on independent plot.
- 21.2.2 Any Special ward in the hospital building shall not admeasure less than 9.0. sq.m. in area with no side less than 3 m
- 21.2.3 Area of the general wards shall not admeasure less than 40 sq. m. with no side less than 5.5. m
- 21.2.4 Every building shall have a refuge collection area of minimum 7.50 sq. m. size with cover on top and unclosed on at least three sides. The same shall not be allowed in marginal open spaces. Modern method of incineration of the refuge may be adopted.
- 21.2.5 **Exit Requirements**-This shall conform to regulation No. 19
- 21.2.6 Requirements of Water Supply, Drainage and Sanitation - This shall conform to requirements of Regulation No. 30.1 and 30.2 and Tables 15, 27 and 28.
- 21.2.7 **Parking Spaces** - This shall conform to Regulation No.16.
- 21.2.8 **FSI** - FSI permissible shall be as per regulation no 13.4.1

21.3 Cinema Theatre/Multiplex

- 21.3.1 Plot for Cinema theatres shall not be located within a distance of 60 m. from the plot boundary of existing or proposed educational or medical or institutional user.
- 21.3.2. They shall conform to the provisions of Maharashtra Cinema (Regulations) Rules, 1966, as amended from time to time.
- 21.3.3. **Exit Requirements** -This shall conform to regulations No.19.
- 21.3.4. Requirements of Water Supply Drainage and Sanitation -This shall conform to the requirements of part VII of these regulations.
- 21.3.5. **Parking Spaces** - This shall conform to regulation No. 16,
- 21.3.6 **FSI** - FSI permissible shall be as per regulation no 13.4.1

21.4 Mercantile Buildings.

- 21.4.1 Minimum area of shop shall be 6 Sq. m. in R-1 zones with a minimum width of 2.0 m. and 10 Sq. m. in R-2 and other zones with a minimum width of 3 m.
- 21.4.2 **FSI** - FSI permissible shall be as per regulation no 13.4.1

21.5 Industrial Building

- 21.5.1 In addition of provisions of these regulations, regulations prescribed under Factory Act shall be applicable.
- 21.5.2 In the case of Industrial Buildings with different operations/processes, the different (gaseous, solid, liquid) effluents shall be so treated, subject to the approval of Maharashtra Prevention of Water Pollution Control Board and Chief Inspector of Steam Boilers and Smoke Nuisance, before letting it out in to the air, ground or water course.
- 21.5.3 **Exit Requirements** -This shall conform to Regulation No.19.
- 21.5.4 Requirements of Water Supply, Drainage and Sanitation:- This shall conform to part VII of these regulations
- 21.5.5 **Parking spaces/Loading and unloading spaces**-This shall conform to regulation No.16
- 21.5.6 For construction of industrial building, buffer zone of 23 m. wide shall be left from residential or incompatible zone, wherever necessary. Such buffer zone may be part of sizable required recreational open space. In such case, FSI of the area under the buffer zone / open space shall not be permissible. Whenever a buffer zone is required to be left in between industrial zone and any incompatible zones, as mentioned in this Regulation, it shall not be a bar for availing FSI of that area; unless it is a part of required recreational open space or road.

PART III
LAND USE CLASSIFICATION AND PERMISSIBLE USES.

22.0 GENERAL-

The different land uses classification & different uses permissible in that land use are given below.

22.1 PURELY RESIDENTIAL ZONE - R 1

(Plot abutting on roads below 12 m. width In non -congested area and 9 m. in congested area)

22.1.1 The following uses and accessory uses to the principal use shall be permitted in buildings or premises in purely Residential Zone:

- (i) Any residences.
- (ii) Customary Home occupation, i.e. occupations customarily carried out by the members of household without employing hired labour and shall include stitching embroidery, button making, etc, with or without motive power. If motive power is used, the total electricity load should not exceed 1 H. P.
- (iii) Medical and Dental Practitioner's Dispensaries including pathological laboratory, diagnostic clinics, polyclinics, to be permitted on any floor. However, maternity homes, clinics, nursing home with indoor patients on ground or stilt floor or on first floor with separate means of access of staircase from within the building or outside, but not within the prescribed marginal open spaces.
- (iv) Maternity Homes in independent buildings.
- (v) Professional Offices in residential tenement not exceeding carpet area of 20 sq. m. each.
- (vi) Community halls, welfare centre, gymnasias (each not exceeding 80 sq.m.)
- (vii) Primary and nursery schools including students' hostels except trade schools on roads not more than 24 m. width.
- (viii) Religious buildings.
- (ix) Public Libraries and Museums in independent structures.
- (x) Club Houses, Parks and Playgrounds not being used for business purpose.
- (xi) Bus shelters, Taxi stands.
- (xii) Convenience shops not more than 10 sq. m. such as ration shops, pan shops, Dhobi/ Dry cleaning Shops, Darners, Tailors, Groceries, Confectionary and other general provisions. Hair Dressing Saloon and Beauty Parlour, Bicycle Hire and Repair; Shoe Repair, umbrella repair, Vegetable & Fruit Stalls, Milk Shops. Dispensaries, Floweriest, Bangles and other articles needed by women, Small Bakeries, Newspaper Stalls, Tea Shops, ATM, etc.
- (xiii) Police Chowky, Telephone exchanges, Government and Municipal Sub -Offices, Post and Telegraph Offices, Branch offices of Banks with Safe Deposit Vaults, electrical sub-stations, fire station. Civil Defence and home guard warden posts, First Aid posts, municipal bit offices, pumping stations and water Installations and ancillary structures thereof required to cater to the local area.
- (xiv) Information Technology Establishment (ITE) (pertaining to software only) on the plots/ premises fronting on roads having width more than 9.00 m. and above.
- (xv) Flour mill and wet / dry masala grinding subject to following conditions:
 - (a) It is located on ground floor.
 - (b) Adequate care has been taken in structural design.

- (c) It does not cause any nuisance to the neighbour and residents of upper floor.
- (d) Power requirement does not exceed 10 hp.
- (xvi) Roads, Bridge, culverts and construction for any mode of transportation.
- (xvii) Burial grounds, cremation grounds and essential public utilities on a road having width 9 m. and above.
- (xviii) Raisin production.
- (xix) Agricultural, Horticultural and allied uses (except agro-based industries).
- (xx) Public conveniences.
- (xxi) Any other use allowed in consultation with the Director of Town Planning, Maharashtra State in accordance with the intend and spirit of these Regulations.

22.2 RESIDENTIAL ZONE R-2

(Residential plots abutting on road having width 12 m. and above in non-congested area and 9 m. and above in congested area) in this zone the following uses, mix uses may be permitted:

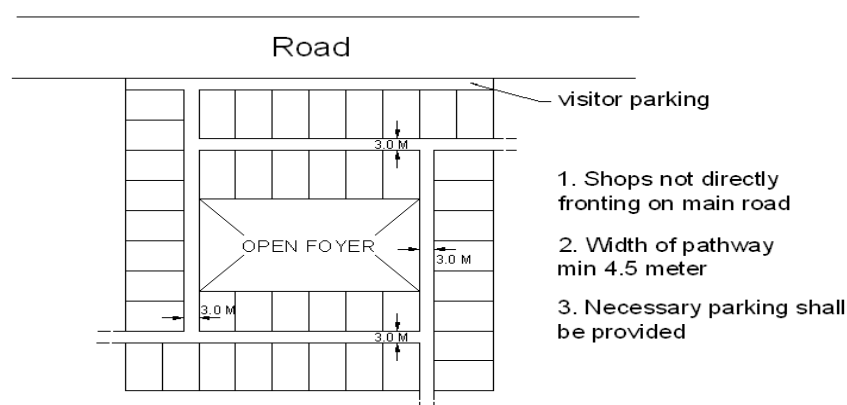
22.2.1 All Uses permitted in R1 zone shall be permitted in R 2 zone.

22.2.2 **Other uses permissible** -A building or premises may be used only for the purpose indicated at 22.2.2.1 subject to the following conditions

(a) 50 % commercial use may be permitted irrespective of floor restriction.

Such additional user shall in no case consume FSI of more than 0.5 in both congested and non-congested areas except in buildings on independent plots.

Notwithstanding anything contained above a pedestrianised shopping precinct extending to a depth of more than 12 m. (40 ft.) may be allowed subject to the condition that no shop in such pedestrianised precinct shall be allowed to open directly on the road in front. The minimum width of pedestrian way provided shall be 3 m. clear of all steps or projections and bollards shall be placed at the entrance of such pedestrian passage to prevent entry of vehicles provided further that satisfactory arrangements for natural or artificial ventilation are made as may be directed by the Authority/Collector



- b) Where the building or premises abut on two or more streets, no direct opening of such shop shall be permissible on the street, which is less than 9 m. in congested and 12 m. in non -congested area.
- c) All goods offered for sale and brought for repair shall be displayed and kept within the building and shall not be kept in the passages or footpaths or roads.
- d) No trade and business involving any danger of fire, explosion, offensive noise, vibrations, smoke, dust glare heat or other objectionable influence may be allowed

22.2.2.1 Uses permissible in R-2 zone :

- i) Stores or shops for the conduct of retail business including departmental stores. Storage and sale of combustible materials shall not normally be permitted except with the special permission of the concerned authority.
- ii) Personal service establishments: professional offices.
- iii) Radio broadcasting stations and studio, telephone exchanges, mobile towers.
- iv) Frozen food lockers, fast food and vending stalls.
- v) Tailor shops not employing more than 9 persons and embroidery shops and button - hole making shops not employing more than 9 persons with individual motors not exceeding 1 H. P. and total H. P. not exceeding 3.
- vi) Shops for goldsmiths, locksmiths, watch and clock repairs, optical glass grinding and repairs, musical instrument repairs, picture framing, radio and household appliances repairs, upholstery and diamond cutting and polishing not employing, more than 9 persons with individual motors not exceeding 1 H. P. and total H. P. not exceeding 3 H. P.
- vii) Coffee grinding with electric motive power not exceeding 1 H.P.
- viii) Auto part stores and show rooms for motor vehicles and machinery.
- ix) Sale of used or second hand goods or merchandise (not junk, cotton waste, rags or other materials of offensive nature).
- x) Club houses or other recreational activities, conducted as business.
- xi) Storage of furniture and household goods.
- xii) Repairs to all household articles (excluding auto vehicle).
- xiii) Veterinary dispensaries and hospitals.
- xiv) Animal pounds.
- xv) Repair, cleaning shops and analytical, experimental or testing laboratories not employing more than 15 persons in the industrial activity but not including cleaning and dyeing establishment using a cleaning or dyeing fluid having a flash point lower than 60 degree C. and machines with dry load capacity of 30 kg. for any establishment carrying on activities that are noxious or offensive because of emission of odour, dust, smoke, gas, noise or vibration or other-wise dangerous to public health and safety, provided that the motive power requirement of such establishment does not exceed 10 H. P.
- xvi) Accessory uses customarily incidental to any permitted principal use including storage space, upto 50 percent of the total floor area used for the principal use.
- xvii) Paper box manufacturing including paper cutting, not employing more than 9 persons, with motive power not exceeding 5 H. P. and area not more than 50 sq. m.
- xviii) Mattress making and cotton cleaning, not employing more than 9 persons with motive power not exceeding 3 H.P. and area not more than 50 sq. m.
- xix) Establishment requiring power for sealing tin, packages, etc. not employing more than 9 persons, with motive power not exceeding 3 H.P.
- xx) Commercial halls, exhibition halls, community halls, welfare centre, gymnasias, etc.
- xxi) Art galleries, aquariums;
- xxii) Research, experimental and testing laboratories not involving any danger of fire or explosion nor of any noxious nature and located on a site not less than 4 Ha. in area and when the laboratory is kept at least 30 m. from any of the boundaries of the site and the necessary residential buildings 30 m from the laboratory.
- xxiii) Restaurants, eating houses, cafeteria, ice - cream and milk bars.
- xxiv) Establishment for preparation and sale of eatables not occupying for production an area in excess of 75 sq. m. per establishment and not employing more than 9 persons. Sugarcane and

- fruit juice crushers not employing more than 6 persons with 1.5 H.P. with area not more than 25 sq.m. shall also come under that sub - rule.
- xxv) Trade or other similar schools not involving any danger of fire or explosion nor of offensive noise, vibration, smoke, dust, odour, glare, heat or other objectionable influences
- xxvi) Repairing garages not employing more than 9 persons and 2 H.P. motive power in the industrial activity with no floor above.
- xxvii) Battery charging and repairing, not employing more than 6 persons with an area not more than 25 sq.m. and not more than 2 chargers with power not exceeding 5 KW.
- xxviii) Photographic studios and laboratories with not more than 50 sq. m. area, not employing more than 9 persons and not using power more than 3 H. P.
- xxix) Showroom for Distribution and sale of LPG; and
- xxx) Coal and Firewood Shops.
- xxxxi) Polyclinics on separate floors, preferably ground floor, pathology laboratories.
- xxxii) Residential Hotels, Boarding and Lodging shall be permitted in independent building or parts of building, but on separate floors.
- xxxiii) Book Depot, Medicine and chemist shops.
- xxxiv) Business/ corporate office on any floor.
- Note.** The Chief Officer Authority/Collector may from time to time add to amend the above list with the approval of Director of Town Planning, Maharashtra State, Pune

22.2.3 Uses to be permitted in independent premises / buildings.

The following uses shall be permitted in independent premises / building:

- i) Drive - in - theatres, theatres, cinema houses multiplex, club houses, assembly or concert halls, dance and music studios and such other places of entertainment.
- ii) Petrol filling and CNG service stations.
- iii) Colleges, Secondary Schools, Trade or other similar schools.
- iv) Storage and sale of kerosene not exceeding 1000 liters in groceries and approved ration shops on retail basis.
- v) Bulk storage and sale of kerosene not exceeding 13000 liters in separate godowns confirming to the existing regulations of Chief Controller of Explosives, Government of India provided further that the applicant shall make adequate fire fighting arrangements at his cost in his plot to the entire satisfaction of the Authority/Collector .
- vi) Storage and sale of LPG in cylinders not exceeding 100 kg. in showrooms / distribution centre.
- vii) Storage and sale of LPG in cylinders not exceeding 6300 kg in a separate godown confirming to the existing regulations of Chief Controller of Explosives, Government of India provided further that the applicant shall make adequate fire fighting arrangements at his cost in his plot to the entire satisfaction of the Authority/Collector
- viii) Parking of automobiles and other light vehicles on open plots even as a business.
- ix) Vegetable, fruit, flour, fish or meat market place.
- x) General Agriculture and Horticulture (including domestic poultry) upto the use of 20 birds per plot and with a space requirement of 0.25 sq. m. per bird.
- xi) Correctional and mental institutions, institutions for the children, the aged or widows, sanatoria and hospitals in independent building facing on roads of width not less than 15 m. (except veterinary hospitals) provided that those principally for contagious diseases, the insane or for correctional purposes shall be located not less than 45 m. from any residential premises.

xii)**Service Industries** - The Service Industries may be permitted in independent building (independent designated plot) in R2 and Commercial zones along with the limitation of area, maximum number of persons to be employed, maximum permissible power requirement and the special conditions if any as given in Table No. 12 for service industries.

Note:- The user of Cinema/ Drama Theatre shown as existing user on Development Plan should be regarded as designated user and in case of re-development of property, a similar user with similar or more capacity shall be provided along with any other user that may be permissible in accordance with zoning applicable for the particular plot as decided by the Government from time to time and as permissible under The Bombay Cinemas (regulation) Act, 1953.

Table No. 12
SCHEDULE FOR SERVICE INDUSTRIES

Sr. No.	Category of Industry	Service Industry Class -A (Permitted in R2 and C) Criteria for Classification and special condition			
		Maximum Permissible			
		Power requirement (in H.P.)	Employment (in persons)	Floor area (in sq. m.)	Special Conditions if any
(1)	(2)	(3)	(4)	(5)	(6)
I.	Food Product				
1	Preservation of meat, canning preserving and processing of fish crust aces and similar foods	-	-	-	-
2	Manufacture of milk and dairy products such as butter, ghee, etc.	10	9	50	-
3	Canning & preservation of Fruits & Vegetables including production of Jam, Jelly, Sauce, etc.	-	-	-	-
4	(a) rice huller (b) Groundnut decorticators (c) Grain Mill for production of flour (d) Manufacture of supari and Masala grindings (in separate building). (e) Baby oil expellers	10 10 10 10 10	9 9 9 9 9	50 50 50 50 50	-
5	Manufacture of bakery products with no Floor above	10	9	75	(i) shall not be permitted under or above a dwelling unit(ii) operation shall be permitted only between 8.00 hrs. to 20.00 hrs. (iii) Fuel used shall be electricity, gas or smokeless coal.
6.	Manufacture of cocoa, chocolate, Sugar confectionary	-	-	-	-
7.	Coffee, curing roasting and grinding	2	9	50	-

8.	Cashewnut processing like drying,shelling, roasting, salting etc.	-	-	-	-
9.	Manufacture of Ice	45	20	250	-
10.	Sugarcane crushing & Fruit Juice	2	9	25	-
II.	BEVERAGES & TOBACCO				
11.	Manufacture of soft drinks and carbonated water	-	Not included	-	-
12.	Manufacture of bidi	No Power to be used	as permitted	250	To be permitted in R-1 zone only
III.	TEXTILE & TEXTILEPRODUCTS				
13.	Handloom / powerloom of yarn for a maximum of 4 looms.	5	9	50	To be permitted in R-1 zone in areas designated by the Authority/Collector.
14.	Printing dyeing & bleaching cotton, woolen & silk textiles	-	Not included	-	-
15.	Embroidery & making of crape laces and fringes	5	9	50	-
16.	Manufacture of all types of textile garments including wearing apparel.	3	9	50	
17.	Manufacture of made up textiles goods such as curtains, mosquito net, mattresses, bedding material pillow cases, textile bags. etc.	3	9	50	
IV.	WOOD PRODUCTS AND FURNITURE				
18	Manufacture of wooden & cane boxes & packing cases.	-	-	-	-
19	Manufacture of structural wooden goods such as beams, posts, doors and windows	-	-	-	-
20	Manufacture of wooden furniture and fixtures	1	9	50	i)Shall not be permitted under or adjoining a dwelling unit. ii)operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
21.	Manufacture of bamboo and cane furniture and fixtures	1	9	50	

22.	Manufacture of wooden products such as utensils, toys, art wares etc	-	-	-	-
V.	PAPER PRODUCTS AND PRINTING PUBLISHING				
23	Manufacture of cartons and boxes from papers and paper board, paper pulp.	5	9	50	Manufacture with paper pulp not permitted.
24	Printing & Publishing newspaper.	5	9	50	-
25	Printing & Publishing periodicals, books journals, atlases, maps, envelope, printing picture, post-card, embossing				i) Shall not be permitted under or adjoining a dwelling unit. ii) Operation shall be permitted only between 8.00 hrs. and 20.00 hrs. iii) No restrictions of power, number of employees, area of hours of operation shall apply if located in a building, in separate plot not less than 500 sq. m. and if Spl. Permission of the Authority/Collector is obtained
26.	Engraving etching block making etc.	10	9	120	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
27.	Book binding	10	9	120	-
VI.	LEATHER PRODUCTS				
28.	Manufacture of leather footwear		Not Included		
29.	Manufacture of wearing apparel like coats, gloves etc.		Not Included		
30.	Manufacture of leather consumers goods such as upholstery suitcases pocket books, cigarette and key cases, purses etc.		Not Included		
31	Repair of footwear and other leather	5	9	50	

VII.	RUBBER AND PLASTIC :				
32.	Re-treading and vulcanizing works	2	9	50	
33.	Manufacture of rubber balloons, hand gloves and allied products	2	9	50	
VIII	NON-METALLIC MINERAL PRODUCTS				
34.	Manufacture of structural stone goods, stone dressing, stone crushing and polishing		Not Included		
35.	Manufacture of earthen & plaster states and images, toys and art wares.		Not Included		
36.	Manufacture of cement concrete building components, concrete jellies, septic tank, plaster or paris work lime mortar etc.		Not Included		
IX.	METAL PRODUCTS :				
37	Manufacture of furniture and fixtures primarily of metal.				
38	Plating & Polishing and buffing of metal products				
39	Manufacture of metal building components such as grills, gates. Doors and window frames, water tanks, wire nets, etc.	5	9	50	
40	Manufacture and repair of sundry ferrous engineering products done by jobbing concerns such as mechanical works, shops with lathes, drills, grinders, welding equipment etc				
41	Total sharpening and razor sharpening works	1	6	25	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
X	ELECTRICAL GOODS :				
42.	Repairs of household electrical appliances such as radio set. Television set, tape recorders, heaters, irons, shavers, vacuum cleaners, refrigerators, air-conditioners,	3	9	50	(i) Operation shall be permitted only between 8.00 hrs. 20.00 hrs. (ii) No spray painting permitted.

	washing machines, electric cooking ranges, motor rewinding works etc.				
XI	TRANSPORT EQUIPMENT				
43	Manufacturing of push cart, hand cart, etc.	10	9	50	
44	(a) Servicing of motor vehicles and motor cycles with no floor above (b) Repair of motor vehicles and motor cycles with no floor above. (c) Battery charging and repairs.	10 5	9 6	50 25	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs. No spray painting permitted
45	Repairs of bicycles and cycle rickshaws	5	6	50	No spray painting permitted
XII.	OTHER MANUFACATURING AND REPAIR INDUSTRIES AND SERVICES				
46.	Manufacture of jewellery and related articles	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
47.	Repair of watch, clock and jewellery	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
48	Manufacture of sports and athletic goods	-	-	-	-
49	Manufacture of Musical instruments and its repair.	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
50	Mass manufacture of miscellaneous Products such as costume, jewellery, costume novelties, feather, plumes, artificial flowers, brooms, brushes, lamp shades, tobacco, pipes, cigarette holders, ivory goods, bandages, wigs and similar articles.	-	-	-	
51	(a)Repairs of locks, stoves, umbrellas, sewing machines, gas burners, buckets & other sundry household equipment. (b) Optical glass grinding and repairs	3 3	9 9	50 50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
52.	Petrol filling stations	10	9	(i) 30.5x16.75m. (ii) 36.5x30.5m	Plot size to be line with IRC recommendations depending on service bay or not.

53.	Laundries, Laundry service and cleaning, dyeing, bleaching and dry cleaning	5	9	50	(i) Cleaning & dyeing fluid used shall not have flash point lower than 138 ⁰ F. (ii) Operation shall be permitted between 8.00 hrs. to 20.00 hrs. (iii) Machinery having day load capacity of 20 kg and above.
54	Photo processing laboratories.	5	9	50	Operation shall be permitted between 8.00 hrs. to 20.00 hrs.
55	Electronic Industry of assembly type (and not of manufacturing type including heating load).	10	20	250	In independent structure on independent plot with special permission of the Chief officer
56	Bio-technology Unit	--	--	--	As per Regulation No.24.5
57	Information Technology Unit	--	--	--	As per Regulation No.24.7
Note : The Chief Officer may from time to time add to or alter or amend the above list with the approval of Director of Town Planning, Maharashtra State, Pune.					

22.3 COMMERCIAL ZONE

- 22.3.1** In commercial zones, buildings or premises shall be used only for the uses and purposes given in Regulation No. 22.3.2 subject to the following conditions:
- (a) all goods offered for sale shall be displayed within the building excluding passages;
 - (b) when the commercial zone boundary falls short of a street, the frontage along such street shall not be permitted to be developed for uses which would not be permissible along such streets and;
 - (c) when user other than those permissible in a residential zone without a shop line (R1) have an access from the side or rear open spaces, the width of the such open spaces shall not be less than 7m.

22.3.2 Uses Permissible in Commercial Zone :

- i) Any use permitted in residential zone without area and floor restrictions.
- ii) Club, business houses, veterinary- dispensaries, testing labs, paper and plastic packing bags and boxes manufacturing, mattress making.
- iii) Business Offices and exchanges.
- iv) Whole -sale establishments with storage area not exceeding 200 sq. m. subject to fire protection requirements.
- v) Public utility buildings.
- vi) Headquarters organisations.

22.4 INDUSTRIAL ZONE

The following users shall be permissible in Industrial Zone.

22.4.1 Service Industries :

The service industries may be permitted as given in Table No.12.

22.4.2 Other Industries

Industries shall include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated, assembled or processed, for example - assembly plants, laboratories, dry cleaning plants, power plants, pumping station; smoke houses, laundries, gas plants, refineries, dairies and saw - mills.

22.4.2.1 Uses Permissible in Industrial Zone -

- i) Any industry / industries may be permitted only with the special permission of the Authority/Collector who may grant it after such scrutiny as may be necessary to ensure that the location is appropriate and is not likely to cause nuisance and hazard to adjoining owners. Before granting any such permission, the Authority/Collector may prescribe special conditions about minimum size of plot and minimum buffer open spaces from the industrial building/ industrial use to residential or habitable zone / use, which shall not however be less than 23 m.
- ii) Building or premises in industrial zone may be used for any industrial as well as accessory uses like banks, canteens, welfare center and such other common purposes considered necessary for the industrial workers, quarters of watchman, caretakers or other essential staff required to be maintained on the premises. Such residential/commercial/other uses may be permitted up to 25 % of the permissible FSI.

iii) Information Technology Establishments

iv) Following uses may also be permitted:

- (a) Petrol Pumps and Service Station as per the provisions contained in Regulation No.23.2.2, Table No.14.
- (b) Parking lots.
- (c) Electric Sub - station.
- (d) Building of public utility concerns except residence.
- (e) The branches of Scheduled Banks.
- (f) Storage Buildings.
- (g) Drive-in -Theaters, cinema or theaters, subject to provision of separate entries and exits for the cars

(v) Allowing Residential / Commercial User In Industrial Zone :- (Conversion of Industrial Zone to Residential Zone)

- (a) With the previous approval of the Authority/Collector in consultation with the concerned Divisional Head of Town Planning and on such conditions as deemed appropriate by him, the existing or newly built-up area of a unit, in the Industrial zone may be permitted to be utilised for residential or commercial purposes.
- (b) With the previous approval of the Authority/Collector, in consultation with the concerned Divisional Head of Town Planning, lands in the Industrial Zone including lands in Industrial Zone in Town Planning Scheme area, may be permitted to be utilised for any of the permissible users in the Residential and Commercial Zone or the Residential Zone subject to the following conditions :
 - (i) Residential/ Commercial user in respect of industries which are not in operation shall not be permitted unless NOC from Labour Commissioner, Maharashtra State, Mumbai, stating that all legal dues have been paid to the workers or satisfactory arrangements between management and workers have been made, is obtained. However, in respect of any open land in the Industrial Zone where industry never existed, NOC from Labour Commissioner shall not be required.
 - (ii) In the layout or sub-division of such land admeasuring upto 2 Ha., 10% land for public utilities and amenities, like electric sub-station, bus-station, sub-post office, police out-post and such other amenities/utilities, as may be considered necessary shall be provided.
 - (iii) In such layouts or sub-division, having area more than 2 Ha., 20% land shall be provided for public utilities and amenities like electric sub-station, bus-station, sub-post office, police out-post, garden, playground, school, dispensary and such other amenities/utilities as may be considered necessary.
 - (iv) The land under public utility / amenity shall be handed over to the Authority with proper access and basic land development and shall always be open for general public without any restriction. These areas will be in addition to the recreational space as required to be provided under these regulations.
- (c) The required segregating distance between the Industrial Zone and the area over which Residential use is permitted under this Regulation shall be provided within such land intended to be used for residential or commercial purpose.
- (d) Such residential or local commercial development shall be allowed within the permissible FSI of the nearby Residential or Commercial Zone.

Note : Residential/Commercial User may be allowed over the part area of the land holding, subject to the condition that total area of the entire land holding shall be considered for deciding the percentage of the land to be reserved for public amenity/ utility spaces, as per this regulation.

22.5 AGRICULTURAL ZONE / NO DEVELOPMENT ZONE

The following uses shall be permissible:-

- (i) All agricultural uses including stables of domestic animals, piggeries, poultry farms accessory building, tents.
- (ii) Garden, forestry, nursery, public parks, private parks; play fields, summer camps for recreation of all types.
- (iii) Golf Course and Links, Race tracks, and shooting ranges.
- (iv) L.P.G. Godown subject to the following conditions -
 - a) Minimum area of the plot shall be 4000 sq. m.
 - b) Maximum permissible F.S.I. shall be 0.2.
 - c) Only ground floor structure shall be permitted.
 - d) No Objection Certificate from the Controller of Explosives and the Chief Fire Officer shall be submitted along with the proposal.
 - e) Any additional condition as may be imposed by the Authority/Collector.
- (v) Brick, tile or pottery manufacture.
- (vi) Fish Farming.
- (vii) Sand clay or gravel quarries.
- (viii) Storage and drying of fertilizer.
- (ix) Public utility establishments such as electric sub-stations, receiving stations, sewage disposal water works along with residential quarters for essential staff for such works.
- (x) **Farm houses** subject to following conditions:-
 - (a) Minimum plot area under above use shall be 0.4 Ha.
 - (b) The land in which it is to be constructed is actually put under agricultural use.
 - (c) Farm house shall be permitted by the Authority/Collector only after the requisite permission for farm house is obtained by the owner from the Authority/Collector under the provisions of Maharashtra Land Revenue Code, 1966 and attested certified copy of such permission is attached with the application under Section 44 of the The Maharashtra Regional and Town Planning Act, 1966.
 - (d) The FSI shall not exceed 0.0375 subject to a maximum built up area of 400 sq.m. in any case. Only ground floor structure with or without stilt shall be permissible.
- (xi) Swimming 'pools / sports and games, health clubs, cafeteria, canteen, tennis courts, etc.
- (xii) Amusement park with minimum plot area of 1.00 hect. and with ground floor structures, excluding essential staff quarters. Maximum permissible FSI shall be 0.04.
- (xiii) Mobile Phone Towers with ancillary equipment
- (xiv) ITE with ancillary development subject to following conditions:-
 - a) Total FSI shall not exceed 0.2.
 - b) Ancillary residential development shall not have FSI of more than 0.10.
 - c) On 50% of plot area, trees shall be planted at the rate of 500 trees per hect.
 - d) Plot shall front on 12 m. wide road.
- (xv) Raisin
- (xvi) Mining and quarrying operations subject to stipulations mentioned in Part XI.

(xvii) **Research and Development Centers** on following conditions.

1. The area of land shall be minimum 10 hectare.
2. Maximum 10% of plot area shall be allowed for construction (Plinth area) and FSI permissible shall be maximum 0.20.
3. Out of the total allowable, plinth area up to 1% shall be used for office use and up to 1% for staff Quarters.
4. Total strength of the employees shall be limited to 10 per hect.
5. The research and development work for inflammable and hazardous chemicals in the industries is not allowed.
6. Maximum ground plus one upper storey is allowed.
7. At least 500 trees per hectare shall be planted and maintained.
8. The violation of any of above 1 to 7 clauses will lead to cancellation of permission.

xviii) **Ancillary service industries** for agriculture produce marketing and management, Ancillary service uses for agro related products like flowers, fruits, vegetables, poultry products, marine products related collection centers, auctionhall, godowns, grading services and packing units, knowledge parks, coldstorages, utility services (like banking, insurance, post office services) as service industries for agriculture produce marketing on the land owned by individuals / organizations after deducting development plan reservations if any, with construction up to a maximum of 20 % (FSI=0.20).

xix) **Bio-technology** unit as per stipulations given in Part V (regulation no. 24.5) with maximum permissible FSI of 0.20.

xx) **Petrol Pump/LPG Pump/CNG Pump:** Petrol Pump, LPG Pump, CNG Pump shall be permissible in No Development Zone subject to following conditions:-

- a) The minimum size of plot shall be,
 - i) 30.50 m x 16.75 m. in the case of Petrol/LPG/CNG Filling Station with kiosk without service bay;
 - ii) 36.50 m x 30.50 m. in the case of Petrol/LPG/CNG Filling Station with service bay.
- b) Plot shall be located /fronting on National Highway, State Highway, Major District Road, Other District Road or Village Road or other road with a minimum width of 12.00 m. or more.
- c) Permission from Government of India, Petroleum Ministry and Chief Controller of Explosives shall be necessary.
- d) NOC from Public Works Department and other related departments shall be obtained as per the prevailing rules. as regards service road / building line / control line, the Government Resolution, Public Works Department, No. RBD-1081/ 871/Raste-7, dated 09 March 2001 and the circulars issued in this regard from time to time shall be observed. Instructions contained in Government of India, Ministry of Road Transport and Highways letter dated 25/09/2003 and 17/10/2003 and its enclosures as amended from time to time shall be observed.
- e) The plot on which a petrol filling station with or without service bays is proposed shall be an independent plot on which no other structure shall be constructed.
- f) Petrol/LPG/CNG station shall not be permitted within a distance of 90 meter from junction of roads having minimum width of 12 m. each. Also Petrol station shall not be sited within a distance of 90 m. from the nearest premises of school, hospital and theatre, place of assembly or stadium.

- g) In the case of kiosks and other buildings for sales office, snack bars etc. within the plot for Petrol/LPG/CNG filling stations, the setbacks from the boundaries shall be 4.50 m. Further the other clearances for the installations shall be as per the Petroleum Rules of 1937.
- xxi) Solid waste management, land fill sites, bio-gas plants, power generation from waste.
- xxii) Power generation from non-conventional sources of energy.
- xxiii) Highways amenities such as motels, way-side restaurants, service stations, service godowns, factory outlets, Highway malls, Hyper Malls alongwith public conveniences like toilets.
- xxiv) Any other compatible use not specified above may be permitted with prior approval of the Director of Town Planning, Maharashtra State.

Note - The permissible FSI for uses in No Development Zone shall be 0.1 on gross plot area, if not specified.

22.6 PUBLIC /SEMI PUBLIC ZONE.

The following uses shall be permissible:

- (i) Pre-primary schools, Primary Schools, High Schools, Technical / Trade Schools, Colleges, Educational Complex, Hostels for students and essential staff quarters.
- (ii) Hospital, Sanatoria, Dispensary, Maternity Homes, Health Centre, Complex of such uses, Dharmashala for the visitors to patients, pilgrims and like, essential staff quarters, veterinary hospital, auditorium exhibition hall and gallery.
- (iii) Training institutions, Home for the aged, essential quarters.
- (iv) Government/ Semi -Government/ Local Self Government offices, Court buildings, essential staff quarters.
- (v) Post Office, Telegraph office, Telephone Exchange, Radio Station, Complex of such uses, Staff quarters and similar public /Semi-public uses.
- (vi) Library, MangalKaryalaya, Gymnasium, Gymkhana, Water tanks, Stadium, Community hall, Religious Structures, etc.
- (vii) Commercial use upto 15% shall be permissible subject to following conditions:
 - (a) Convenience shopping, Branch of Bank small hotels etc. shall be permissible. However, hotels/shops for liquor, pan, cigarette, tobacco, lottery tickets and such other uses which do not serve public purpose, and outlets / Godowns for domestic gas, kerosene shops/ godowns which are dangerous to public health shall not be permitted.
 - (b) For parking, sufficient area shall be kept in the plot.
 - (c) Additional F. S. I. shall be allowed only on the plot area remaining after deducting the plot area utilised for commercial user.
 - (d) The Authority/Collector shall not allow sub - division of S. No. / Gat No. / Plot No. on which such a Development which may cause/ has taken place/ would take place.
 - (e) The commercial user is permitted upto a depth of 12 m.
 - (f) The plots in which there is an existing development; such commercial use shall be restricted to maximum 15% of the existing and proposed development taken together.
 - (g) The landowner / developer / institution shall give guarantee in writing to the Authority/Collector for following all the stipulated conditions scrupulously.
- (viii) **Petrol/LPG/CNG Pumps as per Regulation No. 23.2.2.**

Note: With prior approval of the Director of Town Planning, Maharashtra State, Pune; the Authority/Collector may include other items of public interest in the list which are not covered in the above list.

PART IV
MARGINAL SPACES, SETBACKS, HEIGHT, PERMISSIBLE F.S.I.

23.0 General:

Following regulations for congested area shall be applicable for the lands included in congested area as shown on the plan. For the areas outside congested area in the development plan, regulation for outside-congested area shall apply. However, in congested area, if the original land holding is more than 0.40 Hect., then regulations of non-congested area shall apply.

23.1 MARGINAL OPEN SPACES, AREA AND HEIGHT LIMITATIONS AND PERMISSIBLE FSI FOR BUILDINGS SITUATED WITHIN CONGESTED AREA

23.1.1 RESIDENTIAL BUILDINGS

(a) Floor Space Index.

Maximum permissible FSI shall be 1.50 for purely residential building and in case of mix residential with commercial or other user, additional FSI, limited to 0.5 only in R-2 zone for non-residential user may be permitted

(b) Marginal Open Spaces/Setback - The minimum front setback from the existing or proposed road shall be as under:-

S.No.	Road width	For Purely Residential	For Mixed Users
(i)	For streets 7.5 m. to less than 12 m. in width	1.00 m.	2.00 m.
(ii)	For streets 12 m to less than 18 m. in width	1.50 m	2.50 m.
(iii)	For streets 18 m & above in width	2.00 m	3.00 m

c) Side & rear open spaces in meter shall be as below :

Residential Plot Area	Side	Rear
Upto 250 sq. m	0.00	0.00
Above 250 & upto 500 sq. m	1.00	1.00
Above 500 sq. m. & upto 1000 sq.m	2.00	2.00
Above 1000 sq.m.	As per regulation no 13	

NOTE :-

- i) For light and ventilation, provisions in Regulation No.15.2 shall apply.
- ii) For common wall construction, length of common wall shall not be more than 8 m.
- d) For streets less than 7.5 m. in width, no setback shall be prescribed subject to condition that no lane shall be less than 4.5 m. in width clear of structural projection. For lanes less than 4.5 m. in width, a setback of 2.25 m. shall be prescribed from the centre line of such lane. Streets less than 4.5 m. shall be treated as lanes only when they serve as access to the properties fronting on them
- e) Structural projections such as balconies, cornices, weather sheds, roof projections etc. shall be allowed in the setback distance prescribed above as per regulation No. 15.4

f)Height- The height of the building shall be governed by Regulation No. 15.5.

g)Ground Coverage-The maximum ground coverage shall be 60% of the net plot area

23.1.2 Cinema Theatre, multiplex, assembly-building, shopping malls and like buildings: For these buildings, regulations prescribed in non- congested area, except FSI, shall apply.

23.1.3 Educational, Medical, Institutional, Commercial, Mercantile, and Other Buildings:

(a) Floor Space Index - Maximum FSI permissible shall be 2.00.

(b) Open Space - For these buildings open spaces shall be 3 m. on all sides.

(c) Ground Coverage – The maximum ground coverage shall be 50% of the net plot area

23.1.4 Pathway for access to the internal building or interior part of the building,
The pathway shall not be less than 3.6m. (12 ft) in width.

23.1.5 If the width of property is less than 3.6 m. (12 ft), the entire ground floor shall be on stilts.

23.1.6 Front open space as prescribed by the Highway or any other rules shall be applicable if they are over and above as prescribed in these regulations.

23.1.7 The provisions mentioned in above Rule No.23.1 to 23.1.5 may be relaxed by the Authority/Collector in consultation with the Divisional Head of concerned division of the Town Planning Department, in special circumstances

23.2 MARGINAL OPEN SPACES, AREA AND HEIGHT LIMITATIONS AND PERMISSIBLE FSI FOR BUILDINGS SITUATED OUTSIDE CONGESTED AREA.

23.2.1 Residential Buildings:

(a) The provisions as given in Table 13 shall apply for the residential buildings, residential with shop line on ground floor permissible in non-congested areas and ancillary residential buildings permissible in industrial areas.

Table NO. 13
FRONT/REAR/SIDE MARGINS/HEIGHTS FOR BUILDINGS IN RESIDENTIAL ZONE IN NON-CONGESTED AERA

S No	Description of Road	Minimum Required					Normal FSI permissible on net plot area	FSI with payment of premium	Remarks
		Plot Zize	Width Of Plot	Set Back from road front	Side Open Space	Rear Open Space			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1.	National/ State Highway	450	15	4.5 m. from road line or as specified by Highway rules whichever is more.	3.0	3.0	1.20	0.20	
2.	M.D.R./ O.D.R.	450	15	4.5 m. from road line or as specified by Highway rules whichever is more	3.0	3.0	1.20	0.20	
3.	Other roads 24 m. wide and above	300	12	4.5 m.	3.0	3.0	1.2	0.20	
4.	Roads of width below 24m. wide and up to 15m.	250	10	3.00	3.0	3.0	1.10	0.20	
5.	Road of width below 15 m. and above 9 m.	150	10	3.0 m	1.5	1.5	1.00	0.20	
6.	Road of width upto9 m.	100	7	3.0 m.	1.5	1.5	1.00	0.20	Only G + 2 structure shall be allowed.

7.	Row housing on roads of width 12m. and below	30 to 125	3.50	2.25 m.	0.00 (in case of corner plot, 1.5 or building line of the adjoining road whichever is more)	1.5	1.00	0.20	(G+1) or (Stilt+2) may be allowed.
8.	Row housing for L.I.G. EWS/High Density Housing, Slum Upgradation etc. by public authority	20 to 50	3.00	0.90 m. from pathway 2.25 m. from road boundary	-do-	0.90	1.00	0.20	(G+1) or (Stilt+2) may be allowed.

Note :

- (1) Where the height of the building exceeds 14 m., then side and rear marginal spaces shall be left as per Regulation No. 15.1.3 subject to minimum of 3 m.
- (2) Row-housing plots at the junction of two roads shall be larger to maintain the setback from both roads. Not more than 8 and not less than 4 plots shall be allowed in each block of row housing. Each block shall be separated from the other by 6 m. road or 6 m. side margin distance of the plot.
- (3) No garage shall be permitted in a building having stilt or basement provided for parking.
- (4) Construction of ottas, railings, barricades or supporting columns for canopy or porch shall not be allowed in front marginal open space. However, steps may be permitted within 1.2 m. from the building line.
- (5) If the plot is from approved land subdivision layout, then plot area shall be treated as net area. The computation of FSI & net plot area shall be as per Regulation No.13.4.1.
- (6) For clinics having in area of less than 100 sqm, above regulation shall apply.
- (7) In no case ribbon development rules shall be relaxed without consent of the Highway Authority.
- (8) Rate of payment of premium for the additional FSI mentioned in Column No.9 of above Table shall be as decided by the Director of Town Planning, by general order, from time to time.

23.2.2	Other Buildings : The Provision as given in Table No.14 below shall apply for different categories of buildings
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Table No - 14

Sr. No.	Type of Building	Min. road width required	Min Open Spaces	Normal Permissible FSI on the net plot area	Additional FSI with payment of premium	Other Stipulation
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	Hospital, Maternity Homes, Health Club, Public-Semipublic buildings	12 m.	6 m. on all sides	1.00	0.20	-
2	Educational buildings					
	i) Pre-primary School	9m. & not more than 18 m.	As per Table No. 13	1.00	0.20	-
	ii) Primary School	9m.& not more than 18 m.	6 m. on all sides	1.00	0.20	-
	iii) Other Educational Buildings	15 m.	--do--	1.00	0.20	-
3	Cinema Theatre/ Drama Theatre/ Assembly Hall/ Multiplex / Shopping Malls	15 m.	Front – 12 m. All sides – 6 m.	1.00	0.20	The minimum distance between boundary of site for Cinema Theatre / /Drama Theatre/ Multiplex/ Assembly Hall & boundary of educational & hospital buildings shall not be less than 60 m.
4	MangalKaryalaya like buildings	15 m.	--do--	1.00	0.20	-
5	Petrol/Fuel Filling Stations with or without service bays	12 m.		0.20	----	i) Should not be located within the distance of 90 m. from any junction of roads having min. width 12 m. each from nearest gate of a school, hospital, theatre, place of assembly or stadium. ii) Restrictions imposed by Ribbon Development Rules, IRC,

						MoRTH shall apply. iii) Petrol filling station shall not be sited on the convex side of a road curve. In case the curve is not very sharp and cars moving out of the station are completely visible to the traffic from a distance of at least 90 m. and vice versa, a petrol station may be permitted on such a convex curve.
6	Mercantile / Business / Commercial buildings	12	Front 4.5 m. Side & rear 3.0 m.	1.00	0.20	-
7	Stadium / Pavilion	12	6 m. on all sides	0.10	--	Covered portion shall not exceed 20% of plot area. The spectators' gallery of the stadium shall not be counted towards FSI. Shops below spectator's gallery may be permissible.

NOTE:

- i) In case of plots fronting on National Highway, State Highway and Major District Roads, the building line shall be as per Ribbon Development Rules as given in Table above, whichever is more.
- ii) Side and rear marginal open spaces mentioned in above Table shall be subject to Regulation No.15, whichever is more.
- iii) A stadium shall generally accommodate 400 m. running track.
- iv) Rate of payment of premium for the additional FSI mentioned in Column No.6 of above table shall be as decided by the Director of Town Planning, by general order, from time to time.

23.3	Industrial buildings					
	Minimum plot area height limitation for industrial building shall be as per the Table given below.					
Table No - 15						
AREA, HEIGHT LIMITATIONS FOR INDUSTRIAL BUILDING						
Sr. No.	Plot Size in sq.m.	Max. Ground Coverage (%)	Min. Front Margins	Min. Side & Rear Margins	Normal Permissible FSI	FSI with payment of premium
1	300 to 1000	50	4.5	3.0	1.00	0.20
2	1001 to 2500	50	6.0	4.5	1.00	0.20
3	2501 to 5000	50	6.0	6.0	1.00	0.20
4	5001 & above	50	9.0	9.0	1.00	0.20
NOTE :						
i) In case of plots fronting on National Highway, State Highway and Major District Roads, the building line / control line shall be as per Ribbon Development Rules as given in Table above, whichever is more.						
ii) Side and rear marginal open spaces mentioned in above Table shall be subject to Regulation No.15, whichever is more.						
iii) Rate of payment of premium for the additional FSI mentioned in Column No.7 of above table shall be as decided by the Director of Town Planning, by general order, from time to time.						

PART V
ADDITIONAL FSI IN CERTAIN CATEGORIES
IN NON-CONGESTED AREAS

24.0 General:-

Additional Floor space index may be allowed in certain categories as mentioned below and subject to following conditions:

- a) No relaxation shall be granted in case of marginal distances, parking & other requirement as per these regulations.
- b) The percentage of additional FSI shall be applicable on normal FSI permissible in the said area.
- c) The amount recovered by way of premium for additional FSI shall be deposited in separate infrastructure development fund and shall be utilised for development/up-gradation of infrastructure related to the concerned projects.

24.1 Road widening and construction of new roads:

The Authority/Collector may permit on the same plot, additional FSI on 100 percent of the area required for road widening or for construction of a new road proposed under the Regional Plan and also for road widening / service road proposed to N.H./ S.H./M.D.R./O.D.R. whether shown on Regional Plan or not. If the owner (including the lessee) of such land surrenders such land for road widening or construction of new road without claiming any compensation in lieu thereof and hand over the same free of encumbrances to the satisfaction of the Authority/Collector. Such 100 percent of the FSI on land so surrendered to the Authority/Collector may be utilised on the remaining plot. Thereafter, the road shall be transferred in the city survey records in the name of Authority/Collector and shall vest in it becoming part of a public street. Provided further that this concession shall not be granted in respect of

- a) Roads in the areas of Town Planning Scheme which are the proposals of the scheme.
- b) Where layout is already sanctioned and there was no commitment on the part of authority to grant FSI of such new road / road widening.

Note : This regulation shall also be applicable to congested area

24.2 Educational/Medical /Institutional buildings and Starred category Hotels :-

The Authority/Collector may with the previous approval of the Director of Town Planning, Maharashtra State and such other terms and conditions as he may specify, permissible FSI may be allowed to be exceeded in respect of educational, medical and institutional buildings of Government or public Authorities or of registered public charitable trusts, three star category hotels built on independent plot and approved by the Department of Tourism, GOI (in case of starred category hotels). Provided the maximum additional FSI over the prescribed normal FSI admissible under these regulations shall not exceed-

- (i) 100 percent in the case of educational, medical and institutional buildings; and
- (ii) 100 percent in the case of three, four and five star category hotels as stipulated under regulation.
- (iii) Premium shall be levied as decided by Government from time to time.
- (iv) Out of the total premium as may be fixed by the Director of Town Planning, Maharashtra State, Pune 50 percent shall be payable to the Authority/Collector and 50 per cent to the government.

24.3 Buildings of Government and Semi-Government Offices and Public Sector Undertakings:

The Authority/Collector in consultation with Director of Town Planning, Maharashtra State, Pune may permit the prescribed floor space indices to be exceeded by 150 % in the case of buildings of government and Semi-government offices and public sector undertakings. Such additional FSI shall be granted without payment of premium.

24.4 Development/Redevelopment of Housing Schemes of Maharashtra Housing and Area Development Authority.

- 1) The FSI for a new scheme on vacant lands of low Cost Housing Scheme for Economically Weaker Section, Low Income Groups and Middle Income Groups of MHADA having at least 60 percent built-up area of the tenements under EWS, LIG and MIG categories, shall be 2.50
- 2) For redevelopment of any existing housing scheme of MHADA, undertaken by the MHADA departmentally or jointly with societies /occupiers of buildings or housing societies/ occupiers of building or by lessees of MHADA or by developer, the FSI shall be as under:-
 - a) Total permissible FSI shall be maximum 2.5 on gross plot area.
 - b) The incentive FSI admissible against the FSI required for rehab shall be as under:-
 - i) In congested area, for the area upto 4000 sq. m., the incentive FSI admissible will be 50 percent.
 - ii) In congested area, for the area above 4000 sq.m, the incentive FSI admissible will be 60 percent.
 - iii) In outside congested area, for the area upto 4000 sqm, the incentive FSI admissible will be 60 percent
 - iv) In outside congested area, for the area above 4000 sq.m., the incentive FSI will be 75 percent.
 - c) Difference between 2.5 FSI and the FSI required for “rehab + incentive” shall be shared between MHADA and Occupiers Society/ developer in the ratio of 2:1
 - d) In the scheme, for the land allotted for societies of MIG and HIG and developed plot allotted individually to MIG and HIG group, the permissible FSI shall be as per prevailing Development Control Regulations
- 3) In case of grant of NOC with additional permissible built-up area outside congested area over and above the permissible FSI as per sanctioned DCR prevailing at the time of allotment by MHADA for the purpose of undertaking Redevelopment / Utilisation, MHADA shall charge premium at the rate decided by Government in Housing Department from time to time.
- 4) For the purpose of calculating the FSI, the entire area of the layout including development plan roads and internal roads but excluding the land under the reservation of public amenities shall be considered. Sub-division of plots will be permissible on the basis of compulsory recreational open space as in these Regulations. For low cost Housing Schemes of MHADA for EWS, LIG categories, the Regulations in the Schedule below shall apply.
- 5) For the purpose of this Regulation, the carpet areas for EWS, LIG or MIG tenements shall be as determined by the Government from time to time.
- 6) For the offsite infrastructure, MHADA shall pay to the municipal council 12.5 percent of the charges collected by MHADA for the grant of additional FSI (FSI over and above the normally permissible FSI) for the Redevelopment Schemes
- 7) In any Redevelopment Scheme where the Co-operative Housing Society / Developer appointed by the Co-operative Housing Society has obtained No Objection Certificate from the MHADA thereby sanctioning additional balance FSI with a consent of 70 percent of its members and where such NOC holder has made provision for alternative accommodation in the proposed

building (including transit accommodation) then it shall be obligatory for all the occupiers/ members to participate in the Redevelopment Scheme and vacate the existing tenements, for the purpose of redevelopment. In case of failure to vacate the existing tenements the provisions of Section 95-A of the MHADA Act mutatis mutandis shall apply for the purpose of getting the tenements vacated from the non co-operative members

- 8) A corpus fund, as may be decided by MHADA, shall be created by the Developer which will remain with societies for its maintenance.

SCHEDULE

The following provisions shall be applicable only for Low Cost Housing Schemes i.e. Economically Weaker Sections and Low Income Group Housing Schemes only undertaken by Maharashtra Housing & Area Development Authority (MHADA)

1. Minimum Plot Size :-

- (a) In the case of a growing house for EWS and LIG category a plot of 25 sq. m., a room of minimum size of 5.57 sq.m. (60 sq.ft) with toilet arrangement in the first phase shall be permitted. In the second phase, one room of 9.30 sq.m. (100 sq.ft.) may be allowed to be added. However, commencement and occupation certificates shall be granted initially to the first phase only and subsequent certificates for second phase issued as required.
- (b) **Multi-purpose rooms:-** A multi-purpose room shall be allowed with size upto 12.5 sq.m. with a minimum width of 2.4 m.
- (c) **Cooking space (alcove) :-** Provision of separate kitchen shall not be necessary. However, cooking space shall be allowed with a minimum size of 2.4 sq.m. with minimum width of 1.2m.
- (d) **Combined toilet :-** A combined toilet shall be permitted for more than one tenement with a minimum area of 1.85 sq.m. with minimum width of one meter.
- (e) **Height :-** The average height for a habitable room with sloping roof shall be minimum 2.5 m. with minimum height of 2 m. at the eaves. In the case of a flat roof, minimum clear height shall be 2.6 m. for a habitable room. Kitchen areas shall have minimum clear height/average height of 2.4 m. and bath and water closet (without loft) shall have a clear minimum height of 2.2 m.
- (f) **Plinth :-** The minimum plinth height shall be 30 cm. and in areas subject to flooding the plinth shall be higher than the high flood level.

2. External walls :- 115 mm, thick external brick wall without plaster shall be permitted

3. Staircases :- Single flight staircases without landing between the two floors shall be permitted.

4. Front open space :- The front open space from roads having width of 9.14 m. and below shall be a minimum of 1.5 m for buildings with height of upto 10 m.

5. Open space (side and rear) :- The distance between two ground floor structures shall be of a minimum of 4.5 m for purpose of light and ventilation of habitable rooms. In case of toilets deriving light and ventilation from open space, the distance between the two ground floor structures shall be a minimum of 1.5 m.

6. Pathways :-

The widths of pathways shall be as follows :-

- (i) 1.5 m. width of pathways upto 20 m. in length;
- (ii) 2.0 m. width for pathways upto 30 m. in length;
- (iii) 2.5 m. width for pathways upto 40 m. in length;
- (iv) 3.0 m. width for pathways upto 50 m. in length

7. **Flushing cistern** :- In water closets, flushing cistern shall not be essential and toilets without this provision may be permitted
8. **Water closet pan size** :- The water closet seat shall be of a minimum of 0.46 m. (18 inches) in length.
9. **Septic tank and leaching pits (soak pits)**.-A septic tank shall be provided with capacity of 141.6 litres (five cubic feet) per capita. Where the municipal services are likely to be available within four to five years or so, pour flush water seal latrines (NEERI type) shall be permitted where the municipal sewerage system is not available and the water table in the area is not high.
10. **Convenience shopping** :- Convenience Shopping as defined in these Regulations shall be permitted along layout roads with width of 12.2 m. to 18.49 m. provided that a minimum set-back of 1.5m and a minimum plot area of 25.2 sq.m is available and is provided.
11. **Recreation Ground**: - In the layouts, provision for recreation ground shall be on the lines prescribed in these Regulations
12. **Ancillary structures** :- Ancillary structures such as underground tank, overhead tank, substations etc. shall be permissible in the compulsory recreation open space subject to the condition that not more than 10 percent of such space shall be utilised for such purposes.
13. Other provisions of these regulations shall continue to be applicable for such schemes.

24.5 Biotechnology Units/ Parks:

Subject to approval by Director of Industries, the Authority/Collector, in consultation with Director of Town Planning, may permit the floor space indices specified in these regulations to be exceeded to the extent of 100% over and above the permissible FSI (including for Biotechnology Units/Parks located in NDZ / Green Zone / Agriculture Zone proposed in the Development Plan/Regional Plan) for biotechnology units/ parks subject to following conditions:

- (i) Out of total built up area minimum 90% shall be used for Biotechnology purpose and maximum 10% (by deducting parking spaces) shall be used for ancillary users such as specified in the Govt. Resolution of Industry, Energy & Labour Department No. BTP 2008/CR-1608/Ind-2, dated 10/2/2009, as amended from time to time.
- (ii) Additional FSI to Biotechnology units would be available to Biotechnology Parks duly approved by the Directorate of Industries and after observance of all the regulations of environment
- (iii) Parking spaces, as per the provision of Development Control Regulations shall be provided subject to minimum requirement of one parking space per 100sq.m. built-up area

24.6 Buildings of Police Department:

In case of buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra for use as their Staff Quarters, the Authority/Collector, in consultation with Divisional Head of Town Planning, may permit the Floor Space Index to be exceeded up to 2.5 subject to following conditions:

- (i) It shall be permissible to submit a composite scheme for the development / redevelopment of land of Department of Police, Police Housing Corporation, Jail and Home Guard. For the utilisation of permissible commercial user under D.C. Regulations; commercial potential of one plot can be shifted to other plot, provided the aggregate FSI on any plot shall not exceed 2.5.

- (ii) For reconstruction / redevelopment of the buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra, constructed prior to 1940; the FSI shall be 2.5 or consumed Floor Space Index of existing old building plus 50% incentive FSI, whichever is more.
- (iii) In the cases of development or redevelopment of land of Department of Police, Police Housing Corporation and Home Guard, commercial user may be permitted up to 25% of the total permissible built-up area.
- (iv) Such 2.50 FSI shall be used for development and construction of buildings for police department only.

24.7 Information Technology Establishment:-

Subject to approval by Director of Industries, the Authority/Collector, in consultation with Divisional Head of concerned division of the Town Planning Department, may permit the floor spaces indices specified in these regulations to be exceeded to the extent of 100% over and above the permissible FSI (including IT/ITES units located in Residential / Industrial Zone / NDZ / Green Zone /Agriculture Zone proposed in the Development Plan) subject to following conditions:-

- i) 100% additional FSI shall be made available to all IT/ITES units in public IT Parks.
- ii) 100% additional FSI shall be made available to all registered IT/ITES units located in private IT Parks approved by the Directorate of Industries.
- iii) Permission for erecting towers and antenna up to the height permitted by the Civil Aviation Department shall be granted by Authority/Collector as per the procedure followed for development permission.
- iv) Additional FSI to IT/ITES units would be available only upon full utilisation of basic admissible FSI.
- v) The additional FSI shall be granted on payment of premium. Such premium shall be recovered at the rate of 25% of the present day market value of the land under reference as indicated in the Ready Reckoner or as decided by the government from time to time.
- vi) In the event, the developer comes forward for provision of such off site infrastructure at his own cost, then the Authority/Collector may determine the estimated cost of the works and shall also prescribe the standards for the work. After completion of the works, the Authority/Collector shall verify as to whether the same is as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the Authority/Collector
- vii) While developing site for IT/ITES with additional FSI, users ancillary to the principal users as may be approved by the Directorate of Industries, shall also be allowed.

24.8 Religious Building:

The **Authority/Collector**, in consultation with the Director of Town Planning, Maharashtra State, Pune may permit the floor space indices to be exceeded in respect of buildings in independent plots for religious purpose of registered Public Trust by 0.50 FSI subject to following terms & condition

- i) The religious building shall be on independent plot.
- ii) No Objection Certificate shall be obtained from concerned Police Authority and Collector before applying for permission.

- iii) Additional FSI shall be used for religious purpose only ancillary residential user may be permissible within 10% of total area. No commercial user shall be permissible.
- iv) The additional FSI shall be permissible to existing authorised religious users subject to structural stability.
- v) The additional FSI shall be permissible subject to payment of premium of 25% of ready reckoner value of respective year or as decided by the government from time to time.
- vi) The minimum area of plot shall be 500 sq.m.
- vii) The proposal shall be consistent with the Development Plan /Regional Plan proposals.

24.9 YatriNiwas, Youth Hostel:

The **Authority/Collector**, in consultation with the Director of Town Planning, Maharashtra State may permit the floor space indices to be exceeded by 0.5 in respect of buildings to be constructed by charitable trusts for yatriniwas, youth hostel subject to following conditions

- i) The building shall be on independent plot having minimum plot area of 1000 sq.mt.
- ii)The additional FSI shall be permissible subject to payment of premium of 25% of ready reckoner value of respective year or as decided by the government from time to time.

24.10 The Land in possession of Maharashtra State Road Transport Corporation:-

Land in possession of Maharashtra State Road Transport Corporation shall be allowed to be developed for additional 0.5 FSI over and above the permissible FSI subject to following condition:

- i) Out of total FSI, maximum 1.00 FSI shall be allowed to be developed for commercial use and remaining FSI shall be for the selfuse of the said Corporation permissible as per the Development Plan / Regional Plan.
- ii) For additional 0.5 FSI, premium shall not be charged.

24.11 Redevelopment of existing buildings:

While reconstructing any existing building in whole or in part, the permissible FSI for reconstruction shall be limited to authorisedlyutilised FSI, additional FSI, if any.

24.12 Redevelopment of dangerous buildings with tenants:

Reconstruction in whole or in part of any user which existed prior to these regulations which has ceased to exist in consequence of accidental fire / natural collapse or demolition for the reasons of the same having been declared unsafe by or under a lawful order of theAuthority/Collector shall be allowed with FSI of original authorised building or FSI Permissible as per these regulations, whichever is maximum plus 15% incentive FSI and shall be subject to following conditions:

- (a) The new building may be permitted to be reconstructed in pursuance of an agreement to be executed on stamp paper by at least 70 percent of the owners in the original building with developer. Such agreement shall make a provision for accommodation for the all owners in the new building on agreed terms and a copy of such agreement shall be deposited with the Authority/Collector before granting permission of the new building.

24.13 Basic shelter for urban poor

Any housing scheme undertaken by public authority, government / semi government organisation, under the basic shelter for urban poor or similar programme / scheme of the Central / State Government, may be allowed FSI upto 2.5, subject to following condition:

- (i) The said scheme shall be for EWS/LIG housing

PART IX FIRE PROTECTION REQUIREMENTS

25.1 General

In addition to the general provisions given in these regulations, the Authority may insist on suitable protection measures given in this chapter for buildings covered by Regulation No.6.2.6.1. Further such buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with the provisions of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 as amended from time to time and requirements given in Part IV of National Building Code, 2005.

25.2 Construction materials

- 25.2.1 All materials of constructions in load bearing elements, stairways and corridors and facades shall be non-combustible.
- 25.2.2 The interior finish materials shall not have a flame spread ability rating exceeding Class I (see 3.4.15.2 of Part 4 of National Building Code)
- 25.2.3 The internal walls or staircase shall be of brick or reinforced concrete with a minimum of 2 h. fire rating.
- 25.2.4 The staircase shall be ventilated to the atmosphere at each landing and a vent at the top; the vent openings shall be of 0.5sq.m in the external wall and the top. If the staircase cannot be ventilated, because of location or other reasons, a positive pressure 50 Pa shall be maintained inside. The mechanism for pressurising the staircase shall operate automatically with the fire alarm. The roof of the shaft shall be 1 m. above the surrounding roof. Glazing or glass bricks, if used in staircase, shall have fire resistance rating of minimum 2 h.

25.3 Lifts

General requirements of lifts shall be as follows:

- a) Walls of lift enclosures shall have a fire rating of 2 h; lifts shall have a vent at the top of area not less than 0.2 sq.m.
- b) Lift motor room shall be located preferably on top of the shaft and separated from the shaft by the floor of the room.
- c) Landing doors in lift enclosures shall have a fire resistance of not less than 1 h.
- d) The number of lifts in one row for a lift bank shall not exceed 4 and the total number of lifts in the bank (of two rows) shall not exceed 8. A wall of 2 h. fire rating shall separate individual shafts in a bank.
- e) Lift car door shall have a fire resistance rating of half an hour.
- f) Collapsible gates shall not be permitted for lifts and shall have solid doors with fire resistance of at least 1 h.
- g) If the lift shaft and lobby is in the core of the building, a positive pressure between 25 and 30 Pa shall be maintained in the lobby and a positive pressure of 50 Pa shall be maintained in the lift shaft. The mechanism for pressurisation shall act automatically with the fire alarm; it shall be possible to operate this mechanically also.
- h) Exit from the lift lobby, if located in the core of the building, shall be through a self-closing smoke stop door of half an hour fire resistance.

- i) Lifts shall not normally communicate with the basement; if, however, lifts are in communication, the lift lobby of the basements shall be pressurised as in (g), with self-closing door as in (h).
- j) Grounding switch(es), at ground floor level, shall be provided on all the lifts to enable the fire service to ground the lifts.
- k) Telephone or other communication facilities shall be provided in lift cars for building of 30 m. in height and above. Communication system for lifts shall be connected to fire control room for the building.
- l) Suitable arrangements such as providing slope in the floor of lift lobby, shall be made to prevent water used during fire fighting, etc., at any landing from entering the lift shafts.
- m) A sign shall be posted and maintained on every floor at or near the lift indicating that in case of fire, occupants shall use the stairs unless instructed otherwise. The sign shall also contain a plan for each floor showing the locations of the stairways. Alternate source of power supply shall be provided for all the lifts through a manually operated changeover switch.
- n) **Fire Lifts** – Following details shall apply for a fire lift :
 - i) To enable fire services personnel to reach the upper floors with the minimum delay, one fire lift per 1200 sq.m. of floor area shall be provided and shall be available for the exclusive use of the firemen in an emergency.
 - ii) The lift shall have a floor area of not less than 1.4 sq.m. It shall have loading capacity of not less than 545 kg (8 persons lift) with automatic closing doors of minimum 0.8 m. width.
 - iii) The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire, that is, within the lift shaft. Lights and fans in the elevators having wooden paneling or sheet steel construction shall be operated on 24 V supply.
 - iv) Fire fighting lift should be provided with a ceiling hatch for use in case of emergency, so that when the car gets stuck up, it shall be easily openable.
 - v) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand-still with door open.
 - vi) The operation of a fire lift is by a simple toggle or two-button switch situated in a glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call-points will become inoperative and the lift will be on car control only or on a priority control device. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.
 - vii) The words 'Fire Lift' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
 - viii) The speed of the fire lift shall be such that it can reach the top floor from ground level within 1 minute.

25.4 Basements –

25.4.1) Each basement shall be separately ventilated. Vents with cross-sectional area (aggregate) not less than 2.5 percent of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills or breakable stall board lights or pavement lights or by way of shafts. Alternatively, a system of air inlets shall be provided at basement floor level and smoke

outlets at basement ceiling level. Inlets and extracts may be terminated at ground level with stall board or pavement lights as before, but ducts to convey fresh air to the basement floor level have to be laid. Stall board and pavement lights should be in positions easily accessible to the fire brigade and clearly marked 'SMOKE OUTLET' or 'AIR INLET' with an indication of area served at or near the opening.

25.4.2) The staircase of basements shall be of enclosed type having fire resistance of not less than 2 h and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper storeys of the building and shall communicate with basement through a lobby provided with fire resisting self closing doors of 1 h resistance. For travel distance, see Regulation No19.3.1. If the travel distance exceeds as given therein, additional staircases shall be provided at proper places.

25.4.3) In multi-storey basements, intake ducts may serve all basement levels, but each basement levels and basement compartment shall have separate smoke outlet duct or ducts. Ducts so provided shall have the same fire resistance rating as the compartment itself. Fire rating may be taken as the required smoke extraction time for smoke extraction ducts.

25.4.4) Mechanical extractors for smoke venting system from lower basement levels shall also be provided. The system shall be of such design as to operate on actuation of heat / smoke sensitive detectors or sprinklers, if installed, and shall have a considerably superior performance compared to the standard units. It shall also have an arrangement to start it manually.

25.4.4.1) Mechanical extractors shall have an internal locking arrangement, so that extractors shall continue to operate and supply fans shall stop automatically with the actuation of fire detectors.

25.4.4.2) Mechanical extractors shall be designated to permit 30 air changes per hour in case of fire or distress call. However, for normal operation, air changes schedule shall be as given in Part 8, Building Services, Section 3, Air-conditioning, Heating and Mechanical Ventilation of National Building Code.

25.4.4.3) Mechanical extractors shall have an alternative source of supply.

25.4.5) Ventilating ducts shall be integrated with the structure and made out of brick masonry or reinforced cement concrete as far as possible and when this duct crosses the transformer area or electrical switchboard, fire dampers shall be provided.

25.4.6) Use of basements for kitchens working on gas fuel shall not be permitted, unless air conditioned. The basement shall not be permitted below the ward block of a hospital/nursing home unless it is fully sprinkled building services such as electrical sub-stations, boiler rooms in basements shall comply with the provisions of the Indian Electricity Act / Rules.

25.4.7) If cutouts are provided from basements to the upper floors or to the atmospheres, all sides cutout openings in the basements shall be protected by sprinkler head at close spacing so as to form a water curtain in the event of a fire.

25.4.8) Openable windows on external wall shall be fitted with such locks that can be opened by a fireman's axe.

25.4.9) All floors shall be compartmented with area not exceeding 750 sq.m by a separation wall with 2 h fire rating, for floors with sprinklers the area may be increased by 50 percent. In long building, the fire separation walls shall be at distances not exceeding 40 m. For departmental stores, shopping centers and basements, the area may be reduced to 500 sq.m for compartmentation. Where this is not possible, the spacing of the sprinklers, care should be taken to prevent spray from one sprinkler impeding the performance of an adjacent sprinkler head.

25.4.10) It is essential to make provisions for drainage of any such water on all floors to prevent or minimise water damage of the contents. The drain pipes should be provided on the external wall for drainage of water from all floors. On large area floors, several such pipes may be necessary which should be spaced 30 m. apart. Care shall be taken to ensure that the construction of the drain pipe does not allow spread fire / smoke from floor to floor.

25.5 Service Ducts/Shafts

- a) Service ducts and shafts shall be enclosed by walls of 2 h and doors of 1 h. fire rating. All such ducts/shafts shall be properly sealed and fire stopped at all floor levels.
- b) A vent opening at the top of the service shaft shall be provided having between one-fourth and one-half of the area of the shaft.

25.6 Refuse chutes

shall have opening at least 1 m. above roof level for venting purpose and they shall have an enclosure wall of non-combustible material with fire resistance of not less than 2 h. They shall not be located within the staircase enclosure or service shafts, or air-conditioning shafts inspection panel and doors shall be tight fitting with 1 h fire resistance; the chutes should be as far away as possible from exit.

25.7 Refuge Area

Provisions contained in 19.4.8 shall apply for all buildings except multi-family dwellings. Refuge area of not less than 15 sq.m shall be provided on the external walls.

25.8 Electrical services

Electrical services shall conform to the following :

- (a) The electric distribution cables / wiring shall be laid in a separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits;
- (b) Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electrical cables; use of bus ducts / solid rising mains instead of cables is preferred;
- (c) Separate circuits for fire fighting pumps, lifts, staircases and corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fire in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-

volt coil removed. Master switches controlling essential service circuits shall be clearly labelled;

- (d) The inspection panel doors and any other opening in the shaft shall be provided with air-tight fire doors having fire resistance of not less than 2 h;
- (e) Medium and low voltage wiring running in shafts, and within false ceiling shall run in metal conduit. Any 230 V wiring for lighting or other services above false ceiling, shall have 660 V grade insulation. The false ceiling including all fixtures used for its suspension, shall be of non-combustible material and shall provide adequate fire resistance to the ceiling in order to prevent spread of fire across ceiling. Reference may be made to good practice;
- (f) An independent and well ventilated service room shall be provided on the ground level or first basement with direct access from outside or from the corridor for the purpose of termination of electric supply from the licensees' service and alternative supply cables. The doors provided for the service room shall have fire resistance of not less than 2 h.

Note : If service room is located at the first basement, it should have automatic fire extinguishing system.

- (g) If the licensees agree to provide meters on upper floors, the licensees' cable shall be segregated from consumers' cable by providing a partition in the duct. Meter rooms on upper floors shall not open into staircase enclosures and shall be ventilated directly to open air outside; and
- (h) Suitable circuit breakers shall be provided at the appropriate points.

25.9 Gas supply

Gas supply shall conform to the following:

- a) Town Gas / L.P. Gas Supply Pipes – Where gas pipes are run in buildings, the same shall be run in separate shafts exclusively for this purpose and these shall be on external walls, away from the staircases. There shall be no interconnection of this shaft with the rest of the floors. LPG distribution pipes shall always be below the false ceiling. The length of these pipes shall be as short as possible. In the case of kitchen cooking range area, apart from providing hood, covering the entire cooking range, the exhaust system should be designed to take care of 30 cu.m. per minute per sq.m. of hood protected area. It should have grease filters using metallic grill to trap oil vapours escaping into the fume hood.

Note : For detailed information on gas pipe installations, reference may be made to Para.9 'Plumbing Services, Section 3 Gas Supply', of National Building Code of India.

- b) All wiring in fume hoods shall be of fiberglass insulation. Thermal detectors shall be installed into fume hoods of large kitchens for hotels, hospitals and similar areas located in high rise buildings. Arrangements shall be made for automatic tripping of the exhaust fan in case of fire. If LPG is used, the same shall be shut off. The voltage shall be of 24 V or 100 V dc operated with the external rectifier. The valve shall be of the hand re-set type and shall be located in an area segregated from cooking ranges. Valves shall be easily accessible. The hood shall have manual facility for steam or carbon dioxide gas injection, depending on duty condition; and
- c) Gas meters shall be housed in a suitably constructed metal cupboard located in a well-ventilated space, keeping in view the fact that LPG is heavier than air and town gas is lighter than air.

25.10 Illumination of Means of Exit

Staircase and corridor lights shall conform to the following:

- a) The staircase and corridor lighting shall be on separate circuits and shall be independently connected so as it could be operated by one switch installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points, if any. It should be of miniature circuit breaker type of switch so as to avoid replacement of fuse in case of crisis;
- b) Staircase and corridor lighting shall also be connected to alternative supply. The alternative source of supply may be provided by battery continuously trickle charged from the electric mains;
- c) Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installed in the staircase and the corridor does not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand-by supply.
- d) Emergency lights shall be provided in the staircase and corridor; and
- e) All wires and other accessories used for emergency light shall have fire retardant property.

25.11 A stand-by electric generator

A stand-by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump, pressurisation fans and blowers, smoke extraction and damper systems in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machines and circuits stated above simultaneously. If the stand-by pump is driven by diesel engine, the generator supply need not be connected to the stand-by pump. Where parallel HV / LV supply from a separate sub-station is provided with appropriate transformer for emergency, the provision of generator may be waived in consultation with the Authority.

25.12 Transformers

Transformers shall conform to the following:

- a) A sub-station or a switch-station with oil filled equipment shall not be located in the building. The sub-station structure shall have separate fire resisting walls/surroundings and shall necessarily be located at the periphery of the floor having separate access from fire escape staircase. The outside walls, ceiling, floor, openings including doors and windows to the sub-station area shall be provided with a fire resisting door of 2 h fire rating. Direct access to the transformer room shall be provided, preferably from outside fire escape staircase.
- b) The sub-station area needs to be maintained at negative air pressures and area in sub-station shall not be used as storage / dump areas.
- c) When housed inside the building, the transformer shall be of dry type and shall be cut off from the other portion of premises by walls/ doors / cutouts having fire resistance rating of 4 h.

25.13 Air-conditioning

Air-conditioning shall conform to the following:

- a) Escape routes like staircases, common corridors, lift lobbies, etc. shall not be used as return air passage.
- b) The ducting shall be constructed of substantial gauge metal in accordance with good practice.
- c) Wherever the ducts pass through fire walls or floors, the opening around the ducts shall be sealed with materials having fire resistance rating of the compartment.

- d) Where duct crosses a compartment which is fire rated, the ducts shall be fire rated for same fire rating. Further depending on services passing around the duct work, which may get affected in case of fire temperature rising, the ducts shall be insulated.
- e) As far as possible, metallic ducts shall be used even for the return air instead of space above the false ceiling.
- f) Where plenum is used for return air passage, ceiling and its fixtures shall be of non-combustible material.
- g) The materials used for insulating the duct system (inside or outside) shall be of non-combustible material, glass wool shall not be wrapped or secured by any material of combustible nature.
- h) Area more than 750 sq.m. on individual floor shall be segregated by a fire wall and automatic fire dampers for isolation shall be provided.
- j) Air ducts serving main floor areas, corridors, etc. shall not pass through the staircase enclosure.
- k) The air-handling units shall be separate for each floor and air ducts for every floor shall be separated and in no way inter-connected with the ducting of any other floor.
- m) If the air-handling unit serves more than one floor, the recommendations given above shall be compiled with in addition to the conditions given below:
 - i) Proper arrangements by way of automatic fire dampers working on smoke detector / or fusible link for isolating all ducting at every floor from the main riser shall be made.
 - ii) When the automatic fire alarm operates, the respective air-handling units of the air-conditioning system shall automatically be switched off.
- n) The vertical shaft for treated fresh air shall be of masonry construction.
- o) The air filters of the air-handling units shall be of non-combustible materials.
- p) The air-handling unit room shall not be used for storage of any combustible materials.
- q) Inspection panels shall be provided in the main trunking to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.
- r) No combustible material shall be fixed nearer than 150 mm to any duct unless such duct is properly enclosed and protected with non-combustible material (glass wool or spyglass with neoprene facing enclosed and wrapped with aluminum sheeting) at least 3.2 mm thick and which would not readily conduct heat.
- s) **Fire Dampers:**
 - i) These shall be located in conditioned air ducts and return air ducts/ passages at the following points:
 - a) At the fire separation wall.
 - b) Where ducts/passages enter the central vertical shaft.
 - c) Where the ducts pass through floors.
 - d) At the inlet of supply air duct and the return air duct of each compartment on every floor.
 - ii) The dampers shall operate automatically and shall simultaneously switch off the air-handling fans. Manual operation facilities shall also be provided. (**Note-** For blowers, where extraction system and duct accumulators are used, dampers shall be provided).
 - iii) Fire/smoke dampers (for smoke extraction shafts) for buildings more than 24 m in height.
 - a) For apartment houses in non-ventilated lobbies / corridors operated by fusible link / smoke detectors and with manual control.
 - b) For other buildings on operation of smoke detection system and with manual control.
 - iv) Automatic fire dampers shall be so arranged as to close by gravity in the direction of air movement and to remain tightly closed on operation of a fusible link / smoke detector.

25.14 Provisions of boiler and boiler rooms

Provisions of boiler and boiler rooms shall conform to Indian Boiler Act. Further, the following additional aspects may be taken into account in the location of boiler room:

- a) The boilers shall not be allowed in sub-basement, may be allowed in the basements away from the escape routes.
- b) The boilers shall be installed in a fire resisting room of 4 h fire resistance rating and this room shall be situated on the periphery of the basement. Catch-pits shall be provided at the low level.
- c) Entry to this room shall be provided with a composite door of 2 h fire resistance.
- d) The boiler room shall be provided with fresh air inlets and smoke exhausts directly to the atmosphere.
- e) The furnace oil tank for the boiler, if located in the adjoining room shall be separated by fire resisting wall of 4 h rating. The entrance to this room shall be provided with double composite doors. A curb of suitable height shall be provided at the entrance in order to prevent the flow of oil into the boiler room in case of tank rupture.
- f) Foam inlets shall be provided on the external walls of the building near the ground level to enable the fire services to use foam in case of fire.

25.15 Provision of first-aid and fire fighting appliances

The first-aid fire fighting equipment shall be provided on all floors, including basements, lift rooms, etc. in accordance with good practice in consultation with the Authority.

25.16 Fire alarm system :

25.16.1 All buildings with heights of 15 m or above shall be equipped with manually operated electrical fire alarm (MOEFA) system automatic fire alarm system in accordance with good practice. However, apartment buildings between 15 m and 30 m in height may be exempted from the installation of automatic fire alarm system provided the local fire brigade is suitably equipped for dealing with fire in a building of 15 m in height or above and in the opinion of the Authority, such building does not constitute a hazard to the safety of the adjacent property or occupants of the building itself.

25.16.1.1 Manually operated electrical fire alarm system shall be installed in a building with one or more call boxes located at each floor. The call boxes shall conform of good practice.

25.16.1.2 The installation of call boxes in hostels and such other places where these are likely to be misused shall as far as possible be provided. Location of call boxes in dwelling units shall preferably be inside the building.

25.17 Lightning protection of buildings

The lightning protection for buildings shall be provided as given in Para.8 'Building Services, Section 2, Electrical Installations' of National Building Code of India.

25.18 Fire control room

For all buildings 15 m in height or above and apartment buildings with a height of 30 m and above, there shall be a control room on the entrance floor of the building with communication system (suitable public address system) to all floors and facilities for receiving the message from different floors. Details of all floor plans alongwith the details of fire fighting equipment and installations shall be maintained in the fire control room. The fire control room shall also have facilities to detect the fire on any floor through indicator board connections; fire detection and alarm systems on all floors. The fire staff in-charge of the fire control room shall be responsible for the maintenance of

the various services and fire fighting equipment and installations in co-ordination with security, electrical and civil staff of the building.

25.19 Fire officer for hotels, business and mercantile buildings with height more than 30 m

25.19.1)A qualified Fire Officer with experience of not less than 3 years shall be appointed who will be available on the premises.

25.19.2)The Fire Officer shall:

- i) maintain the firefighting equipment in good working condition at all times,
- ii) prepare fire orders and fire operational plans and get them promulgated,
- iii) impart regular training to the occupants of the buildings in the use of firefighting equipment's provided on the premises and keep them informed about the fire emergency evacuation plan,
- iv) keep proper liaison with City Fire Brigade, and
- v) ensure that all fire precautionary measures are observed at the times.

Note: Competent Authority having jurisdiction may insist on compliance of the above rule in case of buildings having very large areas even if the height is less than 30 m

25.20 House keeping

To eliminate fire hazards, good housekeeping, both inside and outside the building, shall be strictly maintained by the occupants and / or the owner of the building.

25.21 Fire drills and fire orders

Fire notices/orders shall be prepared to fulfill the requirements of firefighting and evacuation from the buildings in the event of fire and other emergency. The occupants shall be made thoroughly conversant with their actions in the event of emergency, by displaying fire notices at vantage points and through regular training. Such notices should be displayed prominently in broad lettering. For guidelines for fire drills and evacuation procedures for high-rise buildings, Annexure E of National Building Code of India may be referred.

25.22 Compartmentation

The building shall be suitably compartmentalised so that fire/smoke remain confined to the area where fire incident has occurred and does not spread to the remaining part of the building.

25.23 Helipad

For high-rise buildings above 60 m in height, provision for helipad should be made.

25.24 Materials for interior decoration / furnishing

The use of materials, which are combustible in nature and may spread toxic fume / gases should not be used for interior decoration / furnishing, etc.

For various types of occupancies, requirements given in National Building Code, Part IV shall be followed.

PART VII
STRUCTURAL SAFETY, WATER SUPPLY, DRAINAGE & SANITARY
REQUIREMENTS, OUTDOOR DISPLAY AND OTHER SERVICES

26.0 STRUCTURAL DESIGN

- 26.1** The structural design of foundations, elements made of masonry, timber, plain concrete; reinforced concrete, pre-stressed concrete and structural steel shall be carried out in accordance with Part 6. Structural design Section 1-Loads, courses and effects, Section 2- Soils and Foundation, Section 3— Timber and Bamboo, Section 4-Masonry, Section 5-Concrete, Section 6-Steel, Section-7 Prefabrication, systems building and mixed / composite construction of National Building Code of India, amended from time to time.

27.0 QUALITY OF MATERIALS AND WORKMANSHIP

- 27.1** All materials and workmanship shall be of good quality conforming generally to accepted standards of Public Works Department of Maharashtra and Indian Standard Specifications and Codes as included in Part 5 - Building Materials and Part 7 - Construction Practices and Safety of National Building Code of India, amended from time to time
- 27.2** All borrow pits dug in the course of construction and repair of buildings, roads, embankments etc. shall be deep and connected with each other in the formation of a drain directed towards the lowest level and properly stopped for discharge into a river stream, channel or drain and no person shall create any isolated borrow pit which is likely to cause accumulation of water which may breed mosquitoes.

28.0 ALTERNATIVE MATERIALS, METHODS OF DESIGN & CONSTRUCTION AND TESTS

- 28.1** The provision of the regulations are not intended to prevent the use of any material or method of design or construction not specifically prescribed by the regulations, provided any such alternative has been approved.
- 28.1.1** The provision of these regulations is also not intended to prevent the adoption for architectural planning and layout conceived as an integrated development scheme.
- 28.2** The authority may approve any such alternative provided it is found that the proposed alternative is satisfactory and conform to the provisions of relevant parts regarding material, design, and construction and that material, method or work offered is, for the purpose intended, at least equivalent to that prescribed in the rules in quality, strength, compatibility, effectiveness, fire rating and resistance, durability and safety.
- 28.3 Tests:** Whenever there is insufficient evidence of compliance with the provisions of the regulations of evidence that any material or method of design or construction does not conform to the requirements of the rules or in order to substantiate claims for alternative materials, design or methods of construction, the Authority/Collector may require tests sufficient in advance as proof of compliance. These tests shall be made by an approved agency at the expense of the owner
- 28.3.1** Test method shall be as specified by the regulations for the materials or design or construction in question. If there are no appropriate test methods specified in the regulations, the Authority shall determine the test procedure. For methods of tests for building materials; reference may be made to relevant Indian standards as given the National Building Code of India, published by the Bureau of

Indian Standards. The latest version of the National building Code of India shall be taken into account at the time of enforcement of these rules.

- 28.3.2** Copies of the results of all such tests shall be retained by the authority for a period of not less than two year after the acceptance of the alternative material.

29.0 BUILDING SERVICES

- 29.1** The planning, design and installation of electrical installations, air-conditioning and heating work shall be carried out in accordance with Part 8 - Building Services, Section 2-Electrical and allied Installations, Section 3 Air Conditioning, heating and mechanical ventilation of National building Code of India, amended from time to time.
- 29.2** The planning design including the number of lifts, type of lifts, capacity of lifts depending on occupancy of building; population on each floor based on occupant load, height of building shall be in accordance with Section-5 installation of Lifts and Escalators of National Building Code of India, amended from time to time. In existing buildings, in case of proposal for one additional floor, existing lift may not be raised to the additional floor.
- 29.2.1 Maintenance of Lift in working order:** The lifts shall be maintained in working order in line with provisions of Regulation P-4.

30.0 WATER SUPPLY, DRAINAGE AND SANITARY REQUIREMENTS.

- 30.1** The planning, design, construction and installation of water supply, drainage and sanitation and gas supply systems shall be in accordance with the provisions of Part 9 - Plumbing Services- Section 1 Water Supply, Drainage and Sanitation, Section 2 – Gas supply of National Building Code of India as amended from time to time.
- 30.2 Requirements of water supply in building.**
The total requirements of water supply shall be calculated based on the population as given below:

Occupancy	Basis
Residential Building	5 persons per tenement
Other Buildings	No. of persons on occupant load and area of floors given in Table 10.

- 30.2.1.** The requirements of water supply for various occupancies shall be as given in Table 15, 16 and 17 or as specified by the Authority/Collector from time to time.

Table No. 15		
PER CAPITA WATER REQUIREMENTS FOR VARIOUS OCCUPANCIES/USES		
Sr. No	Type of Occupancy	Consumption per head per day (in liters)
1	Residential	
	(a) in living units	135
	(b) Hotels with lodging accommodation (per bed)	180

2	Educational:	
	(a) Day Schools	45
	(b) Boarding Schools	135
3	Institutional (Medical Hospitals):	
	(a) No. of beds not exceeding 100	340
	(b) No. of beds exceeding 100	450
	(c) Medical quarters and hostels	135
4	Assembly-Cinema theatres, auditorium etc. (per seat of accommodation).	15
5	Government and Semi-public business.	45
6	Mercantile (Commercial)	
	(a) Restaurants (per seat)	70
	(b) Other business buildings.	45
7	Industrial	
	(a) Factories where bathrooms are to be provided	45
	(b) Factories where no bath-rooms are required to be provided.	30
8	Storage (including warehousing)	30
9	Hazardous	30
10	Intermediate / Stations (excluding mail and express stops).	45 (25)*
11	Junction Stations	70 (45)*
12	Terminal / Stations.	45
13	International and domestic Airports.	70

The value in parenthesis is for stations where bathing facilities are not provided.

NOTE: The number of persons for Sr. No. (10) to (13) shall be determined by the average No. of passengers: handled by the station daily; due consideration may be given to the staff and workers likely to use the facilities.

Table No. 16		
FLUSHING STORAGE CAPACITIES		
Sr.No.	Classification of building	Storage capacity.
(1)	(2)	(3)
1	For tenements having common convenience	900 liters net per w. c. seat.
2	For residential premises other than tenements having common convenience	270 liters net for one w. c. seat and 180 liters for each additional seat in the same flat.
3	For Factories and Workshops	900 liters per w. c. seat and 180 liters per urinal seat.
4	For cinemas, public assembly halls, etc.	900 liters per w. c. seat and 350 liters per urinal seat.

Table No. 17			
DOMESTIC STORAGE CAPACITIES			
Sr. No.	No. of Floors	Storage Capacity	Remarks
(1)	(2)	(3)	(4)
For premises occupied as tenements with common conveniences			
1.	Floor (Ground)	NIL	Provided no down take fittings are installed.
2.	Floors 1, 2, 3, 4, 5 and upper floors	500* liters	per tenements
For premises occupied as Flats or blocks			
1.	Floor (Ground)	NIL	Provided no down take fittings are installed.
2.	Floors 1,2,3,4,5 and upper floors	500* liters.	
NOTE 1:	If the premises are situated at a place higher than the road level in the front of the premises, storage at ground level shall be provided on the same line as on floor 1.		
NOTE 2 :	The above storage may be permitted to be installed provided that the total domestic storage calculated on the above basis is not less than the storage calculation on the number of down take fittings according to the scales given.		
	Down take taps		70 liters each
	Showers		135 liters each
	Bathtubs		200 liters each
	*Subject to provisions of water supply and drainage rules.		

31.0 DRAINAGE AND SANITATION REQUIREMENTS

31.1 General

There should be at least one water tap and arrangement for drainage in the vicinity of each water-closet or group of water-closets in all the buildings.

31.1.1 Each family dwelling unit on premises (abutting on a sewer or with a private sewage disposal system) shall have, at least, one water-closet and one kitchen type sink. A bath or shower shall also be installed to meet the basic requirement of sanitation and personal hygiene.

31.1.2 All other structures for human occupancy or use on premises, abutting on a sewer or with a private sewage disposal system, shall have adequate sanitary facilities, but in no case less than one water-closet and one other fixture for cleaning purposes.

31.2 For Residences

31.2.1 Dwelling with individual convenience shall have at least the following fitments:

- a) One bathroom provided with a tap and a floor trap,
- b) One water-closet with flushing apparatus with an ablution tap; and
- c) One tap with a floor trap or a sink in kitchen or wash place.

31.2.2 Dwelling without individual conveniences shall have the following fitments:

- a) One water tap with floor trap in each tenement,
- b) One water-closet with flushing apparatus and one ablution tap, bath for every two tenements, and
- c) One bath with water tap and floor trap for every two tenements.

31.3 For Buildings Other than Residences

31.3.1 The requirements for fitments for drainage and sanitation in the case of buildings other than residences shall be in accordance with Table 18 to Table 31. The following shall be, in addition, taken into consideration:

- a) The figures shown are based upon one (1) fixture being the minimum required for the number of persons indicated or part thereof.
- b) Building categories not included in the tables shall be considered separately by Authority/Collector
- c) Drinking fountains shall not be installed in the toilets.
- d) Where there is the danger of exposure to skin contamination with poisonous, infectious or irritating material, washbasin with eye wash jet and an emergency shower located in an area accessible at all times with the passage / right of way suitable for access to a wheel chair, shall be provided.
- e) When applying the provision of these tables for providing the number of fixtures, consideration shall be given to the accessibility of the fixtures. Using purely numerical basis may not result in an installation suited to the need of a specific building. For example, schools should be provided with toilet facilities on each floor. Similarly toilet facilities shall be provided for temporary workmen employed in any establishment according to the needs; and in any case one WC and one washbasin shall be provided.
- f) All buildings used for human habitation for dwelling work, occupation, medical care or any purpose detailed in the various tables, abutting a public sewer or a private sewage disposal system, shall be provided with minimum sanitary facilities as per the schedule in the tables. In case the disposal facilities are not available, they shall be provided as a part of the building design for ensuring high standards of sanitary conditions in accordance with this section.

- g) Workplaces where crèches are provided, they shall be provided with one WC for 10 persons or part thereof, one washbasin for 15 persons or part thereof, one kitchen sink with floor tap for preparing food / milk preparations. The sink provided shall be with a drinking water tap.
- h) In all types of buildings, individual toilets and pantry should be provided for executives and for meeting / seminar / conference rooms, etc. as per the user requirement.
- j) Where food is consumed indoors, water stations may be provided in place of drinking water fountains.

32.0 SIGNS AND OUTDOOR DISPLAY STRUCTURES

- 32.1** The display of advertising signs on buildings and land shall be in accordance with Part 10, Section 2 "Signs and outdoor display structures" of National Building Code of India as amended from time to time.
- 32.2** Prohibition of advertising signs and outdoor display structure in certain cases - Notwithstanding the provisions of sub-regulations no advertising sign or outdoor display structures shall be permitted on buildings of architectural, aesthetical, historical or heritage importance as may be decided by the Authority/Collector or on Government Buildings save that in the case of Government buildings only advertising signs or outdoor display structure may be permitted if they relate to the activities for the said buildings' own purposes or related programmers.

**Table 18
Office Buildings**

Sr. No	Fixtures	Public Toilets		Staff Toilets	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Executive Rooms and Conference Halls in Office Buildings Toilet suite comprising one WC, one washbasin (with optional shower stall if building is used round the clock at user's option) Pantry optional as per user requirement	Unit could be common for Male / Female or separate depending on the number of user of each facility		For individual officer rooms	
ii)	Main Office Toilets for Staff and Visitors	1 per 25	1 per 15	1 per 25	1 per 15
	a) Water-closet	1 per 25	1 per 15	1 per 25	1 per 15
	b) Ablution tap with each water-closet	1 in each water-closet			
	c) Urinals	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-	Nil up to 6	-
	Add @ 3% for	101-200			
	Add @ 2.5 %	Over 200			
	d) Washbasins	1 per 25	1 per 25	1 per 25	1 per 25
	e) Drinking water fountain	1 per 100	1 per 100	1 per 100	1 per 100
	f) Cleaner's sink	1 per floor			

**Table 19
Factories**

Sr. No.	Fixtures	Offices/Visitors		Workers	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Water-closets (Workers & Staff)	1 for up to 25 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 15 2 for 16-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100
	For persons 101-200 add	3 %	5 %	3 %	5 %
	For persons over 200 add	2.5 %	4 %	2.5 %	4 %
ii)	Ablution tap	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet
iii)	Urinals	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-
	For persons 101-200 add	3 %		3 %	
	For persons over 200 add	2.5 %		2.5 %	
iv)	Washbasins Washbasins in rows or troughs and taps spaced 750 mm c/c	1 per 25 or part thereof	1 per 25 or part thereof	1 per 25 or part thereof	1 per 25 or part thereof
v)	Drinking water fountain	1 per every 100 or part thereof with minimum one on each floor		1 per every 100 or part thereof with minimum one on each floor	
vi)	Cleaner's sink	1 on each floor	1 on each floor	1 on each floor	1 on each floor
vii)	Showers/Bathing rooms	As per trade requirements			
viii)	Emergency shower and eye wash fountain	-	-	1 per every shop floor per 500 persons	
NOTE – For factories requiring workers to be engaged in dirty and dangerous operations or requiring them to being extremely clean and sanitized conditions additional and separate (if required so) toilet facilities and if required by applicable Industrial and Safety Laws and the Factories Act must be provided in consultation with the user.					

Table 20
Cinema, Multiplex Cinema, Concerts and Convention Halls, Theatres

Sr. No.	Fixtures	Public		Staff	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Water-closets	1 per 100 up to 400 Over 400, add at 1 per 250 or part thereof	3 per 100 up to 200 Over 200, add at 2 per 100 or part thereof	1 for up to 15	1 for up to 12
ii)	Ablution tap	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet
iii)	Urinals	1 per 25 or part thereof	-	Nil up to 6 1 for 7-20 2 for 21-45	-
iv)	Washbasins	1 per 200 or part thereof		1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
v)	Drinking water fountain	1 per 100 persons or part thereof			
vi)	Cleaner's sink	1 per floor			
vii)	Showers/Bathing rooms	As per trade requirements			
	NOTES -	1) Some WC's may be European style if desired			
		2) Male population may be assumed as two-third and female population as one-third.			

Table 21
Art Galleries, Libraries and Museums

Sr. No.	Fixtures	Public		Staff	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Water-closets	1 per 200 up to 400 Over 400 add at 1 per 250 or part thereof	1 per 100 up to 200 Over 200 add at 1 per 150 or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
ii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
iii)	Urinals	1 per 50	-	Nil up to 6 1 per 7-20 2 per 21-45	-
iv)	Washbasins	1 for every 200 or part thereof. For over 400, add at 1 per 250 persons or part thereof	1 for every 200 or part thereof. For over 200, add at 1 per 150 persons or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
v)	Drinking water fountain	1 per 100 persons or part thereof			
vi)	Cleaner's sink	1 per floor, Min			
vii)	Showers/Bathing rooms	As per trade requirements			

NOTES - 1) Some WC's may be European style if desired.

2) Male population may be assumed as two-third and female population as one-third.

Table 22
Hospitals with Indoor Patient Wards

Sr. No.	Fixtures	Patient Toilets		Staff Toilets	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Toilet suite comprising one WC and one washbasin and shower stall	Private room with up to 4 patients		For individual doctor's / officer's rooms	
For General Wards, Hospital Staff and Visitors					
ii)	Water-closets	1 per 8 beds or part thereof	1 per 8 beds or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
iii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
iv)	Urinals	1 per 30 beds	-	Nil up to 6 1 for 7 to 20 2 for 21-45	-
v)	Washbasins	2 for every 30 beds or part thereof. Add 1 per additional 30 beds or part thereof		1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
vi)	Drinking water fountain	1 per ward		1 per 100 persons or part thereof	
vii)	Cleaner's sink	1 per ward		-	
viii)	Bed pan sink	1 per ward		-	
ix)	Kitchen sink	1 per ward		-	

- NOTES -**
- 1) Some WC's may be European style if desired.
 - 2) Male population may be assumed as two-third and female population as one-third.
 - 3) Provision for additional and special hospital fittings where required shall be made.

Table 23
Hospitals - Outdoor Patient Department

Sr. No.	Fixtures	Patient Toilets		Staff Toilets	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Toilet suite comprising one WC and one washbasin (with optional shower stall if building used for 24 h)	For up to 4 patients		For individual doctor's/officer's rooms	
ii)	Water-closets	1 per 100 persons or part thereof	2 per 100 persons or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
iii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
iv)	Urinals	1 per 50 persons or part thereof	-	Nil up to 6 1 per 7 to 20 2 per 21-45	-
v)	Washbasins	1 per 100 persons or part thereof	2 per 100 persons or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
vi)	Drinking water fountain	1 per 500 persons or part thereof		1 per 100 persons or part thereof	

Notes - 1) Some WC's may be European style if desired. 2) Male population may be assumed as two-third and female population as one-third.
3) Provision for additional and special hospital fittings where required shall be made.

Table 24
Hospitals' Administrative Buildings

Sr. No.	Fixtures	Staff Toilets	
		Male	Female
1	2	3	4
i)	Toilet suite comprising one WC and one washbasin (with optional shower stall if building used for 24 h)	For individual doctor's/officer's rooms	
ii)	Water-closets	1 per 25 persons or part thereof	1 per 15 persons or part thereof
iii)	Ablution tap	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals	
iv)	Urinals	Nil up to 6 1 per 7 to 20 2 per 21-45	-
v)	Washbasins	1 per 25 persons or part thereof	1 per 25 persons or part thereof
vi)	Drinking water fountain	1 per 100 persons or part thereof	
vii)	Cleaner's sink	1 per floor, Min	
viii)	Kitchen sink	1 per floor, Min	

note - Some WC's may be European style if desired.

Table 25
Hospitals' Staff Quarters and Nurses Homes

Sr. No.	Fixtures	Staff Quarters		Nurses Homes	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Water-closets	1 per 4 persons or part thereof	1per 4 persons or part thereof	1 per 4 persons or part thereof 2 for 16-35	1per 4 persons or part thereof 2 for 16-35
ii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
iii)	Washbasins	1 per 8 persons or part thereof	1 per 8 persons or part thereof		
iv)	Bath (Showers)	1 per 4 persons or part thereof	1 per 4 persons or part thereof		
v)	Drinking water fountain	1 per 100 persons or part thereof, minimum 1 per floor	1 per 100 persons or part thereof, minimum 1 per floor		
vi)	Cleaner's sink	1 per Floor	1 per Floor		

NOTES -

1) Some WC's may be European style if desired. 2) For independent housing units fixtures shall be provided as for residences.

Table 26-Hotels

Sr. No.	Fixtures	Public Rooms		Non-Residential Staff	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Toilet suite comprising one WC, washbasin with shower or a bath tub	Individual guest rooms with attached toilets		-	
Guest Rooms with Common Facilities					
ii)	Water-closets	1 per 100 persons up to 400 Over 400 add at 1 per 250 or part thereof	2 per 100 persons up to 200 Over 200 add at 1 per 100 or part thereof	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100
iii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
iv)	Urinals	1 per 50 persons or part thereof	-	Nil up to 6 1 for 7 to 20 2 for 21-45 3 for 46-70 4 for 71-100	-
v)	Washbasins	1 per WC/Urinal	1 per WC	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57
vi)	Bath (Showers)	1 per 10 persons or part thereof		-	-
vii)	Cleaner's sink	1 per 30 rooms, minimum 1 per floor			
viii)	Kitchen sink	1 per kitchen			
Notes :-	1) Some WC's may be European style if desired. 2) Male population may be assumed as two-third and female population as one-third. 3) Provision for additional and special hospital fittings where required shall be made.				

**Table 27
Restaurants**

Sr. No.	Fixtures	Public Rooms		Non-Residential Staff	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Water-closets	1 per 50 seats up to 200 Over 200 add at 1 per 100 or part thereof	2 per 50 seats up to 200 Over 200 add at 1 per 100 or part thereof	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100
ii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.			
iii)	Urinals	1 per 50 persons or part thereof	----	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	----
iv)	Washbasins	1 per WC	1 per WC	1 per WC	1 per WC
v)	Cleaner's sink	1 per restaurant			
vi)	Kitchen sink /Dish washer	1 per kitchen			

- NOTES: 1) Some WC's may be European style if desired.
2) Male population may be assumed as two-third and female population as one-third.
3) Provision for additional and special fittings where required shall be made.

Table 28
Schools and Educational Institutions

Sr.No.	Fixtures	Nursery School	Non-Residential		Residential	
			Boys	Girls	Boys	Girls
1	2	3	4	5	6	7
i)	Water-closets	1 per 15 pupils or part thereof	1 for 40 pupils or part thereof	1 per 25 pupils or part thereof	1 per 8 pupils or part thereof	1 per 6 pupils or part thereof
ii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.				
iii)	Urinals	----	1 per 20 pupils or part thereof	----	1 per 25 pupils or part thereof	----
iv)	Washbasins	1 per 15 pupils or part thereof	1 per 60 pupils or part thereof	1 per 40 pupils or part thereof	1 per 8 pupils or part thereof	1 per 6 pupils or part thereof
v)	Bath/Showers	1 per 40 pupils or part thereof	----	----	1 per 8 pupils or part thereof	1 per 6 pupils or part thereof
vi)	Drinking water fountain or taps	1 per 50 pupils or part thereof	1 per 50 pupils or part thereof	1 per 50 pupils or part thereof	1 per 50 pupils or part thereof	1 per 50 pupils or part thereof
vi)	Cleaner's Sink	1 per floor				

NOTES: 1) Some WC's may be European style if desired. 2) For teaching staff, the schedule of fixtures to be provided shall be the same as in case of office building

Table 29
Hostels

Sr.No.	Fixtures	Resident		Non-Resident		Visitor/Common Rooms	
		Male	Female	Male	Female	Male	Female
1	2	3	4	5	6	7	8
i)	Water-closet	1 per 8 or part thereof	1 per 6 or part thereof	1 for upto 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for upto 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100	1 per 100 up to 400 Over 400 add at 1 per 250	1 per 200 up to 200 Over 200 add at 1 per 100
ii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.					
iii)	Urinals	1 per 25 or part thereof	----	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	----	1 per 50 or part thereof	----
iv)	Washbasins	1 per 8 persons or part thereof	1 per 6 persons or part thereof	----	----	----	----
v)	Bath/Showers	1 per 8 persons or part thereof	1 per 6 persons or part thereof	----	----	----	----
vi)	Cleaner's Sink	1 per floor					

NOTE -Some WC's may be European style if desired.

Table 30
Mercantile Buildings, Commercial Complexes, Shopping Malls, Fruit & Vegetable Markets

Sr.No.	Fixtures	Shop Owners		Common Toilets in Market/ MallBuilding		Public Toilet for Floating Population	
		Male	Female	Male	Female	Male	Female
1	2	3	4	5	6	7	8
i)	Water-closets	1 per 8 persons or part thereof		1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100	1 per 50 (Minimum 2)	1 per 50 (Minimum 2)
ii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided in receiving / sale area of each shop and for every 50 persons or part thereof in the vicinity of water-closets and urinals.					
iii)	Urinals	----	----	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	----	1 per 50	----
iv)	Washbasins	1 per 8 persons or part thereof		1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57	----	----
v)	Bath / Showers	1 per 8 persons or part thereof	1 per 6 persons or part thereof	----	----	1 per 50 persons	1 per 50 persons

NOTES: 1) Toilet facilities for individual buildings in a market should be taken same as that for office buildings.

2) Common toilets in the market buildings provide facilities for persons working in shops and their regular visitors.

3) Special toilet facilities for a large floating population of out of town buyers/sellers, labour, drivers of vehicles for whom special toilet (public toilets).

Table 31
Airports and Railway Stations

Sr.No.	Fixtures	Junction Stations, Intermediate Stations and Bus Stations		Terminal Railway and Bus Stations		Domestic and International Airports	
		Male	Female	Male	Female	Male	Female
1	2	3	4	5	6	7	8
i)	Water-closet	3 for up to 1000 Add 1 per additional 1000 or part thereof	4 for up to 1000 Add 1 per additional 1000 or part thereof	4 for up to 1000 Add 1 per additional 1000 or part thereof	5 for up to 1000 Add 1 per additional 1000 or part thereof	Minimum 2 For 200 2 For 400 9 For 600 12 For 800 16 For 1000 18	Minimum 2 For 200 2 For 400 9 For 600 12 For 800 16 For 1000 18
ii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.					
iii)	Urinals	4 for up to 1000 Add 1 per additional 1000	----	6 for up to 1000 Add 1 per additional 1000	----	1 per 40 or part thereof	----
iv)	Washbasins	1 per WC / Urinal	1 per WC	1 per WC / Urinal	1 per WC	1 per WC / Urinal	1 per WC
v)	Bath/Showers	2 per 1000		3 per 1000		4 per 1000	
vi)	Drinking water fountain or taps (in common lobby for male/ female)	2 per 1000 or part thereof		3 per 1000 or part thereof		4 per 1000 or part thereof	
vii)	Cleaner's sink	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's
viii)	Toilet for Disabled	1 per 4000	1 per 4000	1 per 4000	1 per 4000	1 per 4000 (Minimum 1)	1 per 4000 (Minimum 1)
NOTES:	1) Some WC's may be European style if desired. 2) Male population may be assumed as three-fifth and female population as two-fifth. 3) Separate provision shall be made for staff and workers.						

PART VIII
SPECIAL PROVISIONS IN CERTAIN BUILDINGS

33.0 PROVISION OF FACILITIES FOR PHYSICALLY HANDICAPPED PERSONS:

1. Definitions

2.1. Non-ambulatory Disabilities: – Impairments that, regardless of cause or manifestation, for all practical purposes, confine individuals to wheelchairs.

2.2. Semi - ambulatory Disabilities: - Impairments that cause individuals to walk with difficulty or insecurity, individuals using braces or crutches, amputees, arthritics, spastics, and those with pulmonary and cardiac ills may be semi-ambulatory.

2.3 Hearing Disabilities:- Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.

2.4 Sight Disabilities: - Total blindness or impairments, which affect sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.

2.5 Wheel Chair: - Chair used by disabled people for mobility. The standard size of wheel chair shall be taken as 1050 mm x 750 mm.

3. Scope

These regulations are applicable to all buildings and facilities used by the public such as educational, institutional, assembly, commercial, business, mercantile buildings constructed on plot having an area of more than 2000 sq.m. It does not apply to private and public residences.

4. Site development

Level of the roads, access paths and parking areas shall be described in the plan along with specification of the materials.

4.1. Access Path / Walk Way: - Access path from plot 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 visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emits different sound to guide visually impaired persons; hereinafter referred to as “guiding floor material” (Annexure-I). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

4.2. Parking: For parking of vehicles of handicapped people, the following provisions shall be made-

- i) Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30.0 m. from building entrance.
- ii) The width of parking bay shall be minimum 3.6 meter.
- iii) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
- iv) Guiding floor materials shall be provided or a device, which guides visually impaired persons with audible signals, or other devices, which serves the same purpose, shall be provided.

5. Building requirements

The specified facilities for the buildings for physically handicapped persons shall be as follows:

1. Approach to plinth level
2. Corridor connecting the entrance/exit for the handicapped.

3. Stair-ways
4. Lift
5. Toilet
6. Drinking Water

5.1. Approach to plinth level - Every building 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.

5.1.1. Ramped Approach – Ramp shall be finished with non-slip material to enter the building. Minimum width of ramp shall be 1800mm with maximum gradient 1:12. Length of ramp shall not exceed 9.0 meter having 800mm high hand rail on both sides extending 300mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50mm.

5.1.2. Stepped Approach:- For stepped approach size of tread shall not be less than 300mm and maximum riser shall be 150mm. Provision of 800mm high hand rail on both sides of the stepped approach similar to the ramped approach.

5.1.3. Exit/Entrance Door:- Minimum & clear opening of the entrance door shall be 900mm and it shall not be provided with a step that obstructs the passage of a wheel chair user. Threshold shall not be raised more than 12mm.

5.1.4. Entrance Landing:- Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800mm x 2000mm. The entrance landing that adjoins the top end of a slope shall be provided with floor materials to attract the attention of visually impaired person's (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emits different sound to guide visually impaired persons hereinafter referred to as "guiding floor material" (Annexure-I). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

5.2. Corridor connecting the entrance / exit for the handicapped: The corridor connecting the entrance / exit for handicapped leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:

- a) 'Guiding floor materials' shall be provided or device that emits sound to guide visually impaired persons.
- b) The minimum width shall be 1500mm.
- c) In case there is a difference of level, slope ways shall be provided with a slope of 1:12.
- d) Hand rails shall be provided for ramps/slope ways.

5.3. Stair-ways - One of the stair-ways – near the entrance / exit for the handicapped shall have the following provisions:

- a) The minimum width shall be 1350 mm.
- b) Height of the riser shall not be more than 150 mm and width of the tread 300mm. The steps shall not have abrupt (square) nosing.
- c) Maximum number of risers on a flight shall be limited to 12.
- d) Hand rails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight of steps.

5.4. Lifts - Wherever lift is required as per bye-laws, provision of at least one lift shall be made for the wheel chair user with the following cage dimensions of lift recommended for passenger lift of 13 person's capacity of Bureau of Indian Standards.

Clear internal width	1100 mm
Clear internal width	2000 mm
Entrance door width	900 mm

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

5.5 Toilets - One special W.C. in a set of toilets shall be provided for the use of handicapped with essential provision of washbasin near the entrance for the handicapped.

- a) The minimum size shall be 1500 mm x 1750 mm.
- b) Minimum clear opening of the door shall be 900mm and the door shall swing out.
- c) Suitable arrangement of vertical/horizontal handrails with 50mm clearance from wall shall be made in the toilet.
- d) The W.C. seat shall be 500mm from the floor.

5.6 Drinking Water:- Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for them.

5.7 Designing for Children - In the buildings meant for the pre-dominant use of the children, it will be necessary to suitably alter the height of the handrail and other fittings & fixtures, etc.

Explanatory notes:

Guiding / Warning Floor Material:

The floor material 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 material. 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:

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

Proper signage:

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

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high). For visually impaired persons, information board in brail should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking, there should not be any protruding sign which creates obstruction in walking. Public Address System may also be provided in busy public areas.

The symbols/information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International Symbol Mark for wheel chair be installed in a lift, toilet, staircase, parking areas, etc., that have been provided for the handicapped.

34.0 INSTALLATION OF SOLAR ASSISTED WATER HEATING SYSTEM:

1. Solar water heating systems should be made in the building for hospitals, hotels, hostels, guest houses, police men/ army barracks, canteens, laboratories and research institutions, schools and colleges and other institutes.
2. The solar water heating system should be mandatory in the hospitals and hotels, where the hot water requirements are of continuous nature. These buildings must be provided with auxiliary back-up system.
3. The use of solar water heating system is recommended in the following type of buildings in Government/ Semi-Government and Institutional buildings where the hot water requirements may not be continuous/ permanent.
 - i. Guest Houses
 - ii. Police men/Army barracks
 - iii. Canteens
 - iv. Laboratory & Research Institutions where hot water is needed.
 - v. Hostels, Schools, Colleges and Other Institutes.
4. The Installation of the electrical back up in all such water heating system shall be optional depending on the nature of requirements of the hot water.
5. It is suggested that solar heating systems of the capacity of about 100 liters per day based on thermosyphonic with necessary electrical back-up be installed at residential buildings like hostels.
6. In order to facilitate the installation of the solar water heating systems, the new buildings shall have the following provisions:

All such buildings where solar water heating systems are to be installed will have open sunny roof area available for installation of solar water heating system.

 - a) The roof loading adopted in the design of such building should be at least 50 kg per sq. m. for the installation of solar water heating system.
 - b) A solar water heating system can also be integrated with the building design. These either can be put on the parapet or could be integrated with the south facing vertical wall of the building. The best inclination of the collector for regular use throughout the year is equal to the local latitude of the place. The Collectors should be facing south. However, for only winter use the optimum inclination of the Collector would be (Latitude + 15 degrees of the south.). Even if the Collectors are built in south facing vertical wall of building the output from such Collectors during winter month is expected to be within 32% output from the optimum inclined Collector.

- c) All the new buildings to be constructed shall have an installed hot water line from the rooftop and insulated distribution pipelines to each of the points where hot water is required in the building.
- d) The capacity of the solar water heating system to be installed on the building shall be described on the basis of the average occupancy of the building. The norms for hospitals, hotels and other functional buildings are given below:

Sr. No.	Type of Buildings	Capacity recommended - liters per capita per day
1	Hospitals	100
2	Hotels	150
3	Hostels & other such Building	25
4	Canteen	As required
5	Laboratory & Research Institutions	As required

- e) An Open area of 3 sq.m. would be required for installation of a collector which supplies about 100 liters of water per day. At least 60% of the roof area may be utilized for installation of the system.
- f) The specification for the solar water heating system laid down by the Ministry of Non-Conventional Energy Sources can be followed. Flat plate collector conforming to Bureau of Indian Standards - latest standard should be used in all such solar water heating systems.

35.0. RAIN WATER HARVESTING:

The provision for Rain Water Harvesting shall be made as under:

- a) All the layout open spaces/amenity spaces of housing societies and new constructions/reconstruction/ additions on plots having area not less than 500 sq.mt. in non gaothan areas of all towns shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in Schedule.

Provided that the Authority/Collector may approve the Rain Water Harvesting structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good condition for storage of water for nonpotable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs.1000/- per annum for every 100 sq.m. of built-up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these regulations

SCHEDULE

Rain Water Harvesting in a building site includes storage or recharging the ground water by rainwater falling on the terrace or any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface.
 - i) Open well of a minimum 1m dia and 6m in depth into which rain water may be channeled and allowed to filter for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.

- ii) Rain Water Harvesting for recharge of groundwater may be done through a bore-well around which a pit of 1m width may be excavated upto a depth of at least 3m and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the bore-well.
 - iii) An impressive surface/underground storage tank of required capacity may be constructed in the setback or other open spaces and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank shall be provided with an overflow.
 - iv) The surplus rain water after storage may be recharged in to ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical conditions, the pits may be of the size of 1.20 m width X 1.20 m length X 2 m to 2.50 m depth. The trenches can be of 0.60 m width X 2 to 6 m length X 1.50 to 2 m depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials :-
 - a) 40 mm stone aggregate as bottom layer upto 50% of the depth.
 - b) 20 mm stone aggregate as lower middle layer upto 20% of the depth.
 - c) Coarse sand as upper middle layer upto 20% of the depth.
 - d) A thin layer of fine sand as top layer.
 - e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
 - f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/ trenches. The projection of the wall above ground shall at least be 15 cm.
 - g) Perforated concrete slabs shall be provided on the pits/trenches.
 - h) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground
- 2) The terrace shall be connected to the open well/bore-well/storage tank/ recharge pit/trench by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washing from roof or terrace catchment, as they would contain undesirable dirt. The mouth of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia. for a roof area of 100 sq.m.
- 3) Rain Water Harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structure shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
- 4) The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose. Provided that when the rain water in exceptional circumstances will be utilised for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for bypassing the first rain water has been provided.
- It will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

PART IX

ADDITIONAL PERMISSIBLE USES IN CERTAIN CATEGORIES

36.0 Commercial use of lands owned by ZillaParishad, PanchayatSamiti& Gram Panchayat:

Notwithstanding anything contained in these Regulations or the Development Plan/Regional Plan, the land owned by ZillaParishad, PanchayatSamiti& Gram Panchayat (excepting the lands reserved for the appropriate authority other than ZillaParishad, PanchayatSamiti& Gram Panchayat) shall be allowed to be developed for commercial use up to the maximum extent of 33% of the Floor Space Index available & subject to the general restrictions applicable otherwise to such development & also in accordance with Rural Development and Water Conservation Departments Resolution No. Sankul 2004/ Pra.Kra.54/ Para – 8, dated 30-04-2004 & as may be modified from time to time subject to the following conditions. –

- i) The lands must be owned by ZillaParishad / PanchayatSamiti / Gram Panchayat as the case may be.
- ii) These lands are not reserved for any other appropriate authority in Development Plan/**Regional Plan** Town Planning Schemes.
- iii) Independent access of appropriate width shall be separately provided for each commercial user and original user.
- iv) Parking requirement as prescribed for each type of user shall have to be provided

37.0. Commercial use of lands in the possession of Maharashtra State Road Transport Corporation

Notwithstanding anything contained in these regulations or the Development Plan/Regional Plan, land in the possession of Maharashtra State Road Transport Corporation shall be allowed to be developed for commercial use to the extent specified in Regulation No.24.10.

38.0. Uses permissible below Flyover.

Garden.

PART X

REGULATIONS FOR SPECIAL ACTIVITIES

39.0. Mining or Quarrying Operations:-

With the prior approval of the Authority/Collector, Mining or Quarrying operations may be permitted on following conditions:

- i) In areas within the region such pits and holes created in the process of mining and quarrying should be appropriately filled up and not left open.
- ii) The site shall be restored so as to make it safe either by raising a garden or in addition by planting fruit growing trees around it or by making it a water reservoir.
- iii) Mining & quarrying operation should be in a controlled manner, such as starting operation initially on a site away from crowded areas and later gradually extending it to the other
- iv) Hill tops and hill slopes from which rain water flow should not be allowed to be used for mining and quarrying.
- v) The natural landscape and environment are not to be adversely affected..
- vi) Quarrying shall be regulated in accordance with the method to be prescribed by the District Collector
- vii) Regulations prescribed by the Revenue authorities regarding the resettlement and restoration of environment shall be strictly followed.
- viii) Quarrying shall not be permitted within 500m from the gaathan / village settlements and from the rivers, forts, historical places and places of tourist interest and within 500 m from the High Tide Line along the coast.
- ix) The conditions prescribed under Maharashtra Minor Mineral Extraction Rules and Regulations shall be observed.

40.0. Erection of mobile towers:

Erection of mobile towers shall be in accordance with the guidelines approved by the Government from time to time in this regards.

PART XI
SPECIAL SCHEMES

41.0. Special Township Projects in Regional Plan area –

Special Township Projects within the Regional Plan area shall be governed by the Regulations applicable with respective Regional Plan area.

42.0 Tourism Development Activities

The Authority / Collector shall allow the development of tourism activities as per following terms & conditions-

General Conditions –

- 1) These guidelines shall be applicable for Tourism Development Zone in No Development Zone & other Zones, too as set out herein below..
- 2) Tourism Development Zone can be developed by individual or company or partnership firm or Government / Semi-government Organisations / Corporations
- 3) Tourism Development Zone Committee – Proposals for lands to be specified as Tourism Development Zone shall be recommended for consideration of Government in Urban Development Department by a committee consisting of -

SR.NO	NAME	POSITION
(i)	Secretary, Tourism Development Department, Mantralaya	Chairman
(ii)	Divisional Commissioner	Member
(iii)	Authority/Collector	Member
(iv)	Deputy Director of Town Planning / Divisional Head of the Town Planning Department	Member
(v)	Representative of Hotel Industries	Member
(vi)	Environmentalist	Member
(vii)	Architect, having 20 years experience in Architectural practices	Member

This Committee may be called “Tourism Development Zone Committee” (TDZC). The Persons at Sr. No. (v), (vi) & (vii) of the Committee may be nominated by Secretary, Tourism Development Department and the tenure of these members shall change after every 3 years, provided however that the same person shall be eligible for reappointment as a member.

4) Size of plot & FSI – Minimum requirements regarding the size of the plot for Tourism Development Zone other features shall be as follows

- i) Tourism Development Zone as identified in Developable Zone shall be granted FSI as permissible for that zone in the sanctioned DCR.
- ii) TDZ area identified in No Development Zone shall be granted FSI as per the Table No.33 given below –

Table No.33

No Development Zone		
Total NDZ holding	Max. TDZ (area permissible fixed)	Max. built up area permissible (FSI)
Area in hectare	Area in hectare	Area in sq. m.
2.00	1.00	5000 square meter
2.00-3.00	1.10	5500 square meter 6000
3.00-4.00	1.20	square meter 7000 square
4.00-5.00	1.40	meter
5.00-6.00	1.60	8000 square meter 8500
6.00-7.00	1.70	square meter
7.00-8.00	1.80	9000 square meter 9500
8.00-9.00	1.90	square meter
9.00-10.00	2.00	10000 square meter
Above 10.00	1/5 th of the holding	Half of the area of TDZ (0.5 FSI of TDZ area.)

Note:

- i) After deducting the area of Tourism Development Zone, remaining land in No Development Zone shall be entitled for FSI as permissible in No Development Zone.
- ii) For plots each more than 2 hectare in area in No development Zone, no sub-division of plots shall be permitted.

5)Smaller Plots: - For existing landholders having smaller plots in No Development Zone, the provisions of promotion of tourism through bed & breakfast type of the arrangement for tourism shall be permissible as recommended by Tourism Development Zone Committee & approved by Government in Urban Development Department. There shall be the same FSI as in No Development Zone for plots, according to Development Control Regulations.

6)Prohibition for inclusion in TDZ - Lands falling in categories specified below shall not be included in Tourism Development Zone and hence shall not be considered for the purpose -

- a) Lands affected beyond permissible levels by pollution in land, water or air, as may be decided and certified by the Maharashtra Pollution Control Board.
- b) Lands covered by mangroves.
- c) Areas from No Development Zone directly abutting the Residential Zone without being separated by road having width not less than 18 m.

7)Infrastructural Facilities – All the infrastructural facilities required in site as specified by **Authority/Collector** and also as suggested by Tourism Development Zone Committee shall be provided by the developer at his own cost on the site. Proper arrangement for treatment and disposal of sewage and sullage and solid waste shall be made to the satisfaction of Authority/Collector & Maharashtra Pollution Control Board. No untreated effluent shall be allowed to pass into the sea or any water body.

8)Reserved sites for TDZ – Where the lands are located in unique/unusual area, particularly suitable for development of tourism in view of existing water body, scenic beauty, tree plantation or geological formation etc. but are designated/ reserved in the Regional Plan for the purpose of park or gardens or recreation ground or private garden or private recreational ground, it can be specified as Tourism Development Zone. The minimum area of such site, however, shall not be less than 1.00 Ha. The floor space index available for development in such a site shall be 0.20. This FSI is to be consumed on only 15% of the area of the lands declared as Tourism Development Zone; out of the site designated for open user such as Recreation Ground, Parks etc

9)Environment & Education – Places where rare species of migratory birds are known to visit and where there is a heritage of flora & fauna shall be given preference for development as Tourism Development Zone. Efforts should be made for creating environmental awareness among the local population & especially among school going children in nearby area.

43.0 Innovative Development Proposals

If any development proposal is submitted by the owner or developer, consisting of new concepts, innovative ideas, then such proposal may be approved by the Authority in consultation with the Director of Town Planning, Maharashtra State, Pune, if it is, otherwise, in accordance with the spirit of these regulations.

PART XII
SUPPLEPAENTARY AND MISCELLANEOUS PROVISIONS

44.0. Clarification.

If any question or dispute arises with regard to interpretation of any of these Regulations the matter shall be referred to the Director of Town Planning, Maharashtra State who after considering the matter and after giving hearing to the parties, if necessary, shall give a decision on the interpretation of the provisions of these Regulations. The decision of the Director of Town Planning, Maharashtra State on the interpretation of these Regulations shall be final and binding on the concerned party or parties.

45.0. Power to delegate.

The Director of Town Planning, Maharashtra State may, by an order, delegate any of the powers under these Regulations, exercisable by him, subject to such conditions, as he may consider appropriate, to any officer of the Directorate of Town Planning, not below the rank of Deputy Director of Town Planning

46.0 Board of Appeals

Any person aggrieved by an order / communication made by an authority/Collector under these Regulations may prefer an appeal before the Board of Appeals. The board shall be constituted at division level consisting of the Divisional Head of Town Planning Department of the concerned division as President and concerned ADTP/TP of the district as a member.

APPENDIX A-1
FORM FOR CONSTRUCTION OF BUILDING OR LAYOUT OF BUILDING /
GROUP HOUSING

Application for permission for development under Section 18 Maharashtra Regional and
Town Planning Act, 1966.

From _____
(Name of the owner)

To,
The Collector,
Dist.-----

Sir,

I intend to carry out the under mentioned development in the site/plot of land, on Plot No..... Town and Revenue S.No.....City Survey No.....Maujesituated at Road / Street Societyin accordance with Section 18 Maharashtra Regional and Town Planning Act, 1966.

I forward herewith the following plans and statements (Item 1 to 6) wherever applicable, in quadruplicate, signed by me (Name in block letters)and the Architect / Licensed Engineer / Structural Engineer / Supervisor, (License No.....), who has prepared the plans, designs and a copy of other statements /documents as applicable

- i) Key Plan (Location Plan);
- ii) Site Plan (in quadruplicate) of the area proposed to be developed;
- iii) a detailed building plan (in quadruplicate) showing the plan, section and elevations of the proposed development work;
- iv) Particulars of development in Form enclosed (to be submitted for development other than individual buildings);
- v) An extract of record of rights, property register card (any other document showing ownership of land to be specified) alongwith consent of co-owners where third party interest is created.
- vi) Attested copy of receipt of payment of scrutiny fees;
- vii) Latest property tax receipt;
- viii) No Objection Certificate, wherever required.

I request that the proposed development/ construction may be approved and permission accorded to me to execute the work

Signature of the Licensed
Surveyor/Architect

Dated _____

Signature of the Licensed

Signature of Owner

Name and address of Owner

Dated _____

Address of Owner _____

FORM GIVING PARTICULARS OF DEVELOPMENT

(PART OF APPENDIX A-.....ITEM 4)

1.	(a) (i) Full Name of Applicant	-----
	(ii) Address of applicant	-----
	(iii) e-mail ID	-----
	(iv) Mobile No.	-----
	(b) Name and address of Architect/ licensed Engineer/ Structural Engineer/ Supervisor employed.	-----
	(c) No. and date of issue of License	-----
2.	Is the plot affected by any reservations or road lines? If yes, are these correctly and clearly marked on the block plan?	-----
3.	(a) What is the total area of the plot according to the document?	-----
	(b) Does it tally with the Revenue/CTS Record	-----
	(c) What is the actual area available on site measured by Architect/licensed Engineer/Structural Engineer / Supervisor	-----
	(d) Is there any deduction in the original area of the plot on account of road lines or reservation. Please state the total area of such deductions?	-----
	(e) If so, what is the net area?	-----
	The permission shall be based on the area whichever is minimum. (Note: Above details shall also be mentioned on building plan submitted for approval)	
4.	Are all plans as required under Regulation No.6.2 enclosed?	-----
5.	(a) Is the plot of a city Triangulation Survey Number, Revenue Survey Number or Hissa Number of a Survey Number or a Final Plot Number of a Town Planning Scheme or a part of an approved layout?	-----
	(b) Please state Sanction Number and Date of Sub-division / Layout	-----
6.	(a) In what zone does the plot fall?	-----
	(b) What is the permissible F.S.I. of the zone?	-----
7.	(a) Is the use of every room in the proposed work marked on the plans?	-----
	(b) Is it in accordance with the regulations?	-----
	(c) Does the use of the building, fall in the category of special types of buildings like, cinema halls, theatres assembly halls, stadia, buildings for religious purpose, hospital buildings, educational buildings, markets and exhibition halls etc.?	-----
8.	If the work is in connection with an industry :	-----
	(a) Please briefly describe the main and accessory process.	-----

	(b) Please state the maximum number of workmen and the total horse power likely to be employed per shift in the factory	-----
	(c) Is the proposal for relocation of an existing industry, if so give the name and address of existing industry?	-----
	(d) Will the building be at 23 m. away from the boundary of a residential and commercial zone?	-----
	(e) Nature and quantum, of industrial waste/effluents and method of disposal.	-----
9.	(a) What is the average?	
	(i) prescribed width of road on which plot is fronting?	
	(ii) existing width of the street? (If the plot abuts on two or more streets, the above information in respect of all streets should be given)	
	(b) What is the height of the building above the average ground level of the plot	
	(c) Does it comply with the Regulation	
10.	(a) If there are existing structures on the plot	
	(i) Are they correctly marked and numbered on the site plan?	
	(ii) Are those proposed to be demolished Immediately and hatched in yellow colour?	
	(iii) What is the plinth area and total floor area of all existing structures to be retained? (Please give details confirming to the plan submitted)	
	(b) What is the plinth area and total floor area of the proposed work? (Please give details confirming to the plan submitted)	
11.	(a) Please state the plinth area and total floor area, existing and proposed (total of Item No.10 (a)(iii) and 10(b))	
	(b) Please state the overall F.S.I. (Item 11 (a) divided by Item 3 (e))	
	(c) Does the work consume the full F.S.I. of the plot, as given in Item 6 (b)?	
	(d) Is the Building proposed with setbacks on upper floors?	
12.	(a) What is the width of the front open space? If the building abuts two or more streets, does the front open space comply with Regulation?	
	(b) Please state which of the following rule is applicable for the front open spaces : Chapter IV and does the front open space comply with that rule?	

13.	(a) What is :									
	(i) the width of the side open space (s)?									
	(ii) the width of the rear open space(s)?									
	(iii) the distance between buildings?									
	(b) Are there two or more wings to the buildings ? If so, are the open spaces separate or distinct for each wing?									
14.	(a) What are the dimensions of the inner or outer chowk?									
	b) (i) Is / are room (s) dependent for its light and ventilation on the chowk ? If so, are the dimensions of the chowk as required for each wing of the building?									
	(ii) If not, is the area equal as per Regulation No.15.2?									
15.	If the height of the building is more than 14 meter above the average ground level, is provision for lifts made ?									
	(a) If so, give details of lift.	<table border="1"> <thead> <tr> <th>Type</th> <th>Passenger Capacity</th> <th>No. of Lifts</th> <th>Type of Doors</th> </tr> </thead> <tbody> <tr> <td>(1)</td> <td>(2)</td> <td>(3)</td> <td>(4)</td> </tr> </tbody> </table>	Type	Passenger Capacity	No. of Lifts	Type of Doors	(1)	(2)	(3)	(4)
	Type	Passenger Capacity	No. of Lifts	Type of Doors						
(1)	(2)	(3)	(4)							
(b) Details of Fire Lift.										
16.	(a) Does the building fall under purview of Regulation No.6.2.6.1?									
	(b) If so, does the proposed fire protection requirements confirm to Part V?									
	(c) If not, give reasons for non conformity									
	(i)									
	(ii)									
17.	(a) (i) What are the requirements of parking spaces under the Regulations ?									
	(ii) How many are proposed?									
	(b) (i) Are loading-unloading spaces necessary?									
	(ii) If so, what is the requirement?									
18.	(a) (i) What are the maximum widths of balconies ?									
	(ii) Will they reduce the required open spaces to less than the provisions of Regulations ?									
	(iii) Do they serve as a passage to any part of the building?									

	(iv) What is their total area?	
	(b) What is the maximum width of weather frames, Sunshades (Chajja), Sun breakers, cornice, eaves or other projection ?	
	(c) (i) Are any porches / Canopies proposed ?	
	(ii) Are they in compliance with Regulation No.15.4.1(b)?	
19.	(a) What is the width of the means of access ?	
	(b) Will it be paved, drained & kept free of encroachment?	
20.	Is recreational or amenity open space provided as required under Regulation No.13.3 & 13.3.11?	
	(a) Are any accessory buildings proposed?	
	If so, for what purpose?	
	(b) What are their heights?	
	(c) Are they 7.5 m away from the street or front 1 .5 m. from other boundary?	
	(d) Is their area calculated in F.S.I.?	
21.	(a) What is the proposed height of the compound /boundary wall? Is it at a junction?	
	(b) Is it in compliance with Regulation No.17.16?	
22.	(a) Is the proposal in the Air Port Zone?	
	(b) Is a "No. Objection certificate" for height is obtained?	
23.	Does the proposal fall in any of the restricted zones?	
24.	(a) Does any natural water source pass through the land under development ?	
	(b) Is necessary setback provided as per Regulation No.11.1.(b)?	
25.	Is the plinth level proposed to be above the level of the surrounding ground level?	
26.	The details of the materials to be used in construction with specification are as below:	
	Roofs	
	Floors	
	Walls	
	Columns	
	Any other material	

27.	The number of water closet, urinals, kitchens, washbasins, baths to be provided are as follows –				
	Water closets	Baths	Urinals	Wash Basins	Kitchens
	Existing				
	Proposed				
28.	Details of the source of water to be used in the construction				
29.	Distance from the sewer.				
30.	How much municipal land will be used for stacking building material?				
31.	Please explain in detail in what respect the proposal does not comply with the Development Control Regulations and the reasons there for, attaching a separate sheet if necessary.				

I hereby declare that I am the owner / lessee in possession of the plot on which the work is proposed and that the statements made in this form are true and correct to the best of my knowledge.

Date : / /

Signature of the Applicant.

Address : -----

Form of certificate to be signed by the Architect / Licensed Engineer / Structural Engineer / Supervisor employed by the Applicant

I, (Name.....) have been employed by the applicant as his Architect / Licensed Engineer / Structural Engineer / Supervisor. I have examined the boundaries and the area of the plot and I do hereby certify that I have personally verified and checked all the statements made by the applicant who is the owner/ lessee in possession of the plot as in the above form and found them to be correct.

Date : / /

Signature of Architect /
Licensed Engineer/Structural Engineer/
Supervisor

Address :
E_mail ID :
Mobile No.:

FORM OF STATEMENT 1

[Sr. No. 10 (a) (III)]

Existing Building to be retained

Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors.
(1)	(2)	(3)	(4)	(5)

FORM OF STATEMENT 2

[Sr. No. 10 (b)]

Proposed Building

Building No.	Floor No.	Area of	Total Floor Area of Proposed work	Use / Occupancy of Floors.
(1)	(2)	(3)	(4)	(5)

PROFORMA I
(At Right Hand Top Corners of Site/Building Plan at Floor Level)

A	AREA STATEMENTS	
	1. Area of plot	
	2. Deductions for	
	(a) Road Acquisition Area	
	(b) Proposed Road	
	(c) Any Reservation	
	(Total a+b+c)	
	3. Gross Area of Plot (1-2)	
	4. Deductions for Amenity space, if any	
	5. Net Area of Plots plot= 90% (3-4)	
	6. Addition of area for F.S.I., if any	
	(a)	
	(b)	
	(c)	
	7. Total Area (5+6)	
	*8. Normal F. S.I. Permissible + F.S.I. permissible with payment of premium.	
	*9. Permissible Built-up Area	
	10. Existing Built-up Area.	
	11. Proposed Built-up Area	
12. Excess Balcony Area taken in F.S.I.(As per B (c) Below)		
* 13. Total Built-up Area (10 + 11 + 12)		
* 14. F.S.I. Consumed (13 / 7)		
B.	BALCONY AREA STATEMENT.	
	(a) Permissible Balcony Area per Floor.	
	(b) Proposed Balcony Area per Floor.	
	(c) Excess Balcony Area (Total).	
C.	TDR	
	(a) permissible	
	(b) proposed to be utilised	
D.	PARKING STATEMENT	
	(a) Parking Required	
	Car	
	Scooter/ Motor Cycle,	
	Cycle	
	(b) Garages Permissible	
	(c) Garage Proposed	
	Car	
	Scooter/ Motor Cycle	

	Cycle.	
	(d) Total Parking Provided	

*E.	LOADING/ UNLOADING SPACES	
	Loading/ Unloading required	
	Total Loading / unloading required	

<p>PROFORMA II (At Right Hand Bottom Corner of Plans / Below Proforma I)</p>				
Contents of Sheet				
Stamps of Approval of Plans				
*CERTIFICATE OF AREA				
Certified that the plot under reference was surveyed by me on_____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.				
Signature of Architect/Licensed Engineer/ Structural Engineer/ Supervisor.				
Description of Proposal & property				
Name of Owner				
Job No.	Drg. No.	Scale	Drawn By	Checked By

APPENDIX A-2

FOR SUB-DIVISION OF LAND AS PLOTTED LAYOUT

Application for permission for development under Section 18 Maharashtra Regional and Town Planning Act, 1966.

From
(Name of the owner)

To,
TheCollector,
Dist.-----

Sir,

I intend to carry out the under mentioned development in the site/plot of land, bearing S.No./Gut No. City Survey No....., Mouje situated at Road / Street in accordance with Section 18 Maharashtra Regional and Town Planning Act, 1966.

I forward herewith the following plans and statements (Item 1 to 6) wherever applicable, in quadruplicate, signed by me (Name in block letters) and the Architect / Licensed Engineer / Structural Engineer / Supervisor (License No.....), who has prepared the plans, designs and a copy of other statements /documents as applicable (Items 7 to 10).

- (1) Key Plan (Location Plan);
- (2) a site plan (in quadruplicate) showing the surrounding land and existing access to the land included in the layout;
- (3) a layout plan (in quadruplicate) showing -
 - (i) sub-divisions of the land or plot with dimensions and area of each of the proposed sub-divisions and its use according to prescribed regulations;
 - (ii) width of the proposed streets; and
 - (iii) dimensions and area of open spaces provided in the layout for the purpose of recreational open space or any like purpose.
- (4) Anextract of record of rights property register card (any other document showing ownership of land to be specified) alongwith consent of co-owners where third party interest is created.
- (5) Attested copy of Receipt for payment of scrutiny fees.
- (6) No Objection Certificate, wherever required.

I request that the proposed layout may please be approved and permission accorded to me to execute the work.

Signature of Owner

Signature of the Licensed
Surveyor/Architect

Name of Owner -----

Address of Owner -----

Dated: / /

**FORM GIVING PARTICULARS OF DEVELOPMENT
(PART OF APPENDIX 1.....ITEM 6)**

1.	(a) (i) Full Name of Applicant	
	(ii) Address of applicant	
	(iii) e-mail ID	
	(iv) Mobile No.	
	(b) Name and address of Architect/ licensed Engineer employed.	
	(c) No. and date of issue of License	
2.	Is the land affected by any reservations or road lines? If yes, are these correctly and clearly marked on the block plan ?	
3.	* (a) What is the total area of the land according to the document?	
	* (b) Does it tally with the Revenue (7/12) /CTS Record	
	* (c) What is the actual area available on site measured by Architect/licensed Engineer.	
	(d) Is there any deduction in original area of the land on account of road lines or reservation. Please state the total area of such deductions?	
	(e) If so, what is the net area?	
4.	* The permission shall be based on the area whichever is minimum	
5.	(a) Is the land of a city Triangulation Survey Number, Revenue Survey Number or Hissa Number of a Survey Number or a Final Plot Number of a Town Planning Scheme?	
	(b) Whether the certified measurement plan of the land issued by the Land Records Department is submitted with the proposal?	
6.	In what zone does the land fall?	
7.	What is the average	
	(i) prescribed width of access road?	
	(ii) existing width of the street?	
8.	Whether the internal roads proposed in the layout conform to the Regulation No.12.	
9.	How much recreational open space is proposed?	
10.	Whether amenity space required is as per regulation? If so, how much is proposed?	
11.	Does the proposal fall in any of the restricted zones?	
12.	Does any natural water source pass through the land under development?	

I hereby declare that I am the owner / lessee in possession of the plot on which the work is proposed and that the statements made in this form are true and correct to the best of my knowledge.

Date :
Address : -----
E-mail ID : -----
Mobile No. : -----

Signature of the Applicant.

PROFORMA I
(At Right Hand Top Corners of Land Sub-division Layout Plan)

1.	AREA STATEMENTS	
	Area of plot	sq.m.
2.	Deductions for	
	(a) Road Acquisition Area	
	(b) Proposed Road	
	(c) Any Reservation	
	(Total a+b+c)	
3.	Net Gross Area of Plot	(1-2)
4.	Deductions for	
	(a) Recreation Open Space as per Regulation No.13.3	
	(b) Internal Roads.	
	(c) Total	(a+b)
5.	Net Area of Plots	(3 - 4c)

APPENDIX 'B'
FORM OF SUPERVISION

To,
The Collector,
Dist -----

Sir,

I hereby certify that the development/erection/re-erection/demolition or material alteration in/ or Building No _____ on / in Plot No. _____ in Block No. _____ situated at Road / street _____ City Survey No. _____ shall be carried out under my supervision and I certify that all the materials (types and grade) and the workmanship of the work shall be generally in accordance with the general specifications submitted alongwith, and that the work shall be carried out according to the sanctioned plans. I shall be responsible for the execution of the work in all respects.

Signature of the Architect or Licensed
Engineer/Structural Engineer/ Supervisor -----

Name of Architect or Licensed Engineer/Structural
Engineer/ Supervisor (in block letters) -----

License No. of Architect or Licensed
Engineer/Structural Engineer / Supervisor -----

Address of Architect of Licensed
Engineer/Structural Engineer / Supervisor alongwith
mobile No. & e-mail ID -----

Date :

APPENDIX 'C'
**QUALIFICATION, COMPETENCE, DUTIES AND RESPONSIBILITIES ETC. OF LICENSED
TECHNICAL PERSONNEL OR ARCHITECT FOR PREPARATION OF SCHEMES FOR
DEVELOPMENT PERMISSION AND SUPERVISION**

C-1	General
C-1.1	The qualifications of the technical personnel and their competence to carry out different jobs for building permit and supervision for the purpose of licensing by the Authority shall be as given in Regulation No. C-2 to C-6. The procedures for licensing the technical personnel is given in regulation No.C-6.
C-2	ARCHITECT
C-2.1	Qualifications- The Qualifications for licensing of Architect will be the Associate Membership of the Indian Institute of Architects or such Degree or Diploma which makes him eligible for such membership or such qualifications listed in Schedule XIV of Architects Act, 1972 and shall be registered under the Council of Architecture as per Architects Act, 1972.
*C-2.2	Competence of Architect: To carry out work related to development permission as given below and to submit - (a) All plans and information connected with development permission. (b) Structural details and calculations for building on plot upto 500 sq. m. and upto 3 storeys or 11 m. height and (c) Certificate of supervision and completion for all building.
C-3	A)ENGINEER-1
C-3.1	Qualifications- 1)The qualifications for Licensing Engineer will be the corporate membership (Civil) of the Institution of Engineers or such Degree or Diploma in Civil or Structural Engineering; 2) Diploma In Civil Engineering or Equivalent, having experience of 10 years in the field of land and building planning.
*C-3.2	Competence- To carry out work related to development permission as given below and to submit- (a) All plans and related information connected with development permission. (b) Structural details and calculations for building on plot upto 500 sq. m. and upto 5storeys or 16 m. height, and (c) Certificate of supervision and completion for all building.
C-4	STRUCTURAL ENGINEER
	C-4.1 Qualifications- Qualifications for Licensing of structural engineers shall be in the following with minimum 3 years experience in structural engineering practice with designing and field work; (a) Graduate in Civil Engineering of recognised Indian or Foreign University and 'Chartered Engineer or Associated Member in Civil Engineering Division of Institution of Engineers (India) or equivalent Overseas Institution; and

	<p>(b) Associate member in Civil Engineering Division of institution of Engineers (India) or equivalent Overseas: Institution possessing exceptional merits. The 3 years experience shall be relaxed to 2 years in the case of Post-graduate degree of recognised Indian and Foreign University in the Branch of Structural Engineering. In the case of doctorate in Structural Engineering, the experience required would be one year.</p>						
* C-4.2	Competence - To submit the structural details and calculations for all building and supervision.						
*C-4.2.1.	Complicated buildings and sophisticated structures, as decided by the Chief Officer, which are not within the horizontal areas and vertical limits under C-2.2 (b), C-3.2 (b) & C-5.2 (a) (I) shall be designed only by Structural Engineer.						
C-5	SUPERVISOR:						
C-5.1	<p>Qualification (a) For Supervisor 1 :- (i) Three years architectural assistantship or intermediate in architecture with two years experience, or (ii) Diploma in Civil engineering with two year's experience. (b) For Supervisor - 2:- (i) Draftsman in Civil Engineering from ITI with five year's experience under Architect / Engineer.</p>						
C-5.2	<p>Competence (a) For Supervisor-1: To submit - (i) All plans and related information connected with development permission on plot upto 200 sq. m. and upto 2 storeys; and (ii) Certificate as supervision of buildings on plot upto 200 sq. m. and upto 2 storeys and completion thereof. (b) For Supervisor-2 : To submit - (i) All Plans and related information upto 50 sq. m. built up area and upto 2 storeys, and (ii) Certificate of supervision for limits at (i) above and completion thereof.</p>						
C-6.	LICENSING-						
* C-6.1	<p>Technical Personnel to be licensed:- The Qualified technical personnel or group as given in regulations; No C-3, C-4, C-5 shall be licensed with the authority and the license shall be valid for three calendar years ending 31st December after which it shall be renewed annually orevery three years.</p>						
* C-6.2	<p>Fees for Licensing- The annual licensing fees shall be as follows:-</p> <table border="1" style="margin-left: 40px;"> <tr> <td>For Engineer and structural Engineer</td> <td>1000 p.a.</td> </tr> <tr> <td>For supervisor (1)</td> <td>500 p. a.</td> </tr> <tr> <td>For supervisor (2)</td> <td>300 p. a</td> </tr> </table>	For Engineer and structural Engineer	1000 p.a.	For supervisor (1)	500 p. a.	For supervisor (2)	300 p. a
For Engineer and structural Engineer	1000 p.a.						
For supervisor (1)	500 p. a.						
For supervisor (2)	300 p. a						
* C-6.3	<p>Duties and Responsibilities of Licensed Technical Personnel: The duties and responsibilities of licensed technical Personnel shall be as follows:- (1) It will be incumbent on every licensed Technical personnel, in all matters in which he may be professionally consulted or engaged, to assist and co-operate with the Chief Officer of the Municipal Council and other Officers in carrying out and enforcing the provisions of Maharashtra Regional & Town Planning Act, 1966 and of any regulations for the time being in force under the same. (2) Every licensed Technical Personnel shall in every case in which he may be professionally consulted or engaged, be responsible, so far as his professional</p>						

	<p>connection with such case extends, for due compliance with the provisions of Maharashtra Regional & Town Planning Act, 1966 and the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965 and of any regulations for the time being in force under the said Act, or such of them as may respectively be applicable to the circumstances of the particular case and in particular it will be obligatory on him to satisfy himself that a qualified and competent Maistry or Inspector of Works is constantly employed and present on the work to supervise the execution of all work and to prevent the use of any defective material therein and the improper execution of any such work.</p> <p>(3) In every case in which a Licensed Technical Personnel is professionally concerned in connection with any building or work upon any premises, in respect of which a right to require a set-back has accrued or is about to accrue to the Chief Officer under the provisions of relevant Acts or any of them it will be incumbent on such Licensed Technical Personnel to ascertain whether " the regular line of the street" has been prescribed under the provisions of relevant Act; and whether any portion of the said premises is required for the street and no Licensed Technical Personnel must, on any account or under any pretence whatever, be a part to any evasion or attempted evasion of the set-back (if any that may be required).</p> <p>(4) In every case in which a Licensed Technical Personnel is professionally concerned in connection with any building or work upon any premises designed or intended to be used for any purposes in respect of which the written permission or license of the Chief Officer is prescribed by the said Act at a necessary condition to the establishment or use of such premises for such purpose, it shall be incumbent on such Licensed Technical personnel, so far as his professional connection with such case extends, to see that all conditions prescribed by the said Act, or by any rule for the time being in force there under, in respect or premises designed or intended to be applied to such use, are duly fulfilled or provided for.</p> <p>(5) A Licensed Technical Personnel shall not carry out any work in connection with any building or other erection on a plot of land leased or agreed to be leased by the Municipal Council in contravention of any term or condition of the lease or agreement for lease.</p> <p>(6) When Licensed Technical Personnel ceases to be in the employment for the development work, he shall report the fact forthwith to the Chief Officer.</p>
--	--

APPENDIX 'D-1'
FORM FOR SANCTION OF BUILDING PERMIT AND
COMMENCEMENT CERTIFICATE

To,

Sir,

With reference to your application No _____, dated _____ for the grant of sanction of Commencement Certificate under Section 18 Maharashtra Regional and Town Planning Act, 1966 to carry out development work / Building on Plot No _____ Revenue Survey No _____, City Survey No _____, mauja _____ situated at Road /Street _____, Society _____ the Commencement Certificate/Building Permit is granted under the said Act, subject to the following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. -----
6. -----
7. -----

Office No.

Office Stamp

Date :

Yours faithfully,

Collector

(Specimen of Stamp of Approval to be marked on building plan)

APPENDIX 'D-2'

FORM FOR TENTATIVE APPROVAL FOR DEMARCATION OF LAND/ SUB-DIVISION LAYOUT

To,

Sir,

With reference to your application No _____, dated _____ for the land sub-division approval, under Section 18 Maharashtra Regional and Town Planning Act, 1966 to carry out development work in respect of land bearing Revenue Survey No _____, City Survey No _____, mauje _____ situated at Road /Street _____, Society _____, it is to inform you that, land sub-division layout is hereby tentatively approved and recommended for demarcation, subject to the following conditions:

1. You will get the land sub-division layout demarcated on the site by the Land Records Department and submit the certified copy to that effect for final approval.
2. It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the Authority/Collector after developing them to the satisfaction of the Authority/Collector.
3. If you wish that the Authority/Collector has to carry out these development works, then you will have to deposit the estimated expenses to the Authority/Collector in advance, as decided by the Authority/Collector.
4. You will have to submit an undertaking in respect of recreational open spaces as stipulated in Regulation.
5. This permission does not entitle you to develop the land which does not vest in you.
6. -----
7. -----

Office No.

Office Stamp

Date :

Yours faithfully,

Collector

(Specimen of Stamp to be marked on land sub-division layout plan recommended for demarcation)

APPENDIX 'D-3'
FORM FOR FINAL APPROVAL TO THE LAND SUB-DIVISION / LAYOUT

To,

Sir,

With reference to your application No. _____, dated _____ for the land sub-division approval, under Section 18 Maharashtra Regional and Town Planning Act, 1966 to carry out development work in respect of land bearing Revenue Survey No _____, City Survey No _____, mauje _____ situated at Road /Street _____, Society _____, the land sub-division layout is finally approved as demarcated under the provision of the Maharashtra Regional and Town Planning Act, 1966 subject to the following conditions:

1.	It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the Authority/Collector after developing them to the satisfaction of the Collector/Authority.
2.	If you wish that the Collector/Authority should carry out these development works, then you will have to deposit the estimated expenses to the Collector/Authority in advance, as decided by the Collector/Authority.
3.	As per the undertaking submitted by you in respect of recreational open space as stipulated in Regulation, the said open space admeasuring ----- sq.m. stand vested in the name of plot holders of the layout or society of the plot holders and you have no right of ownership or interest in the said recreational open space.
4.	This permission does not entitle you to develop the land which does not vest in you.
5.	-----
6.	-----
7.	-----
8.	-----

Office No. ----- Office Stamp

----- Date : -----

Yours faithfully,

Collector/Authority.

**Stamp of approval of land
sub-division layout plan.**

APPENDIX 'E-1'
FORM FOR REFUSAL OF BUILDING PERMIT / COMMENCEMENT CERTIFICATE

To,

Sir,

With reference to your application No. _____ dated _____ for the grant of sanction for the development work / the erection of a building / execution of work on Plot No.

_____, Revenue Survey No. _____, City Survey No. _____,

mauje _____, situated at Road/Street _____, Society _____, I regret to inform you that the proposal has been refused, on the following grounds and also on grounds mentioned on the reverse page.

1. -----
2. -----
3. -----
4. -----
5. -----
6. -----

Office No.

Office Stamp

Date :

Yours faithfully,

OBJECTIONS

1. Application Form.
2. Plans and Statement.
- *3. Architect
4. Ownership.
5. Plinth Area.
6. Marginal Space.
 - (i) Front Margin
 - (ii) Side Margin
 - (iii) Rear Margin

7. Floor Areas.
 - (a) Bed Room; Dining Room, Hall.
 - (b) Bath-Room.
 - (c) Kitchen.
 - (d) Any other room.
8. Ventilation
9. Detached / Semidetached.
10. Projection / Balcony.
11. Stair Case / Stair Case Landing
12. Enclosure / Compound wall.
13. Well.
14. Porch.
15. Canopy.
16. Colour Code is not as per building regulations
17. Miscellaneous.

Planning Assistant/ Assistant Town Planner/
Engineer, Building Section/Town Planning
Section, _____

APPENDIX 'E-2'
FORM FOR REFUSAL OF LAND SUB-DIVISION / LAYOUT

To,

Sir,

With reference to your application No. _____ dated _____
for the grant of sanction for the development work bearing Revenue Survey No._____, City Survey
No._____, mauje_____, situated at Road/Street _____,
Society_____, I regret to inform you that the proposal has been refused under the
provisions of the Maharashtra Regional and Town Planning Act, 1966 on the following grounds and
also on grounds mentioned on the reverse page.

1. -----
2. -----
3. -----
4. -----
5. -----
6. -----

Office memo No. BE

Office Stamp

Date :

Yours faithfully,

Collector/Authority

OBJECTIONS	
1.	Application Form.
2.	Plans and Statement.
*3.	Architect
4.	Ownership.
5.	Road width not as per the regulation.
6.	Cognizance of D.P.Proposals
7.	Required recreational open space
8.	Required amenity space
9.	Miscellaneous

Planning Assistant/ Assistant Town Planner/
Engineer, Building Section/Town Planning
Section, _____

**stamp to be
affixed on the plan**

APPENDIX 'F'

FORM FOR INTIMATION OF COMPLETION OF WORK UPTO PLINTH LEVEL

To,

The Collector

Dist.-----

Sir,

The construction up to plinth / column up to plinth level has been completed in Building No _____ Plot No _____, Revenue Survey No._____, City Survey No._____, mauje_____, situated at Road/Street _____, Society_____ in accordance with your permission No _____ dated _____ under my supervision and in accordance with the sanctioned plan.

Please check the completed work and permit me to proceed with the rest of the work.

Yours faithfully

Signature of Architect /Licensed Engineer/
Structural Engineer/Supervisor

Name :

(In Block Letters)

Address :

E-mail ID :

Mobile No.:

Date:

APPENDIX 'G'
FORM OF APPROVAL / DISAPPROVAL OF DEVELOPMENT WORK
UPTO PLINTH LEVEL

To,

Sir,

Please refer to your intimation No _____ dated _____
regarding the completion of construction work upto plinth / column upto plinth level in Building No
_____ Plot No _____, Revenue Survey No. _____, City Survey
No. _____, mauje _____, situated at Road/Street
_____, Society _____ You may proceed / are not allowed to proceed with the
further work as per sanctioned plans / as the construction upto plinth level does / does not confirm to
the sanctioned plans.

Yours faithfully

TheCollector/Authority

Office No.

Office Stamp

Date:

APPENDIX 'H'
FORM FOR COMPLETION CERTIFICATE

To,
Collector/Authority

Sir,

I hereby certify that the erection / re-erection or part/ full development work in / on building / part building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, mauje _____, situated at Road/Street _____, Society _____ has been supervised by me and has been completed on _____ according to the plans sanctioned, vide office communication No _____ dated _____. The work has been completed to the best of my satisfaction. The workmanship and all the materials (type and grade) have been strictly in accordance with general and detailed specifications. No provisions of the Act or the building Regulations, no requisitions made, conditions prescribed or orders issued there under have been transgressed in the course of the work. I am enclosing three copies of the completion plans. The building is fit for occupancy for which it has been erected/ re-erected or altered, constructed and enlarged.

I have to request you to arrange for the inspection & grant permission for the occupation of the building.

Yours faithfully

Signature of Architect /Licensed Engineer/
Structural Engineer/Supervisor

License No. of Architect :

Address of Architect or Licensed Engineer
Structural Engineer / Supervisor :

Name of Architect or Licensed Engineer/
Structural Engineer / Supervisor E-mail ID :

Mobile No. :

Encl : As above.

Date :

(Signature of Owner)

Name of Owner (in Block Letters)

APPENDIX 'I'
FORM FOR OCCUPANCY CERTIFICATE

To,

- i) Owner:
- ii) Architect, Licensed Engineer Structural Engineer / Supervisor

Sir,

The part / full development work / erection re-erection / or alteration in of building / part building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, mauje _____, situated at Road/Street _____, Society _____ completed under the supervision of _____ Architect, Licensed Engineer/ Structural Engineer / Supervisor, / License No _____ may be occupied on the following conditions-

- 1. -----
- 2. -----
- 3. -----
- 4. -----

A set of certified completion plans is returned herewith.

Encl : As above.

Yours faithfully

TheCollector/Authority

Office No.

Office Stamp

Date:

Specimen of Stamp to be marked on the plan

APPENDIX 'J'
FORM FOR REFUSAL OF OCCUPANCY CERTIFICATE

To,

- i) Owner:
- ii) Architect, Licensed Engineer Structural Engineer / Supervisor

Sir,

The part / full development work / erection re-erection / or alteration in of building / part building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, mauje _____, situated at Road/Street _____, Society _____ completed under the supervision of _____ Architect, Licensed Engineer/ Structural Engineer / Supervisor, / License No _____ is not allowed to be occupied because of the following reasons -

- 1. The construction carried out by you does not conform to the sanctioned plans.
- 2. -----
- 3. -----

A set of completion plan is retained with the Municipal Council and remaining sets are regretfully returned herewith.

Encl : As above.

Yours faithfully

The Colector/Authority

Office No.

Office Stamp

Date:

Specimen of Stamp to be marked on the plan

APPENDIX 'K'
FORM OF INDEMNITY FOR PART OCCUPANCY CERTIFICATE
(On Stamp Paper)*

To,
Collector/Authority

Subject:-

Sir,

While thanking you for letting me occupy a portion of the above building before acceptance of the Completion Certificate of the whole building for the plans approved in communication No _____, dated _____ I hereby indemnify the Authority against any risk, damage and danger which may occur to occupants and users of the said portion of the building and also undertake to take necessary security measures for their safety. This undertaking will be binding on me /us, our heirs, administrators and our assignees.

(* Of such value as decided by the Authority)

Yours faithfully,

Signature of Owner

Name of the Owner

Witness:

Address:

Date:

D Class Corporations

DC Rules

**Development Control and
Promotion Regulations for D Class
Municipal Corporations in Maharashtra**

**Government of Maharashtra,
Urban Development Department,
Mantralaya, Mumbai - 400 032.**

Dated: 20/09/2016

NOTIFICATION

Maharashtra Regional & Town Planning Act, 1966 No. TPS-1812/CR-112/12/DCR D Class /UD-13:- Whereas, the Government has sanctioned various Development Plans (hereinafter referred to as 'the said Development Plans') along with their Building Bye-laws and Development Control Rules with or without modifications (*hereinafter referred to as 'the said Development Control Regulations'*) for D Class Municipal Corporations (*hereinafter referred to as 'the said Planning Authorities'*) in the Maharashtra State under the provisions of the **Maharashtra Regional & Town Planning Act, 1966** (*hereinafter referred to as 'the said Act'*), as mentioned in **Schedule-A** appended hereto;

And whereas, the said Development Control Regulations of the said Planning Authorities needed overall changes because of rapid urbanization, introduction of concepts like FSI, TDR, various land uses and need for regulations which support developments like generation of parking areas, creation of more built-up area for Hospitals, Educational Institutions, Star Category Hotels, Institutional Buildings, development of more housing stock through MHADA, eco-friendly buildings, regulation of height of buildings commensurate with fire fighting facilities etc. and therefore such new provisions are required to be included in the said Development Control Regulations;

And whereas in view of the above, the Government in Urban Development Department, vide its resolution no TPS-1812/CR-112/12/DCR D Class /UD-13 dated the 20/11/2013 has appointed a **Committee** (*hereinafter referred to as 'the said Committee'*) under Director of Town Planning, Maharashtra State as a Coordinator for drafting the uniform new Development Control Regulations for D class Municipal Corporations in the State;

And whereas, the *said Committee* after deliberating meeting among themselves prepared the Draft development and Control Regulations named as '**Draft Development Control and Promotion Regulations for D Class Municipal Corporations in Maharashtra**' and submitted the same to the Government vide letter No.2686, dated the 23/04/2015;

And whereas, the Government felt it necessary to replace the existing said Development Control Regulations by the new set of **Draft Standardised Development Control and Promotion Regulations for D class Municipal Corporations in Maharashtra** prepared by the said *Committee* (*hereinafter referred to as 'the said proposed modification'*);

And whereas Aurangabad Municipal Corporation now being C Class Municipal Corporation has requested Government to made applicable the said proposed **Draft Standardised Development Control and Promotion Regulations prepared for the D Class Municipal Corporations** for their Corporation;

And whereas, the Government, found it expedient in the public interest to take recourse of the provision contained in Section 37(1AA) of the said Act;

And whereas , pursuant to the above and in exercise of the powers conferred by Clause (a) of sub-section (1AA) of Section 37 of the said act and all other powers enabling in that behalf, the Government of Maharashtra has published a notice bearing No. TPS-1812/CR-112/12/DCR D Class /UD-13/Dated 19/11/2015 which appeared in the Maharashtra Government Gazette

dated 3rd to 9th Dec 2015 on the page no 9 to 215 for inviting objections and suggestions upon *the said proposed modifications* from the general public and concerned Joint Director of Town Planning of the division was authorized as an Officer (hereinafter referred to as *the said Officer*) to give hearing and submit his report to the Government;

And whereas after considering the reports submitted by the concerned said Officers and consulting the Director of Town Planning M. S. Pune, the Government of Maharashtra is of the opinion that in supersession and in place of existing Development Control Regulations of the D Class Municipal Corporations, the proposed new set of "***Draft Development Control and Promotion Regulations for D Class Municipal Corporations in Maharashtra***" should be sanctioned and made applicable with certain modifications for the said Planning Authorities;

Now therefore, in exercise of the powers conferred by Clause (c) of sub-Section (1AA) of Section 37 of the said act and all other powers enabling in that behalf, the Government of Maharashtra **finally sanctions** the proposed modifications in respect of "***Development Control and Promotion Regulations for D Class Municipal Corporations in Maharashtra***" and made applicable for the said Planning Authorities as mentioned in **Schedule-A** attached herewith;

02. This notification shall be kept open for inspection to the general public in the following offices for the above period on all working days.

- (i) Office of the Director of Town Planning, Central Building, Pune;
- (ii) Office of the Joint Director of Town Planning, Pune, Nashik, Nagpur, Aurangabad, Amravati Division;
- (iii) Commissioner Municipal Corporation

This notification shall also be made available on the Government website www.maharashtra.gov.in (कायदे/नियम).

By order and in the name of Governor of Maharashtra,

(Sanjay Saoji)
Under Secretary to Government

SCHEDULE A

(Accompanied with Government Notification no TPS-1812/CR-112/12/
DCR D Class /UD-13, Dated 20/09/2016)

Name of the Division	Name of the Municipal Corporation
Nagpur	Chandrapur
Amaravati	Amaravati
	Akola
Aurangabad	Nanded-Waghala
	Aurangabad
	Parabhani
	Latur
Pune	Kolhapur
	Solapur
	Sangali Miraj Kupawad
Nashik	Jalgaon
	Ahamadnagar
	Dhule
	Malegaon

By order and in the name of Governor of Maharashtra,

(Sanjay Saoji)

Under Secretary to Government



Development Control and Promotion Regulations for D Class Municipal Corporations in Maharashtra

URBAN DEVELOPMNET DEPARTMENT, GOVERNMENT OF MAHARASHTRA

**(Sanctioned under Section 37(1AA) (c) of the Maharashtra Regional & Town Planning Act, 1966
vide Notification vide TPS-1812/CR-112/12/DCR D Class /UD-13 Dated 20/09/2016)**

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**DEVELOPMENT CONTROL AND PROMOTION
REGULATIONS FOR “D” CLASS MUNICIPAL CORPORATIONS IN MAHARASHTRA**

**PART I
ADMINISTRATION**

1.0 SHORT TITLE, EXTENT AND COMMENCEMENT

i) Title-These regulations shall be called as “Development Control and Promotion Regulations for D Class Municipal Corporations in Maharashtra”

ii) Extent: These regulations shall apply to the areas within the jurisdiction of the D class Municipal Corporations and Aurangabad Municipal Corporation, excluding the Municipal Corporations in Mumbai Metropolitan Region.

iii) All development work shall conform to the respective provisions made under these regulations. If there is any conflict between the requirements of these regulations and those of any other rules or bye-laws, these regulations shall prevail.

iv) Commencement: These regulations shall come into force from the date of publication of notification in Official Gazette and these shall replace all existing building bylaws and development control rules.

v) Savings - Notwithstanding anything contained herein, any permission granted or any action taken under the regulations in force prior to these regulations shall be valid and continue to be so valid, unless otherwise specified in these regulations.

Provided that, permissions granted earlier shall be eligible for renewal as per the provisions of the Act.

Provided further that, the words ‘action taken’ in this regulation shall also include the issuance of demand note for granting the development permission.

2.0 DEFINITIONS-

2.1 General

In these regulations, unless the context otherwise requires, the definitions given hereunder shall have meaning indicated against each of them.

2.2 Words and expressions which are not defined in these Regulations shall have the same meaning or sense as in the -

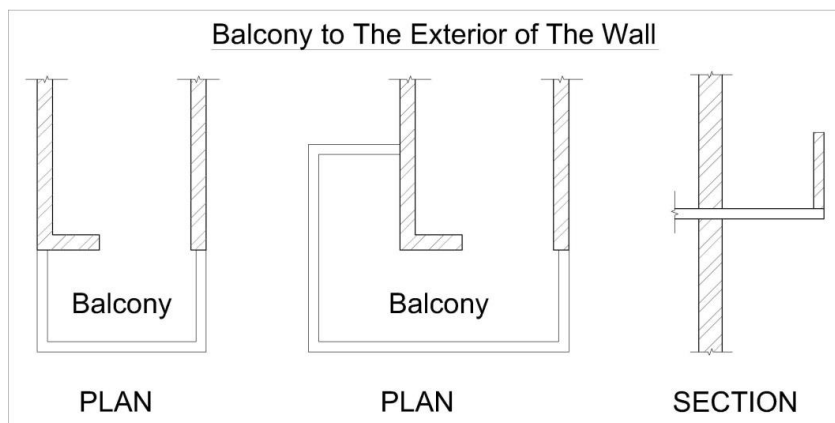
- i) The Maharashtra Regional and Town Planning Act, 1966,
- ii) Maharashtra Municipal Corporation Act, and
- iii) National Building Code (2005 or amended from time to time)

2.3 Act –Act in these Regulations shall mean -

i) The Maharashtra Regional and Town Planning Act, 1966;

2.4 **Authority** - Authority means Municipal Commissioner of the Corporation or an officer authorised by him, unless otherwise specified.

- 2.5 **Alteration :-** Any change in existing authorized building or change from one occupancy to another, or a structural change, such as an addition to the area or height, or the removal of part of a building, or any change to the structure, such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor, roof or other support or a change to or closing of any required means of ingress or egress or a change to the fixtures of equipment as provided under these regulations. However modification in regards to gardening, white washing, painting, plastering, pointing, paving and retiling shall not be deemed to be alteration.
- 2.6 **Advertising Sign: -** Any surface of structure with characters, letters or illustrations applied thereto and displayed in any manner whatsoever outdoor for purposes of advertising or to give information regarding or to attract the public to any place, for public performance, article or merchandise whatsoever, or is attached to, or forms a part of building, or is connected with any building or is fixed to a tree or to the ground or to any pole, screen, fence or hoarding or displayed in space.
- 2.7 **Air-conditioning:-**The process of treating air so as to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of conditioned space.
- 2.8 **Accessory Building:-**A building separate from the main building on a plot and containing one or more rooms for accessory use such as servant quarters, garage, store rooms etc.
- 2.9 **Accessory / Ancillary Use:-**Any use of the premises subordinate to the principal use and incidental to the principal use.
- 2.10 **Amenity Space:-** amenity space means a statutory space provided under the provision of these regulations in any layout to be used for any of the amenities specified in these regulations.
- 2.11 **Access:-**Clear approach to a plot or a building.
- 2.12 **Architect: -** An Architect is a person registered with Council of Architecture as per Architects Act, 1972 as an Architect.
- 2.13 **Atrium -** Atrium means a sky lighted, naturally/mechanically ventilated area in buildings, with no intermediate floors, used as circulation space or entrance foyer.
- 2.14 **Balcony :-** A Horizontal projection cantilever or otherwise shown in the figure below, including parapet and handrail balustrade to serve as a passage or sitting out place atleast one side fully open, except provided with railing or parapet wall for safety.



- 2.15 **Basement:** - The lower storey of a building below or partly below the ground level.
- 2.16 **Building:**-Any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof whether used as human habitation or not and includes foundation, plinth, walls, floors, roofs, chimneys, wells, door steps, fencing, plumbing and building services, fixed - platforms, verandas, balcony; cornice or projection, part of a building or anything affixed thereto or any wall fence enclosing or intended to enclose any land or space and signs and outdoor display structures. However, tents, shamianas and the tarpaulin shelters erected for temporary and ceremonial occasions with the permission of the Authority shall not be considered as building.
- 2.17 **Built up Area:**-The area covered by a building on all floors including cantilevered portion, mezzanine floors, if any, but accepting the areas excluded specifically from FSI under these Regulations.
- 2.18 **Building Line:**-The line upto which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend.
- 2.19 **Building Height :-** The vertical distance measured in the case of flat roofs, from the average level of the ground around and contiguous to the building or as decided by the Authority to the terrace of last liveable floor of the building adjacent to the external walls; to the highest point of the building and in the case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof; and in the case of gable facing road, the mid-point between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of measuring heights.
- 2.20 **“Builder/Developer”** Means the person who is legally empowered to construct or to execute work on a building unit, building or structure and / or land development, or where no person is empowered, the owner of the building unit, building or structure.
- 2.21 **Cabin:**- A non - residential enclosure constructed of non - load bearing, non-masonry partitions having area not exceeding 3.00 sq.m.
- 2.22 **Carpet Area:**- Means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or veranda area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
Explanation – For the purpose of this clause, the expression “exclusive balcony or veranda area” means the area of the balcony or veranda, as the case may be, which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee; and “exclusive open terrace area” means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee;
- 2.23 **Chajja:** - A sloping or horizontal structural overhang usually provided over openings on external walls to provide protection from sun and rain and for purpose of architectural appearance.
- 2.24 **Chimney:**- An upright shaft containing one or more flues provided for the conveyance to the outer air of any product of combustion resulting from the operation of heat producing appliance or equipment employing solid, liquid or gaseous fuel.
- 2.25 **Combustible Material:**- A material, if it burns or adds heat to a fire when tested for combustibility in accordance with IS - 3808 - 1966 Method of Test for combustibility of building materials, National Building Code.

- 2.26 **Control Line:-**A line on either side of a highway or part of highway beyond the building line fixed in respect of such highway by the Highway Authority.
- 2.27 **Courtyard or Chowk:-** A space permanently open to sky enclosed on sides fully or partially by buildings and may be at ground level or any other level within or adjacent to a building.
- 2.28 **Canopy:-**A projection over any entrance.
- 2.29 **Congested area:-** means the congested area as shown on the Development Plan.
- 2.30 **Convenience Shopping:-**Means shops for domestic needs each with a carpet area not exceeding 10 sq.mt.
- 2.31 **Corridor:-** means a common passage or circulation space including a common entrance hall.
- 2.32 **Detached Building:-** A building whose walls and roofs are independent of any other building with open space on all sides as specified.
- 2.33 **Development :-** Development with its grammatical variations means the carrying out of buildings, engineering, mining or other operations in, or over, or under, land or the making of any material change, in any building or land or in the use of any building or land or any material or structural change in any Heritage building or its precinct and includes demolition of any existing building, structure or erection of part of such building, structure of erection and reclamation, redevelopment and layout or sub-division of any land and to develop shall be construed accordingly.
- 2.34 **Development Plan:-**“Development Plan” means a plan for the development of the area within the jurisdiction of a Planning Authority and includes revision of a development plan and proposals of a special planning Authority for development of land within its jurisdictions.
- 2.35 **Drain:-** means a system or a line of pipes, with their fittings and accessories, such as manholes, inspection chambers, traps, gullies, floor traps used for the drainage of building, or number of building or yards appurtenant to the buildings within the same cartilage. A drain shall also include open channel for conveying surface water or a system for the removal of any liquid.
- 2.36 **Dwelling Unit /Tenement:-**An independent housing unit with separate facilities for living, cooking and sanitary requirements.
- 2.37 **Density:-**The residential density expressed in terms of the number of dwelling units per hectare.
- 2.38 **Enclosed Stair- case:-** A stair case separated by fire resistant walls and door (s) from the rest of the building.
- 2.39 **Existing Building or use:-** A building, structure or its use existing authorisedly.
- 2.40 **Exit:-** A passage, channel or means of egress from any building, storeys or floor area to a street or other open space of safety.
- 2.41 **Vertical Exit:-**A vertical exit is a means of exit used for ascension or dissension between two or more levels including stairways, smoke proof towers, ramps, escalators and fire escapes.
- 2.42 **Horizontal Exit:-** A horizontal exit is protected opening through or around a firewall or a bridge connecting two buildings.

- 2.43 **Outside Exit:-** An outside exit is an exit from the building to public way, to an open area leading to public way, to an enclosed fire resistive passage to a public way.
- 2.44 **External Wall:-**An outer wall of a building not being a party wall even though adjoining to a wall of another building and also means a wall abutting on an interior open space of any building.
- 2.45 **Escalator:-**A power driven, inclined, continuous stairway used for raising or lowering passengers.
- 2.46 **Floor:-** The lower surface in a story on which one normally walks in a building. The general term floor unless otherwise specifically mentioned shall not refer to a mezzanine floor.
- Note:-** The sequential numbering of floor shall be determined by its relation to the determining entrance level. For floor at or wholly above ground level the lowest floor in the building with direct entrance from / to road or street shall be termed as ground floor. The other floors above ground floor shall be numbered in sequence as Floor 1, Floor 2, etc., with number increasing upwards.
- 2.47 **Floor space index (F. S. I):-** The quotient obtained by dividing the total covered area (plinth area) on all floors, excluding exempted areas as given in Regulation No.26.9 by the area of the plot.
- $$\text{F.S.I.} = \frac{\text{Total covered areas on all floors}}{\text{Plot area}}$$
- 2.48 **Footing:-**A foundation unit constructed in brick work, masonry or concrete under the base of a wall or column for the purpose of distributing the load over a large area.
- 2.49 **Foundation:-**That part of the structure which is in direct contact with an transmitting loads to the ground.
- 2.50 **Front:-** The space between the boundary line of plot abutting the means of access / road / street and the building line. In case of plots facing two or more means of accesses / roads / streets, the plot shall be deemed to front on all such means of access / road / streets.
- 2.51 **Gallery:-** An intermediate floor or platform projecting from a wall of an auditorium of a hall providing extra floor area, additional seating accommodation etc. These shall also include the structures provided for seating in stadia.
- 2.52 **Garage-Private:-** A building or portion thereof designed and used for parking of private owned motor driven or other vehicles.
- 2.53 **Garage-Public :-**A building or portion thereof designed as other than a private garage, operated for gain, designed or used for repairing, servicing, hiring, selling or storing or parking motor driven or other vehicles
- 2.54 **Group Housing Scheme:-** Group housing scheme means a building or a group of buildings constructed or to be constructed with one or more floors, consisting of more than one dwelling units and having common service facilities. Common service facilities means facilities like stair case, balcony, corridor, and veranda, lift, etc.
- 2.55 **Ground Level -** The average level of the ground in a plot.
- 2.56 **Habitable Room:-** Habitable room or living room means, a room constructed or intended for human habitation

- 2.57 **Home Occupation:-** Customary home occupation other than the conduct of an eating or a drinking place offering services to the general public, customarily carried out by a member of the family residing on the premises without employing hired labour, and for which there is no display to indicate from the exterior of the building that it is being utilized in whole or in part for any purpose other than a residential or dwelling use, and in connection with which no article or service is sold or exhibited for sale except that which is produced therein, which shall be non-hazardous and not affecting the safety of the inhabitants of the building and the neighbourhood and provided that no mechanical equipment is used except that as is customarily used for purely domestic or household purposes and / or employing licensable goods. If motive power is used, the total electricity load should not exceed 0.75 KW. Home Occupation may also include such similar occupations as may be specified by the Commissioner with the approval with the approval of Director of Town Planning and subject to such terms and conditions as may be prescribed.
- 2.58 **Information Technology Establishment (ITE):-** means an establishment which is in the business of developing either software or hardware relating to computers or computer technology as approved by Director of Industries.
- 2.59 **Layout Open Space / Recreational Open Space:-** Shall mean a statutory common open space kept in any layout exclusive of margins and approaches, at a height not more than ground level of the building unit.
- 2.60 **Ledge or Tand: -** A shelf like projection, supported in any manner whatsoever, except by vertical supports within a room itself but not having projection wider than half meter.
- 2.61 **Licensed Engineer / Structural Engineer / Supervisor:-**A qualified Engineer/Structural Engineer / Supervisor licensed by the Municipal Commissioner/appropriate authority.
- 2.62 **Licensed Technical Persons:-**means a qualified Engineer, Structural Engineer, and Supervisor etc. licensed by the Commissioner / appropriate authority.
- 2.63 **Lift:-** An appliance designed to transport persons or materials between two or more levels in a vertical or substantially vertical directions, by means of a guided car platform.
- 2.64 **Lift Machine:-** Part of the lift equipment comprising the motor(s) and the control gear there with, reduction gear (if any), brakes and winding drum or sheave, by which the lift car is raised or lowered.
- 2.65 **Lift Well:-** Unobstructed space within an enclosure provided for the vertical movement of the lift car(s) and any counter weights, including the lift pit and the space for top clearance.
- 2.66 **Loft:-** Shall mean, an intermediate floor between two floors which is constructed for storage purpose and as defined in Regulation No.41.5.1
- 2.67 **Laying out of New Street:-**Includes provision of road for levelling, formation, metalling or paving of a road and footpaths, etc. including layout of the services such as water supply, drainage, etc.
- 2.68 **Mall:-** A large enclosed shopping area.
- 2.69 **Marginal distance/ Set back:-**Minimum distance required to be left open to sky between boundary of the building plot and the building excluding court yard/chowk, which is an integral part of the plot.

- 2.70 **Masonry:-** An assemblage of masonry units properly bound together with mortar.
- 2.71 **Mezzanine floor:-** An intermediate floor between two floors of any story, forming an integral part of floor below, overhanging or overlooking a floor beneath, not being a loft between the floor and ceiling of any storey.
- 2.72 **Means of Access:-**These shall include the road/ street/ vehicular access way, pathway upto the plot and to the building within a plot as defined in Regulation No. 23.0
- 2.73 **Net plot area:** The net plot area shall be as defined in Regulation No.24.9
- 2.74 **Non -Combustible Material:-** A material which does not burn nor add heat to a fire when tested for combustibility in accordance with IS: 3808 - 1966 'Method of Test for Combustibility of Building Materials'.
- 2.75 **Non-conforming User:** -Any lawful use / building existed on the site but which does not conform to the zoning shown on the Development Plan.
- 2.76 **Occupancy or Use Group :-**The principal occupancy or use for which a building or a part of a building is used, or intended to be used, for the purposes of classification of a building according to the occupancy, an occupancy shall be deemed to include subsidiary occupancies which are contingent upon it. Buildings with mixed occupancies are those buildings in which more than one occupancy are present in different portions of the building. The occupancy classification shall have the meaning given from 2.76.1 to 2.76.12 unless otherwise spelt out in Development Plan.
- 2.76.1 **Assembly Buildings:-**These shall include any building or part of building where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes, e.g. theatres, motion picture house, drive-in-theatres, multiplexes, assembly halls, city halls, town halls, auditoria, exhibition halls, museums, mangal karyalaya, cultural centre, skating rinks, places of worship, dance theatres, club & gymkhana, passenger stations and terminals of air, surface and other public transportation services, recreation piers and stadia.
- 2.76.2 **Business Buildings:-**These shall include any building or part of building, which is used for transaction of business for the keeping of accounts and records for similar purposes; offices, banks, professional establishments, I.T. establishments, call centre, offices for private entrepreneurs, court houses, libraries shall be classified in this group in so far as principal function of these is transaction of public business and the keeping of books and records.
- 2.76.3 **Educational Buildings :-** A building exclusively used for a school or college recognized by the appropriate Board or University, or any other competent authority involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other users incidental thereto such as library, coaching class or a research institution. It shall also include quarters for essential staff required to reside in the premises and a building used as a hostel attached to an educational institution situated in its campus and, also includes day care purposes more than 8 hours per week.
- 2.76.4 **Hazardous Buildings :-**These shall include any building or: part of a building which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and / or which may produce poisonous gases or explosions during storage, handling, manufacturing or processing, which involve highly corrosive, toxic or noxious alkalis, acids or other liquids or chemicals producing flames, fumes and explosive, mixtures of dust or which result in the division of matter into fine particles subject to spontaneous ignition.

- 2.76.5 **Industrial Buildings:-**These shall include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated assembled or processed like assembling plants, laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories etc.
- 2.76.6 **Institutional Buildings:-** A building constructed or used by Government, Semi - Government organization or registered trusts or persons and used for medical or other treatment, or an auditorium or complex for cultural and allied activities or for an Hospice care of persons suffering from physical or mental illness, handicap, disease or infirmity, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, houses of correctional detention and reformatories.
- 2.76.7 **Mercantile Buildings:-**These shall include any building or part of a building, which is predominantly used as shops, stores, market, malls for display and sale of merchandise either wholesale or retail, office, storage and service facilities incidental to the sale of merchandise and located in the same building shall be included under this group.
- 2.76.8 **Office Building / Premises:-**The premises whose sole or principal use is to be used as an office or for office purpose; "office purposes" shall include the purpose of administration, clerical work, handling money, telephone/ telegraph/ computer operations and "clerical work" shall include writing, book-keeping, sorting papers, typing, filing, duplicating, drawing of matter for publication and the editorial preparation of matter for publication.
- 2.76.9 **Public Semi-public Building:-** A building constructed or used by Government, Semi Government Organization, Government Undertaking, Local Authorities, for conducting public semi-public use like municipal office, post office, telephone office, etc.
- 2.76.10 **Residential Buildings:-**These shall include any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities. It includes one or two or multi-family dwellings, lodging or rooming houses, residential hotels, hostels, dormitories, dharmshalas, apartment houses, flats, service apartment, studio apartment and private garages incidental thereto.
- 2.76.11 **Storage Buildings :-**These shall include any building or part of a building used primarily for the storage or sheltering of goods, wares or merchandise, like ware houses, cold storage, freight depots, transit sheds, godowns, store houses, public garages, hangars, truck terminals, grain elevators, barns and stables.
- 2.76.12 **Wholesale Establishments:-**These shall include establishments wholly or partly engaged in wholesale trade, manufactures, wholesale outlets including related storage facilities, A.P.M.C. establishments, warehouses and establishments engaged in truck transport including truck transport booking agencies.
- 2.77 **Owner:-**The person who has legal title for land or building.
- 2.78 **Parapet :-** A low wall or railing built along the edge of a roof, terraces, balcony, verandah etc.
- 2.79 **Parking Space:-** An enclosed or unenclosed, covered or open area sufficient in size to park vehicles. Parking space shall be served by a driveway connecting them with a street or alley and permitting ingress or egress of vehicles.

- 2.80 **Permit / Permission:** - A permission or authorization in writing by the Authority to carry out the work regulated by these Regulations.
- 2.81 **Plinth:** -The portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground.
- 2.82 **Plot / Site:-**A parcel or piece of land enclosed by definite boundaries and approved by an authority as a building site, under these Regulations.
- 2.83 **Pandals/Shamiyanas:-** means a temporary structure with roof or walls made of canvas, cloth other like material which is not adopted for permanent or continuous occupancy.
- 2.84 **Podium:-**A continuous projecting base or pedestal under or around the building, generally used for parking and movement of vehicle within the permissible area as specified in Regulation.
- 2.85 **Porch:** -A covered surface supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building.
- 2.86 **Road / Street:-** Any highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square place or bridge, whether a thoroughfare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm-water drains, culverts, sidewalks, traffic islands, roadside trees and hedges, retaining walls, fences, barriers and railings within the street lines.
- 2.87 **Road / Street Line:-** The line defining the side limit of a road / street.
- 2.88 **Room Height:-**The vertical distance measured from the finished floor surface to the finished ceiling/ slab surface. In case of pitched roofs, the room height shall be the average height between bottom of the eaves and bottom of ridge.
- 2.89 **Row Housing:-**A row of houses with only front, rear open spaces.
- 2.90 **Semi Detached Building:** -A building detached on three sides with open spaces as specified.
- 2.91 **Site corner:-** The side at the junctions of and fronting on two or more intersecting streets.
- 2.92 **Site, Depth of:-** The mean horizontal distance between the front and rear side boundaries.
- 2.93 **Site, Double Frontage:-**A site, having a frontage on two streets other than a corner plot.
- 2.94 **Site, Interior or Tandem:-**A site, access to which is by a passage from a street whether such passage forms part of the site or not.
- 2.95 **Smoke Stop Door:-** A door for preventing or checking the spread of smoke from one area to another.
- 2.96 **Special building:-**This shall mean building as specified in Regulation No.6.2.2.g.
- 2.97 **Stair Cover:-**A structure with a covering roof over a stair case and its landing built to enclose only the stair for the purpose of providing protection from weather and not used for human habitation.

- 2.98 **Stilts or Stilt Floor:-** Stilts or stilt floor means portion of a building above ground level consisting of structural column supporting the super structure with at least two sides open for the purpose of parking vehicles, scooters, cycles, etc.
- 2.99 **Storage:-** A place where goods are stored.
- 2.100 **Store Room:-**A room used as storage space.
- 2.101 **Storey:-**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.
- 2.102 **Service Floor:-**Means a floor generally provided in multi-storied buildings and especially in starred hotels where from services like water supply, sewerage disposal system, electricity etc. are co-ordinated/maintained. Height of such floor shall not be more than 1.8m. from floor level to soffit of outer beam and shall not be counted in FSI.
- 2.103 **Stall:-** means a small shop, floor area of which does not exceed 5.0sqm.
- 2.104 **Tenement:-**An independent dwelling unit with a kitchen or cooking alcove.
- 2.105 **Terrace:-** A flat open to sky roof of a building or a part of a building having parapet.
- 2.106 **To Erect :-** To erect a building means
 (a) to erect a new building on any site whether previously built upon or not;
 (b) to re-erect any building of which portions above the plinth level have been pulled down, burnt or destroyed; and
 ® conversion from one occupancy to another
- 2.107 **Travel Distance:-**The distance from the remotest point on a floor of a building to a place of safety, be it a vertical exit, horizontal exit or an outside exit measured along the line of travel.
- 2.108 **Tower like structure:-** A structure in which the height of the tower like portion is at least twice the width of the broader base.
- 2.109 **Unsafe Building:-**Unsafe buildings are those which are structurally unsafe, unsanitary or not provided with adequate means of ingress or egress 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, dilapidation or abandonment.
- 2.110 **Veranda :-** A covered area with at least one side open to the outside with the exception of 1 m. high parapet on the upper floors to be provided on the open side.
- 2.111 **Water Closet (WC):-**A privy with arrangement for flushing the pan with water. It does not include a bathroom.
- 2.112 **Water Course:-**A natural channel or an artificial one formed by draining or diversion of a natural channel meant for carrying storm and waste water.
- 2.113 **Width of Road: -** The whole extent of space within the boundaries of road when applied to a new road, as laid down in the city surveys map or development plan or prescribed road lines by any Act or Law and measured at right angles to the course or intended course of direction of such road whichever is more.

- 2.114 **Window:-** An opening to the outside other than the door which provides all or part of the required natural light, ventilation or both, to the interior space.

3.0 APPLICABILITY OF REGULATIONS

- 3.1 These Regulations shall apply to all development, redevelopment, erection and/or re-erection of a building, change of user etc. as well as to the design, construction or reconstruction of, and additions and alteration to a building. These Regulations shall also apply to any revision of the development permissions/building permissions granted earlier under any Development Control Regulations. Further, these Regulations shall apply to development work defined in Regulation No. 3.2 to 3.6.

3.2 **Development of sites or/and subdivision or amalgamation of land:-**

Where land is to be developed, subdivided, or two or more plots are to be amalgamated, or a lay-out is to be prepared; these Regulations shall apply to the entire area under development, subdivision, amalgamation and layout. Provided that, where part of an existing lay-out / sub-division plan is being altered, these Regulations shall apply only to that part which is being altered without adversely affecting the requirements of layout roads, recreational open space etc. of the earlier sanctioned layout.

3.3 **Construction / Part Construction -**

Where the whole or part of a building is demolished or altered or reconstructed, removed, except where otherwise specifically stipulated, or part is proposed to be newly constructed or revised, these Regulations apply only to the extent of the work involved.

3.4 **Change of Occupancy / User:-**

Where the occupancy or the user of a building is changed, except where otherwise specifically stipulated, these Regulations shall apply to all parts of the building affected by the change.

3.5 **Reconstruction -**

The reconstruction, in whole or part of a building which has ceased to exist due to an accidental fire, natural collapse or demolition, having been declared unsafe, or which is likely to be demolished by or under an order of the Municipal Corporation and for which the necessary certificate has been given by the said Municipal Corporation, shall be allowed subject to the provisions in these Regulations.

3.6 **Revised permission –**

Any development permission granted earlier may be revised. While granting the revised permission, the approved plans and commencement certificate of the earlier permission with the owner and office, shall be stamped as ‘CANCELLED’ by the Authority.

4.0 INTERPRETATION

- 4.1 In these Regulations, the use of present tense includes the future tense, the masculine gender includes the feminine and the neutral, the singular number includes the plural and the plural includes the singular. The word "person" includes a corporation/company, "writing" includes "printing and typing" and "signature" includes thumb impression made by a person who cannot write if his name is written near such thumb impression or digital signature in case of e submissions.

- 4.2 Whenever sizes and dimensions of rooms and spaces within buildings are specified, they shall mean clear dimensions unless otherwise specified in these Regulations. However, sizes and dimensions may not be disputed with reference to finished/unfinished surfaces unless it differs overall dimensions of the building.

5.0 DEVELOPMENT PERMISSION AND COMMENCEMENT CERTIFICATE

- a) No person shall carry out any development work in contravention of the development plan proposals.
- b) No person shall carry out any development work including development of land by laying out into suitable plots and amalgamation of plots or development of any land as group housing scheme or to erect, re-erect or make alterations or demolish any building or cause the same to be done without first obtaining a separate building permit / commencement certificate for each such development work / building from the Municipal Commissioner.
- c) No temporary construction shall be carried out without obtaining prior approval of the Municipal Commissioner, which may be granted subject to such conditions as may be deemed necessary by him. However, temporary site office/watchman cabin/labour- material shed/toilet may be constructed without permission after the development permission is granted. These temporary constructions shall be removed after the completion of construction under development permission.

6.0 PROCEDURE FOR OBTAINING BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

- 6.1 **Application/ notice:** Every person who intends to carry out development and erect, re-erect or make alterations in any place in a building or demolish any building, shall give notice/submit application in writing through registered Architect/ Engineer/Structural Engineer/ Supervisor shall be registered / licensed to the Authority of his said intention in the prescribed form (See Appendix A1 or A2) and such notice /application shall be accompanied by the following requirements and plans wherever necessary.

Minimum four copies of plans and statements shall be made available along with the notice. In case of building schemes, where clearance is required from other agencies like Fire Services and other, number of copies of plans required shall be as decided by the Municipal Commissioner. The plans may be submitted in the form of soft copy as may be specified by the Municipal Commissioner from time to time.

6.2 Information accompanying notice / application

6.2.1 Ownership title and area: -

Every application for development permission and commencement certificate shall be accompanied with the following documents for verifying the ownership and area etc. of the land.

- i) Latest 7/12 extracts or property register card of a date not more than six months prior to the date of submission. Attested copy of original registered sale / lease – deed, if required. A copy of power of attorney, wherever applicable.
- ii) A certified copy of the Measurement Plan of the property under development proposal.
- iii) Statement of area of the holding by triangulation method from the qualified licensed technical personnel or architect with an affidavit from the owner in regard to the area in the form prescribed by the Commissioner.

- iv) Any other document prescribed by the Commissioner.
- v) Wherever third party interest is created by way of agreement to sale or mortgage etc. the registered consent of such interested persons shall be submitted with the application.
- vi) A certified copy of approved sub-division / amalgamation / layout of land from the concerned authority.
- vii) In case of land leased by the Government or local authorities, no objection certificate of Government or such authorities shall be obtained if there is deviation from lease conditions and shall be attached to the application for development permission in respect of such land.

6.2.2 Plans to be submitted along with application / Notice

a) Key Plan or Location Plan:-The key plan drawn to a scale of not less than 1:10000 shall be submitted along with the application for a building permit and Commencement Certificate showing the boundary and locations of the site with respect to neighbourhood landmarks or with respect to the area within a radius of 200 meters from the site whichever is more

b) Site Plan: -The site plan shall be submitted with an application for building permission drawn to a scale of 1:500 or more. This plan shall be based on the measurement plan duly authenticated by the appropriate officer of the Department of Land Records. This plan shall have following details-

- i) The boundaries of the site and of any contiguous land belonging to the neighbouring owners;
- ii) The position of the site in relation to neighbouring streets ;
- iii) The name of the street, if any, from which the building is proposed to derive access;
- iv) All existing buildings contained in the site with their names (where the buildings are given names);
- v) The position of the building and of other buildings, if any, which the applicant intends to erect, upon his contiguous land referred to in (i) above in relation to;
 - a) The boundaries of the site and, in a case where the site has been partitioned, the boundaries of the portions owned by others;
 - b) All adjacent streets, buildings (with number of storeys and height) and premises within a distance of 12 m. of the work site and of the contiguous land (if any) referred to in (i),
- vi) The means of access from the street to the building and to all other buildings (if any) which the applicant intends to erect upon.
- vii) The space to be left around the building to secure free circulation of air, admission of light and access.
- viii) The width of the street (if any) in front and the street (if any) at the side or near the building, including proposed roads;
- ix) The direction of the north line relative to the plan of the building;
- x) Any existing physical features, such as wells, tanks, drains, pipe lines, high tension line, railway line, trees, etc.;
- xi) The ground area of the whole property and the break-up of the covered area on each floor;
- xii) A plan indicating parking spaces as required and provided under these Regulations;
- xiii) Overhead electric supply lines, if any, including space for electrical transformer / substation according to the requirements of the electric distribution company,

- xiv) Any water course existing on site;
- xv) Existing alignments of water supply and drainage line;
- xvi) Such other particulars as may be prescribed by the Commissioner.

c) Sub - Division/ Layout Plan:- In the case of development of land, the notice shall be accompanied by the sub -division/ layout plan which shall be drawn to a scale of not less than 1 : 500, however, for layout having areas 4.0 ha. and above, the plan shall be drawn at a scale of not less than 1:1000, **containing** the following:-

- (a) Scale used and north point;
- (b) The location of all proposed and existing roads with their existing /proposed widths within the land;
- Ⓜ Dimension of plots;
- (d) The location of drains, sewers, public facilities and services, electrical lines, natural watercourses, water bodies and streams etc.
- Ⓜ Table indicating size, area and use of all plots in the sub-division/ layout plan;
- (f) The statement indicating the total area of the site, area utilized under roads, recreational open spaces, amenity spaces, playground, recreation spaces and development plan reservations/roads, schools, shopping and other public places along with their percentage with reference to the total area of the site proposed to be sub-divided / laid out;
- (g) In case of plots which are sub-divided in built-up areas, in addition to the above, the means of access to the sub-division from existing streets;
- (h) Contour plan of site, wherever necessary.

d) Amalgamation Plan:-Where two or more plots / holdings are to be amalgamated, plan showing such amalgamation drawn to a scale not less than 1:500. Instead of submitting a separate plan, such amalgamation may be allowed to be shown on building / layout-plan itself. However, 7/12 extract or property card of amalgamated plot shall be submitted before occupation certificate.

e) Service Plan:- Plans, elevations and sections of water / grey-water supply, sewage disposal system and details of building services, where required by the Municipal Commissioner, shall be made available to a scale not less than 1:100 and for layouts 1:1000.

f) Building plan:-The plans of the building with elevations and accompanying the notice/application shall be drawn to a scale of 1: 100or more and shall;

- i) include floor plans of all floors together with the built-up /covered area clearly indicating the sizes of rooms and the position and width of staircases, ramps and other exit ways, lift wells, lift machine room and lift pit details. It shall also include ground floor plan as well as basement plan and shall indicate the details of parking space and loading and unloading spaces provided around and within the building as also the access ways and the appurtenant open spaces with projections in dotted lines, distance from any building existing on the plot in figured dimensions along with accessory building ;
- ii) show the carpet area of every flat or shop or any unit.
- iii) show the use or occupancy of all parts of the buildings;
- vi) show exact location of essential services, such as water closet (W.C.), bath, sink and the like;

- v) include sectional drawings showing clearly the size of the footings, thickness of basement wall, wall construction size and spacing of framing members, floors, slabs, roof slabs with the materials. The section shall indicate the height of the building, rooms and parapet, drainage and slope of the roof. At least one section should be taken through the staircase provided further that the structure plan giving details of all structural elements and materials used along with structural calculations shall be submitted separately but in any circumstances before the issue of the building permit or commencement certificate;
- vi) include sectional drawings of the building showing all sectional details including staircase.
- vii) show all street elevations.
- viii) give dimensions of the projected portion beyond the permissible building line.
- ix) include terrace plan indicating the drainage and the slope of the roof.
- x) give indication of the north line relative to the plan.
- xi) give dimensions and details of doors, windows and ventilators.
- xii) give such other particulars as may be required to explain the proposal.

g) Building Plans for Special Buildings:- For

- (i) multi-storeyed buildings which are more than 16 mt height; or
- (ii) special buildings like educational, assembly, mercantile, institutional, public and semi-public, industrial, storage and hazardous having area more than 500 sq. m. on each floor; or
- (iii) buildings with mixed occupancies with any of the aforesaid occupancies mentioned in (ii) above, having built-up area more than 500 sq. m. on each floor;

The following additional information shall be furnished / indicated on the Building Plans in addition to the items (i) to (xii) of Regulation No. 6.2.2.(f)

- (a) access to fire appliances/vehicles with details of vehicular turning circle and clear motor able access way around the building except front margin, which should be of atleast 6 mtr. or as decided by Municipal Commissioner in consultation with the fire officer (whichever is more);
- (b) size (width) of main and alternate staircases, wherever necessary as per Regulation along with balcony approach, corridor, ventilated lobby approach;
- (c) location and details of lift enclosures;
- (d) location and size of fire lift;
- (e) smoke stop lobby/door, where provided;
- (f) refuse chutes, refuse chamber, service duct, etc.;
- (g) vehicular parking spaces;
- (h) refuge area, if any;
- (i) details of Building Services:- Air-conditioning system with position of fire dampers, mechanical ventilation system, electrical services, boilers, gas pipes etc.,
- (j) details of exits including provision of ramps, etc. for hospitals and buildings requiring special fire protection measures,
- (k) location of generator, transformer and switch gear room;
- (l) smoke exhauster system, if any;

- (m) details of fire alarm system network;
- (n) location of centralized control, connecting all fire alarm systems, built in fire protection arrangements and public address system etc.
- (o) location and dimensions of static water storage tank and pump room alongwith fire service inlets for mobile pump and water storage tank;
- (p) location and details of fixed fire protection installations such as sprinklers, wet risers, hose reels, drenchers, Co2 installation etc.;
- (q) location and details of first aid, fire-fighting equipments /installations'
- (r) certificate of structural engineer about structural and earth-quake safety;

Provided further that the provision of fire escape staircase shall be made as per regulation no 41.25.7.

6.2.3 **Fees and Charges:**

a) Building/ layout permission/Scrutiny Fee:- The notice shall be accompanied by an attested copy of receipt of payment of Building/ layout permission. Application Fee. These fees shall be as decided by the Commissioner from time to time subject to Government orders, if any. Such fee shall be increased by 5 % per year. Provided that, such fees shall not be applicable for the development proposals implemented by Government / Government departments or Public Authorities of State or Central Government.

b) Security Deposit Fee:- For ensuring the faithful compliance of regulations and the directions given in the sanctioned plan and other terms and conditions, a security fee shall be charged at rates as specified by the Commissioner. The same shall be returned to the owner after the issue of the full occupancy certificate for the building by the Commissioner.

c) Development Charges:-Development charges as required under Section 124 A of the Maharashtra Regional and Town Planning Act, 1966 shall be deposited with the Authority before issue of development permission/commencement certificate. In case of revised permission, where no development is carried out in pursuance of the earlier permission, amount of difference of development charges, if any, shall be levied and recovered. In case of revised permission, where development is commenced in pursuance of earlier permission, development charges shall be levied on the land and built-up area, over and above the area covered in the earlier permission.

d) Premium Charges: -Premium charges as may be required to be recovered under these regulations shall be paid to the Planning Authority before issue of development permission / commencement certificate. The amount of premium collected shall be kept in a separate account and it shall be utilised for development of civic amenities and infrastructure.

e) Tax receipt for tax clearance: -The notice shall also be accompanied by the attested copy of a tax receipt from the Assessment Department of the Municipal Corporation for payment of Tax up to date.

6.2.4 **Clearances from Other Departments:-**

In case of development / construction of buildings requiring clearance from the authorities like Civil Aviation Authority, Railways, Directorate of Industries, Maharashtra Pollution Control Board, District Magistrate, Inspectorate of Boilers and Smoke Nuisance, Defence Department, Maharashtra Coastal Zone Management Authority, Archaeological Department etc, the relevant no objection certificates from these authorities, applicable to the occupancy, shall also accompany the application.

In case of building identified in **Regulation No.6.2.2.(g)** the building scheme shall also be cleared by the Fire Officer of the Municipal Corporation or in absence of such officer from the Directorate of Maharashtra State Fire Services.

6.2.5 Supervision

The notice /application shall be further accompanied by a certificate of supervision in the prescribed form as given in Appendix B, by a licensed Architect/ Engineer/ Structural Engineer, as the case may be. In the event of the said licensed technical personnel ceasing to be employed for the development work, further development work shall stand suspended till a new licensed technical person is appointed.

6.3 a) Size of drawing sheets and colouring of plans.

The size of drawing sheets shall be any of those specified in **Table No. 1.**

TABLE NO. 1 : DRAWING SHEET SIZES		
Sr. No.	Designation	Trimmed Size, mm
1.	A0	841 X 1189
2.	A1	594 X 841
3.	A2	420 X 594
4.	A3	297 X 420
5.	A4	210 X 297

i) If necessary, submission of plans on sheets bigger than A0 size is also permissible.

ii) All dimensions on plans shall be indicated only in metric units.

b) Colouring Notations for Plans :

The plan shall be colour as specified in Table No.2 given below and prints of plan shall be on one side of the paper only

TABLE NO. 2					
COLOURING OF PLANS					
S. No.	Item	Site Plan		Building Plan	
		White Plan	Ammonia Print	White Plan	Ammonia Print
(1)	(2)	(3)	(4)	(5)	(6)
1	Plot lines	Thick Black	Thick Black	Thick Black	Thick Black
2	Existing street	Green	Green	.....	.....
3	Future street, if any	Green dotted	Green dotted	.....	.....
4	Permissible building lines	Thick dotted black	Thick dotted Black	.....	.....
5	Existing work	Black (Outline)	Blue	Black	Blue

6	Work proposed to be demolished	Yellow Hatched	Yellow Hatched	Yellow Hatched	Yellow Hatched
7	Proposed work	Red (Outline)	Red	Red	Red
8	Drainage & Sewerage work	Red dotted	Red dotted	Red dotted	Red dotted
9	Water supply work	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin
10	Deviations from sanctioned plan	Red hatched	Red hatched	Red hatched	Red hatched
11	Recreation ground	Green wash	Green wash	Green wash	Green wash
Note- For land development/sub-division/layout/building plan, suitable colouring notations shall be used which shall be indexed.					

- 6.4 **Signing of the Plan** – All the plans shall be duly signed by the owner, co-owner, if any, and the Architect or Licensed Engineer / Structural Engineer / Supervisor and shall indicate his name, address and license number allotted by the Commissioner
- 6.5 **Qualification and Competence of the Architect / Licensed Engineer / Structural Engineer/ Supervisor:** Architect/ Engineer/Structural Engineer/ Supervisor shall be registered / licensed by the Commissioner as competent to plan and carry out various works as given in **Appendix- C**. The qualification and procedure for registration and licensing of the Engineer / Structural Engineer / Supervisor / shall be as given in **Appendix- C**. Architects registered with council of architecture shall not be required to register with the Municipal Corporation

7.0 GRANT OR REFUSAL OF PERMISSION

- i) After receipt of the notice/ application as mentioned in Regulation No.6.1 above, the Authority may either sanction or refuse the plans or may sanction them with such modifications or directions as it may deem necessary after having recovered the necessary charges and there upon shall communicate its decision to the person giving the notice in the prescribed form given in Appendix D1/ D2/ D3 and E1/ E2 as the case may be within the time limit prescribed in the Act.
- ii) The building plans for buildings identified in Regulation no.6.2.2.g shall also be subject to the scrutiny of the Chief Fire Officer, of the Municipal Corporation and the sanction / development permission shall be issued by the Municipal Commissioner after the clearance from the Chief Fire Officer of the Municipal Corporation. In absence of such Officer in corporation, clearance of Director of Fire Services, Maharashtra State shall be necessary.
- iii) In case of land subdivision or plotted layout, tentative layout shall be approved for demarcation at first instance. After having demarcated the layout by the Land Records Department, the owner shall submit the demarcated layout for final approval to the Municipal

Commissioner and the Municipal Commissioner shall examine the provision laid down in Regulation No.9.0 (ii) and grant final approval if it is in accordance with the tentative layout approved for demarcation or with minor changes confirming to the regulations. This shall also be mandatory to Group Housing Scheme/ Education Campus Planning or similar type of development where roads in the adjoining layouts/ Development Plan roads are to be coordinated and/or amenity space is to be earmarked. In other circumstances, it shall not be necessary.

iv) After the plan has been scrutinized and objections have been pointed out, the owner giving notice shall modify the plan, comply with the objections raised and resubmit it. The prints of plans submitted for final approval, shall not contain superimposed corrections. The authority shall grant or refuse the commencement certificate / building permit within 60 days from the date of resubmission. No new objections may generally be raised when they are resubmitted after compliance of earlier objections, except in circumstances to be quoted for additional compliances.

8.0 DEEMED PERMISSION

If within sixty (60) days of receipt of the notice, along with necessary fees/ deposit under the regulations, the Authority fails to intimate in writing to the person, who has given the notice; of its refusal or sanction or sanction with such modifications or directions, the notice with its plans and statements shall be deemed to have been sanctioned, provided nothing shall be construed to authorise any person to do anything on the site of the work in contravention or against the terms of lease or titles of the land.

Provided further that, the development proposal, for which the permission was applied for, is strictly in conformity with the requirements of provisions of these regulations, or regulations framed in this behalf under any law for the time being in force and the same in no way violates either provisions of any draft or final plan or proposals published by means of notice, submitted for sanction under the Act.

Provided further that, any development carried out in pursuance of such deemed permission which is in contravention of the provisions mentioned above, shall be deemed to be an unauthorized development for purposes of Sections 52 to 57 of the Maharashtra Regional and Town Planning Act, 1966 and other relevant Acts.

Provided further that, upon receipt of intimation of any claim for deemed permission, the Municipal commissioner shall within fifteen days from the date of receipt of such claim, communicate its remarks, if any, regarding deemed permission to the applicant, failing which, the proposal shall be approved and commencement certificate and one set of duly approved plans for proposed development shall be issued to the applicant within fifteen days thereafter.

Provided further that, necessary explanation shall be called from the concerned officer of the Municipal Corporation for not processing and disposing of the proposal within 60 days.

9.0 COMMENCEMENT OF WORK & EXTENSION OF PERIOD OF PERMISSION

i) The Commencement certificate/development permission shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid, then the Commissioner may condone the delay for submission of application for renewal by charging necessary fees; but

in any case, commencement certificate shall not be renewed **beyond** 4 years from the date of commencement certificate/ development permission. Provided that no such renewal shall be necessary if the work is commenced within the period of valid permission.

ii) For the purpose of this regulation, "**Commencement**" shall mean as under:-

For a building work including additions and alterations	Construction of basement upto ground level slab or construction of building at plinth level, whichever is minimum.
For bridges and overhead tanks construction	Foundation and work up to the base floor under ground floor.
For underground works/	Foundation and work upto floor level of underground floor.
For layout, sub-division and amalgamation	Final demarcation and provision of water bound macadam roads complete.

iii) In case of land subdivision / group housing schemes, it shall be the responsibility of the owner /developer to construct all infrastructure including roads with asphaltting, storm water drains, sewer lines, water supply lines, development of recreational open spaces etc. In case of land subdivision, these works shall generally be completed within two years and phase wise building permission shall be granted depending upon the percentage of infrastructure work completed. The layout plots should be released for construction in stages according to infrastructure work completed. The condition to that effect shall be incorporated in the commencement certificate. In case of group housing scheme, these works shall be completed before completion of the project and occupancy certificate shall be granted phase wise as per completion of infrastructure work.

Only after handing over roads and infrastructure to the corporation after completion of scheme, the responsibility of maintenance shall lie with the corporation in such cases these roads shall be treated as public road. Otherwise internal roads and infrastructures in the group housing scheme shall be maintained by the owner / society.

10.0 PROCEDURE DURING CONSTRUCTION:-

10.1 Owner / Architect / Developer / Engineer / Structural Engineer / Supervisor or any licensed Technical persons' liability:-

Neither granting of the development permission nor the approval of the drawings and specifications, nor the inspections, made by the Commissioner during erection of the building shall, in any way relieve the Owner / Architect / Developer / Engineer / Structural Engineer / Supervisor or any licensed technical person, of such building from full responsibility for carrying out the work in accordance with the requirements of these regulations. Every owner shall, Permit the Authority to enter the building or premises for which the permission has been granted at any reasonable time for the purpose of enforcing these Regulations.

10.2 Documents at Site:

- i) **Development Permission**:-The Person to whom development permission is issued shall, during construction, keep;
 - a) Posted in a conspicuous place, on the site in respect of which the permission is issued, a copy of the Development permissions and

b) A copy of the approved drawings and specifications referred to in Regulation no.7.0 on the site in respect of which the development permission was issued.

ii) Display board mentioning name of the owner, name of architects, name of structural engineer, details as per approved plan, except for small individual plot holders

- 10.3 **Checking of plinth, columns upto plinth level-** The owner through his licensed surveyor, engineer, structural engineer or supervisor or his architect, as the case may be, shall give notice in the form of **Appendix-F** to the Commissioner on completion of work upto plinth level and where there is no plinth, construction above general ground level upto 0.60 m. to enable and ensure that the work conforms to the sanctioned plans. The Commissioner may inspect the work jointly with the licensed technical personnel or architect within 15 (fifteen) days from the receipt of such notice and either **grant** or **refuse** permission for further construction as per the sanctioned plans in the form in **Appendix -G**. If within this period, the permission is not refused it shall be deemed to have been granted, provided the work is carried out **strictly** according to the sanctioned plans.
- 10.4 **Deviation during constructions:-** If during construction of a building any deviation of a substantial nature from the sanctioned plans is intended by way of internal or external additions, sanction of the Commissioner shall be necessary. A revised plan showing such deviation shall be submitted and the procedure laid down for the original plans shall apply to all such amended plans. Any work done in contravention of the sanctioned plans, without prior approval of the Commissioner shall be deemed as unauthorized. However, any changes made within the internal layout of a residential or commercial unit, which do not violate FSI or other regulations, shall not be treated as unauthorised. Such changes shall be incorporated in plan along with completion certificate.
- 10.5 **Completion certificate:-** The owner through his licensed surveyor / engineer / structural engineer/ supervisor or his architect, as the case may be, who has supervised the construction, shall furnish a building completion certificate to the Commissioner in the form in **Appendix-H**. This certificate shall be accompanied by three sets of plans of the completed development
- 10.6 **Occupancy certificate:-** The Commissioner after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans, issue an occupancy certificate in the form in **Appendix-I** or refuse to sanction the occupancy certificate in **Appendix - J** within 21 days from the date of receipt of the said completion certificate, failing which the work shall be deemed to have been approved for occupation, provided the construction conforms to the sanctioned plans. One set of plans, certified by the Commissioner, shall be returned to the owner alongwith the occupancy certificate. Where the occupancy certificate is refused or rejected, the reasons for refusal or rejection shall be given in intimation of the rejection or the refusal
- In case of building identified in Regulation No.6.2.2.g, the occupancy certificate shall be issued by the Municipal Commissioner, only after the clearance from the Chief Fire Officer, regarding the completion of the work from fire protection point of view.
- 10.7 **Part occupancy certificate:-** When requested by the holder of the development permission, the Commissioner may issue a part occupancy certificate for a building or part thereof, before completion of the entire work, as per development permission, provided sufficient precautionary measures are taken by the holder to ensure public safety and health. The occupancy certificate shall be subject to the owners indemnifying the Commissioner in the form in **Appendix- K**

11.0 Inspection:-

The Commissioner shall have the power to carry out inspection of the work under the provisions of the Act, at various stages to ascertain whether the work is proceeding as per the provisions of regulations and sanctioned plan.

12.0 Unsafe Buildings:-

All unsafe buildings shall be considered to constitute danger to public safety and hygiene and sanitation and shall be restored by repairs or demolished or dealt with as otherwise directed by the Municipal Commissioner. The redevelopment of such building shall be as per provisions mentioned in these regulations.

13.0 Revocation of Permission:-

a) Without prejudice to the powers of revocation conferred by Section 51 of the Maharashtra Regional and Town Planning Act, 1966, the Commissioner may, after giving the opportunity of being heard, revoke any development permission issued under these regulations where it is noticed by him that there had been any false statement or any misrepresentation of material fact in the application on the basis of which the development permission was issued and thereupon the whole work carried out in pursuance of such permission shall be treated as unauthorized.

b) In the case of revocation of the permission under above Regulation No.13.0 (a), no compensation shall be payable.

14.0 Development undertaken on behalf of Government :-

As per the provisions of Section 58 of The Maharashtra Regional and Town Planning Act, 1966 the office in-charge of the Government Department shall inform in writing to the Authority of the intention to carry out its purpose along with details of such development or construction as specified below :-

a) An official letter by the authorized officer of Government Department addressed to the Authority, giving full particulars of the development work or any operational construction.

b) Ownership document and measurement plan issued by the Competent Authority of Land Records Department.

c) Development / building plans conforming to the provisions of Development Plan and these Regulations for the proposed development work to the scale specified in these Regulations.

d) The proposals of the Development Plan or Town Planning Scheme affecting the land.

e) A Site Plan (in required no of copies) of the area proposed to be developed to the scale.

f) Detailed plan (of required copies) showing the plan, sections and elevations of the proposed development work to the scale ,including existing building specifying either to be retained or to be demolished.

15.0 Items of operational construction by some authorities to be excluded:

Construction for operational purpose, including maintenance of operational structures, by the following organizations, authorities or departments, whether temporary or permanent, may be exempted by the special permission of Commissioner in each case from the purview of these Regulations, except those relating to floor space index and fire precautions:

- a) Railway;
- b) National Highway;
- c) National Waterway;
- d) Airway and Aerodromes and Major Ports
- e) Posts and Telegraphs, Telephones, Wireless, Broadcasting and other like forms of Communication;
- f) Regional grid for electricity;
- g) Defence Authorities and
- h) Any other services which the State Government may, if it is of opinion that the operation, maintenance, development for execution of such services are essential to the life of the community, by notification in the Official Gazette, declare to be a service for the purpose of this regulation.

All such constructions shall, however, conform to the prescribed requirements for the provision of essential services, water supply connections, drains, etc. to the satisfaction of the Commissioner.

However, the following constructions of the Government Departments do not come under the purview of operational construction for the purpose of exemption.

- i) New residential building (other than gate lodges, quarters for limited essential operational staff and the like), roads and drains in railway colonies, hospitals, clubs, institutes and schools in case of railways; and
- ii) A new building, new construction or new installation or any extension thereof, in case of any other services.

However, no permission shall be necessary for the following works:-

- i) The carrying out of works in compliance with any order or direction made by any authority under any law for the time being in force.
- ii) The carrying out of work by any Authority in exercise of its powers under any law for time being in force.
- iii) The carrying out of any works by the Central or State Government or any local authority
 - a) required for the maintenance or improvement of highway, road or public street, works being carried out on land within the boundaries of such highway, road or public street;
 - b) required the purpose of inspecting, repairing or renewing any drains, sewers mains, pipes, cable, telephone or cables, or any other apparatus including the breaking open of any street, or other land for the purpose.

Provided that, the concerned authority shall inform the local authority, in writing, one month before carrying out such development.

- iv) For the excavation (including wells) made in the ordinary course of agricultural operation.
- v) For the construction of a road intended to give access to land solely for agricultural purpose.
- vi) For normal use of land which has been used temporarily for other purposes like marriage pandals or for festive occasions; and
- vii) In case of land, normally used for one purpose and occasionally used for any other purpose, such occasional use of land for that other purpose.

16.0 DISCRETIONARY POWERS -

16.1 Interpretation -

In conformity with the intent and spirit of these regulations, the Municipal Commissioner may,

- i) Decide on matters where it is alleged that there is an error in any order, requirement decision, and determination on interpretation made by him or officer authorised by him in the application of these regulations.
- ii) determine and establish the location of zonal boundaries in exceptional cases, or in cases of doubt or controversy;
- iii) decide boundaries of the survey number shown on development plan if it varies with the boundaries as per revenue record/ measurement plan/ city survey sheets without affecting the development plan proposals.
- iv) decide the alignment of development plan road, where the street layout actually on the ground or as per acquisition proposal varies from the street layout as shown on the Development Plan;
- v) decide the alignment of blue and red flood line on development plan where it varies with the said lines given by the irrigation department from time to time;
- vi) authorise erection of a building or use of premises for a public service undertaking for public utility purposes only, where he finds such authorisation to be reasonably necessary for the public convenience and welfare, even if it is not permitted in any Land Use Classification,

16.2 Relaxation in specific cases -

In specific cases, where a clearly demonstrable hardship is caused, the Municipal Commissioner may-

Permit any of the dimensions / provision prescribed by these regulations to be modified provided the relaxation sought does not violate the health safety, fire safety, structural safety and public safety of the inhabitants of the buildings and the neighbourhood. However, no relaxation for these setback /marginal distance required from the road boundary or F.S.I. or parking requirements shall be granted under any circumstances. While granting relaxation/permission , conditions may be imposed on size, cost or duration of the structure, abrogation of claim of compensation, payment of deposit and its forfeiture for noncompliance and payment of premium, as may be prescribed by the Municipal Commissioner.

17.0 TEMPORARY CONSTRUCTION:

The Commissioner may grant permission for temporary construction for a period not exceeding six months at a time, in the aggregate not exceeding for a period of one year. Such permission may be given by him for the construction of the following:-

- a) Structures for protection from the rain or covering of the terraces during the monsoon only.
- b) Pandals/Shamiyanas for fairs, ceremonies, and religious function etc.:
- c) Structures for godowns / storage of construction materials within the site.
- d) Structure for exhibitions / circuses etc.
- e) Structures for storage of machinery, before installation, for factories in industrial lands within the site.
- f) Structures for ancillary works for quarrying operation in conforming zones.

- g) MAFFCO stalls, milk booths and telephone booths.
- h) Transit accommodation for persons to be rehabilitated in a new construction.
- i) Structures for educational and medical facilities within the site of the proposed building during the phase of planning and constructing the said permanent buildings.
- j) Ready mix concrete plant

Provided that temporary constructions for structures etc. mentioned at (c), (e), (h), (i) and (j) may be permitted to be continued temporarily by the Commissioner but in any case not beyond completion of construction of the main structure or building, and that structure in (f) may be continued on annual renewable basis by the Commissioner beyond a period of **one** year. Provided further that approval of Fire Officer of the authority shall be obtained wherever necessary.

18.0 UNAUTHORISED DEVELOPMENT - LAIBILITY FOR OFFENCES AND PENALTIES:

Any person who contravene any of the provisions of these regulations / any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and appliances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence and upon conviction shall:

- a) be punished with a fine as fixed by the Commissioner and as stipulated in Section 52 of The Maharashtra Regional and Town Planning Act, 1966;
- b) further the Municipal Commissioner may take suitable actions including demolition of unauthorised works as decided by the Municipal Commissioner as stipulated under Section 53 of the Maharashtra Regional and Town Planning Act, 1966;
- c) in case of Licensed Engineer / Structural Engineer / Supervisor / Builder/developer, the Commissioner may take suitable action against him which may include cancellation of license and debarring him from further practice / business for a period as decided by the Commissioner;
- d) in case of registered architects, the Commissioner may report to the Council of Architecture to take suitable action against the Registered Architect as per the provisions of Architect Act, 1972.

19.0 AMENDMENT TO APPENDICES

The Municipal Commissioner may amend the Appendices A to K (except Appendix C) in these regulations, as and when necessary.

- 20.0** Any aspect not covered in these regulations or in particular the planning, design and construction of building and its appurtenant services shall be done to the satisfaction of Municipal Commissioner. The NBC shall be reference document for conformity regarding the various aspects. The latest version to the NBC shall be referred at the time of enforcement of these regulations.

21.0 CLARIFICATION

If any question or dispute arises with regards to interpretation of any of these regulations, the matter shall be referred to the Director of Town Planning, Maharashtra State, who after considering the matter and after giving hearing to the parties, if necessary, shall give a decision on the interpretation of the provisions of these Regulations. The decision of the Director of Town Planning, Maharashtra State, on the interpretation of these Regulations, shall be final and binding on the concerned party or parties.

PART II
GENERAL LAND DEVELOPMENT REQUIREMENTS

22.0 REQUIREMENTS OF SITES -

22.1 A) SITES NOT ELIGIBLE FOR CONSTRUCTION OF BUILDING:-

No piece of land shall be used as a site for the construction of building,

a) if the Authority considers that the site is insanitary, incapable of being well drained or it is dangerous to construct a building on it;

b) if the site is within a distance of 9 m. from the edge of water mark of a minor water course (like nallah) and 15 m. from the edge of water mark of a major water course (like river, water body) shown on Development Plan or village/city survey map or otherwise, provided that where a minor water course passes through a low lying land without any well-defined banks, the owner of the property may be permitted by the Commissioner to restrict and or to re-align the same within the same land, along with cross section as determined by the Municipal Commissioner without changing the position of the inlet and outlet of the water course. In such case marginal open space shall be atleast 4.50 m. from the edge of the trained nala.

c) if the owner of the building has not proposed appropriate measures required to safeguard the construction from constantly getting damp to the satisfaction of the Municipal Commissioner.

d) if the use of the site is for the purpose, which in the opinion of the Municipal Commissioner will be a source of annoyance to the health and comfort of the inhabitants of the neighbourhood;

e) if the proposed occupancy of the building on the site does not conform to the land use proposals in the development plans or Zoning Regulations,

f) if the level of the site is less than prescribed datum level depending on topography and drainage aspects.

g) if it doesn't derive access from an authorised street/means of access described in these Regulations,

h) if it is within the river/lake boundary and blue flood line of the river (prohibitive zone), unless otherwise specified

i) if the site is not developable in view of provisions of Coastal Regulation Zone, as per Notification Dt. 06/01/2011, as may be amended from time to time.

j) if the site is not developable by virtue of restrictions imposed under any law or guidelines of any Government Department.

k) if the site is hilly and having gradient more than 1:5.

22.2 Distance of site from Electric Lines:

No structure including veranda or balcony shall be allowed to be erected or re-erected or any additions or alterations made to a building on a site within the distance quoted in Table No. 3 below in accordance with the prevailing Indian Electricity Rules and its amendments from time to time between the building and any overhead electric supply line

Table No. 3		
Voltage Lines	Vertically(Meters)	Horizontally(Meters)
Low and medium voltage Lines and service lines.	2.50	1.20
High voltage lines up to and including 33,000 V	3.70	2.00
Extra High voltage lines beyond 33,000 V	3.70	2.00
	(Plus 0.3 m. for every additional 33,000 V or part thereof)	
Note- The minimum clearance specified above shall be measured from maximum sag for vertical clearance and from maximum deflection due to wind pressure for horizontal clearance.		

22.3 Construction within blue and red flood line –

i) Area between the river bank and blue flood line (Flood line towards the river bank) shall be prohibited zone for any construction except parking, open vegetable market with otta type construction, garden, open space, cremation and burial ground, public toilet or like uses, provided the land is feasible for such development.

Provided further that redevelopment of the existing authorised properties within river bank and blue flood line, may be permitted at a height of 0.45 m. above red flood line level subject to NOC from Irrigation Department.

ii) Area between blue flood line and red flood line shall be restrictive zone for the purposes of construction. The construction within this area may be permitted at a height of 0.45 m. above the red flood line level.

iii) If the area between the river bank and blue flood line or red flood line forms the part of the entire plot in developable zone i.e. residential, commercial, public-semi-public, industrial, then, FSI of this part of land may be allowed to be utilised on remaining land.

iv) The blue and red flood line shown on the development plan shall stand modified as and when it is modified by the Irrigation Department for a stretch of water course. In such case it will be necessary to issue order to that effect by the Municipal Commissioner.

22.4 Development within 30 m. from Railway boundary

For any construction within 30 m. from railway boundary, No Objection Certificate from Railway Authority shall be necessary.

22.5 Environmental Clearance

Environmental clearance certificate shall be submitted for the project as may be prescribed by the Ministry of Environment from time to time.

22.6 Development Along Highways / Classified Roads

The development along the highways shall be subject to the provisions of State Highways Act, 1965 and National Highway Act, 1956 and orders issued by Public Works Department in this regards, from time to time.

A service road of 12 m. wide shall be provided along State and National Highways on both sides. These service roads may not be provided in piecemeal where authorized development / construction have already taken place without the provisions of service road.

22.7 Development within 500 M. From the Jail Premises.

The developments around the jail premises shall be governed by Maharashtra Prison Manual (Prison Building and Health Management) Rule, 2015 prepared under the provisions of the Maharashtra Prison Act, 1984 and as amended by the Government from time to time.

22.8 Distances from land fill sites.

For any residential development, segregating distance from the land fill site shall be observed as specified under Solid Waste Management Rules in force from time to time or as specified by Competent Authority.

22.9 Restrictions in the vicinity of Airport

Height restriction in the vicinity as well as the funnel of the Airport, as may be specified by the concerned authority from time to time, shall be observed.

22.10 Restrictions in the vicinity of Ancient Monuments

Restrictions for Development in the vicinity of the declared monuments as prescribed under the Ancient Monuments and Archaeological Sites and Remains Act, 1960 and Maharashtra Ancient Monuments and Archaeological Sites and Remains Act, 1960 shall be observed.

22.11 Restrictions by Other Departments

Restrictions imposed on any development by any other department of Government under the provisions of their Act shall be followed.

22.12 Authorities to supply complete Information to Corporation

It is the duty of the concerned authority putting restrictions as per their respective legislations/ regulations/ rules as mentioned above to submit to the Corporation full details of restrictions (including graded restriction, if any) along with the relevant map detailing restrictions. In the interest of increasing ease of doing business, no individual applicant should be required to approach the concerned departments for NOC. However it is the duty of the applicant to ensure that restrictions informed by the authorities are followed scrupulously. The Municipal Commissioner shall ensure compliance of the restriction informed by the concerned authorities while sanctioning the development permission.

23.0 Means Of Access

a) Every plot / building whether existing or proposed, shall have means of access as required in these Regulations.

b) Every person who erects a building shall not at any time erect or cause or permit to erect or re-erect any building which in any way encroaches upon or diminishes the area set apart as means of access.

24.0 REGULATIONS FOR LAND SUB -DIVISION AND LAYOUT

24.1 Obligation to Prepare Layout

Building layout or Sub-division proposal shall be submitted for the following:

- (i) When more than one building, excepting accessory buildings in the case of residential building, is proposed on any land, the owner of the land shall submit proposal for proper layout of building.
- (ii) When development and redevelopment of any land which includes division and sub-division or amalgamation of plots for various land uses is proposed.

24.2 Roads/ streets in land subdivision or layout:-

A) For Residential Development -

The plots shall abut on a public means of access like street / road. Minimum width of access / layout road / internal road in any development proposal / subdivision / group housing shall be as given in Table No.4.

Table No.4 MEANS OF ACCESS		
Sr.no.	Length of Mean of Access in m.	Width of Means of Access in m.
i	Upto 150	9.00
ii	Above 150 and upto300	12.00
iii	Above 300	15.00

B) For Other than Residential Development -

The minimum width of access / layout road / internal road in any development proposal other than residential (for commercial/industrial use) shall be as given in Table No. 4 (a).

Means of Access For Other than Residential Development

Table No.4 (a) MEANS OF ACCESS		
Sr.no.	Length of Mean of Access in m.	Width of Means of Access in m.
i	Upto 75	12
ii	75 to 150	15
iii	Above 150	18 or more

Note - 1) The means of access shall be clear of required marginal open spaces from the existing building line. In no case, development on plots shall be permitted unless it is accessible by the authorized public street existing prior to coming in to force of these Regulations or road from the layout sanctioned prior to these Regulations.

Note - 2) For layout or part of layout where plots of 50 sq.m. or less are proposed for Economical Weaker Sections (EWS), 4.5 wide road of length upto 60 m. and 6 m. wide road of length upto 100 m. maybe permitted so that EWS plots shall abut on both sides of such 6 m. wide road.

C) For group housing schemes -

In case of group housing schemes minimum width of internal means of access shall be as under

Table No.4(b)		
MEANS OF ACCESS		
Sr.no.	Length of Mean of Access in m.	Width of Means of Access in m.
i	Upto 150	7.50
ii	Above 150 and upto300	9.00
iii	Above 300and upto 600	12.00
iv	Above 600	15.00

Note 1- In case group housing scheme, building is proposed as mentioned in Regulation No. 6.2.2.g then such plot shall abut on minimum road width of 12 m.

Note 2- It shall be necessary to provide through roads, in group housing scheme of area more than 2 Hector, so as to coordinate the adjoining major road link (15 m and above) or give way to new road link for adjoining area. The road width required for such road link shall be as per Table no.4 such obligation of providing new road link of 15m width shall not be necessary where adjoining layout road of 15m or more is being co-ordinated. This shall not bar coordination of smaller width roads approaching from adjoining area, if owner so desires. Further the authority may insist on co-ordination of smaller width road from adjoining area, if required from planning point-of-view.

D) Pathways: In case of group housing scheme / campus planning, a pedestrian approach to the buildings from road / street / internal means of access wherever necessary, shall be through paved pathway of width not less than 3.0, 4.5m., provided its length measured from farthest building is not more than 60m and 100m., respectively from the main /internal means of access. If the length is more than 100m., then regular street as provided in Table No. 4 (b) shall be necessary. The marginal distances shall not be required from such pathways, however, distance between two buildings shall be maintained.

- 24.2.1 The length of means of access shall be determined by the distance from the farthest plot (building) to the public street. The length of the subsidiary access way shall be measured from the point of its origin to the next wider road on which it meets.
- 24.2.2 In the interest of general development of an area, the Commissioner may require the mean of access to be of larger width than that required under Regulation No. 24.2
- 24.2.3 While granting the development permission for land sub-division or group housing/campus planning, it shall be necessary to coordinate the roads in the adjoining lands subject to provisions mentioned in Regulation No.24.2.C (Note No 2).
- 24.2.4 In case where a private passage is unrestrictedly used by public for more than 10 years as a means of access of width not less than 9 m. to a numbers of plots, the Commissioner may take steps including improvement under, the provision of relevant Act to declare it as a public street.
- 24.2.5 In congested areas in the case of plots facing street / means of access less than 4.5 m. in width the plot boundary shall be shifted to be away by 2.25 m. from the centre line of the street/ means of access to give rise to a new street / means of access of width of 4.5 m. clear from the structural projections.
- 24.2.6 Means of access shall be levelled, metalled, flagged, paved, sewerred, drained, channelled, lighted, laid with water supply line and provided with trees for shade (wherever necessary) to the

satisfaction of the Authority, free of encroachment and shall be maintained in a condition to the satisfaction of the Commissioner.

24.2.7 If any private street or any other means of access to a building is not constructed & maintained as specified above, the authority may by written notice require the owner or owners of the several premises fronting or adjoining the said street or other means of access or abutting thereon or to which access is obtained through such street or other means of access or which shall benefit by works executed to carry out any or more of the aforesaid requirements in such manner and within such time as the authority shall direct. If the owner or owners fail to comply with this direction, the authority may arrange for its execution and recover the expenses incurred from the owner/owners.

24.2.8 Cul-de-sacs

b) In addition to the provisions of Regulation No.23.0, Cul-de-sacs giving access to plots and extending upto 150 m. normally and 275 m. maximum with an additional turning space at 150 m. will be allowed only in residential area, provided that Cul-de-sacs would be permissible only on straight roads and further provided that cul-de-sacs ends shall be higher in level than the level of starting point. The turning space, in any case shall be not less than 81 sq. m. in area with no dimension being less than 9 m.

24.2.9 Means of access to Special Buildings of regulation no 6.2.2(g)-

a) The width of the main street on which the Plot abuts shall not be less than 12 m. and one end of this street shall join another street of width not less than 12 m. in width .

b) The open spaces on its all sides shall be minimum of 6 m. width or as per Regulation No.26.2.4 whichever is more and the layout for the same shall be approved in consultation with the Fire Officer, Municipal Corporation and the same shall be of hard surface capable of taking the weight of fire engine. The said open space shall be kept free of obstructions and shall be motorable.

c) Main entrances to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 4.5 m. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire service vehicles. If main entrance at boundary wall is built over, the minimum clearance shall be 4.5 m.

24.2.10 Land Locked Plot :-

In case of a plot surrendered on all sides by other plots i.e. a land locked plot which has no access to any street or road, the commissioner may require access through an adjoining plot or plots which shall, as far as possible be nearest to the street or road, to the land locked plot, at the cost of owner of the land-locked plot and such other conditions as the Commissioner may specify.

24.2.11 Whenever called upon by the planning authority to do so, areas under roads shall be handed over to the planning authority by way of deed after development of the same for which nominal amount of Re 1/- shall be paid by the planning authority.

24.2.12 Intersection of Roads:-

At junctions of roads meeting at right angles, the rounding off at the intersection shall be done, unless otherwise directed by the Commissioner, with the tangent length from the point of intersection to the curve being 1/2 the road width across the direction of tangent as given in fig 1. The building shall also set back at required marginal distance from this rounding off.

Fig. 1- Rounding off intersections at junctions

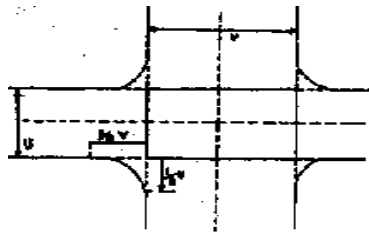
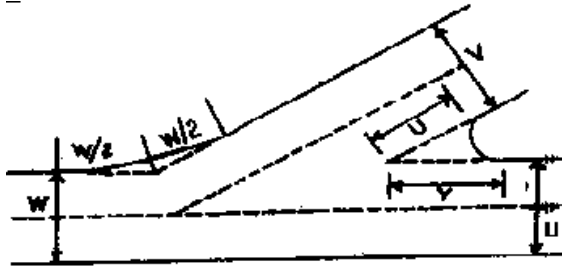


Fig.2. - Rounding off intersection at junctions.



For junctions of road meetings at less than 60 degree, the rounding off or cut or similar treatment shall have tangent length of U and V from the intersections point as shown in fig 2. The tangent length at obtuse angle junction shall be equal to half the width of the road from which the vehicle enters as shown in fig 2. Provided however, that the radius for the junction rounding shall not be less than 6 m.

24.3 Recreational open spaces:

In any layout or subdivision or any development of land for any use/zone, admeasuring **0.20 Ha.** or more after deducting D. P. Road and reservation area, if any, 10% of the land under layout or subdivision shall be reserved as recreational **open space** which shall as far as possible be provided in one place. In case of land admeasuring more than 0.8 hecter, recreational open space may be allowed to be left at different locations in the same layout.

24.3.1 Provided further that,

- i) If the area under subdivision/layout is less than 0.20 hect, the recreational open space may not be insisted, however 10% area of the land under layout shall not be considered for computation of FSI. The basic FSI of such subdivided plot shall be restricted to 90% of basic FSI as mention in table no 11.
- ii) No such open space shall be necessary in case of layout or subdivision of plots from already sanctioned layout by the Planning Authority where the requisite recreational open space has already been left in the sanctioned layout.
- iii) In case of development of land for educational purpose, 40% of the gross area (or as decided by the Government from time to time) shall be earmarked for playground which shall be inclusive of 10% recreational open space. Notwithstanding anything contained in this rule, the shape and location of such open space shall be such that it can be properly utilized as playground. Provided that, FSI of such playground shall be available on rest of the plot area.
- iv) Provided further that no such open space shall be necessary for development of the reservations in the development plans designated for the purpose other than residential.

- v) Provide further that no such open space shall be necessary for development of users mentioned in Regulation No. 25.6 with restriction on permissible FSI upto 0.2.
- 24.3.2 The owner shall have to give an undertaking that the recreational open space shall be for the common use of all the residents or occupants of the layout / building unit.
- a) On sanction of the development permission, the recreational open space shall deem to have vested in the society/association of the residents/occupants. In case such society or association is to be formed, the possession/custody of recreational open space shall remain with the Commissioner until such association/society is formed. In case of group housing scheme, if the developer/owner intend to develop such open space for bonafide use of resident, then the Commissioner may allow the same while granting the development permission. The recreational open space shall not be sold/leased out to any other person and it shall not be put to any other user except for the common use of residents / occupants.
- b) If the Municipal Commissioner is convinced that there is misuse of open spaces; in such case the Municipal Commissioner shall take over the land of recreational open space.
- 24.3.3 No permission shall be granted to delete / reduce open spaces of the existing sanctioned layout / subdivision. However, while revising the layout, such recreational open space may be rearranged without decrease in area subject to minimum prescribed area under these Regulations with the consent of plot / tenement holders / co-owners; but such revision of recreational open space area shall ordinarily not be allowed after a period of 4 years from the first sanction.
- 24.3.4 The open spaces shall be exclusive of roads, streets, means of accesses ,internal roads, designations or reservations in development plan roads and areas for road widening
- 24.3.5 No such recreational open spaces shall admeasure less than 200 sq. m.
- 24.3.6 Such recreational open space may be allowed to be left in green belt area shown on the development plan, excluding 15 m. width along river bank and 6 m. along nala, provided such recreational space is sizable.
- Provided that, structures and uses permissible as per Regulation No.24.3.8 shall not be allowed in such open spaces.
- 24.3.7 **Minimum dimensions** -The minimum dimensions of such recreational open space shall be not less than **10** mt. and if the average width of such recreational open space is less than **20** mt. the length thereof shall not exceed 2 ½ times the average width.
- 24.3.8 Structure and uses which can be permitted free of FSI in the recreational open spaces shall be as under:
- i) The maximum permissible built up area shall be 15 % of recreational open space, out of which 10% built up area shall be allowed on ground floor and remaining 5% can be permitted on 1st floor.
- ii) The structures used for the purpose of pavilion or gymnasia or club house or vipashyana and yoga centre or crèche or kindergarten or library or water tank, or other structures for the purpose of sports and recreation activity may be permitted.
- iii) A swimming pool may also be permitted in such a recreational open space. The ownership of such structures and other appurtenant users shall vest in all the owners on account of whose cumulative holdings; the recreational open space is required to be kept in the land.
- iv) The proposal for the construction, if any, shall come from the owner/s, owners' society / societies or federation of owners' societies and shall be meant for the beneficial use of the owners / members of such society / societies / federation of societies. The owners' society / societies, the federation of the owners' societies shall submit to the Commissioner, a registered undertaking agreeing to these conditions while obtaining permission for the above said construction.

v) The remaining area of the recreational open space shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a playground.

24.3.9 Every plot meant for a recreational open space shall have an independent means of access. In case of group housing scheme, if such recreational open space is surrounded by buildings and is meant for use by the occupants of those buildings, then independent means of access may not be insisted.

24.4 **Amenities Space for layouts of larger areas in Residential /Commercial:**

In layout or subdivision or any development of land admeasuring **1.00 hect.** and more, after deducting D.P.road and reservation area, if any, 5% of the area of land under subdivision shall be earmarked as **Amenity space** which shall as far as possible be provided in one place.

Provided that in case of conversion from Industrial to Residential zone, Amenity space as required under Regulation No. 25.4.2 along with conditions shall be applicable.

Provided further that, this regulation shall not be applicable where entire development permission is for amenities specified in definition of amenity space. Provided further that this regulation shall also not be applicable for revision of earlier sanctioned development permissions where no such amenity space is provided in earlier sanctioned development permission.

However, if some amenity space is left in the earlier permission, then quantum of such amenity space in the revised permission -

- i) shall be limited to the area left in earlier permission.
- ii) shall not be reduced even though area of such amenity space is more than what is specified in this regulation.

Uses in Amenity Space provided under Regulation No. 24.4

The area earmarked for amenity space shall be developed for uses such as open spaces, parks recreational grounds, playgrounds, sports complex, gardens, convenience shopping, parking lots, primary and secondary schools, nursery, health club, sub post-office, police station, electric substation, ATM of banks, electronic cyber library, open market, garbage bin, water supply, electricity supply and includes other utilities, services and conveniences. Any other use not mentioned above may be allowed in consultation with Director of Town Planning M.S.Pune.

24.4.1 **Construction in Amenity Space-**

i) If the amenity is proposed to be developed for any permissible buildable purposes then, regulations for development as applicable to that of residential / commercial zone shall be applicable.

24.4.2 **FSI/TDR for Amenity Space-**

i) If owner desires to hand over the amenity space to the planning authority free of cost, then owner shall be entitled for TDR/ in-situ FSI as specified in TDR regulations.

24.5 **Provision for electric sub- station-**

In case of development/re-development of any land, building or premises mentioned below, provision for electric sub-stations may be made as under, if the requirement for the same is considered necessary by the concerned power supply authority.

1 Plot above 2000 sq.m. and less than 2.0 hectare- One single transformer sub-station of the size of 5m.x5m. and height of not more than 5m.

2 Layout or sub-division of a plot measuring 2 .0 ha. or more - A suitable site for an electric sub-station (11kv/33kv/110kv.) as decided by the Commissioner.

Provided that the sub-station is constructed in such a manner that it is away from main building at a distance of atleast 3 mt. and in general does not affect the required side marginal distances or prescribed width or internal access or larger open space or as may be decided by the Commissioner.

24.6 a) **Minimum Plot area, plot width for various uses:**

Minimum plot areas for various uses shall be as given in Table No.5 below -

Table No.5				
MINIMUM PLOT AREA, PLOT WIDTH FOR VARIOUS USES				
Sr. No	Uses	Plot area (in sq.mt.)	Min. Plot Width	Type of Development
1	2	3	4	5
1	Residential and Commercial (except those in 2,3 & 4 below)	30 and above but upto 125	As per Table No.9	Row
		Above 100but less than 250		Semi-detached / Detached
		250& above		Detached
2	Plots in EWS Housing / High Density Housing / Sites and Services / Slum Up-gradation / Reconstruction Scheme by public authority.	20and above but upto 125	As per Table No.9	Row
3	Petrol Filling station-			
	(a) Without service bay	545	16.75 m	Detached
	(b) With service bay	1100	30.5 m	Detached.
4.	Industrial	300	10 m	Detached.
5.	Cinema Theatre /Assembly Halls	The minimum size of plots for cinema theatre/assembly building shall be on the basis of seating capacity of the building at the rate 3.0sq.m per seat, subject to minimum 1000 sq.m.		
6.	Public Entertainment Hall/Mangal Karyalaya	The minimum size of plots shall be 1000 sq.m		
7.	Other Buildings	The minimum size of plots for buildings like business, educational, mercantile and other uses which are not specified in this regulation, shall be decided by the Commissioner		
Note: in case of sr.no.1, pattern of development permissible within a plot shall be shown in dotted line while approving the layout. However change in pattern may be permitted in future, if it fits in to above pattern of development and does not disturb the overall pattern of development already approved.				

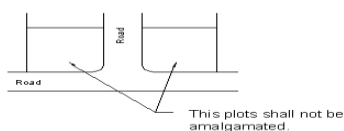
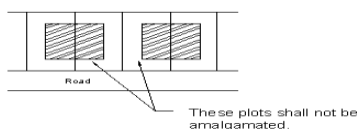
24.7 Provision of plots / tenements for EWS/LIG:

The following provision regarding inclusive housing in development proposal shall be made applicable as mentioned at Regulation No.37.0 for the Municipal Corporation having population less than 10 lakhs as per the latest census. For the Municipal Corporation having population more than 10 lakhs as per the latest census, this provision shall be made applicable as per the final sanctioned notification of the Government under Section 37 (1 AA) (c) on dated 08 Nov, 2013 and subsequently amended on 3rd Sep, 2015

24.8 Amalgamation of Plots:

Amalgamation of plots shall be permissible if they form a sizable plot from planning point of view and are contiguous.

- a) amalgamation of plot having different tenure, or
- b) The amalgamation of plot which is not desirable from planning point of view (eg. as shown in below) shall not be permitted.



24.9 Net Plot area for Computation of FSI:-

For the purpose of computing FSI/Built - up area, the net area of the plot shall be as under.

- i) In case of a plotted layout/sub-division /group housing scheme/ any development, net area shall be the gross area of the plot, after deducting from the total area of plot, the area covered by Development Plan roads, reservations and deemed reservations, if any.
- ii) In case of plotted layout, FSI of such net area shall be distributed on all plots on prorata basis or on certain plots on which the land owner desires, subject to total permissible FSI including TDR and premium FSI as mentioned in Regulation No.26.3
- iii) In case of plots from the approved layouts, the same plot shall be treated as net plot area and shall be eligible for full permissible FSI under these Regulations.
- iv) The above regulations in respect of net plot area and computation of FSI shall apply to proposals in all land use zones.

24.10 Relocation of DP Sites/DP Proposals while approving the subdivision of land-

If the land proposed to be laid out for any development is affected by any reservations for public purposes, the Municipal Commissioner may agree to adjust the boundaries of the reservation or shift the location of such reservation to suit development without altering the area of such reservation. Provided that, no such shifting of the reservations shall be permitted-

- (a) if the reservation proposed to be relocated is in parts;
- (b) beyond 200 mts. of the location in the Development Plan;
- (c) beyond the same holding of the owner in which such reservation is located;
- (d) unless the alternative location and size is at least similar to the location and size of the Development plan as regards access, levels, etc.;

- (e) unless the relocation is within area covered by the layout or development permission under sanction; and
- (f) if the reservation is already shifted under these regulations.
- (g) if the land is reserved in view of its geographical location like Bio-Diversity Proposal, Nala training reservation etc.

Provided further that, relocation of the reservation from a land may also be permitted on any land within 200 meters belonging to other owner's land if the other owner consents to such relocation of reservation on his land and consents to hand over his land to the Planning Authority where reservation is proposed to be relocated in lieu of TDR subject to conditions mentioned in sub Regulation No. (d) and (f) above.

All such relocation of the reservations / alignment of roads shall be carried out in consultation with the Divisional Head of concerned division of the Town Planning Department and shall be reported by the Municipal Commissioner to the Government under intimation to the Director of Town planning at the time of sanctioning the development permission. The Development Plan shall deem to be modified to that extent.

PART III
LAND USE CLASSIFICATION AND PERMISSIBLE USES.

25.0 GENERAL

- (1) In case of Development / re-development of any land, building or premises, the intended use shall conform to the land use zones, purpose of designation, allocation or reservation, as the case may be, in the development plan, unless specified otherwise.
- (2) **Lawful existing non-conforming uses-** Any lawful non-conforming use of premises existing prior to the date of enforcement of these regulations, shall continue and may be allowed to be expanded within the holding in the original sanction, unless in the opinion of the Municipal Commissioner the activity poses danger to public safety and/or life and that when a building, containing non-conforming use is pulled down or has fallen down, the use of the new building shall be in conformity with these Regulations or with lawful existing use.
- (3) **Discontinuance of zoning in pursuance of existing use** – If any private land is shown in Public Semi-public / public utility, because of the activity existed there-on , such lands shall be deemed to have been shown in the adjoining predominant zone after such activity ceases to exist and thereupon, the development shall be permissible as per the adjoining predominant zone.
- (4) **Drafting error** –Draftsman errors which are required to be corrected as per actual situation on site or as per the city survey record or sanctioned layout etc. may be corrected by the Municipal Commissioner, after due verification and with the approval of the Director of Town Planning, Maharashtra State, Pune.

25.1 Land use classification -

The land uses classification &uses permissible there-in are as given below:-

- 1) Residential Zone (R) -
 - a) Purely Residential Zone (R-1)
 - b) Residential Zone (R-2)
- 2) Commercial Zone (C)
- 3) Industrial Zone (I)
- 4) Public & Semi Public Zone(PSP)
- 5) Agriculture/Green Zone/No development Zone is segregated in two different Zones as a
 - a) **Restrictive** and b) **Prohibitive** Zone for the purpose of uses permissible in that Zone.
- 6) Green belt

25.2 Residential Zone (R)-

Residential Zone is further classified into two categories viz. R1, R2. The parameters applied for the sub-classification are as under:-

A) R-1-Purely Residential Zone -

Residential Zone (R1) consists of all plots situated **along** roads having existing or **proposed** width of less than 12 m in non -congested area and less than 9 m. in congested area.

The following uses and ancillary uses to the principal use shall be permitted in buildings or premises in purely Residential Zone subject to other regulations:

- i) Any residences / residential buildings;
- ii) Customary Home occupation, i.e. occupations customarily carried out by the members of household without employing hired labour and shall include stitching embroidery, button making, etc., with or without motive power. If motive power is used, the total electricity load should not exceed 1 H. P.
- iii) Medical and Dental Practitioner's Dispensaries including pathological laboratory, diagnostic clinics, polyclinics, to be permitted on any floor. However, maternity homes, clinics, nursing home with indoor patients on ground or stilt floor or on first floor with separate means of access of staircase from within the building or outside, but not within the prescribed marginal open spaces. Maternity Homes and Hospitals are permitted for maximum 20 beds.
- iv) Professional Offices or medical and dental practitioner's dispensaries, clinics for out patient's treatment without indoor treatment facilities, in residential tenement for own purpose not exceeding carpet area of 30 sq. m. each.
- v) Primary and secondary school buildings, excluding building of trade schools but including students' hostels in independent buildings on roads 9.00 meter or above width and nursery schools on road having width 6.00 meter or above,
 - a) Provided that the Municipal commissioner may, by order, permit Montessori schools, kindergarten or Balwadies in a part of a residential building on the ground floor or on the floor above the stilts if the area thereof is not less than 40 sq.m. and no nuisance is likely to be caused to the residents of the building :
 - b) Provided further that in congested localities where it is not possible to provide a separate building for a school, the Municipal commissioner may allow a primary school in any part of or on any separate floor of a residential building. In doing so, he shall take into account the location, room sizes, means of access, water and sanitary arrangements and other relevant factors. He shall also ensure that a staircase is easily accessible from the entrance and serves the classrooms.
- vi) Public or private parks, gardens, Club house and playfield not utilised for business purposes,
- vii) Religious buildings.
- viii) Public Libraries and Museums in independent structures. In case of mixed use, public libraries and museum on the ground floor and floor 1 or on two consecutive floors immediately above the stilts in a building constructed on stilts may be permitted.
- ix) Community hall, welfare centre, gymkhanas, gymnasia (each not exceeding 100 sq.m.)
- x) Bus shelters, taxi-stands.
- xi) Roads, Bridge, culverts and construction for any mode of transportation.
- xii) Radio broadcasting and television studios and sound recording and dubbing studios
- xiii) Convenience shops not more than 10 sq. m. each, at ground floor such as ration shops, pan shops, Dhobi/ Dry cleaning Shops, Darners, Tailors, Groceries, Confectionary and other general stores. Hair Dressing Saloon and Beauty Parlour, Bicycle Hire and Repair; Shoe Repair, umbrella repair, Vegetable & Fruit Stalls, Milk Shops. Dispensaries, Floweriest, Bangles and other articles needed by women, Small Bakeries, Newspaper Stalls, Tea Shops, ATM, etc.
- xiv) Police stations, telephone exchanges, Government sub-office, Municipal sub-office, sub-offices of Electric supply and Transport undertaking or the concerned electric company consulate offices, post and telegraph offices branches of banks including safe deposit vaults, electrical sub-stations, receiving stations, fire stations, civil defence warden posts and first aid posts home guards and civil defence centres, pumping stations, sewage disposal works and water supply installations and ancillary structures thereof required to cater to the local area .

- xv) Information Technology Establishment (ITEs) (pertaining to software only) on plots/ premises fronting on roads having width 9.00 meter and above.
- xvi) Flour mill and wet / dry masala grinding subject to following conditions:
 - (a) It is located on ground floor.
 - (b) Adequate care has been taken in structural design.
 - (c) It does not cause any nuisance to the neighbour and residents of upper floor.
 - (d) Power requirement does not exceed 10 H.P. each.
- xvii) Burial grounds, cremation grounds and essential public utilities on a road having width of 9 m. and above subject to the Planning Authority's approval.
- xviii) Agricultural, Horticultural and allied uses (except agro-based industries) are permitted. General agriculture, horticulture and poultry farming (but not dairy farming) in the areas other than congested area, poultry farming being permitted at the rate of 0.25 sq.mt. built-up area per bird in an independent plot measuring not less than 1 ha provided that no offensive odours, dirt and/or dust are created and there is no sale of products not produced on the premises, and the accessory buildings are not located within of 9m.the boundaries or 6m. from the main buildings on the plot provided further that the above restriction on space shall not apply to any poultry kept for domestic consumption only, Raisin production.
- xix) Research, experimental and testing laboratories not involving any danger of fire or explosion or of any obnoxious nature and located on a plot not less than 4 ha. in area, provided that the laboratory is at least 30m. from any of the boundaries of the existing residential building.
- xx) Public conveniences.
- xxi) Lodging and Boarding, sanatorium, old age home on road having width 9.00 meter and above.

B) R-2- Residential Zone-

Residential Zone (R2) consists of all plots abutting roads having existing or proposed width of 12 m. and above in non-congested area and 9 m. and above in congested area the following uses and mix uses may be permitted. The following uses and ancillary uses to the principal use shall be permitted in buildings or premises in Residential Zone R-2:

- I) All Uses permissible in R1 zone shall be permitted in R 2 zone.**
- II) Other Uses permissible in R-2 zone:-** The following non-residential mix uses are permitted subject to condition that,
 - a) 50 % **mix use** may be permitted irrespective of floor restriction. Such additional user shall in no case consume FSI of more than 0.5 in both congested and non-congested areas except in buildings on independent plots. Also these uses are independently allowed on independent plot.
 - b) Where the building or premises abut on two or more streets, no direct opening of such shop shall be permissible on the street, which is less than 9 m. in congested and 12 m. in non - congested area.
 - c) All goods offered for sale and brought for repair shall be displayed and kept within the building and shall not be kept in the passages or footpaths or roads.
 - d) No trade and business involving any danger of fire, explosion, offensive noise, vibrations, smoke, dust glare heat or other objectionable influence may be allowed.
 - e) Area of each shop will not exceed 100 sq.m. unless otherwise specified.
 - f) Motive power, unless otherwise specifically indicated, shall not exceed 2.25KW per shop with no individual motor exceeding 0.75KW no power being allowed to be sub-let.
 - g) Power may be discontinued if the Planning Authority is satisfied that the particular use is a nuisance to the residents.

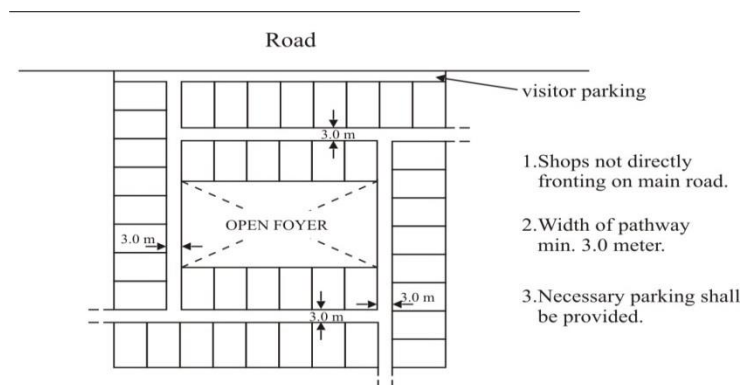
III) Non-residential mix uses to be allowed in R-2 Zone.

- i) Stores or shops for the conduct of retail business including departmental stores. Storage and sale of combustible materials shall not normally be permitted except with the special permission of the concerned authority.
- ii) Personal and or professional service establishments, professional offices.
- iii) Radio broadcasting stations and studio, telephone exchanges.
- iv) Frozen food lockers, fast food and vending stalls.
- v) Tailor shops not employing more than 9 persons and embroidery shops and button - hole making shops not employing more than 9 persons with individual motors not exceeding 1 H. P. and total H. P. not exceeding 3.
- vi) Shops for goldsmiths, locksmiths, watch and clock repairs, optical glass grinding and repairs, musical instrument repairs, picture framing, radio and household appliances repairs, upholstery and diamond cutting and polishing not employing, more than 9 persons with individual motors not exceeding 1 H. P. and total H. P. not exceeding 3 H. P.
- vii) Coffee grinding with electric motive power not exceeding 1 H.P.
- viii) Auto part stores and show rooms for motor vehicles and machinery.
- ix) Sale of used or second hand goods or merchandise (not junk, cotton waste, rage or other materials of offensive nature).
- x) Club houses or other recreational activities, conducted as business.
- xi) Storage of furniture and household goods.
- xii) Repairs to all household articles (excluding auto vehicle).
- xiii) Veterinary dispensaries and hospitals.
- xiv) Animal pounds.
- xv) Repair, cleaning shops and analytical, experimental or testing laboratories not employing more than 15 persons in the industrial activity but not including cleaning and dyeing establishment using a cleaning or dyeing fluid having a flash point lower than 60 degree C. and machines with dry load capacity of 30 kg. for any establishment carrying on activities that are noxious or offensive because of emission of odour, dust, smoke, gas, noise or vibration or other-wise dangerous to public health and safety, provided that the motive power requirement of such establishment does not exceed 10 H. P.
- xvi) Accessory uses customarily incidental to any permitted principal use including storage space, upto 50 percent of the total floor area used for the principal use.
- xvii) Paper box manufacturing including paper cutting, not employing more than 9 persons, with motive power not exceeding 5 H. P. and area not more than 50 sq. m.
- xviii) Mattress making and cotton cleaning, not employing more than 9 persons with motive power not exceeding 3 H.P. and area not more than 50 sq. m.
- xix) Establishment requiring power for sealing tin, packages, etc. not employing more than 9 persons, with motive power not exceeding 3 H.P.
- xx) Commercial halls, exhibition halls, community halls, welfare centre, gymnasia, etc.
- xxi) Art galleries, aquariums;
- xxii) Research, experimental and testing laboratories not involving any danger of fire or explosion nor of any noxious nature and located on a site not less than 2 Ha. in area.
- xxiii) Restaurants, eating houses, cafeteria, ice - cream parlours and milk bars.
- xxiv) Establishment for preparation and sale of eatables not occupying for production an area in

excess of 75 sq. m. per establishment and not employing more than 9 persons. Sugarcane and fruit juice crushers not employing more than 6 persons with 1.5 H.P. with area not more than 25 sq.mt. shall also come under that sub - rule.

- xxv) Trade or other similar schools not involving any danger of fire or explosion nor of offensive noise, vibration, smoke, dust, odour, glare, heat or other objectionable influences;
- xxvi) Repairing garages not employing more than 9 persons and 2 H.P. motive power in the industrial activity with no floor above.
- xxvii) Battery charging and repairing not employs more than 6 persons with an area not more than 25 sq.mt. and not more than 2 chargers with power not exceeding 5 KW.
- xxviii) Photographic studios and laboratories with not more than 50 sq. m. area, not employing more than 9 persons and not using power more than 3 H. P.
- xxix) Showroom for Distribution and sale of LPG.
- xxx) Coal and Firewood Shops.
- xxxi) Polyclinics on separate floors, preferably ground floor, pathology laboratories.
- xxxii) Residential Hotels, Boarding and Lodging shall be permitted in independent building or parts of building, but on separate floors.
- xxxiii) Book Depot, Medicine and chemist shops.
- xxxiv) Business/ corporate office on any floor.

IV) Notwithstanding anything contained above a pedestrianized shopping precinct extending to a depth of not more than 12 m. (40 ft.) may be allowed subject to the condition that no shop in such pedestrianized precinct shall be allowed to open directly on the road in front. The minimum width of pedestrian way provided shall be 3 m. clear of all steps or projections and bollards shall be placed at the entrance of such pedestrian passage to prevent entry of vehicles provided further that satisfactory arrangements for natural or artificial ventilation are made as may be directed by the Municipal Commissioner.



C) Uses to be permitted in independent premises / buildings-

Notwithstanding anything contained above in Regulation No. 25.2(B), The following uses shall be permitted in independent premises / building

- i) Drive - in - theatres, theatres, cinema houses multiplex, club houses, assembly or concert halls, dance and music studios and such other places of entertainment.
- ii) Petrol filling and CNG service stations.
- iii) Colleges, Secondary Schools, Trade or other similar schools.
- iv) Storage and sale of kerosene not exceeding 1000 litres in groceries and approved ration shops on retail basis.

- v) Bulk storage and sale of kerosene not exceeding 13000 litres in separate godowns conforming to the existing regulations of Chief Controller of Explosives, Government of India provided further that the applicant shall make adequate fire-fighting arrangements at his cost in his plot to the entire satisfaction of the Municipal Commissioner.
- vi) Storage and sale of LPG in cylinders not exceeding 100 kg. in showrooms / distribution centre.
- vii) Storage and sale of LPG in cylinders not exceeding 6300 kg in a separate godown conforming to the existing regulations of Chief Controller of Explosives, Government of India provided further that the applicant shall make adequate fire-fighting arrangements at his cost in his plot to the entire satisfaction of the Municipal Commissioner.
- viii) Parking of automobiles and other light vehicles on open plots even as a business.
- ix) Vegetable, fruit, flour, fish or meat market place.
- x) General Agriculture and Horticulture (including domestic poultry) upto the tune of 20 birds per plot and with a space requirement of 0.25 sq. m. per bird.
- xi) Correctional and mental institutions, institutions for the children, the aged or widows, sanatoria and hospitals in independent building facing on roads of width not less than 12 m. (except veterinary hospitals) provided that those principally for contagious diseases, the insane or for correctional purposes shall be located not less than 45 m. from any residential premises.
- xii) Repairing garages not employing nor more than 9 persons or 1.5 KW motive power with no floor above, with the permission of the Planning Authority.
- xiii) Business offices on roads of 18m. width and more subject to the fulfilment of parking and other requirements; except that balconies if any of such building shall not be free of F.S.I. computation.
- xiv) Residential hotels of lodging houses in independent buildings or parts of buildings or on upper floors thereof with special written permission of the Planning Authority, who will take into account the suitability of the size and shape of the plot, means of access, water and sanitary arrangements etc. before granting the permission. The Commissioner shall not permit such use unless he is satisfied about the provision of these arrangements. Provided that, residential hotels of 4 & 5 star categories may be allowed only in an independent plot of size not less than 2,000 sq.mt. and on roads of 15 m. width or more. A hotel of lower star category being allowed with minimum separate access of 12 meter and more. Provided further that, development of residential hotels of the star categories shall be permitted by the Commissioner, only after due approval from the Tourism Development Authority.
- xv) **Service Industries** - The Service Industries may be permitted in independent Plot building (independent designated plot) in R2 and Commercial zones along with the limitation of area, maximum number of persons to be employed, maximum permissible power requirement and the special conditions if any as given in Table No. 6 for service industries.
- xvi) Any other use allowed in consultation with the Director of Town Planning, Maharashtra State in accordance with the intent and spirit of these Regulations.

Note: - Drive-in theatres, theatres, cinemas, club-houses, assembly or concert halls and such other places of entertainment shall be allowed on roads having width exceeding 15m and more. These uses may be permitted in combination with permissible non-residential uses except that of petrol pump, with the special permission of the Planning Authority, however, in the case of a cinema/theatre the front open space shall be minimum 12m. and the side and rear open spaces shall not be less than 6m.

Provided further that, in the case of development and/or re-development of a cinema/theatre the user for a cinema/theatre may be permitted in combination with the permissible users in a residential R-2 zone. However, residential user in combination with that of a cinema/theatre may not be allowed in the same building. *Provided further that*, on plot/lands where there is an existing cinema Theatres, redevelopment of the plots shall be allowed subject to the condition that at least 1/3rd of the existing seats shall be retained, which shall not be below 150 seats and may be developed in combination with R2 zone uses.

25.3 Commercial Zone -

In commercial zones, buildings or premises shall be used only for the uses and purposes given below subject to the following conditions:

- (a) Provided all goods offered for sale shall be displayed within the building, excluding passages.
- (b) when the commercial zone boundary falls short of a street, the frontage along such street shall not be permitted to be developed for uses which would not be permissible along such streets and;
- (c) When user other than those permissible in a residential zone without a shop line (R1) has an access from the side or rear open spaces, the width of the such open spaces shall not be less than 7m.

Uses permissible in Commercial Zone :

- i) Any use permitted in residential zone without area and floor restrictions.
- ii) Club, business houses, veterinary- dispensaries, testing labs, paper and plastic packing bags and boxes manufacturing, mattress making.
- iii) Business Offices and exchanges, Mercantile buildings.
- iv) Whole-sale establishments with storage area not exceeding 200 sq. m., subject to fire protection requirements.
- v) Public utility buildings.
- vi) Headquarters organizations.
- vii) Agriculture Produce Market Committee

25.4 Industrial Zone-

The following users shall be permissible in Industrial Zone.

a) Service Industries: The service industries may be permitted as given in **Table No. 6**, without restrictions on power requirement, employment, floor area etc.

b)Other Industries :

- i) Industries shall include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated, assembled or processed, for example, assembly plants, laboratories, dry cleaning plants, power plants, pumping station; smoke houses laundries, gas plants, refineries, dairies and saw – mills
- ii) The uses like Information Technology Establishments, Petrol Pumps and Service Station as per provision made in these regulation, Parking lots, Electric Sub - station, Building of public utility concerns except residence, The branches of Banks, industrial training centre/ institute, Storage Buildings, Drive-in -Theatres, cinema house or theatres, subject to provision of separate entries and exits for the cars shall also be allowed.

25.4.1 Conditions for allowing Uses in Industrial Zone -

- i) Any industry / industries may be permitted only with the special permission of the Municipal Commissioner who may grant it after such scrutiny as may be necessary to ensure that the location is appropriate and is not likely to cause nuisance and hazard to adjoining owners. Before granting any such permission, the Municipal Commissioner may prescribe special condition about minimum size of plot and minimum buffer open spaces(including marginal distance and road width if any)from the industrial building/ industrial use to residential or habitable zone / use, which shall not however be less than 23 m.
- ii) Building or premises in industrial zone may be used for any industrial and also accessory uses like banks, canteens, welfare centre and such other common purposes considered necessary for the industrial workers, except for any dwelling purpose other than quarters of watchmen, caretakers or other essential staff required for maintenance of the premises. Such use may be permitted up to 25% of the permissible FSI.
- iii) Means of access, Minimum plot size, Permissible FSI, Additional FSI, Marginal distances etc. shall be as mentioned in this Development control regulation.

25.4.2 Regulations for permitting Residential /commercial use in industrial zone (I to R Policy).

- a) With previous approval of Municipal Commissioner in consultation with the Divisional Head of concerned division of the Town Planning Directorate and on such conditions as deemed appropriate by him, The existing or newly built-up area of Industrial unit, in the Industrial zone may be permitted to be utilised for residential or commercial purposes.
- b)With the previous approval of the Municipal Commissioner, in consultation with the Divisional Head of Town Planning Directorate, The lands in the Industrial Zone including lands in industrial zone in Town Planning Scheme area, may be utilised for any of the permissible users in the Residential and Commercial Zone subject to the following conditions :
 - i) Such user shall be allowed only on payments of **Premium** at the rate **20 %** of the land value arrived as per Annual Statement of rates (without considering the guidelines therein) of the respective year.
 - ii) The Residential/ Commercial user in respect of industries which are not in operation shall not be permitted unless NOC from Labour Commissioner, Maharashtra State, Mumbai stating that all legal dues have been paid to the workers or satisfactory arrangement between management and workers have been made, is obtained. However, in respect of any open land in the Industrial Zone where industry never existed, NOC from Labour Commissioner shall not be required.
 - iii) In the layout or sub-division of such land admeasuring upto 2 Ha., 10% land for public utilities and amenities, like electric sub-station, bus-station, sub-post office, police out-post and such other amenities/utilities as may be considered necessary shall be provided.
 - iv) In such layouts of sub-division having area more than 2 Ha. and upto 5 hect, 20% land shall be provided for public utilities and amenities like electric sub-station, bus-station, sub- post office, police out-post, garden, playground, school, dispensary and such other amenities/utilities as may be considered necessary.

v) In such layout or sub division each more than 5Ha. in area, 25% land for public utilities and amenities like electric, sub-station, bus-station, sub-post office, police out post, garden, playground, school dispensary and such other amenities shall be provided.

vi) With the special written permission of the Municipal Commissioner, The land having area up to 0.20 hectare in size which are allocated for industrial use may be permitted to be used for Residential purpose or any other permissible users in Residential Zone. Provided that, in such case the owner / developer shall require to provide either by providing 10% amenity space in the form of open land or 5% built up space in the proposed construction at appropriate location preferably on ground floor. Provided that, amenity TDR as per regulation containing provisions of TDR, shall be permissible.

vii) The land under public utility / amenity shall be handed over to the Planning Authority in lieu of FSI / TDR with proper access and basic land development. These areas will be in addition to the recreational space as required to be provided under these regulations.

Provided that, at least 50% of total land provided for public amenity/ utility space shall be reserved for unbuildable purposes such as garden, recreational ground, etc.

Provided also that irrespective of land use zone, where the provisions of Development Control Regulations provide for amenity Space in Residential area which is more than what is stipulated in these regulations, then Amenity Space which is more shall only be provided.

c) The required segregating distance between Industrial Zone and the area over which Residential use is permitted under this regulation, shall be provided within such land intended to be used for residential or commercial purpose.

d) Such residential or local commercial development shall be allowed within the permissible FSI of the nearby Residential or Commercial Zone.

e) Provision for Amenity Spaces shall be considered to be reservations in the Development Plan and Transferable Development Rights against such amenity as per Regulation No.40.0/Part IX may be given or FSI of the same equivalent to the TDR quantum shall be available for utilisation on the remaining land. Moreover, the owner shall be entitled to develop remaining land with permissible TDR potential including the land under amenity space subject to maximum permissible limit of FSI (Maximum Building Potential) as mentioned in Regulation No.26.3.

provided that,

i) Residential/Commercial user may be allowed on the part area of the land holding subject to the condition that total area of the entire land holding shall be considered for deciding the percentage of the land to be reserved for public amenity/ utility spaces, as per these regulations.

ii) If Development Plan Reservations (excluding DP Road/Road widening) are in the land under I to R conversions, then such reservation may be adjusted in amenity space as mention in following manner.

a) If the area under development plan reservation is less than the required area of public amenity space as per the said regulation, then only the difference between the area shall be provided for public amenity spaces.

b) If the area under development plan reservation is more than the required area of public amenity spaces as per the said regulation, then the area for public amenity spaces shall be provided equal to Development Plan reservation area.

- iii) Out of the total area proposed to be utilised for residential development, 20% of the same shall be built for residential tenements having built up area 30 sq.mt and upto 50 sq.m. or in the plotted development, 20 % area shall be of plots upto 150 sq.m.
- vi) While allowing such conversion minimum 20 % built up area shall be used for offices and commercial purpose.
- vii) The provision of inclusive housing as mentioned in regulation no. 37 shall not be applicable while allowing such conversion.

25.5 Public Semi-Public Zone-

The following uses shall be permissible in Public Semi-Public Zone-

- i) Pre-primary, Primary Schools, High Schools, Technical / Trade Schools, Colleges, Educational Complex, Hostel for students and essential staff quarters.
- ii) Hospital, Sanatoria, Dispensary, Maternity Homes, Health Centre, Dharmashala for the visitors of the patients, pilgrims and like, essential staff quarters, veterinary hospital, auditorium exhibition hall and gallery.
- iii) Training institutions, Home for aged, essential quarters.
- iv) Government/ Semi -Government/ Local self-Government offices, Court buildings, essential staff quarters.
- v) Post Office, Telegraph office, Telephone Exchange, Radio Station, Staff quarters and similar Govt. / Semi-Govt. offices and quarters.
- vi) Library, Mangal Karyalaya, Gymnasium, Gymkhana, Water tanks, Stadium, Community hall, Religious Structures, etc
- vii) Besides above, the **commercial user** upto 15% of basic permissible FSI shall be permissible subject to following conditions:

Area of Plot	Percentage of Permissible retail Commercial Use
Upto 1000 Sq.mt.	7.50%
More than 1000 to 2500 Sq.mt.	10%
More than 2500 to 4000 Sq.mt.	12%
Above 4000 Sq.mt.	15%

- a) Convenience shopping, branch of bank, small restaurants etc. shall be permitted. However, hotels/shops for liquor, pan, cigarette, tobacco, lottery tickets and such other uses which do not serve public purpose, similarly domestic gas, kerosene shops/ godowns which are dangerous to public health shall not be permitted.
- b) Additional F. S. I. shall be allowed only on the plot area remained after deducting the notional plot area utilised for commercial user.
- c) The Municipal Commissioner shall not allow sub - division of S. No. / Gat No. / Plot No. on which such a Development which may cause/ has taken place/ would take place.
- d) The retail commercial user is permitted upto a depth of 12 m. or in separate building
- e) The plots in which there is an existing development; such commercial use shall be restricted to maximum 15% of the existing and proposed development taken together.

- f) The landowner / developer / institution shall give guarantee in writing to the Municipal Commissioner for following all the stipulated conditions scrupulously.
- viii) Petrol/LPG/CNG Pumps shall be allowed subject to conditions mention in Regulation No. 25.6(xxvi)
- ix) In case of lands owned by Zilla parishad and Panchayat samiti, Government and semi-government bodies and allocated in public and semi-public zone, the limit of such commercial user shall be upto 33%

25.6 Agriculture /Green Zone/ No Development Zone -

Agriculture /Green Zone/ No Development Zone is segregated in two different Zones as a **Restrictive** and **Prohibitive** Zone for the purpose of uses permissible in that Zone.

A) Restrictive Zone - Agriculture /Green Zone/ No Development Zone in which following uses subject to other restrictions as mention shall be permissible:-

- i) Agriculture, horticulture and animal husbandry
- ii) Gardens, Forestry, Public parks, private parks, play fields, stadia, gymkhanas, swimming pools, sports and games, health club, cafeteria-canteen incidental to principal use, gliding facilities, summer camps for recreation of all types,
- iii) Agriculture research and agriculture education by Government or Semi-Government organisation, with full permissible FSI as that of Residential zone.
- iv) Golf clubs and links, race tracks and shooting ranges;
- v) Poultry farms
- vi) **Amusement park**, in a plot of not less than 5 ha. in area, with recreational and amusement devices like a giant wheel, roller coaster, merry-go-round or similar rides both indoor and outdoor, oceanic -park, swimming pool, magic mountain and lake, ethnic village, shops for souvenirs/citations, toys, goods, refreshments and beverages on the following **conditions** with the special permission of the Municipal Commissioner.

a. The required infrastructure, like proper and adequate access to the park, water supply, sanitation, conservancy services, sewage disposal and adequate off-street parking will have to be provided and maintained by the promoters of the project at their cost and to the satisfaction of the Planning Authority Municipal Commissioner.

b. The promoters of the project shall provide adequate facilities for collection and disposal of garbage at their cost, and to the satisfaction of the Municipal Commissioner and will keep, at all times, the entire environment clean, neat and hygienic.

c. Structures for indoor rides and ancillary activities, such as administrative offices, exhibition hall or auditorium, restaurant, hotels, open air theatre, essential staff quarters, store buildings, fast food shops, museum, souvenir and small shops, ancillary structures to swimming pool, may be permitted subject to a maximum floor space index not exceeding 0.20; i.e. FSI of 0.15 for principal activity and 0.05 for ancillary activities.

d. Structures permitted in the amusement park (except those intended for park apparatus, entertainment such as magic mountain etc. and other equipment) should be ground floor structures, with the construction blending with the surrounding environment and landscape.

e. Except for minor dressing, hills and natural features, if any, shall be maintained in their natural condition and beautified with planting of trees etc.

f. All trees already growing on the land shall be preserved to the extent possible, except that if it becomes necessary to cut any tree, the required permission of the Municipal Commissioner should be obtained under the law relevant Act. At least 5 trees per 100 sq. m. shall be planted and grown within the area of the park.

g. Sufficient parking facilities and ancillary facilities for cars, buses, transport vehicles etc. shall be provided on site as prescribed by and to the satisfaction of the Municipal Commissioner.

h. The promoters of the project will prepare a suitable layout with appropriate landscaping of the recreational and other facilities and obtain approval of the Municipal Commissioner.

i. No objection certificate of the Tourism Department shall be obtained.

j. The development shall be regulated according to other requirements of these and all applicable rules and Regulations and subject to all other clearances as may be required.

k. Proper arrangements for safety, Regulations of traffic approaches to the park etc. shall be made to the satisfaction of the Planning Authority and Police from the law and order and traffic aspects.

vii) Pottery manufacture;

viii) Fish curing on open land/fish farming.

ix) Salt manufacture from sea water.

x) Public utility establishments such as electric sub-stations, receiving stations, switch yards, over-head line corridors, radio and television stations, receiving stations, main stations for public gas distribution, sewage treatment and disposal works, water works along with residential quarters for essential staff for such works, with the special permission of the Municipal Commissioner.

xi) Cemeteries and crematoria and structure incidental thereto.

xii) Structure for watchmen's quarters each not exceeding 20 sq. m.

xiii) IT/ITES Parks set up by public or private sector; subject to Regulation No. 27.7 of Part V.

xiv) **Research and Development Institutions** / Centres on following conditions:-

a. The area of land shall be minimum 10 hectare.

b. FSI permissible shall be maximum 0.20 on gross plot area after deducting D.P.Road/ Reservation area if any.

c. Out of the total allowable FSI, FSI for staff Quarters shall not exceed 50%.

d. Total strength of the employees shall be limited to 10 per hect.

e. On 50% of plot area, trees shall be planted at the rate of 500 trees per hect.

f. Research and Development of hazardous chemical and explosives may be permitted with the special permission of Municipal Commissioner which may be granted after compliance of all safety measures and certification from concerned Government Authorities.

xv) **Development of Cinema and TV Film production**, shooting, editing and recording studios with its ancillary and supporting users, including construction of staff quarters, rest rooms, canteens etc. subject to the following conditions:

a. The minimum plot area (necessarily under one ownership) shall not be less

- than 2 hectares.
- b. The total permissible FSI shall not exceed 0.2 on gross plot area after deducting Development Plan Road/ Reservation area if any.
 - c. Out of the permissible built up area equivalent to 0.2 FSI, built up areas for ancillary and supporting users shall not exceed 1/3rd of permissible FSI
 - d. The construction shall be confined to 10% of the plot and the remaining plot (excluding areas required for parking, roads etc.) shall be planted with trees at the rate of 500 trees per hectare.
- xvi) **Users such as Educational Institutions, Medical Institutions, and Biotech units** shall be permitted in No Development Zone subject to the following conditions:-
- a. Minimum area of plot shall be 0.40 hect.
 - b. Maximum FSI shall be 0.30 and as far as possible the development shall be at one place of the total land.
 - c. Tree plantation shall be done at the rate of 500 Trees/Ha. on the remaining land excluding the built-up area and the surrounding open space/utility space.
 - d. The maximum height of the building shall not exceed 15 mt.
 - e. Essential residential development for the staff/officer's accommodation shall be permitted upto the extent of 33% of the permissible built-up area.
 - f. These uses shall be permitted in No Development Zone, within a distance of 3 km. from the adjoining developable zone.
 - g. Development in plots affected by CRZ area shall be permissible, subject to the MoEF notification issued from time to time.
- xvii) Fish farms, fish drying, storage of boats, servicing and repairs of boats.
- xviii) Storage and drying of fertilizers.
- xix) Brick, tile manufacture.
- xx) Sand clay or gravel quarries.
- xxi) Scrap Market with FSI of 0.20
- xxii) Religious buildings and structures incidental thereto;
- xxiii) Small agro based industries processing agricultural products like rice mills, poha factories and other rural based service industries;
- xxiv) Ancillary service industries for agriculture produce marketing and management, ancillary service uses for agro related products like flowers, fruits, vegetables, poultry products, marine products, related collection centres, auction hall, godowns, grading services and packing units, knowledge parks, cold storages, utility services (like banking, insurance, post office services) as service industries for agriculture produce marketing on the land owned by individuals / organizations with FSI of 0.20.
- xxv) Quarrying of stone, murum or earth including mechanized stone crushing or stone dressing subject to conditions mentioned by the District Collector.
- xxvi) **Petrol Pump/LPG Pump/CNG Pump**: Petrol Pump, LPG Pump, CNG Pump is permissible in No Development Zone subject to following conditions:-
- a) The minimum size of plot shall be,
 - i) 30.50 m x 16.75 m. in the case of Petrol/LPG/CNG Filling Station with kiosk without service bay;
 - ii) 36.50 m x 30.50 m. in the case of Petrol/LPG/CNG Filling Station with service bay.
 - b) Plot shall be located /fronting on National Highway, State Highway, Major District

- Road, Other District Road or Village Road or other road with a minimum width of 12.00 m. or more.
- c) Permission from Government of India, Petroleum Ministry and Chief Controller of Explosives shall be necessary.
 - d) NOC from public works department and other related departments shall be obtained as per the prevailing rules. Also regarding service road / building line / control line, Government Resolution, Public Works Department, No. RBD-1081/ 871/Raste-7, dated 09 March 2001 and circulars issued in this regard from time to time shall be observed. Instructions contained in Government of India, Ministry of Road Transport and Highways letter dated 25/09/2003 and 17/10/2003 and its enclosures shall be observed.
 - e) The plot on which a petrol filling station with or without service bays is proposed shall be on an independent plot on which no other structure shall be constructed.
 - f) Petrol/LPG/CNG station shall not be permitted within a distance of 90 meter from junction of roads having minimum width of 12 m. each. Also Petrol station shall not be sited within a distance of 90 m. from the nearest gate of school, hospital and theatre, place of assembly or stadium.
 - g) In the case of kiosks and other buildings for sales office, snack bars etc. within the plot for Petrol/LPG/CNG filling stations, the setbacks from the boundaries shall be 4.50 m. Further the other clearances for the installations shall be as per the Petroleum Rules of 1937.
- xxvii) Bus Terminus, Construction of new communication routes including roads, highways, railways, airports, jetties, etc.
- xxviii) Automobile Showrooms and workshops with FSI of 0.20.
- xxix) Tourism activities as specified in Regulation No.29.0
- xxx) Mobile Phone Towers with ancillary equipments as specified in Regulation No.31.0
- xxxi) Slaughter house or facilities for processing and disposal of dead animals with the special permission of Municipal Commissioner
- xxxii) **L.P. Gas Godowns** subject to following conditions:
- 1) Area of plot shall not be less than 1000 Sq.m.
 - 2) The maximum permissible FSI shall be 0.20.
 - 3) Only ground floor structure shall be permissible.
 - 4) It is necessary to obtain “No Objection Certificate” from Controller of Explosives and competent fire authority.
- xxxiii) **Integrated highways amenities** such as motels, way-side restaurants, fuel pumps, service stations, restroom and canteen for employees working on site and truck drivers, service godowns, factory outlets, highway malls, hyper market along with public conveniences like toilets, trauma center, medicine shop, bank ATMs, logistic park and like activities with FSI of 0.5 on gross area. The **Integrated highways amenities** shall be allowed subject to following condition.
- a) Minimum area of plot shall be 10000 Sq.mt.
 - b) 10 % amenity space shall be provided which shall be handed over to planning authority free of cost with fencing constructed as per the satisfaction of Commissioner.
- xxxiv) Solid waste management, land fill sites, power generation from waste.
- xxxv) Power generation from non-conventional sources of energy, bio-gas plants. Area covered under solar power shall not be counted in FSI.
- xxxvi) Any industry / industries may be permitted only with the special permission of the Municipal Commissioner who may grant it after such scrutiny as may be necessary to

ensure that the location is appropriate and is not likely to cause nuisance and hazard to adjoining owners. Before granting any such permission, the Municipal Commissioner may prescribe special conditions about minimum size of plot and minimum buffer open distance from the industrial building/ industrial use to residential or habitable zone / use, which shall not however be less than 23 m. such industrial use shall be allowed FSI of 0.20.

xxxvii) Government project affected Rehabilitation sites.

xxxviii) **Town planning scheme** under the provisions contained in chapter V of Maharashtra Regional & Town Planning Act, 1966 shall be allowed for minimum 20 hector area, having access road of the width of minimum 18 mt., subject to condition that road network in scheme area shall be provided and entire cost of scheme shall be borne by the owners/developers. After sanction of preliminary scheme under section 86 of the act, all uses as that of residential zone, shall be permitted. FSI and other regulation shall applicable as per residential zone.

However, if the owners come together for development on aforesaid concept of town planning scheme instead of undertaking town planning scheme under the Act, the Municipal Commissioner may allow such development subject to earmarking 40% of the land for roads, park, playground, garden, social infrastructure, sale component by the Corporation, which shall be handed over to the Corporation. However, development permission for uses permissible in residential zone, shall be granted phase wise after completion of physical infrastructure works including off site infrastructure and handing over of land to the Corporation. The FSI of land handed over to the Corporation shall also be allowed on remaining land on the lines of Regulation No.24.9 .The land under such proposals shall be entitled for total FSI /TDR permissible in residential zone.

(xxxix) **Mangal karyalaya / lawns.**

- a) Minimum area for Mangal Karyalaya shall be 0.40 hect. with FSI of 0.20. It may be permitted along with essential guest rooms not exceeding 30% of the area of Mangal Karyalaya. Area for parking shall be 40% of gross area which shall be properly earmarked and bounded by bifurcating wall.
- b) Lawns for ceremony shall be 0.80 hect. with FSI of 0.20. Area for parking shall be 40% of gross area.
- c) The plot shall abut on road having width of minimum 15m.
- d) Such user (Mangal Karyalaya and Lawns) shall be allowed only on payments of premium at the rate 10 % of the land value arrived as per Annual Statement of rates (without considering the guidelines therein) of the respective year.

(xxxx) **Farm houses** subject to following conditions:-

- (a) The land in which it is to be constructed is actually put under agricultural use.
- (b) Minimum plot area under above use shall be 0.4 Ha. And only one farm house shall be allowed per holding.
- (c) Farm house shall be permitted in accordance with the provisions of Maharashtra Land Revenue Code, 1966.
- (d) The FSI shall not exceed 0.0375 of gross plot area subject to a maximum built up area of 400 sq.mt. in any case.
- (e) Only ground floor structure with or without stilt shall be permissible with 12m. margin from the boundary of land.

Note:-The permissible FSI for uses in No Development Zone will be **0.20** on gross area after deducting D.P.Road/ Reservation area if any, if not specified.

b) Prohibitive Zone - Agriculture /Green Zone/ No Development Zone in which Following areas are included or separately provided are prohibited from any development.

- i) Area within the blue flood line from the river
- ii) Hill top hill slope zone
- iii) Mangroves / marshy land
- iv) Area within the CRZ
- v) Buffer zone where any kind of development is not allowed

25.7 GREEN BELT ZONE

Following uses shall be permissible

- i) Agriculture,
- ii) Tree Plantation, Gardens, River front development, Landscaping, Recreational open space etc.
- iii) Development of pedestrian pathways, Jogging track, Cycle track, Boat club etc.
- iv) Swimming pool, club house, recreational facilities excluding 15 m. belt along river bank, 9m. belt along nala and subject to other provisions in these regulations.

Provided that, if the owner / developer hands over the land earmarked as green belt to the Planning Authority for above purposes free of cost and free from encumbrances, then FSI of such land shall be permissible to be utilised on the land remaining after handing over the land under green belt.

25.8 Uses Permissible In Reservations-

- i) The uses permissible in reserved sites shall be conforming to the use for which it is reserved. The required parking, public toilets and separate place for garbage bins shall also be provided in the reserved site itself.
- ii) Where the Municipal Commissioner or the Appropriate Authority proposes to use land / building / premises reserved for one specific public purpose / purposes, partly for different public purpose/purposes, it may do so, provided that such partial use shall not exceed 40% of the reserved area and such combination shall not be of incompatible uses. However, area upto 300 sq.m. from any reserved land may be allowed to be developed for construction of arogya kothi i.e. waste segregation centre at ward level with allied use.
- iii) Municipal Corporation may acquire and develop any of the reservation proposed in the development plan, partly or fully, for multi-story public parking, irrespective of its designation, if amenity of parking is direly needed in the area.
- iv) Combination of uses as mentioned below may be permissible even if the reservation is for a specific purpose.
 - a) **Playground** - In playground reservation, minimum 90% area shall be kept open for open play activities. In remaining 10% of area, covered swimming pool & allied construction, gymnasium, covered badminton court, pavilion, watchman quarter, small restaurant to the extent of 20 sq.m. (for every 4000 sq.m. reservation area) may be permitted. The FSI permissible shall be 0.15. If required, the sites of playground may be developed for park or garden, however, such change shall not exceed 10% in the said sector of development plan.
 - b) **Stadium** - In addition to the uses permissible in playground mentioned above, shops below the spectators' tiered gallery may be permitted. The FSI permissible shall be 0.25.
 - c) **Garden** – In addition to the main use of garden, open swimming pool & allied construction, water tank, rain water harvesting system, gardener / watchman quarter, small restaurant or food

stalls to the extent of 20 sq.m.(for every 4000 sq.m. reservation area) may be permitted. Total FSI used for such constructions shall not exceed 0.1 of the garden area. If required, the sites of garden may be developed for playground, however, such change shall not exceed 10% in the said sector of development plan.

- d) **Weekly Market** - Weekly vegetable market with open ottas, cattle market and ancillary petty convenience shops.
- e) **Vegetable Market** - Open or covered ottas along with petty convenient shops, fruit stalls.
- f) **Shopping Centre / Market** - Shopping, Vegetable market, departmental stores, offices, banks / community hall on upper floors.
- g) **Town-hall** - Town hall, exhibition hall, art gallery, meeting / conference hall, library, small restaurant to the extent of 20 sq.m.
- h) **Drama Theatre / Natyagriha** – Drama theatre / natyagriha, art gallery, exhibition hall, library, small restaurant to the extent of 20 sq.m., allied users such as guest rooms for the artists.
- i) **Cultural Hall** - Cultural hall, marriage hall, socio-cultural activities, art gallery, exhibition hall, performing arts activities, small restaurant to the extent of 20 sq.m., allied users such as guest rooms, yoga centre.
- j) **Primary School** -Secondary, Primary & pre-primary schools and allied activities.
- k) **Secondary / High School** – Junior college, secondary / high school and primary- pre-primary school & allied activities.
- l) **Library** – In addition to library, nursery school, balwadi.
- m) **Health Centre / Hospital / Maternity Home / Dispensary** – Any sort of medical facilities alongwith ancillary construction such as staff quarters, chemist shop, restaurant, ATM, PCO, cyber café of not more than 20 sq.m., etc. sleeping accommodation for guests in case of bigger hospitals of built up area not less than 2000 sq.m. may be permissible.
- n) **Truck Terminus** - In addition to minimum 60% area for parking of trucks, restaurant, hotel, motel, lodging facility for drivers, auto repair centre, auto service centre, shops for auto spare parts, shops for daily needs, ATM, PCO, primary health centre / first aid centre, provision for loading-unloading.
- o) **S.T. Stand and commercial uses** -Out of total FSI, maximum 1.00 FSI shall be allowed to be developed for commercial use and remaining FSI shall be for the self-use of the said Corporation permissible as per the Development Plan.

Note:-

- 1) The permissible FSI for above uses shall be as that of residential zone, including premium FSI and loading of TDR, if not specified.
- 2) **Other reservations** - The reservations which have not appeared in the above list, may be allowed to be permitted to be developed for the compatible uses with the approval of the Director of Town Planning, Maharashtra State, Pune.

25.9 ADDITIONAL USES:

The lists of uses mentioned under the various land use zoning herein above at regulation no.25.2 to 25.7 may be amended by the Municipal Commissioner from time to time, with the consent of Divisional Head of Town Planning Department

TABLE NO. 6 : SERVICE INDUSTRIES- SCHEDULE OF PERMISSIBLE SERVICE INDUSTRIAL USES IN RESEDENTIAL ZONE (R-2) ,COMMERCIAL & INDUSTRIAL ZONES						
Sr.No.	Category of Industry	Classification & Special condition				
		Maximum Permissible Requirement	Power	Maximum Permissible Employment	Maximum Permissible Area	Floor	Special Conditions If Any
1	2	3	4	5	6	6
I)Food Products						
1)	Manufacture of milk and dairy products such as butter and ghee	10HP		9 persons	50 sq.m.	--
2)	a) Rice huller	10 HP		9 persons	50 sq.m.	--
	b) Grain mill for production of flour	10 HP		9 persons	50 sq.m.	--
	c) Manufacture of supari and masala grinding (in separate building)	10 HP		9 persons	50 sq.m.	--
	d) Groundnut decorticator	10 HP		9 persons	50 sq.m.	--
	e) Baby oil expellers	10 HP		9 persons	50 sq.m.	--
3)	Manufacture of Bakery products with no floor above	10 HP		9 persons	57 sq.m.	i) Shall not be permitted under or above dwelling unit ii) Operation shall be permitted only between 8 hrs., and 20 hrs. iii) Fuel used shall be electricity gas or smokeless coal
4)	Coffee curing roasting and grinding	2 HP		9 persons	50 sq.m.	--
5)	Manufacture of Ice	45 HP		20 persons	250 sq.m.	--

6)	Sugar cane and fruit juice crushers	2 HP	9 persons	25 sq.m.	--
7)	Cold Storage	15 HP			
II) Beverages & Tobacco					
	Manufacture of Bidi	No Power to be used	No Limit	250 sq.m.	To be permitted
III) Textile and Textile Products					
8)	Handloom/ Power loom subject to a maximum of 4 looms	5 HP	9 persons	50 sq.m.	To be permitted in Residential Zone in area designated by the Municipal Commissioner
9)	Embroidery & Marking crape laces and fringes	5 HP	9 persons	50 sq.m.	--
10)	Manufacture of all type of textile, garments including wearing apparel	3 HP	9 persons	50 sq.m.	--
11)	Manufacture of made up textile goods such as curtains mosquito nets, mattresses bedding, materials, pillow cases, textile bags etc.,	3 HP	9 persons	50 sq.m.	--
IV) Wood Products & Furniture					
12)	Manufacture of wooden furniture and fixtures	7 HP	9 persons	50 sq.m.	i) Shall not be permitted under or adjoining a dwelling unit. ii) Operation shall be permitted only between 8 hrs. to 20 hrs.
13)	Manufactures of bamboo and cane furniture and fixtures	7 HP	9 persons	50 sq.m.	--
V) Paper Products & Printing					
14)	Manufacture of containers and boxes from paper pulp	5 HP	9 persons	50 sq.m.	Manufacture with paper pulp not permitted

15)	Printing and Publishing periodicals, books, journals, atlases, maps, envelop printing, picture post-cards embossing.	10 HP	9 persons	120 sq.m.	i) Shall not be permitted under or adjoining a dwelling unit ii) Operation shall be permitted between 8 hrs to 20 hrs iii) No restriction on power no. of employee's area of hours of operation shall apply if located in building in separate plot not less than 500 sq.m.
16)	Engraving etching block marking etc.,	10 HP	9 persons	120 sq.m	Operation shall be permitted only between 8 hrs to 20 hrs.
17)	Book Binding	10 HP		9 persons	120 sq.m.
VI) Leather Products					
18)	Manufacture of leather footwear	5 HP	9 persons	50 sq.m.	--
19)	Manufacture of wearing apparel like coats gloves etc.,	5 HP	9 persons	50 sq.m.	--
20)	Manufacture of leather consumer goods such as upholstery suitcases pocket book cigarette and key cases purees etc.	5 HP	9 persons	50 sq.m.	--
21)	Repair of footwear and other leather goods	5 HP	9 persons	50 sq.m.	--
VII) Rubber and Plastic Products					
22)	Retreading and Vulcanizing works	2 HP	9 persons	50 sq.m.	----
23)	Manufacture of rubber balloons	2 HP	9 persons	50 sq.m.	----
VIII) Metal Products					
24	Tool sharpening and razor sharpening works	1 HP	9 persons	25 sq.m.	Operation shall be permitted only between 8 hrs. to 20 hrs.,

IX) Electrical Goods					
25)	Repair of household electrical appliances such as radio set, television set, tape recorders, refrigerators, heaters, irons, shavers, vacuum cleaners, air conditioners, washing machine, electric cooking ranges, motor rewinding works etc.,	3 HP	9 persons	50 sq.m.	Operation shall be permitted only between 8 hrs to 20 hrs.
X)	Transport Equipment				
26)	a) Service of motor vehicles and motor cycles with no floor above	5 HP	9 persons	50 sq.m.	Operation shall be permitted only between 8 hrs to 20 hrs
	b) Repair of motor vehicles and motor cycles with no floor above	5 HP	9 persons	50 sq.m.	No spray painting permitted
	c) Battery charging and repair	5 HP	6 persons	25 sq.m.	--
27)	Repair of bicycles and cycle rickshaws	5 HP	6 persons	50 sq.m.	No spray painting permitted
XI) Other manufacturing and Repair Services					
28)	Manufacture of jewellery and related articles	3 HP	9 persons	50 sq.m.	Operation shall be permitted only between 8 hrs to 20 hrs.
29)	Repair of watch clock and jewellery	3 HP	9 persons	50 sq.m.	Operation shall be permitted only between 8 hrs to 20 hrs
30)	Manufacture of musical instrument and its repair	No power to be used	6 persons	50 sq.m.	Operation shall be permitted only between 8 hrs to 20 hrs
31)	Repairs of locks, stoves, umbrellas, sewing machines, gas burners, buckets and other sundry household equipments, optical glass grinding and repairs.	3 HP	9 persons	50 sq.m.	Operation shall be permitted only between 8 hrs to 20 hrs
32)	Petrol filling stations	10 HP	9 persons	i) 30.5 x 16.75 m ii) 33.5 x 30.5 m	Plot size (i) for filling stations without service bay and (ii) for filling stations with service bay

33)	Laundress laundry service and cleaning dyeing bleaching and dry cleaning	4 KW	9 persons	50 sq.m.	i) Cleaning and dyeing fluid shall not have flash point lower than 138 F.
					ii) Operation shall be permitted between 8 hrs to 20 hrs
					iii) Machinery having dry load capacity of 20KG and above
34)	Photo processing laboratories, Xeroxing photo copy videotaping and their repairing	5 HP	9 persons	50 sq.m.	Operation shall be permitted between 8 hrs to 20 hrs
35)	Ready Mix Concrete Plant	3.75 HP	9 persons	50 sq.m.	--
36)	Non-polluting, High Tech, High Value added Electronic Industries	---	9 persons	50 sq.m.	--

PART IV
GENERAL BUILDING REQUIREMENTS
SET BACKS, MARGINAL DISTANCES, HEIGHT, PERMISSIBLE FSI

26.0 GENERAL

Following regulations for congested area shall be applicable for the lands included in congested area as shown on the development plan. For the areas outside congested area in the development plan, regulation for outside-congested area shall apply. However, in congested area, if the original land holding is more than 0.40 Hector, then all the regulations of non-congested area except FSI shall apply. In such cases FSI shall be as per Regulation No 26.1

26.1 REGULATION FOR CONGESTED AREA

26.1.1 Residential and mix user buildings -

a) Floor Space Index-

Maximum permissible FSI shall be 1.50 for purely residential building and in case of mix residential with commercial or other user, additional FSI, limited to 0.5 for non-residential user may be permitted.

b) Setback (Road side Margin/s)-

The minimum front setback from the existing or proposed road/s shall be as under:-

Table No. 7			
Sr. No.	Road width	For Purely Residential	For Mixed Users
(i)	For streets less than 7.5 m. in width	NIL	1.50 m. (for uses other than residential, fronting on road)
(ii)	For streets 7.5 m. to less than 12 m. in width	1.00 m.	2.00 m.
(iii)	For streets 12 m to less than 18 m. in width	1.50 m	2.50 m.
(iv)	For streets 18 m & above in width	2.00 m	3.00 m

No such setback shall be necessary for pathways provided as per Regulation No. 24.2(D)

c) Side & rear marginal distances shall be as below :-

Table No.8		
Residential Plot Area	Side	Rear
Upto 250 sq. m	0.00	1.00
Above 250 & upto 500 sq. m	1.00	1.00
Above 500 sq. m. & upto 1000 sq.m	2.00	2.00
Above 1000 sq.m.	As per Regulation No. 26.2	

Note :-

a) For lanes less than 4.5 m. in width, a setback of 2.25 m. shall be prescribed from the centre line of such lane. Streets less than 4.5 m. shall be treated as lanes only when they serve as access to the properties fronting on them.

b) Structural projections such as balconies, cornices, weather sheds, roof projections etc. shall be allowed

in the setback distance prescribed above as per Regulation No. 26.8.

c) **Height**- The height of the building shall be governed by Regulation No. 26.5.

d) Above set back and marginal distances shall be applicable for buildings with ground + 3storey or parking + 4storey structures. For buildings having height more than this but less than 15 m., marginal distances shall be increased by 1 m. for every 3 m. height. For buildings having height more than this, marginal distances shall be as per regulations of non-congested area.

e) Steps may be allowed within marginal distance

f) **Parking** – parking shall be provided as per the provisions in Regulation No.42.0

26.1.2 Public semi-public, Educational, Medical, Institutional, Commercial, Mercantile and Other Buildings:

a) **Floor Space Index** - Maximum FSI permissible shall be 2.00.

b) **Marginal distances** - For these buildings marginal distances shall be 3 m. on all sides.

c) For buildings having height more than 15.00 m., regulations of non-congested area shall apply for front, side & rear marginal distances.

Provided that for buildings like cinema theatre, multiplex, assembly buildings, shopping malls, regulations prescribed in non-congested area, except FSI, shall apply.

26.1.3 Pathway for access to the internal building or interior part of the building, the pathway shall not be less than 3.0 mt. and shall be subject to provisions mentioned in Regulation No. 24.2(D).

26.1.4 If the width of property is less than 3.6 m. (12 ft), the entire ground floor shall be on stilts.

26.1.5 Front open space as prescribed by the Highway or any other rules shall be applicable if they are over and above as prescribed in these regulations.

26.2 REGULATION FOR OUTSIDE CONGESTED AREA.

26.2.1 Marginal Distances for Residential Buildings Height 16 mt. and Below.

The provisions for minimum marginal distances as given in **Table No.9** shall apply for the residential buildings, residential with mix uses permissible in non-congested areas and ancillary residential buildings permissible in industrial zones having height upto 16 mt. and below.

Table No.9							
Sr. No.	Description of the road	Min Plot Size in Sq. m.	Min width of plot in meter	Min set back from road side in meter	Min. side margins in meter	Min. rear margins in meter	remarks
1	NH/SH	450	15	6.0m for NH and 4.5 m. SH or as specified by Highway rule whichever is more	3.0	3.0	--

2	MDR/ODR	450	15	4.5 m. or as specified by Highway rule whichever is more	3.0	3.0	--
3	Roads 24 meters and above	300	12	4.5	3.00	3.0	--
4	Roads of width below 24 mt and upto 18 mt.	250	10	3.00	3.00	3.0	--
5	Roads of width below 18 mt and upto 15 mt.	250	10	3.00	2.25	2.25	Side and rear margins in this row only for G+2 or stilt + 2 structure
6	Roads of width below 15 mt and above 9 mt.	150	8	3.00	1.50 (in case of semi-detached building, only one side open space shall be permissible)	1.50	--do-
7	Road of width upto 9 mt.	100	7	3.00	1.50 (in case of semi-detached building, only one side open space shall be permissible)	1.50	--do-
8	Row Housing on roads of 12 mt. and below	30 to 125	3.50	2.25	0.00 (In case of corner plot, 1.50 or building line of adjoining road whichever is more)	1.50	Side and rear margins in this row only for G+1 or stilt + 2 structure
9	Row Housing for EWS/LIG/SI um Up gradation etc. by public authority.	20 to 50	3.00	0.90 mt from pathway or 2.25 mt from road boundary	As per Sr.No.7 above	0.90m	Side and rear margins in this row only for G+1 or stilt + 1 structure

Note-

- (1) Marginal distances mentioned in above table shall be subject to distances mentioned in Regulation no. 26.2. In case of sr.no.5 to 9, structures having higher height may be permitted subject to marginal distance mentioned in Regulation No. 26.2.3
- (2) The minimum area of plots fronting on service roads along highways, shall be with reference to the width of service road.
- (3) For semidetached buildings, side margin shall be on one side only.
- (4) Row-housing plots at the junction of two roads shall be larger to maintain the setback from both roads. Not more than 12 and not less than 43 plots shall be allowed in each block of row housing. Each block shall be separated from the other by 6 m. road or 6 m. side margin distance of the plot or space including side marginal distance of the plot.
- (5) No garage shall be permitted in a building having stilt or basement provided for parking.
- (6) Construction of ottas, railings, barricades or supporting columns for canopy or porch shall not be allowed in front marginal distances. However, steps may be permitted within 1.2 m. from the building line. Also supporting columns for canopy or porch may be allowed within building line.
- (7) In no case ribbon development rules shall be relaxed without consent of the Highway Authority.
- (8) In case of special building as specified in Regulation No.6.2.2.g, marginal distances shall be as per said regulations.
- (9) The plot width to depth ratio shall be 1:1.5 to 1:2.5; as far as possible in case of plotted layout development permission.
- (10) In Public Housing Schemes for E.W.S. undertaken by government or semi-government organisations, marginal distances shall be as per their respective schemes and rules.
- (11) The front setback set-out in already approved and partially developed layouts / schemes, may be retained as per said approval, so as to maintain the building line.
- (12) The pattern of development like semi-detached, row housing, etc. in already approved layout shall be as per said approved layout.
- (13) Where commencement certificate is granted prior to publication of draft development plan and the said plot is affected by new road proposed in the development plan, then front margin stand relaxed to that extent.

26.2.2 Other Buildings: The Provision as given in Table No.9 a below shall apply for different categories of other buildings.

Table No.9a				
Sr. no.	Type of building	minimum road width required	Minimum marginal distances	Other stipulations
1	2	3	4	5
1	Medical buildings			
	a) Hospital, Maternity Homes, Health Club, Public Semi-public buildings being special building	12 m.	6 m. on all sides	As per table no. 14
	b) Hospital, Maternity Homes, Health Club, Public Semi-public buildings not being special buildings	12 m.	Front margin as per Table no. 7 remaining sides 4.5 m.	As per table no. 14
	c) Clinics on plot upto area 300 sq.m.	9 m.	Front margin as per Table no. 7 other all sides 3.0 m.	
2.	Educational buildings			
	a) Pre-primary School	6m.	As per Table No.7	As per table no. 14
	b) Primary School	9m.	4.5m. on all sides	
	c) Other Educational Buildings	15m.	-- do --	
3.	Cinema Theatre/ Drama Theatre/ Assembly Hall/ Multiplex / Shopping Malls	15 m.	Front – 12 m. (only on one major road) Remaining front and/or all sides 6 m.	construction of Cinema Theatre/Multiplex shall confirm to the provisions of Maharashtra Cinema (Regulations) Rules, 1966 as amended from time to time.
4.	Mangal Karyalaya like buildings	12 m.	--do--	-
5.	Petrol/Fuel Filling Stations with or without service bays	12 m.	4.5 m. on all sides	i) Plot should not be located within the distance of 90 m. from any junction of roads having min. width 12 m. each. In case of 'T' junction,

				<p>this restriction of 90 m. shall apply on a side where perpendicular road meets the junction..</p> <p>ii) Restrictions imposed by Ribbon Development Rules, IRC, MoRTH shall apply.</p> <p>iii) Petrol filling station shall not be sited on the convex side of a road curve. In case the curve is not very sharp and cars moving out of the station are completely visible to the traffic from a distance of at least 90 m. and vice versa, a petrol station may be permitted on such a convex curve.</p>
6.	Mercantile/ Business/ hotel/ Commercial/ mix use with residential buildings.	12	Front 4.5 m. Side & rear 4.5 m.	<p>i) Shops may also be allowed fronting side and rear margins.</p> <p>ii) Minimum area of Shops shall be 6 Sq.mt with a minimum width of 2.00 mtr.</p>
7.	Stadium / Pavilion	12	6 m. on all sides	Covered portion shall not exceed 20% of plot area. The spectators' gallery of the stadium shall not be counted towards FSI. Shops below spectator's gallery may be permissible.

NOTE:

- i) In case of plots fronting on National Highway, State Highway and Major District Roads, the building line shall be as per Ribbon Development Rules as given in Table above, whichever is more.
- ii) Side and rear marginal distances mentioned in above Table shall be subject to Regulation No.26.2, whichever is more.
- iii) In case of special building as specified in Regulation No. 6.2.2(g), marginal distances shall be as per said regulations.

26.2.3 Characteristic Specified Areas -Notwithstanding anything contained in these regulations, Development Control Rules for Characteristic Specified Areas within Municipal Corporation Area if any shall prevail

26.2.4 Marginal distances for Buildings of Higher Heights

The Requirement for front, rear and side marginal distances are as mentioned below shall apply for all buildings except the marginal distances specified in Table No.9. for the heights mentioned there in.

a)Front Margin Requirements – Subject to provision in Regulation No.26.5(a), minimum front margin required under this regulation shall be as given below.

- i) Height above 16 mt. & upto 24 m. -- 4.50 m. or as per Table No.9 whichever is maximum
- ii) Height above 24 mt. & upto 37.5 m. -- 6.00 m.
- iii) Height above 37.5 mt. -- 9.00 m.

b) Side or rear Marginal distances Requirements -

Table No. 10		
Sr. No.	Height of Building	Side / rear space requirement
1	Height specified in Table No.9	As per Table No.9
2	For height more than specified in Table No.9	H/4 subject to a minimum of 3.0 m for residential building, 4.5 m. for commercial building, and 6.0 m. for special building mentioned in Regulation No. 6.2.2.(g)
Where, H = height of building above average surrounding ground level.		

Provided that such marginal distance shall be subject to maximum of 16.0 mt. Provided also that, if the land owner wishes to keep higher margins, he may allow to do so.

c)The Distance between the two building –

The distance between two buildings shall be the side marginal distance required for the higher building between two adjoining buildings.

Provided where rooms do not derive light and ventilation from the exterior open space, the distance between the two buildings may be reduced by 1 m subject to a minimum of 3 m. (if necessary 6.0m. in case of special building) and a maximum of 8 m. No projections shall be permitted in this exterior space

d) Buildings abutting Two or More Streets

When a Building abuts two or more streets, the setbacks from the streets shall be such as if the building is fronting each such street.

26.3 PERMISSIBLE FSI

Permissible basic FSI, additional FSI on payment of premium, Permissible TDR Loading on a plot in non-congested area for Residential, Commercial uses shall be as per the following Table No. 11

Table No. 11

Permissible basic FSI,FSI on payment of premium, Permissible TDR Loading on a plot in non-congested area for Residential, Commercial uses

Sr. No	Road width in meter	Basic FSI	Additional FSI on payment of premium	Maximum Permissible TDR Loading	Maximum Building potential on plot
1	2	3	4	5	6
1	Below 9.00 meter	1.1	--	—	1.10
2	9.00 meter and upto 12.00 meter	1.1	0.30	0.40	1.80

3	12.00 meter and upto 18.00 meter	1.1	0.30	0.65	2.05
4	18.00 meter and upto 24.00 meter	1.1	0.30	0.90	2.30
5	24.00 meter and upto 30.00 meter	1.1	0.30	1.15	2.55
6	30 meter & above	1.1	0.30	1.40	2.80

Note-

- i) For the BRT/Metro Corridor, Additional FSI upto 0.20 shall be allowed on payment of premium in addition to FSI as mentioned in column 4
- ii) Additional FSI upto 0.20 on payment of premium shall be allowed for the redevelopment of Authorised Residential buildings on roads having width below 9 mt., subject to condition that the construction/redevelopment shall be allowed only if the building is more than 30 years old.
- iii) Maximum permissible building potential on plot mentioned at column no.8 shall be exclusive of FSI allowed for Inclusive Housing as per Regulation No.37.0.
- iv) **Premium** - Rate of premium for the additional FSI as mentioned in column no 4 above shall be decided by Government from time to time. The premium collected shall be shared 50:50 between State Government & Corporation respectively. The premium of the Government shall be deposited by the planning authority in a Government head account.
- v) On request of Planning Authority, Government may vary the ratio of Additional FSI and TDR as mention in column 4 and 5 by issuing Directives.

26.4 INDUSTRIAL BUILDINGS

Minimum plot area, marginal space, Permissible FSI, Additional FSI with payment of premium for industrial building shall be as per the Table No. 12 given below:-

a) Minimum plot area, marginal space, Permissible FSI-

Table No. 12						
Sr. No.	Min. road width	Plot Size in sq.m.	Basic Permissible FSI	Additional FSI on payment of premium	Min. Front Margins	Min. Side & Rear Margins
1	2	3	4	5	6	7
1	12m.	Upto 1000	1.10	0.30	4.50	3.00
2	12m.	1001 to 5000	1.10	0.30	9.00	6.00
3	12m.	5000 and above	1.10	0.30	12.00	9.00

Note-

- i) In case of plots fronting on National Highway, State Highway and Major District Roads, the building line / control line shall be as per Ribbon Development Rules as given in Table above, whichever is more.
- ii) Front, side and rear marginal open spaces shall be as per above Table.
- iii) Minimum and maximum height shall be 3.60 m. & 4.2 m. respectively for industrial buildings. The greater height may be permitted as per the requirement.
- iv) In addition of provisions of these regulations, regulations prescribed under Factory Act shall be applicable.
- v) **Premium** - Rate of premium for the additional FSI as mentioned in column no 5 above shall be decided by Government from time to time. The premium collected shall be shared 50:50 between State Government & Corporation respectively. The premium of the Government shall be deposited by the planning authority in a Government head account
- vi) **Buffer zone**-For construction of industrial building, buffer zone of 23 m. wide shall be left from residential or incompatible zone, wherever necessary. Such buffer zone shall be part of sizable required recreational open space. Roads and marginal distance is may also be treated as a part of Buffer Zone. However, area of such buffer zone shall be counted in gross area for computation of FSI. Where green belt is shown in development plan between residential and industrial zone, area of such green belt shall be counted in gross area for calculation of FSI. Provided also that marginal distance for a building shall not be exclusive of buffer zone. The floor height for industrial building shall be as per requirement.

26.5 a) Height of Building-

- (i) The maximum height of building for all users shall not exceed 1.5 times total of the width of road abutting plus front open space subject to other restrictions, if any. Provided that building of greater height may be allowed in consultation with Fire Officer of the local fire services or in absence of local fire services, from the Director of Fire Services, Government of Maharashtra for building above 16 mt. height. In any case maximum height of building shall not exceeds **50 mtr,**
- (ii) If a building abuts on two or more streets of different widths, the height of building shall be regulated by the street of greater width.
- (iii) For building in the vicinity of aerodromes, the maximum height of such buildings shall be subject to values framed by the Civil Aviation Authorities or the development permission shall be considered only after applicant produces NOC from Air Port Authority.
- (iv) In addition to (iii) for Industrial Chimneys coming in the vicinity of aerodromes, it shall be of such height and character as prescribed by Civil Aviation Authorities and all Industrial Chimneys shall be of such character as prescribed by the Chief Inspector of Steam Boilers and Smoke Nuisance, and
- (v) Buildings intended for hazardous godowns storage of inflammable materials and storage of explosives shall be single storied structures only.

b) Height Exemptions-

The appurtenant structures such as roof tanks and their supports, ventilating, air-conditioning, lift rooms and similar service equipment, stair cover, chimneys and parapet walls and architectural features not exceeding 1.2 m. in height shall not be included in computation of height of building.

26.6 HIGH RISE COMMITTEE

It is mandatory for the Municipal Corporation that, for the buildings **height 36 mt. and more but maximum up to 50 mt**, the building approval proposal shall be cleared from the High Rise Committee. The High Rise Committee shall be constituted by the Commissioner. The structure of the Committee is as under. The decision of the high rise committee shall be binding on every owner/developer.

a) Constitution of the Committee -

Table No. 13		
S. No.	Members	Post
1	Additional /Deputy Commissioner of the concern Municipal Corporation	Chairman
2	Assistant Director of Town Planning / Town planner of the concerned Branch	Member
3	Superintendent Engineer, Public Works Department, Govt. of Maharashtra or officer nominated by him not below the rank of Executive Engineer.	Member
4	Head of Department, Soil Mechanics, Govt. College of Engineering	Member
5	Head of Department Structural Engineering, College of Engineering in the vicinity	Member
6	Chief Fire Officer of the concerned Municipal Corporation	Member
7	Deputy/Assistant Director of Town Planning of the concern Municipal Corporation.	Member Secretary
8	Structural Engineer of the concerned project	Invitee

b) Building proposals to be referred to the Committee-

- i) All new building proposals where the height of the proposed buildings, exceeds 36 mt. shall be referred to the committee. Apart this, any new building proposal, in the opinion of the Commissioner, which inter alia involves major disturbance of and/or integrated to the existing natural land formation and profile as also substantial reclamation may also be referred to the Committee.
- ii) It is mandatory for all the high rise buildings to comply with the structural design and stability and Fire Safety as mentioned in Part - XII and XIII.
- iii) The Committee shall be of advisory nature and it will advise the Municipal Commissioner regarding the feasibility of development proposals considering the opinion of the expert members of the committee.
- iv) In specific case, if the Chairman desires, any expert from other fields may be invited for the meeting of the Committee.
- v) The Corporation shall render necessary help for functioning of the Committee, provision of place for meetings, secretarial assistance, etc.
- vi) The non-official members of the Committee shall be paid honorarium as may decided by the Commissioner.

- vii) The Commissioner may levy additional scrutiny fee for such building proposals.
- viii) The Committee shall offer its remarks on the building proposal within a period 45 days from the date of receipt of the proposals.

26.7 INTERIOR AND EXTERIOR CHOWK-

(a) Interior chowk : Wherever habitable rooms or kitchen derives ventilation from inner chowk or interior open space, the size of such interior open space shall not be less than 3 m. x 3 m. upto height of 16 m. and for height more than 16 m., the interior open space shall not be less than $H/5$ m. x $H/5$ m. where H = height of highest wall of the chowk.

(b) Exterior chowk : The minimum width of the exterior chowk for the purpose of light and ventilation, shall not be less than 2.4 m. and depth shall not exceed 1.5 times the width for buildings upto 16 m. height and for height more than 16 m., the exterior open space shall not be less than $H/6$ m. x $H/6$ m. where H = height of highest wall of the chowk. If the width of the exterior chowk is less than 2.4 m. it shall be treated as a notch.

Provided that, Where only water closet, bathroom, combined bathroom and water closet abutting on the interior open space, the size of the interior open space shall be in line with the provision for ventilation shaft as given in Regulation No. 41.19 / **Table No. 20.**

26.8 PERMISSIBLE STRUCTURES / PROJECTIONS IN MARGINAL OPEN SPACES.

The following projections shall be permissible in marginal distances:

(a) Projections into distances: - Every open space provided either interior or exterior shall be kept free from any erection thereon and shall be open to the sky and no cornice, chajja, roof or weather shade more than 0.75 m. wide shall overhang or project over the said marginal distances so as to reduce the width to less than the minimum required. However, sloping/horizontal chajja provided over balcony/ gallery etc. may be permitted upto balcony projections at horizontal level, Cupboards as specified in Regulation No. 41.5.2.

(b) A canopy not exceeding 5m. in length and 2.5 m. in width in the form of cantilever and unenclosed over the main entrance providing a minimum clear height of 2.40 m. below the beam bottom of canopy. The canopy shall not have access from upper floors (above floors), for using as sitting out place. There shall be a minimum clearance of 1.5 m. between the plot boundaries and canopy. Provided that, more than one canopy may be allowed in case of special buildings, as per requirement.

(c) A projection of maximum 30 cm. on roof top terrace level may be allowed throughout the periphery of the building. In case of pitched roof projection of maximum 45 cm. at rooftop terrace level throughout periphery of the building shall be allowed.

d) Accessory buildings:- The following accessory buildings may be permitted in the marginal open spaces :-

- i) In an existing building where toilet is not provided, a single storeyed toilet subject to a maximum area of 4.0 sq. m. in the rear or side open space and at a distance of 7.5 m. from the road line or the front boundary and 1.5 m. from other boundaries may be permissible. The Commissioner may reduce 1.5 m. margin in exceptional cases to avoid hardship.
- ii) Parking lock up garage not exceeding 2.4 m. in height shall be permissible in the rear corner of the plot with independent bungalow. Parking lock up garage when attached to main building shall be 7.5 m. away from the road line and shall be of such constructions giving fire resistance of 2 hours. The area of sanitary blocks and parking lock up garage shall be taken into account for the calculation of FSI.

iii) Suction tanks, soak pits, pump room, meter room, garbage shaft, space required for fire hydrants, electrical and water-fittings, water tanks, dustbins etc.

iv) One watchman's cabin / booth not more than 3 sq. m. in built up area having min. 1.20 m. width or diameter of cabin / booth.

Note :- When a building abuts falling on three or more roads then above mentioned user, except (iv), shall be permissible in front setback facing the smaller road of less important from traffic point of view.

e) "Ramp" in basement shall be allowed subject to 6.0 m. clear marginal distance for movement of fire fighting vehicle.

f) Fire escape staircase of single flight not less than 1.2 m.

g) Staircase mid-landing of 1.2 m. width with clear minimum headway of 2.1 m. below the mid-landing. However, clear distance from edge of landing to the plot boundary shall not be less than 1.8 mt.

h) Supported double height terraces (within the building line)-

Supported double height terraces (open terraces with railing having minimum height equal to two floors) within the building line, not exceeding 20% of the built up area of the same floor.

26.9 Exclusion of structures / projections for FSI calculation

- i) **Structures/** Projections /features / ornamental projection of glass façade permitted in marginal open spaces as mentioned in Regulation No.26.8 (a),(b),(c),(d) (iii), (e), (f) , (h).
- ii) Stilt / Multi-storeyed floors /podium/ basement used as parking including passage therein.
- iii) Areas covered by electric cabin, Porches, Entrance lobby / foyer, canopies, chajjas, cornice, weather shade, sun breaker, Air conditioning plant rooms, lift well and service floor of height not exceeding 1.8 m. for hospitals, shopping malls, plazas and Star category hotels (rating with three stars and above).
- iv) Area of structure for an effluent treatment plant as required as per the requirements of the Maharashtra Pollution Control Board or other relevant authorities.
- v) Rockery, Well and well structures, plant, Nursery, Water pool platform around a tree, Fountain bench, Chabutara with open top and unenclosed sides, Ramps, Compound wall, Gate slide / swing, Steps outside the buildings, Domestic working place (open to sky), Overhead water tank on top of the building, Stair Case, Fire escape stair case, Balconies as specified in Regulation No. 41.14, and Refuge area for high rise buildings as specified in Regulation No. 41.27.
- vi) Telecommunication tower, antenna and allied activities.
- vii) Atrium in shopping malls, public buildings.
- viii) Open to sky swimming pool of the top terrace and top most podium.

PART V
ADDITIONAL FSI IN CERTAIN CATEGORIES

27.0 GENERAL

Additional/higher Floor space index may be allowed in certain categories in non-congested area, except as otherwise specified, as mentioned in Regulation no 27.1 and subject to following conditions:

- a) Permissible **additional FSI** for the buildings as mention in Table no 27.1 shall be the maximum permissible building potential according to road width as mention in column 6 of Table no.9 **minus** Basic FSI. The percentage of additional FSI shall be applicable on basic FSI , permissible in the said area.
- b) Such additional FSI shall be available for use for which additional FSI is granted only and other permissible uses shall be allowed within the basic Permissible FSI.
- c) **Premium** – Premium for additional F.S.I. shall be per column 4 of the table. Rate of the premium is based on the land rate mentioned in ASR for respective S.No./CTS No. The premium collected shall be shared 50:50 between State Government & Corporation respectively. Premium to be paid to the Government shall be deposited in the concerned Account Head of Urban Development Department at Government Treasury by the Planning Authority. The following quantum of premium shall be subject to the orders of the Government from time to time.
- d) The additional FSI shall also be permissible to existing authorised users subject to structural stability.
- e) The other conditions as mentioned in the Government Directives issued under section 154 of the M.R.& T.P.Act 1966 vide Resolution no TPS-1815/2647/CR-13/15/UD 13/Dared 14/03/2016 shall also be applicable.
- f) If the owner / developer desire to avail such additional FSI in future for new buildings , then while seeking building permission at first instance, the building plan shall be submitted considering the Marginal distances as required for the height of buildings for such additional FSI. No condonation in the required open spaces, parking and other requirements in these regulations shall be allowed. However for the existing building proposals, such condition need not be insisted. But proposal shall be cleared only after strictly confirming structural and fire safety norms.
- g) Exit Requirements, Requirements of Water Supply, Drainage and Sanitation Parking spaces requirements, Fire provision requirements shall conform the provisions as mentioned in these regulations

Table No. 14

27.1 Permissible Marginal spaces, permissible basic FSI, Additional FSI for buildings in non-congested area

Categories of the other buildings	Basic FSI	Additional FSI	Rate of the Premium	Conditions if any,
1	2	3	4	5
A)Educational i) Pre-primary School and Special Educational Institute for Physically handicapped/Mentally ill.	As per Regulation No.26.3	Maximum building potential limit as per road width as mention in Regulation No 26.3/ Column 6 of Table No. 11 minus Basic FSI	10 %	i) The Educational Institute shall be of Government/Semi Government public authorities, Charitable Institutions or Private Institutions ii) Educational buildings shall not be permissible within 60 m. from the existing assembly building and 90 m. from the existing petrol pump. iii) Educational building shall only be permitted if 40% area is available for playground. However, this provision shall not be applicable to already approved existing building wherein construction of additional floor is proposed. iv) No classroom shall admeasure less than 38 sq. m. with a minimum dimension of 5.50 m. The height of any classroom shall not be less than 3.60 m. v) While granting Additional FSI to Educational Institutions offering primary and secondary education 5 % seats shall be reserved for admission for Government nominees. Deputy Director, Education Department shall be competent to decide such nominations. However, this condition shall not be applicable for Higher Education, Technical Education and Medical Education. vi) As and when required, some rooms of Educational Buildings shall be made available to the Government by the concerned institutions. vii)The Educational Institution shall maintain records regarding free / concessional education rendered to the needy persons, which shall be made available to the Director of School Education, Higher and Technical Education on demand. viii) The Director of School Education, Government of Maharashtra shall be the competent authority to monitor as to whether the Educational Institution
ii) Primary School	-- do --	-- do --	15 %	
iii) Other Educational Buildings	-- do --	-- do --	25 %	

				<p>is observing the terms and conditions referred to at (i) ,(ii)and (iii) above and, in case of any breach thereof or in case the Education being rendered by the Educational Institution are not to the satisfaction of the said Department, the Director of School Education shall have the right to suitably penalise the Education Institution.</p> <p>ix) The Educational Institution shall file an undertaking that it shall abide by the above enumerated terms and conditions.</p> <p>x) Adequate Parking facilities as required per prevailing Development Control Regulation shall be provided.</p> <p>xi) While granting occupation certificate the Municipal Commissioner shall intimate to the Director of school Education for compliance of afore said condition along with copy of occupation certificate and plan.</p> <p>xii)Maximum of height of Educational building shall be as per The Maharashtra Fire protection and Life Safety Measure, Act, 2006</p>
<p>B)Medical Institutions- Hospital, Maternity Homes, Health Club, buildings</p>	<p>-- do --</p>	<p>-- do --</p>	<p>i) No premium for Government, Semi Government, public authorities' hospitals.</p> <p>ii) 25% for Charitable Institutions</p> <p>iii) 35% for private hospitals</p>	<p>i) The Medical Institutions of Government, Semi Government, public authorities, Charitable Institutions or private owner.</p> <p>ii) Free medical treatment to the extent of atleast 20% of the total number of beds shall be given to persons from Economically Weaker Sections of society or to persons below the poverty line. In addition, 10% of the total number of patients in OPD shall be provided treatment at concessional rates, viz. rates that are being charged in government hospitals. The Medical Institution shall furnish the requisite periodical statements to the Director of Health Services in this regard.</p> <p>iii) The Medical Institution shall maintain records regarding free/concessional medical treatment rendered to the needy persons, which shall be made available to the Director of Health Services on demand.</p> <p>vi) Any Special ward in the hospital building shall not admeasure less than 9.0 sq.m. in area with no side less than 3 m.</p> <p>v) Area of the general wards shall not admeasure less than 40 sq. m. with no side less than 5.5. m.</p> <p>vi) Every building shall have a refuge collection area of minimum 7.50 sq. m.</p>

				<p>size with cover on top and unclosed on at least three sides. The same shall not be allowed in marginal open spaces. Modern method of incineration of the refuse may be adopted.</p> <p>vii) Minimum and maximum height shall be 3.00 m. & 4.2 m. respectively. The greater height may be permitted by the Authority as per the requirement.</p> <p>viii) The Director of Health Services, Government of Maharashtra shall be the Competent Authority to monitor as to whether the Medical Institution is observing the terms and conditions referred above and in case of any breach thereof or in case the medical services being rendered by the Medical Institution are not to the satisfaction of the Director of Health Services, the Director of Health Services shall have the right to suitably penalise the Medical Institution.</p> <p>ix) While granting occupation certificate the Municipal Commissioner shall intimate to the Director of Health Services, Government of Maharashtra for compliance of afore said condition along with copy of occupation certificate and plan.</p> <p>x) Maximum of height of building for hospitals, sanatorium and nursing homes, shall be as per The Maharashtra Fire protection and Life Safety Measure, Act, 2006.</p>
C)Institutional buildings	-- do --	-- do --	as above	<p>i) The institutional Buildings shall be of Government, Semi Government, public authorities or registered Charitable Institutions.</p> <p>ii) Minimum and maximum height shall be 3.60 m. & 4.2 m. respectively. The greater height may be permitted by the Authority as per the requirement.</p>
D)Starred category hotels (two star and above)	-- do --	-- do --	<p>35% (up to four star)</p> <p>45 % (five star and above)</p>	<p>i) The star category hotels shall be constructed on independent plot.</p> <p>ii) Certificate from the Tourism Department, GOI shall be necessary.</p> <p>iii) Minimum and maximum height shall be 3.60 m. & 4.2 m. respectively. The greater height may be permitted by the Authority as per the requirement.</p> <p>iv) While granting Additional FSI to starred category Residential Hotels 5% of rooms shall be reserved for Government nominees free of cost. Provided</p>

				<p>that such rooms be reserved for a period of not exceeding thirty days in a calendar year in a particular hotel. The head of respective authorities shall be competent to decide and monitor whether the institution is observing the terms and conditions as mentioned.</p> <p>v) While granting occupation certificate the Municipal Commissioner shall intimate to the Competent Authority for compliance of afore said condition along with copy of occupation certificate and plan.</p>
E)Buildings of Government and Semi-Government Offices and Public Sector Undertakings:	-- do --	-- do --	No Premium	<p>i) The Municipal Commissioner with the previous approval of State Govt. may exceed the additional FSI.</p> <p>ii) Minimum and maximum height shall be 3.60 m. & 4.2 m. respectively. The greater height may be permitted by the Authority as per the requirement.</p>
F)Religious Building:	-- do --	-- do --	15%	<p>i) No Objection Certificate shall be obtained from concerned Police Authority and Collector before commencement of construction.</p> <p>ii) The additional FSI shall also be permissible to existing authorised religious users subject to structural stability.</p> <p>iii) The proposal shall be consistent with the Development Plan proposals.</p> <p>iv) Minimum and maximum height shall be 3.20 m. & 4.2 m. respectively. The greater height may be permitted by the Authority as per the requirement</p>
G)Yatri Niwas, Youth Hostel:-	-- do --	-- do --	15%	<p>i) The building shall be on independent plot having minimum plot area of 1000 sq.mt.</p> <p>ii) Minimum and maximum height shall be 3.00 m. & 4.2 m. respectively. The greater height may be permitted by the Authority as per the requirement.</p>
H)The Land in possession of Maharashtra State Road Transport Corporation	-- do --	-- do --	No premium	Out of total FSI, maximum 1.00 FSI shall be allowed to be developed for commercial use and remaining FSI shall be for the self-use of the said Corporation permissible as per the Development Plan.

D)Basic shelter for urban poor	--do --	-- do –	No premium	<p>Any housing scheme undertaken by planning authority, government / semi government organisation, under the basic shelter for urban poor or similar programme / scheme of the Central / State Government, may be allowed FSI upto 2.5, or sum of column no.2+3, whichever is maximum subject to following condition.</p> <ul style="list-style-type: none"> i) The said scheme shall be for EWS/LIG housing ii) The scheme shall be implemented by the Municipal Corporation / Government/semi-Government Authority stipulated by the Government, from time to time . iii) The use of the land under the Scheme shall be in consonance with the proposals of the sanctioned development plan. iv) Total permissible floor space index for the scheme shall be 2.50 of the gross plot area (excluding the area affected by the D.P. Reservations) v) The entire 2.50 FSI as made permissible shall be utilised of the scheme only. vi) All the development plan reservations on the land under the scheme shall be developed by the said authority and the amenities thus created shall be handed over to the planning authority.
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27.2 ROAD WIDENING AND CONSTRUCTION OF NEW ROADS

The Municipal Commissioner may permit on the same plot, additional FSI of the area required for road widening or for construction of a new road proposed under the Development Plan, if the owner (including the lessee) of such land surrenders such land for road widening or construction of new road without claiming any monetary compensation in lieu thereof and hand over the same free of encumbrances to the satisfaction of the Municipal Commissioner. FSI generated against the surrender of land, shall be in proportion to the provisions mentioned in Regulation No.40.0 of Part IX and may be utilised on the remaining land. If desired by the owner, TDR may be granted against such surrendered land instead of utilizing FSI on remaining land. Such TDR shall be allowed to be utilised as a Development Rights in accordance with the rules regulating Transfer of Development Rights (TDR). Thereafter, the road shall be transferred in the city survey records/revenue records in the name of the Municipal Corporation and shall vest in it becoming part of a public street.

Provided further that, this concession shall not be granted in respect of,

- a) Roads in the areas of Town Planning Scheme which are the proposals of the scheme.
- b) Cases mentioned in provision of TDR as mentioned in Regulation No. 40.0 of Part IX.

Note1: This regulation shall also be applicable to congested area.

Note 2: Area for road widening /service road proposed to NH/ SH/ MDR/ ODR, may also be included in gross plot area for computation of FSI. However, in such cases, TDR nor the FSI on the lines of TDR shall be allowed.

27.3 Development / Redevelopment for construction of staff quarters of the State Government or its statutory bodies or Municipal Corporation.

27.3.1 Regulation for staff quarters of the State Government or its statutory bodies or Municipal Corporation on land belonging to such Authorities situated in developable zones such as Residential / Public Semi-public / Commercial Zones etc. except restricted zone such as Green Belt, Agricultural Zone, No development Zone, CRZ, etc.

27.3.2 The basic FSI specified in these regulations may be allowed to be exceeded as per following table on the gross plot area solely for the project of construction of staff quarters (herein after referred to as “staff quarter project”) for the employees of the Government, or its statutory bodies or the Municipal Corporation (hereinafter collectively referred to as “User Authority”), on land belonging to such User Authority, by the PWD of the Government of Maharashtra or MHADA or Maharashtra Police Housing Corporation or Municipal Corporation or any other Public Agency nominated by the Government for this purpose, which also include any Special Purpose Vehicle, wherein the Government or a fully owned Company of the Government holds at least 51% equity share (hereinafter collectively referred to as “implementing Public Authority”)

27.3.3	Road width and plot area	Maximum permissible FSI (Including basic FSI)
	12.00 mt. above	2.50

27.3.4 For the purpose of calculating the FSI, the entire area of the plot excluding area under Development Plan roads and Development Plan reservations, if any, shall be considered.

Provided that, the Development Plan reservations like Government Staff Quarters, Police Housing, Municipal Housing, Municipal Staff Quarters etc. on lands belonging to Government / Public Authorities / Local Authorities, shall not be excluded.

Provided further that, amalgamation of such Development Plan reservation/s with adjoining lands for the execution of project under this regulation, shall be permissible.

27.3.5 The total permissible FSI under this regulation shall be utilised for construction of staff quarters for the User Authority, subject to the following

i) The area of staff quarters for various categories of employees shall be as per the norms prescribed by the concerned User Authority and in no case shall the area of staff quarters exceed the maximum limit of carpet area as prescribed therein.

ii-a) Municipal Commissioner may also permit upto 1/3rd of the total permissible FSI under this regulation for construction of free sale area (hereinafter referred to as “free sale component”) to be disposed of by the Implementing Public Authority as provided herein. The free sale component shall preferably be constructed in a separate block. Sub-division of plots shall be permissible on the basis of equitable distribution of FSI, in case construction of free sale component is permitted by the Municipal Commissioner.

The free sale component may be utilised for commercial use as per potential of plot as decided by the following committee. The extent of commercial use, if required shall be decided by the said committee strictly within the limits as specified in these regulations

- 1) Municipal Commissioner – Chairman
- 2) Police Commissioner – Member
- 3) Collector of Concerned District – Member
- 4) Superintendent Engineer (PWD) – Member

ii-b) If the User Authority required construction of staff quarters to the extent of full permissible FSI, then the User Authority shall pay full cost of construction + 5% of construction cost as establishment charges to the Implementing Public Authority.

ii-c) The flats constructed under the free sale component shall be first offered to the Central Government, its statutory bodies, Central /State PSUs for purchase as staff quarters and if the Central Government or its statutory Bodies or Central /State PSUs do not indicate willingness to purchase the same within the prescribed time limit, such flats shall be sold in open market.

27.3.6 i) Notwithstanding anything contained in these regulations, no amount shall be charged towards Premium, Scrutiny Fee etc., for the projects proposed under this regulation.

ii) The provisions of Inclusive Housing, mentioned in these regulations, shall not be applicable for development under this regulation.

27.3.7 For any staff quarters project under this regulations, a development agreement shall be executed between the User Authority and the Implementing Public Authority, which, inter alia, shall authorise the Implementing Authority to dispose of the flats constructed under the free sale component of the project, wherever applicable. Such development agreement shall contain the details regarding the modalities and conditions of transferring such quarters (whether free of cost or on payment/ receipt of certain amount by the User Authority) to the user authority and also conditions modalities of disposing of the flats under the free sale components by the Implementing Public Authority.

27.4 Development/ Redevelopment of Housing Schemes of Maharashtra Housing & Area Development Authority (MHADA):-

- 1) The FSI for a new scheme of Low Cost Housing, implemented by MHADA departmentally on vacant lands for Economically Weaker Sections (EWS), Low Income Group (LIG) and Middle Income Group (MIG) categories shall be 2.50 on the gross plot area and at least 60% built-up area in such scheme shall be in the form of tenements under the EWS, LIG and MIG categories, as defined by the Government in Housing Department from time to time.
- 2) For redevelopment of existing housing schemes of MHADA, containing (i) EWS/LIG and/or (ii) MIG and/or (iii) HIG houses with carpet area less than the maximum carpet area prescribed for MIG, the total permissible FSI shall be 2.50 on the gross plot area (exclusive of the Fungible FSI).

2.1) Where redevelopment of buildings in existing housing schemes of MHADA is undertaken by the housing co-operative societies or the occupiers of such buildings or by the lessees of MHADA, the Rehabilitation Area Entitlement, Incentive FSI and sharing of balance FSI shall be as follows:-

A) Rehabilitation Area Entitlement:

- i) Under redevelopment of buildings in existing Housing Schemes of MHADA, the entitlement of rehabilitation area for an existing residential tenement shall be equal to sum total of -
 - a) a basic entitlement equivalent to the carpet area of the existing tenement plus 35% thereof, subject to a minimum carpet area of 300 sq.ft. and
 - b) an additional entitlement governed by the size of the plot under redevelopment, in accordance with the Table No. 15A below:-

Table No. 15A	
Area of the Plot under Redevelopment	Additional Entitlement (As % of the Carpet Area of the Existing Tenement)
Upto 4000 sq.m.	Nil
Above 4000 sq.m. to 2 hect.	15%
Above 2 hect to 5 hect.	25%
Above 5 hect to 10 hect.	35%
Above 10 hect.	45%

Provided that the maximum entitlement of rehabilitation area shall in no case exceed the maximum limit of carpet area prescribed limit for MIG category by the Govt. as applicable on the date of approval of the redevelopment project. Provided further that the entitlement of rehabilitation area as admissible under this regulation shall be exclusive of the area of balcony.

ii) Under redevelopment of buildings in existing Housing Schemes of MHADA, the entitlement of rehabilitation area of any existing commercial/amenity unit in the Residential Housing Scheme shall be equal to the carpet area of the existing unit plus 20% thereof.

B) **Incentive FSI**- Incentive FSI admissible against the FSI required for rehabilitation, as calculated in (a) above, shall be based on the ratio (hereinafter referred to as Basic Ratio) of Land Rate (LR) in Rs./Sq.m. of the plot under redevelopment as per the Annual Statements of Rates (ASR) and Rate of Construction (RC)* in Rs./Sq.m. applicable to the area as per the ASR and shall be as given in the Table No.15B below:-

Table No. 15B	
Basic Ratio (LR/RC)	Incentive (As % of Admissible Rehabilitation Area)
Above 6.00	40%
Above 4.00 and upto 6.00	50%
Above 2.00 and upto 4.00	60%
Upto 2.00	70%

Explanation:-

* RC is the rate of construction in respect of R.C.C. Construction, as published by the Chief Controlling Revenue Authority & Inspector General of Registration, Maharashtra State in the Annual Statements of Rates.

Provided that the above incentive shall be subject to the availability of the FSI on the Plot under redevelopment and its distribution by MHADA.

Provided further that in case there are more than one land rate applicable to different parts of the plot under redevelopment, a weighted average of all applicable rates shall be taken for calculating the Average Land Rate and the Basic Ratio.

Provided further that the Land Rate (LR) and the Rate of Construction (RC) for calculation of the Basic Ratio shall be taken for the year in which the redevelopment project is approved by the authority competent to approve it.

C)Sharing of the Balance FSI:-

The FSI remaining in balance after providing for the rehabilitation and the incentive components, calculated as per (a) and (b) above respectively, shall be shared between the Co-operative Housing Society and MHADA in the form of built-up area, as given in Table No. 15C below and the share of MHADA shall be handed over to MHADA free of cost.

Table No. 15C		
Basic Ratio (LR/CR)	Sharing of balance FSI	
	Share of Co-operative Society	Share of MHADA
Above 6.00	30%	70%
Above 4.00 and upto 6.00	35%	65%
Above 2.00 and upto 4.00	40%	60%
Upto 2.00	45%	55%

2.2) Where redevelopment of buildings in the existing Housing Schemes of MHADA is undertaken by MHADA or jointly by the MHADA alongwith the housing societies or the occupiers of such building or by the lessees of MHADA, the Rehabilitation Area Entitlement, incentive FSI and sharing of balance FSI shall be as follows:

A) Rehabilitation Area Entitlement: The Rehabilitation Area Entitlement shall be increased by 10% of the existing carpet area, over and above the Rehabilitation Area Entitlement calculated in (A) of 2.1 above, subject to the maximum of the size of MIG prescribed by the Government in the Housing Department.

B) Incentive FSI: Incentive FSI shall be the same as in (B) of 2.1 above.

C) Sharing of the balance FSI: Sharing of the balance FSI shall be the same as in FAÇADE of 2.1.

3) For the purpose of calculating the FSI, the entire area of the layout including Development Plan roads and internal roads but excluding the land under the reservation of public amenities shall be considered. Sub-division of plots shall be permissible on the basis of the compulsory open spaces as in these Regulations. For low cost housing schemes of MHADA for EWS/LIG categories, the **prevailing Regulations of the DCR** shall apply.

Provided that there shall be no restriction on the utilization of the FSI permissible under this Regulation except for the restrictions under any law, rule or regulation.

4) For the purpose of this Regulation the carpet areas for EWS, LIG or MIG tenements shall be as determined by the Government from time to time.

5) a) For providing the requisite infrastructure for the increased population, an infrastructure charge at the rate of 7% of the Land Rate as per the ASR of the year of approval of the redevelopment project shall be chargeable for the extra FSI (excluding the fungible FSI) granted over and above the normal FSI admissible for the redevelopment schemes. 50% of the Infrastructure Charge levied and collected by MHADA shall be transferred to the Municipal Corporation for developing necessary off site infrastructure.

b) No premium shall be charged for the FSI admissible as per the prevailing regulations

(i) Construction of EWS/LIG and MIG tenements by MHADA on a vacant plot, or(ii) in a redevelopment project for the construction of EWS/LIG and MIG tenements towards the share of MHADA, or (iii) for rehabilitation component of a redevelopment project.

6) Notwithstanding anything contained in these Regulations, the relaxation incorporated in **the prevailing** Regulation shall apply to the Housing Schemes under this Regulation for tenements under EWS/LIG and MIG categories. However, the front open space shall not be less than 3.6m.

7) a) In any Redevelopment Scheme where the Co-operative Housing Society Developer appointed by the Co-operative Housing Society has obtained No Objection Certificate from the MHADA, thereby sanctioning additional balance FSI with the consent of 70% of its members and where such NOC holder has made provision for alternative accommodation in the proposed building (including transit accommodation), then it shall be obligatory for all the occupiers / members to participate in the Redevelopment Scheme and vacate the existing tenements for the purpose of redevelopment. In case of failure to vacate the existing tenements, the provisions of section 9A of the MHAD Act mutatis mutandis shall apply for the purpose of getting the tenements vacated from the not co-operative members.

b) For redevelopment of buildings in any existing Housing Scheme of MHADA under clause 2.2 hereinabove, by MHADA, the consent of the Co-operative Housing Society in the form of a valid Resolution as per the Co-operative Societies Act, 1960 will be sufficient. In respect of members not co-operating as per approval of the redevelopment project, action under section 95(A) of the Maharashtra Housing and Area Development Act, 1976 may be taken by MHADA.

8) A corpus fund, as may be decided by MHADA, shall be created by the Developer which shall remain with the Co-operative Housing Societies for the maintenance of the new buildings under the Rehabilitation Component.

27.5 REDEVELOPMENT OF EXISTING BUILDINGS BELONGING TO EWS / LIG GROUPS.

Reconstruction / Redevelopment of **existing buildings of EWS / LIG undertaken by landlord and / or co-operative housing societies and / or occupiers having carpet area of all tenements less than the EWS / LIG norms prescribed by MHADA**, which existed prior to these regulations which has ceased to exist in consequence of accidental fire / natural collapse or demolition for the reasons of the same having been declared unsafe by or under a lawful order of the Municipal Commissioner, shall be allowed *subject to following conditions*

- 1) FSI to be allowed for such redevelopment proposal shall be base FSI permissible under these regulations or the FSI consumed by the existing authorized building whichever is more. In addition to this minimum 10 sq. mt. built up area per Residential flat shall be allowed as incentive to the owner excluding bungalow-
- 2) All the occupants of the old building shall be re-accommodated in the redeveloped building.
- 3) In case of fire gutted buildings the conditions of more than 30 years age of buildings shall not be made applicable, provided the structural stability certificate from nearest Govt. Engineering College shall be necessary.
- 4) The Committee comprises of Commissioner, Superintending Engineer, Public Works Department, State of Maharashtra, Joint Director, Town Planning, Chief Fire Officer, and the Head of department structural Engineering of Government Engineering College shall be set-up to decide whether the building is “dangerous or dilapidated or Unsafe”
- 5) Reconstruction of the building on the plot shall conform to the provisions of the sanctioned Development Plan and sanctioned Development Control regulations.

27.6 REDEVELOPMENT OF OLD DILAPIDATED/DANGEROUS BUILDINGS

Reconstruction / Redevelopment in whole or in part of any tenanted building which existed prior to these regulations which has ceased to exist in consequence of accidental fire / natural collapse or demolition for the reasons of the same having been declared dangerous or dilapidated or Unsafe by or under a lawful order of the Municipal Commissioner, shall be allowed subject to following conditions.

a) Redevelopment of **tenanted** building undertaken by landlord and / or co-operative housing societies of landlord and / or occupiers shall be allowed, with an FSI equivalent **to the Rehab Area plus 50% incentive FSI of the rehab area. Provided that Rehab Area will be the authorisedly utilised Area or 27.87 sq.mt. per tenement whichever is more.**

However as per the road width if the potential **of the Plot** is more than what is mention above, **then** the balance **potential** available on plot after deducting rehab and incentive FSI may be allowed to be utilized to that extent by the way of TDR or **Additional FSI on payment of premium** if any.

(b) All the **certified tenants** of the old building shall be re-accommodated in the redeveloped building. Each **tenant** shall be rehabilitated and given free of cost the carpet area occupied by him for residential purpose in the old building subject to the minimum carpet area of **27.87sq. mt.** or existing carpet area whichever is more **subject to** maximum carpet area upto 70 sqmt. (753 sqft.) . In case of non-residential occupier the area to be given in the reconstructed building **shall** be equivalent to the area occupied in the old building.

Provided that if the carpet area under Residential use exceeds 70 sq.mt., the cost of construction **for Area exceeding 70 sq.mt.** shall be paid by tenant / occupant to the developer. The cost of construction shall be as per the ready reckoner rate of that year. The carpet area exceeding 70 sq.mt. shall be considered for rehab FSI but shall not be consider for incentive FSI.

(c) In case of fire gutted buildings the conditions of more than 30 years age of buildings shall not be made applicable, provided the structural stability certificate from nearest Govt. Engineering College shall be necessary.

(d) The Committee comprises of Commissioner, Superintending Engineer, Public Works Department, State of Maharashtra, Joint Director, Town Planning, Chief Fire Officer, and the Head of department structural Engineering of Government Engineering College shall be set-up to decide whether the building is “dangerous or dilapidated or unsafe”.

Note:-

- (1)For the purpose of deciding authenticity of the structure if the approved plans of existing structure are not available, the Commissioner shall consider other evidences such as Assessment Record or City Survey Record or Sanad.
- (2)In case where there are number of buildings. on plot, in such cases, equivalent land component of the buildings which is declared unsafe shall be worked out and incentive FSI shall be based on such land component.
- (3)Reconstruction of the building on the plot shall conform to the provisions of the sanctioned Development Plan and sanctioned Development Control Regulations.
- (4) The new building may be permitted to be reconstructed in pursuance of an agreement to be executed on stamp paper by atleast 70 percent of the landlord / occupants in the original building, within the meaning of the Bombay Rents, Hotel and Lodging House Rents Control Act, 1947 or Apartment Act and its related provision and in such agreement provision for accommodation for all occupants in the new building on agreed terms shall be made and a copy of such agreement shall be deposited with the Municipal Corporation before commencement or undertaking reconstruction of the new buildings.
- (5)The carpet area of part or parts of the new building intended to be used as non-residential use shall not exceed the carpet area of part or parts of the original building so used
- (6) No new tenancy shall be created
- (7) An amount as may be decided by the Government shall be paid by the Owner /Developer / Society as additional Development Cess for the built up area over and above the Base FSI. A

corpus fund as decided by the Municipal Commissioner is to be created by the Developer which will take care of the maintenance of the building for a period of 10 years.

27.7 REGULATIONS FOR DEVELOPMENT OF INFORMATION TECHNOLOGY ESTABLISHMENT

Development of Information Technology Establishments shall be regulated as per the Information Technology & Information Technology Enabled Services (IT/ITES) Policy 2015 as declared by Industries Department vide Government Resolution No. ITP 2013/CR-265/IND-2 dated 25/08/2015, along with the special regulations sanctioned by the Government vide notification _No. TPB 4316/CR-167/2016/(3)/UD-11/dated 15th July, 2016 and amended time to time which are mention below..

1) The Commissioner may permit additional F.S.I upto 200 % over and above the basic permissible F.S.I to all registered Public and Private IT/ITES Parks/AVGC Parks /IT SEZs or IT Parks in SEZs / Stand-alone IT/ITES units in public IT Park (including IT/ITES units located in Residential / Industrial/No Development/ Green/Agriculture Zone or any other land-use zone in which such users are permissible), which have been approved by the Directorate of Industries, proposed to be set up or already set up under present / previous IT/ITES policies, (hereinafter referred to as the "said unit") by charging premium of 30% of the land rate for the said land as prescribed in Annual Statement of Rates for the relevant year of granting such additional F.S.I. for Pune, Pimpri-Chinchwad, Navi Mumbai Notified Area, Municipal Corporations in Mumbai Metropolitan Region and 10% of the land rate for the said land as prescribed in Annual Statement of Rates for the relevant year of granting such additional F.S.I .for other Municipal Corporations.

In case of the Navi Mumbai Notified Area, the CIDCO as land owner may recover lease premium for additional F.S.I. if applicable under land disposal policy of CIDCO.

Provided that additional FSI above 100% and upto 200% shall be permissible only on plots having an access road of minimum 18 meters width.

Provided further that, the premium so collected shall be shared between the Planning Authority and the Government in the proportion of 50 : 50. The share of the Government shall be paid to the concerned Branch office of the Town Planning Department. (Explanation: - Premium charges shall be calculated on the value of lands under such zones, determined by considering the land rates of the said land as prescribed in Annual Statement of Rates (ASR). These charges shall be paid at the time of permitting additional F.S.I. by considering the ASR for the relevant year without applying the guidelines)

2) No premium shall be chargeable in Municipal Corporation areas, if they are covered under No Industry Districts and Naxalism affected areas of the State (as defined in the " Package Scheme of Incentives-2013" of the Industries, Energy & Labour Department of the State).

3) The total maximum permissible F.S.I. shall not exceed limit of 3.00.

4) Maximum 40% of total proposed Built-up area (excluding parking area) inclusive of such additional F.S.I. may be permitted for support services in IT Parks in Municipal Corporations which are not covered under Serial No.4 above and remaining built-up area shall be utilized for IT/ITES.

5) New said unit shall allocate at least 2% of the total proposed built-up area, for providing incubation facilities for new units. This area would be treated as a part of the Park to be used for IT activities and eligible for additional FSI benefits accordingly.

6) Premium to be received by the Planning Authority as per provisions in this regulation shall be deposited in a separate fund viz. "Critical Infrastructure Fund for IT/ITES Industries" and this fund shall be utilized only for creation of Critical Infrastructure for IT/ITES Industries;

Provided that in the event, the developer come forward for providing such off site infrastructure at his own cost, instead of paying premium as prescribed above, then the Planning Authority may determine the estimated cost of the work by using rates prescribed in District Schedule of Rates (DSR) of the relevant year, in which order for commencement of such work is issued. The Planning Authority shall also prescribe the standards for the work. After completion of the works, the Planning Authority shall verify and satisfy itself that the same is developed as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered from such developer before issuing Occupancy Certificate.

Provided that, in case the cost of work is more than the premium to be recovered, such additional cost to be borne by such developer.

7) Permission for erecting towers and antenna upto height permitted by the Civil Aviation Department shall be granted by the Commissioner as per the procedure followed for development permission or otherwise as may be decided by the Government.

8) While developing site for IT/ITES with additional FSI, support services as defined in the IT Policy 2015, shall be allowed.

9) The sanctioned existing regulations in respect of I.T. Establishments, are proposed to be replaced suitably and for the Planning Authorities, which have no provisions in respect of I.T. Establishments, these regulations shall be proposed to be inserted as new regulations.

10) Notwithstanding anything contained in the Development Control Regulations of Planning Authorities, no amenity space is required to be left for development of plot/land upto 2.00 Hect. for IT/ITES.

11) Notwithstanding anything mentioned in these Regulations, special provisions mentioned in the existing Regulations of respective Planning Authority, which areas are not covered under these regulations shall continue to prevail unless otherwise specified.

12) The Directorate of industries will develop a web portal on which the developer of every IT park will be bound to provide / update detailed information about names of the units in the park, utilization of built-up area and activities being carried out, manpower employed in the It Park for IT/ITES and support services on yearly basis.

If a private IT park has availed additional FSI as per the provisions of IT/ITES policy and subsequently it is found that the built-up space in the park is being used for non IT/ITES / commercial activities / any other activity not permitted as per the IT/ITES policy under which the said park was approved, a penal action as below will be taken, the payment shall be shared between the concerned Planning Authority and the Government in the ratio of 3:1.

a) The misuse shall be ascertained by physical site verification of the said private IT park by a team of officers from the Directorate of industries and the Planning Authority which has approved the building plans of the said private IT park.

b)) A per day penalty equal to 0.3% of the prevailing ready reckoner value of the built-up area that has been found to be used for non- IT/ITES activities.

c) The penalty will be recovered from the date of commencement of unauthorized use till the day non IT use continues.

After payment of the penalty to the concerned Planning Authority which has sanctioned the building plans of the concerned private IT park, the said private IT Park will restore the use of premises to the original purpose for which LOI/ Registration was granted. If the private IT Park fails

to pay penalty and / or restore the use to its original intended use, the concerned Planning Authority will take suitable action under the Maharashtra Regional and Town Planning Act 1966, against the erring private IT Park under intimation to the Directorate of Industries. This provision will also be applicable to existing IT Parks.

27.8 REGULATION FOR DEVELOPMENT OF BIOTECHNOLOGY PARKS

A. DEFINITION-

The Biotechnology Units/ Parks shall mean Biotechnology units/ parks which are certified by the Development Commissioner (Industries) or any officer authorised by him in his behalf. The Biotechnology Park and unit/units outside park shall have minimum land area of 2 acres or 20000 sq.ft. built up area. The said requirement of 20000 sq.ft. shall be as per normal permissible FSI and without considering permissible additional FSI/ TDR/ Free of FSI area.

B. BIOTECHNOLOGY UNITS/ PARKS TO BE ALLOWED IN INDUSTRIAL ZONE-

Biotechnology Units/Parks shall be permitted in Industrial Zone on all plots fronting on roads having width more than 12 meter.

C. BIOTECHNOLOGY UNITS/PARK TO BE ALLOWED IN NO DEVELOPMENT ZONE EARMARKED IN THE DEVELOPMENT PLAN.

Biotechnology Units/Parks shall be permitted in No Development Zone subject to following conditions.-

- i) Maximum FSI limit shall be 0.20 and as far as possible the development shall be at one place of the total land.
- ii) The ground coverage shall not exceed 10% of the area of the plot.
- iii) Tree plantation shall be done at the rate of 500 Trees/Ha on the remaining land excluding the built up area and the surrounding open space/utility space.
- iv) The maximum height of buildings shall not exceed 24 mt.
- v) Essential residential development for the staff/ officer's accommodation shall be permitted upto the extent of 33% of the permissible built up area.
- vi) These users shall be permitted in No Development Zone, within a distance of 3 km. from the adjoining developable zone.
- vii) Development in plots affected by CRZ area shall be permissible subject to the notification issued by MOEF regarding CRZ.

D.ADDITIONAL FSI TO BIOTECHNOLOGY UNITS / PARK

Subject to approval by Director of Industries, the Commissioner/ Commissioner/ Competent Planning Authority or as the case may permit the floor space indices specified in these regulations to be exceeded to the extent of 100% over and above the permissible FSI (including for Biotechnology Units/Park located in No Development Zone proposed in the Development Plan) for biotechnology units/parks subject to following conditions:-

- i) Out of total built up area minimum 90% shall be used for Biotechnology purpose and maximum 10% (by deducting parking space) shall be used for ancillary users such as specified in the Govt. Resolution of Industry, Energy and Labour Department. No. BTP 2008/CR-1608/Ind-2, dated 10/2/09.

- ii) Additional FSI to Biotechnology units would be available to Biotechnology Parks duly approved by the Directorate of Industries and after observance of all the regulation of environment.
- iii) Parking spaces, as per the provision of Development Control Regulation shall be provided subject to minimum requirement of one parking space per 100 sq.mt. built up area.
- iv) The additional FSI shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government. Such premium shall be recovered at the rate of 25% of the present day market value of the land under reference as indicated in the Ready Reckoner.
- v) 25% of the total premium shall be paid to the Govt. and remaining 75% amount shall be paid to the said Authority.
- vi) The premium so collected by the Planning Authorities shall be primarily used for development of offsite infrastructure required for the Biotechnology Parks.
- vii) In the event, the developer comes forward for provision of such off site infrastructure at his own cost, then the said Planning Authority shall determine the estimated cost of the works and shall also prescribe the standards for the work. After completion of the works the said Planning Authority shall verify as to whether the same is as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the said Planning Authority.
- viii) No condonation in the required open spaces, parking and other requirement prescribed in the regulations shall be allowed in case of additional FSI.
- ix) Development of biotechnology park shall be done as per the guidelines issued by Industries Department vide the said resolution

PART VI
SPECIAL SCHEMES, AND THEIR REGULATIONS

28.0 SPECIAL TOWNSHIP POLICY:-

Special Townships Policy in Municipal Corporation area, shall be allowed to be developed as per Government directives issued under Section 154 of the MR & TP Act, 1966 vide Government Resolution No.TPS-1806/2348/CR-476/06/UD-13, dated 3rd July, 2007 and amended from time to time.

29.0 TOURISM DEVELOPMENT ACTIVITIES

The Municipal Commissioner may allow the development of tourism activities in Agriculture /Green Zone/ No **Development Zone** and other developable zone, as per following terms & conditions-

1) General Conditions –

Where the lands are located in unique/picturesque area, particularly suitable for development of tourism in view of existing water body, scenic beauty, tree plantation or geological formation etc. such area can be specified as Tourism Development Zone on request of land owner. The minimum area of such site, however, shall not be less than 1.00Ha. Tourism Development Zone can be developed by individual or company or partnership firm or Government / Semi-government Organizations / Corporations.

On the request of owner/applicant, Tourism Development Zone shall be identified by the following Committee taking into consideration the location of area and its surrounding –

Constitution of committee -

Sr. No.	Name	Position
i	Municipal Commissioner	Chairman
ii	Regional officer MTDC	Member
iii	Environmentalist to be appointed by Municipal Commissioner	Member
iv	District Head of Town Planning Department	Member
v	Deputy / Assistant Director of Town Planning, / City Engineer / Head of Planning Department, Municipal Corporation	Member Secretary

This Committee may be called “Tourism Development Zone Committee” (TDZC). The tenure of the member at Sr.No.3 shall be of 3 years; however, the same person shall be eligible for reappointment as a member.

2) Condition for development

- i) Maximum permissible FSI on the land situated in agriculture / green zone/ no development zone identified for Tourism development zone shall be 0.25 of net plot area.

Provided that, Tourism Development Zone as identified in Developable Zone shall be granted FSI as permissible for that zone in these DCR.

- ii) The uses like resort, Holiday camp, recreational activities, amusement park, may be permitted in this zone.

- iii) If the site is located adjacent to forts, archaeological and historical monuments, the development shall be governed by the rules prescribed by the archaeological department.
- iv) No development shall be permissible within 500 m. from full reservoir level (FRL) of the irrigation projects on the upstream side and within such distance as may be prescribed under river zone management guidelines on the down-stream side, except for existing congested area (gaothan) and its 100 m. Periphery and except for the purpose of restoration, conservation, improvement, maintenance and management of the places of recreational and tourism value and projects.
- v) If the site is located near natural lakes, then, development shall be governed by the following

Distance from high flood line (HFL) / full storage level (FSL)	Development to be allowed
Upto 100 m.	Not permissible
Above 100 mtr. to 300 m.	Ground floor structure with maximum height of 5 mtr.
Above 300 mtr to 500 m.	G+1 storey structure with maximum height of 9 m.
Above 500 mtr.	Within permissible FSI and subject to other regulations

vi) No subdivision of land shall be allowed and structure to be constructed shall not allowed to be sold and condition to that effect shall be stamped on the approved plan.

vii) the land should have approach of minimum 9 m. wide road.

3) Infrastructural Facilities – All the infrastructural facilities required in site as specified by Municipal Commissioner and also as suggested by Tourism Development Zone Committee shall be provided by the developer at his own cost on the site. Proper arrangement for treatment and disposal of sewage and solid waste shall be made to the satisfaction of Municipal Commissioner. No untreated effluent shall be allowed to pass into any watercourse. However, no effluent shall be allowed to pass into natural water body.

4) Environment & Education – Places where rare species of migratory birds are known to visit and where there is a heritage of flora & fauna shall be given preference for development as Tourism Development Zone. Efforts should be made for creating environmental awareness among the local population & especially among school going children in nearby area

30.0 CONSERVATION OF HERITAGE BUILDINGS / PRECINCTS / NATURAL FEATURES

30.1 Applicability:

This regulation will apply to those buildings, artefacts, structures, areas and precincts of historic and/or architectural and /or cultural significance (hereinafter as ‘Listed Buildings/Heritage Buildings and listed precincts/Heritage precincts’) and those natural features of environmental significance including scared graves, hills, hillocks, water bodies (and the areas adjoining the same) etc.

30.2 Preparation of list of Heritage Buildings, Heritage Precincts and Natural Features.

The Municipal Commissioner in consultation with Heritage Conservation Committee, shall prepare list of buildings, artefacts, areas and precincts of historic and /or cultural significance and the list of those natural features of environmental significance including sacred graves, hills, hillocks, water bodies (and areas adjoining the same) etc. to which this regulation applies. Whenever such list is to

be prepared independently or required to be amended, it shall not be necessary to follow the procedure under Section 37 of Maharashtra Regional and Town Planning Act of 1966. The procedure as laid down in this regulation shall be followed.

The Municipal Commissioner shall issue public notice in the local newspapers declaring his intention to include the buildings, artefacts, areas and precincts of historic and /or cultural significance and the list of natural features of environmental significance, including sacred graves, hills, hillocks, water bodies etc. and invite objections and suggestions from any person in respect of the proposed inclusion within a period of 30 days from the date of such notice.

The Municipal Commissioner shall issue notice to the owner of the buildings, artefacts, areas and precincts of historic and/or cultural significance etc. and invite objections and suggestions from such person in respect of proposed inclusion within 30 days from the date of such notice.

The Municipal Commissioner on respect of any objections or suggestions shall decide the same after giving hearing to the objector.

Provided that, the Municipal Commissioner may supplement or amend the list from time to time either suo-moto or on the advice of the Heritage Committee after following the procedure as described above.

Provided further that, any draft list published as above, shall be the part these regulations after sanction by the Government.

30.3 Restriction on development, Redevelopment/repairs etc.

No development or redevelopment or engineering operations or addition, repairs renovation including the painting of buildings, replacement of special features or plastering or demolition of any part thereof of the said listed buildings, or listed precincts or listed natural features shall be allowed except with the prior written permission of the Municipal Commissioner. Before granting any such permission, the Municipal Commissioner shall consult the Heritage Conservation Committee to be appointed by the State Government (hereinafter referred to as 'the said Heritage Conservation Committee') and shall act on the advice of the Heritage Conservation Committee.

Provided that before granting any permission for demolition or major alterations/addition to listed buildings (or buildings within listed precincts) objections and suggestions from the public shall be invited and duly considered by the Heritage Conservation Committee.

Provided that, in exceptional cases for reasons to be recorded in writing the Municipal Commissioner may overrule the advice of the Heritage Conservation Committee.

Provided further that, the power to overrule the advice of the Heritage Conservation Committee shall not be delegated by the Municipal Commissioner to any other officer.

If the application for development, alteration, modification of the Heritage precincts or listed building is rejected under this regulation or while granting such permission any conditions are imposed on the owner which deprives him to use the FSI, the said owner shall be compensated by grant of Development Right Certificate

30.4 Incentive uses for Heritage Buildings.

After the commencement of this Regulation, the Heritage Precincts or the Listed Buildings shall not be permitted to be used for any commercial or office purpose except with the permission of the Heritage Conservation Committee. However, in cases of buildings included in the Heritage Conservation List, if the owner /owners agree to maintain the listed Heritage Building as it is in the existing stage and to preserve its heritage with due repairs, the owner/owners may be allowed with the approval of the Heritage Conservation Committee to convert part of the whole of the non-commercial area to commercial /office use. Provided that, if the heritage building is not maintained suitably or if the heritage value of the building is allowed to be spoiled in any manner, the Municipal Commissioner shall withdraw the permission forthwith.

30.5 Grant of Transferable Development Rights to owners/lessees of heritage buildings/heritage precincts.

If the owner is deprived of using FSI on the said plot or development permission is granted to him with conditions which deprive him of use of FSI, then he shall be entitled for TDR as decided by the Commissioner in consultation of Heritage Conservation Committee. The utilisation of this TDR shall be as per TDR Regulation No.40.0.

30.6 Maintaining Skyline

Building included in heritage precincts shall maintain the skyline in the precincts (without any high-rise development) as may be existing in the surrounding area, so as not to demolish or destroy the value and beauty of the said heritage buildings/heritage precincts. The development within the precincts shall be in accordance with the guidelines framed by the Municipal Commissioner on the advice of the Heritage Conservation Committee.

30.7 Restrictive Covenants

Regulations existing as on date of this Regulation imposed under covenants terms and conditions, on the leasehold plots either by State Government or by the Municipal Corporation shall continue to be imposed, in addition to the Development Control and Promotion Regulations. However, in case of any conflict with the heritage preservation interest/environmental conservation and the said Development Control and Promotion Regulations, this regulation shall prevail.

30.8 Grading of the listed buildings/Listed Precincts.

The Municipal Commissioner shall classify the Heritage Precincts, Heritage Buildings in “Grades” such as (I), (II), (III). The meaning of these grades and basic guidelines for development permissions are as follows:

Grade-I	Grade-II	Grade-III
(A) Definitions		
Heritage Grade-I comprises Buildings and precincts of National or Historic importance, excellence in architectural style, design technology and material usage and/or aesthetics; associated with a great historic event, personality, movement or institution. They have been and are the prime landmarks	Heritage Grade –II (A and B) comprises buildings and precincts of Regional importance, possessing special architectural or aesthetic merit, or cultural or historical significance though of a lower scale than Heritage Grade- I. They are local landmarks, which contribute to the image and	Heritage Grade –III comprises buildings and precincts of local importance for townscape, they evoke architectural, aesthetic, or sociological interest though not as in Heritage Grade –II. These contribute to determine the character of the locality and can be representative of life-style of a particular

of the city and of National importance.	identity of the region. They may be the work of master craftsmen or may be models of proportion and ornamentation or designed to suit a particular climate.	community or region and, may also be distinguished by setting on a street line or special character of the façade and uniformity of height width and scale.
(B) Objective		
Heritage Grade-I richly deserves careful preservation.	Heritage Grade-II deserves intelligent conservation.	Heritage Grade-III deserves intelligent conservation (though on a lesser scale than Grade-II and special protection to unique features and attributes.)
(C) Scope for Change		
No interventions be permitted either on exterior or interior unless it is necessary in the interest of strengthening and prolonging the life of the buildings or precincts or any part of features thereof. For this purpose absolutely essential and minimum changes would be allowed and they must be in accordance with the original.	<p>Grade-II (A) Internal changes and adaptive reuse and external changes may by and large be allowed but subject to strict scrutiny. Care would be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade-II</p> <p>Grade-II (B) In addition to the above, extension of Additional building in the same plot or compound, in certain circumstances be allowed, provided that, the extension/additional building is in harmony with (and does not detract from) the existing heritage buildings or precincts especially in terms of height, and facade.</p>	External, internal changes and adaptive reuse would by and large be allowed. Changes can include extensions, and additional buildings in the same plot or compound. However any changes should be such that they do not detract from the existing heritage building/ precinct.
(D) Procedure		
Development permission for the changes would be given by the Commissioner on the advice of the Heritage Conservation Committee.	Development permission for the changes / additional construction would be given by the Commissioner on the advice of Heritage Conservation Committee.	Development permission for the changes / additional construction would be given by the Commissioner on the advice of the Heritage Conservation Committee.

(E) Vistas/ Surrounding Development		
All developments in areas surrounding Heritage Grade-I shall be regulated and controlled by ensuring that it does not mar the grandeur of or view from Heritage Grade-I		

30.9 Signs and outdoor display structures

No display or advertising signs and outdoor display structures on listed buildings and or the heritage precincts shall be permitted except in accordance with Part X- (Signs and outdoor display structures) National Building Code of India, with prior approval of Heritage Conservation Committee.

i) Prohibition of advertising signs and outdoor display structure in certain cases :

Notwithstanding the provisions mentioned above no advertising sign or outdoor display structures shall be permitted on buildings of architectural aesthetic historic or heritage importance as may be decided by the Municipal Commissioner, or on Government buildings, save that in the case of Government buildings only advertising signs or outdoor display structures may be permitted if they relate to the activities for the said buildings' own purposes or related programs.

Providing that as advertising or display structures shall be permitted in listed natural features.

Provided further that, if the Heritage Conservation Committee so advises, the Municipal Commissioner may add, alter or amend the above provision.

30.10 Composition of Heritage Conservation Committee.

There shall be Heritage Conservation Committee for the City. This Committee shall be nominated by the State Government. The committee shall comprise of the following members:

1	Member having knowledge of architecture, art, conservation as Expert member with relevant experience, being a retired Secretary to the State Government, or retired Municipal Commissioner or retired Divisional Commissioner or a Heritage Conservation expert, having 15 years' experience. or as nominated by State Government	Chairman
2	Eminent Structural Engineer having experience of ten years in the field of conservation and having membership of the Institute of Engineers.	1 member
3	Eminent Architect / Urban Designer / Heritage Conservation Architect having 10 years' experience in conservation architecture and membership of the Council of Architecture.	1 member
4	Environmentalist having in-depth knowledge and experience of 10 years in the subject matter.	1 member
5	Expert in the field on History, having 10 years' experience in the Field.	1 member
6	Representative of NGO with proven Experience in heritage conservation.	1 member
7	Representative of the Department of Archaeology, Government of Maharashtra.	1 Member

8	Representative of Archaeological Survey of India.	1 Member
9	Head of the Concerned Branch Office of Town Planning Department.	Member
10	Head of Department of Town Planning of concerned Municipal Corporation.	Member Secretary.

- i) The Committee shall have the powers to co-opt up to three additional members who may have lesser experience, but who have special knowledge of the subject. Provided that additional members may be co-opted for special purpose or on sub-committees of the Heritage Conservation Committee.
- ii) The tenure of the Members of Category 1 to 6 above shall change after three years, provided however that the same person shall be eligible for reappointment as Member.
- iii) The Heritage Committee shall come into existence with effect from the date of its publication in the Official Gazette.
- iv) No act of the committee done in good faith shall be deemed to be invalid by reason only of some defect subsequently discovered in the Organization of the Committee or in the Constitution of the Committee or in appointment of the Member or on the ground that such member was disqualified for being appointed.
- v) The Chairman and in his absence the Vice-Chairman of the Committee shall preside over the meetings of the Committee

The Terms of reference of the Committee shall be inter alia.

- (i) To advise the Municipal Commissioner whether development permission should be granted under this Regulation and the conditions of such permission.
- (ii) To prepare a list or supplementary list of building artefacts, structures, areas precincts of historic aesthetic architectural cultural significance and a supplementary list of natural features of environmental significance including scared groves, hills, hillocks etc. water bodies (and the areas adjoining the same) to which this regulation would apply.
- (iii) To advise whether any relaxation, modification, alteration, or variance of any of the Development Control and Promotion Regulations is called for.
- (iv) To suggest amendments, changes or special regulations or modification to regulations for listed buildings and the heritage precincts regulated under these regulations and to advise the Municipal Commissioner regarding the same.
- (v) To advise on the extent of Development Rights to be granted to the owners of listed Building of the Heritage Precincts.
- (vi) To advise whether development Rights Certificates may be allowed to be consumed in a heritage precinct.
- (vii) To advise whether to allow commercial /office user of any listed building of Heritage Precincts and when to terminate the same.
- (viii) To advise the Commissioner to regulate erection of outside advertisement/bill boards.
- (ix) To recommend to the Commissioner guidelines to be adopted by those private parties who sponsor beautification schemes at public intersection and elsewhere.
- (x) To recommend to the Commissioner to evaluate the cost of repairs to be given to the owners to bring the existing building back to the original condition. For this purpose the Committee may also try to help the Municipal Commissioner to raise funds through private sources.
- (xi) To prepare special designs and elements and guidelines for listed buildings and control of height and essential façade characteristics such as maintenance of the buildings and to suggest

suitable design adopting new materials for replacements keeping the old form intact to the extent possible.

(xii) To prepare guideline relating to design elements and conservation principles to be adhered to and to prepare other guideline for the purpose of this regulation.

(xiii) To advice the Municipal Commissioner on any other issue as may be required from time to time during course of scrutiny of development permissions and in overall interest of heritage/environmental conservation.

30.11 POWER TO ALTER, MODIFY OR RELAX REGULATIONS:

On advice of the said Heritage Conservation Committee and for reasons to recorded in writing, the Municipal Commissioner may alter, modify or relax the provisions of other Regulations of the Development Control Regulation / Building Bye-laws (hereinafter referred to as “the said Regulations) with the previous sanction of the State Government if it is needed for the conservations, preservation or retention of historic and / or aesthetic and / or cultural and / or architectural quality of any listed buildings / heritage buildings or listed precincts /heritage precincts and preservation of any listed natural features and or environment.

PART - VII
REGULATION FOR SPECIAL ACTIVITIES

31.0 ERECTION OF MOBILE TOWERS

Regulation for setting up of Telecommunication Cell Site(s)/Base Station(s) and installation of the equipments for Telecommunication Network in Municipal Corporation area.

31.1 Applicability:

This Regulation, shall apply to all existing and/or proposed Telecommunication Cell Sites/Base Stations installed or to be installed in Municipal Corporation area.

31.2 Control Over Development

No Telecommunication Cell Site/Base Station shall be setup or installed without the previous permission in writing of the Municipal Commissioner. The permission shall be granted in the same manner as prescribed under Sections 44 to 47 of the Maharashtra Regional and Town Planning Act, 1966.

If the Municipal Commissioner does not dispose of the application within a period of 60 days from the date of submission, the said application by the Telecom Service Provider/Infrastructure Provider (TSP/IP) shall be deemed to have been approved as per the provisions under Section 45 of the Maharashtra Regional and Town Planning Act, 1966.

31.3 Procedure for Obtaining Development Permission

A All the applications for setting up or installation of any Telecommunication Cell Site/ Base Station(TCS/BS) or erection of a part thereof, shall be made to the Municipal Commissioner by the concerned Telecom Service Provider (TSP) or the concerned Infrastructure Provider (IP), in such form and containing such particulars as may be prescribed by the Municipal Commissioner.

B The application to the Municipal Commissioner for obtaining the aforesaid development permission shall be accompanied by the following documents-

- (a) All the documents as otherwise required to be attached for any development permission under the sanctioned Development Control Regulations for the area in which the site under application is located.
- (b) Plans showing Location Map, Key Plan, Site Plan, Block Plan and Plans of the proposed work. In case of roof-top tower, the copy of Occupation Certificate or copy of sanctioned building plans or copy of Commencement Certificate issued by the Municipal Commissioner or any other valid proof, in respect of the building on which the erection of roof-top tower is proposed, showing that such building is authorised.
- (c) Notarised consent of the Owner of premises, which shall mean and include consent of the owner of property or no-objection certificate of the concerned registered Co-op Housing Society or notarised consent of 70% of the total number legal occupants in case of Apartments or Condominium or no-objection certificate of the lessor in case of a lease – hold property.
- (d) Copy of agreement between the TSP/IP and the Owner of premises.
- (e) Copy of Access Service License/ Infrastructure Provider (IP) Registration Certificate, granted to the TSP/IP by the Department of Telecommunications (DoT), Government of India (GoI).
- (f) Copy of clearance from the Standing Advisory Committee for Frequency Allocations (SACFA) or copy of application made to SACFA for the said Location submitted to

Wireless Planning Commission (WPC) wing of the Department of Telecommunications (DoT), with registration number as WPC Acknowledgement, along with an undertaking that in case of any objection/ rejection, TSPs/IPs will take corrective actions or remove the TCS/BS.

- (g) Acknowledgement receipt issued by Telecom Enforcement Resource and Monitoring (TERM) Cells in respect of the self-certificate submitted by TSP/IP regarding mobile towers/Base Transceiver Station (BTS) (Ground-based or Roof-Top or Pole/wall-mounted) in the formats prescribed by Telecom Engineering Centre (TEC), DoT, establishing/certifying that all General Public areas around the TCS/BS will be within safe Electro-Magnetic Radiation (EMR) exposure limit as per peak traffic measurement after the antennae starts radiating

- (h) Copy of Structural Stability Certificate for any ground-based Base Transceiver Station (BTS).

OR

In case of any roof-top BTS tower, Structural Stability Certificate for the building, based on written approval of any authorized Structural Engineer of the State/local Body/Central Building Research Institute (CBRI), Roorkee/ IIT/ NIT or any other Agency, authorized by the Municipal Commissioner.

Provided that, such NOC shall not be required for the single pole antennae or cellular signal boosters.

- (i) Copy of the type test certificate issued by Automotive Research Association of India (ARAI) to the manufacturers of the Diesel Generator (DG) Sets.
- (j) Notarised undertaking from the Applicant/Owner of premises :-
- (i) That the cabin will not be utilized for any purpose other than the Telecommunication Cell Site/Base Station.
 - (ii) That if the said activity is discontinued by the Applicant, the said cabin will be demolished forthwith by the Applicant /Owner of premises.
- (k) No objection certificate from the Authority concerned under the Civil Aviation Ministry (hereinafter referred to as the said Authority) in case of any building falling in any area where such no objection certificate of the said Authority is required under the relevant rules or law.
- (l) No objection certificate of the Maharashtra Pollution Control Board regarding compliance with the norms prescribed for noise levels and smoke levels for the power generating sets having capacity above 100 kw, to be provided for Base Transceiver Stations.
- (m) No objection certificate of the Chief Fire Officer of the Municipal Corporation only in case of High Rise buildings having height of 15 m. or more measured from ground level.
- (n) Copy of clearance from the State Environment Department as well as the Forest Department, in case of forest, protected areas, if applicable.
- (o) Data Sheet containing the information regarding –
- (a) Name of Telecom Service Provider/ Infrastructure Provider,
 - (b) Location,
 - (c) Tower Reference-
 - (i) Height and Weight of Tower,
 - (ii) Ground Based Tower/Roof Top Tower,
 - (iii) Number of Antennae planned on Tower,

- (iv) Permissible maximum EMF Radiation Level,
- (v) Proposed maximum EMF Radiation Level.
- (p) Requisite fees, charges, as applicable.
- C** In case of a listed Heritage building/ Heritage precinct and/or in case of cessed buildings and/or in case of area under Environmentally Sensitive Zone (ESZ), notified by the Ministry of Environment and Forest (MoEF), Government of India (GoI), all the applications for installation of any TCS/BS or erection of a part thereof, shall be made to the concerned Municipal Commissioner, which will forward it to the Heritage Conservation Committee concerned and/or High Level Monitoring Committee (HLMC) appointed/constituted by MoEF respectively.
- D** The erection of the Base Station including tower, shall be commenced within 90 days from the date of receipt of permission from the Municipal Commissioner and report of erection shall be made to the Municipal Commissioner.

31.4 Leviable charges

The Municipal Commissioner, while granting permission under sub regulation (3) hereinabove, shall levy and collect the following charges:-

- (a) **Development Charge.**-Development charge shall be levied and collected by the Municipal Commissioner as per the provisions under section L24-B of The Maharashtra Regional and Town Planning Act, 1966. For the purpose of assessing the development charge, the setting up of Base Station on land and on roof-tops shall be classified under commercial category, calculated over the foot print area occupied by the Telecommunication Cell Site/Base Station.
- (b) **Administrative Fee.**-Over and above the development charge as stipulated in clause 4(a) above, TSP/IP shall pay to the Municipal Corporation, a onetime non-refundable Administrative fee of Rs.30000, or as per the rates revised from time to time by the Government.

31.5 Planning Norms For Erection of TCS /BS

- (a) Notwithstanding the land use provisions under these regulations, subject to the compliance of other provisions of these Regulations, it shall be permissible to install TCB/BS, on
 - (i) all land uses as earmarked in development plan,
 - (ii) all lands which are designated for non-buildable reservations in development plan, subject to the condition that the maximum permissible area for installation of such TCS/BS shall not be more than 5% of the area of the reserved site or 100 sq.mt., whichever is less, and shall be located in one corner of the reserved site.
 - (iii) all lands which are designated as open spaces/recreational open spaces/recreational grounds in a sanctioned layout, where such installation shall be permissible only with the no-objection certificate of the concerned registered co-operative housing society or consent of 70% of the total number of legal occupants/plot holders of such layout, subject to the condition that the maximum permissible area for installation of such TCS/BS shall not be more than 5% of such area or 100 sq.mt, whichever is less, and the same shall be located in one corner of such area.
 - (iv) all buildable reservations in development plan, except for buildings of uses mentioned in Regulation No.31.5(f), where such installation shall be permissible on the roof top, but only after development of the said reservation.
 - (v) all open lands in slum areas belonging to the Government/public Authority planning Authority, where only ground-based TCS/BS shall be permissible and no Roof-Top Tower shall be permissible, save as provided in Regulation No.31.5(a)(vi) herein below.

(vi) Public buildings in slum areas, like public toilets, community centres etc., constructed by any Public Authority or to be constructed by the TSP/IP, where construction of Roof Top Towers shall be permissible, subject to maintenance and compliance of other terms and conditions specified by the Municipal Commissioner.

(b) No permission for installation of TCS/BS shall be granted in ecologically important areas, without ecological impact assessment and review of installation site. The Forest Department should be consulted before installation of TCS/BS in and-around protected areas and Zoos.

(c) The TCS/BS must have clear access by means of an existing road having minimum width of 6 m. for locations falling in Core area as earmarked on DP and 9 m., for locations falling outside such Core area. However, in exceptional circumstances, the Municipal Commissioner may relax such road width suitably, but in no case, shall it be less than 5 m.

(d) In case of both ground-based towers and roof-top towers, there shall be no nearby buildings right in front of the antenna(e) of equivalent height, taking into account the tilt of the lowest antenna on tower, as per the details in the **Table No. 16** below:-

Table No. 16		
Sr. No.	Number of Antenna(e) Pointed in the Same Direction	Building/ Structure Safe Distance from the Antenna (e) at the Same Height (in m.)
1	2	3
1	1	20
2	2	35
3	4	45
4	6	55

Provided that the antennae at the same height only are to be counted, as the beam width of mobile antennae, in the vertical direction, is very narrow.

(Explanation.-The distance figures in the above Table are based on empirical estimation considering that all the antennae are emitting at their maximum RF power of 20 Watts and exactly in the same direction with the same height.)

Provided further that above norms shall automatically stand revised as per the latest guidelines, issued by the DoT from time to time.

(e) In case of Wall Mounted/Pole Mounted Antenna(e) :-

(i) Wherever the antennae are mounted on the wall of a building or pole or along the road, their height should be atleast 5 m., above ground level/road level. Provided that such installations shall have to comply with the prescribed radiation limits.

(ii) As far as safe distance of buildings from antenna (e) is concerned, guidelines as in Regulation No.31.5 (d) above shall apply.

(f) Installation of Base Station antenna (e) shall not be permissible within the premises of schools, colleges, and hospitals as well as on the adjoining land /building within 3 m., from the boundary of premises of schools, colleges and hospitals. Also antenna (e) shall not be directed/ positioned towards any school/college/ hospital building.

(g) The existing Base Station antenna(e) approved earlier on any school/college/ hospital, building shall not be renewed further after the expiry of period of approval and the same shall be removed immediately thereafter, subject to the provisions of Regulation No.31.7 (d).

- (h) Access to Base Station Antenna site shall be prohibited for the general public, by putting in place suitable measures such as wire-fencing, locking of the door to the roof, etc.
- (i) The roof-top TCS, IBS towers shall be put only on buildings which are declared structurally strong enough to bear the load of such installation. The base connection to the building should be got designed from a qualified structural engineer. Structural safety certificate of the composite structure [Building + Tower(s)] shall have to be obtained from any of the recognized Government Institutes.
- (j) While according permission for installation of TCS/BS, permissible for erection of a cabin at ground level may be granted. However, the same shall not be allowed in the prescribed marginal distances. The area of such cabin shall not be more than 20 sq.mt. for each TSP/IP, subject to the certificate of structural safety. Built-up area of such cabin(s) shall not be counted towards built-up area or FSI.
- (k) No permission for installation of TCS/BS shall be granted on buildings which are unauthorized and structurally unsafe. If permission for installation of such structures is granted on a building, which is declared as unauthorized at a later point of time, the Municipal Commissioner shall first take recourse to the provisions of sections 52, 53, 54 and 55 of the Maharashtra Regional and Town Planning Act, 1966 or other relevant laws, as the case may be, against such unauthorized building and in case the Municipal Commissioner, after completing the due process of law, decides to undertake any action of demolition against such unauthorised building then such decision shall also be conveyed to the concerned TSP/IP with a direction to relocate the TCS/BS within a period of 90days, after which the Municipal Commissioner shall not be under any obligation to send any further intimation to the TSP/IP concerned before demolishing such unauthorised building, and it shall not be liable to pay compensation for the loss of the Base Station as a consequence of the demolition of the unauthorised building. The TSP/IP shall indemnify the Municipal Commissioner to this effect, while seeking permission for installation of TCS/BS.
- (l) Permission for installation of TCS/BS, once granted shall remain valid for next 5 years. The TSP/IP shall apply for renewal of permission to the Municipal Commissioner. The Municipal Commissioner, while considering renewal, shall insist upon submission of fresh structural stability certificate for buildings more than 30 years of age. Administrative fee shall be levied and collected as prescribed in Regulation No.31.4 (b) hereinabove, for every such renewal. If TSP/IP fails to apply for renewal alongwith all necessary documents before the expiry of earlier permission, then such TSP/IP shall be liable for action under the provisions of the Maharashtra Regional and Town Planning Act, 1966.
- (m) In case of any existing TCS/BS on a slum structure, every effort shall be made to relocate such TCS/BS on a nearby suitable public building or any other authorised structure or open land in the slum. If such relocation is not possible, then such TCS/BS may be allowed to be continued on such slum structure subject to its structural suitability, till the TCS/BS is shifted to any other authorised structure or till the redevelopment of the slum, whichever is earlier.
- (n) While granting permission for TCS/BS, the Municipal Commissioner shall stipulate that TSP/IP shall conduct regular audit in accordance with the directions/guidelines issued by TERM Cell or DoT from time to time.

31.6 Electro-Magnetic Field (EMF) Radiation Norms

- (a) Prior to installation of TCS/BS, the TSP/IP shall have to obtain Site clearance from the Standing Advisory Committee on Frequency Allocation (SACFA) of the Department of Telecommunication(DoT) for every site from the point of view of interference with other wireless users, aviation hazards and obstruction to any other existing microwave links.

(b) The Electro-Magnetic Field (EMF) radiation from BTS towers shall be subject to the regulations framed by the DoT from time to time. The TSP/IP shall periodically conduct audit and monitor EMF radiation in Urban localities, hospitals and educational/industrial /residential / recreational premises, especially around the Protected Areas (PAs) and ecologically sensitive areas, in accordance with the guidelines issued by DoT in this regard. It shall be binding on TSP/IP to follow the mechanism prescribed by the DoT/TERM Cell at local level for ensuring control on the EMF radiation and for notifying on continual basis the radiation level at critical location. For all the existing as well as new BTSs/Towers, TSPs are required to submit self-certificates periodically in the format prescribed by TEC, DoT, in order to ensure that normally all general public areas around the TCS/BS site are within the safe EMR exposure limits. Audit of the self-certification furnished by the TSPs shall be done by the TERM Cell periodically. TERM Cell shall carry out test audit of the BTS sites on random basis as per the guidelines received from DoT and also in respect of all cases where there is a public complaint. The TERM Cell shall have due regard to the instructions issued by DoT regarding technical audit of TCS/BS, including radiation of towers within safe limits. These shall include Roof Top/Ground Based./Pole Mounted/Wall Mounted Towers. The TERM Cell shall also verify antenna orientation, safe distance from the Tower (exclusion zone) etc. For non-compliance of EMF standards, Telecom Service Provider shall be liable for penal action by the TERM Cell and/or Department of Telecommunication (DoT). Any violation noticed may attract heavy penalties on TSPs and may also lead to shut down of TCS/ BS, in case the violation persists.

31.7 Miscellaneous Provisions

(a) Any complaint concerning illegal installation of TCS/BS on any building or any query of any nature regarding the installation of telecommunication equipment, shall be addressed to the Municipal Commissioner which shall intimate the concerned TSP/IP about the same with a direction to resolve the issue under intimation to the Municipal Commissioner, within such period as may be prescribed by the Municipal Commissioner.

(b) The TSP/IP, who has erected TCS/BS without due permission, shall apply to the concerned Municipal Commissioner for regularization within 180 days from the date of coming into force of this Regulation. In case such application is made within the prescribed period, then the offence, if any, registered against the TSP/IP may be compounded by the Municipal Commissioner under section 143 of the Maharashtra Regional and Town Planning Act, 1966, subject to the provisions of these regulations.

(c) The TSPs/IPs who have earlier erected TCS/BS with due permission, shall apply afresh, for validation of the previous permission, to the Municipal Commissioner within a period of 90 days from the date of commencement of this Regulation, in order to ensure due compliance of this Regulation. However Administrative fee in such cases shall not be leviable if appropriate fee/Development charge, not less than the amount prescribed under Regulation No.31.4 (b)above, has already been paid. In case the amount paid is less than what is prescribed hereinabove, the difference in amount shall be recovered from the TSP/IP.

(d) Any existing TCS/BS not conforming to any of the above provisions shall have to be removed within one year from the date of commencement of this Regulation, unless the same is specifically regularized by the Municipal Commissioner following due compliance by TSP/IP. However, operation of such non-conforming Telecommunication Cell Site/Base station shall be discontinued within a period of 30 days from the date of receipt of notice from the Municipal Commissioner to that effect, which shall however be issued only after obtaining the consent of the TERM Cell of DoT.

(e) The Licensees shall try to share the tower for fixing their respective antennae provided the prescribed conditions are duly fulfilled, so as to ensure curtailing of multiple towers and optimizing the use of the existing ones.

(f) Sign boards and Warning signs ("Danger", "RF Radiation", "Restricted Area", "Don't Enter" etc.) shall be provided at TCS/BS antenna sites which are clearly visible and identifiable.

(g) The TSP/IP shall display the details of the following on a board (minimum size 24" x 48") separately or prominently on the cabin, for the perusal of general public in such a way that the same shall be clearly visible and identifiable.

i. Name of TSP/IP :-

ii. Location :-

iii. Tower Reference :-

(a) Height, (b) Weight (c) Number of antennae planned on tower, (d) Permissible EMF radiation level (e) Proposed EMF radiation level.

iv. Due date for next renewal.

v. Contact Person's name, address and Telephone Number

vi. Address of Complaint Redressing Authority with Telephone Numbers

vii. Police Control Room- 100

viii. Fire Control Room – 101

ix. Ambulance – 102

x. Other important information, if any.

Provided that in case of Telecommunication Cell Site/Base station on roof-top, the fore said information shall be displayed on the ground floor of the building.

(h) The Municipal Commissioner shall display the list of authorized TCS/BS on their official web site, along with the date of permission and due date for renewal of permission.

(i) TCS/BS Tower shall be inspected for distortion of members, torques of nuts and bolts at least once in five years. However, in case of areas affected by any natural calamity, such as cyclone, earthquake, flood, etc., such inspection shall be carried out immediately after such incident suo-moto or on being directed by the Municipal Commissioner. Such inspection shall be carried out only by a qualified structural engineer and a certificate to that effect shall be submitted to the Municipal Commissioner.

(j) TCS/BS Towers located in highly corrosive environment shall be painted every year. Other towers shall be painted at least once in five years to give additional protection.

(k) The Municipal Commissioner shall make efforts to provide Single Window clearance to TSP/IP for disposal of their applications in a time bound manner.

31.8 Notwithstanding anything contained hereinabove, all the Regulations/Bye-Laws/ Memorandum /Directions /Guidelines in this regard, issued or to be issued from time to time, by the Department of Telecommunications, Government of India, shall prevail and be binding on TSP/IP and also on the Municipal Corporation, in which case, this Regulation shall stand modified to that extent.

31.9 Powers of Interpretation and Removal of Doubt.-

If any interpretation is required regarding the clauses of this Regulation, then the matter shall be referred to the Urban Development Department, Government of Maharashtra, whose decision shall be final.

32.0 QUARRYING OPERATIONS-

Mining or Quarrying operations may be permitted on following conditions:

1. (a) No quarrying operations shall be carried out without obtaining Development Permission of the Planning Authority under the provisions of the Maharashtra Regional and Town Planning Act, 1966.
- (b) The quarrying and mining operations shall be permitted outside CRZ and notified eco-sensitive zone and Heritage precinct but only at specific locations decided by the Competent Authority. The development permission shall be granted subject to production of order to carry out these activities from the Revenue Authority concerned under the Minor Minerals Act and NOC of the MPCB.
2. The application for Development Permission of quarrying shall include:
 - a) A location plan at 1:5000 scale of the quarry site and an area upto 500 meters around the quarry site showing important natural and manmade features and contours;
 - b) A site plan at 1:500 scale showing site boundaries, contours, all existing natural and man-made features such as hills, water courses, trees and other important landscape features, access roads, building and other structures;
 - c) Proposed excavation plan and cross sections at 1 : 500 or larger scale showing proposed phasing ; terracing ; stepping ; benching slopes; locations of process equipment ; diversion of water courses; impounding lake ; storage areas for top soil, waste material, quarried material ; workers housing ; landscaping including screen planting, mounding and measures against visual intrusion etc.
 - d) A restoration plan including landscaping proposals, phasing and proposal for reuse of the area after quarrying;
 - e) A report supplementing the excavation and restoration plans, costs and implementation programme;
 - f) Scrutiny fee shall be paid by the owner;
 - g) Development Charge for the land under Quarrying shall be paid by the owner, as per the provisions of section 124B of the MR & TP Act 1966, at 0.50% of the rates of developed land mentioned in the A.S.R. of the Registration Dept. of the year in which permission is granted.
3. No quarrying shall commence until the excavation plan is approved also by the Director of Geology and Mining, Government of Maharashtra, Nagpur.
4. The Restoration Plan approved by the Municipal Commissioner shall be carried out in consultation with concerned Conservator of Forest or District Forests Officer, and the Revenue Authority.
5. Natural gradient of slope should be maintained during quarrying operations slope of the foot-wall side (Slope in the direction in which mining does not exist) should be properly by planting adequate trees of suitable species so as to have soil binding vegetation.
6. In the case of murum quarrying entire weathered soil or murum shall not be excavated exposing hard rock; instead, a capping of at least half a meter be left so that it can support vegetation and plantation that be done later on. Similarly, these operations shall not cause depression below the average ground level.
7. Water course, if any from a higher slope, should be properly diverted out of quarry area so that minimum water flows into the quarry and is safely channelled out of any nearby human settlement.

8. During quarrying operations, the water should be sprayed at least once in a day over the roads at quarry sites and nearby area.
9. Kachha road leading to quarry site shall be invariably sprayed by water during the period when trucks use carrying murum. In addition, in order to minimize dust pollution, measures such as adoption of hoods at transfer points, vulcanizing of conveyer belt joints, under belt cleaning devices, apart from installation of dust extrication system for conveyance shall be adopted. The kachha road leading to the quarry shall have roadside plantation in order to arrest the dust pollution.
10. No Quarrying and crushing shall be permitted if a highway or public road having width of 30m. or more, railway line or any human settlement is located within 200m. from the quarrying site. However, for quarrying with blasting operations, the distance shall be at least 500 m.
11. Residences for labourers and related temporary structures should be constructed at least 500 meters away from the place of blasting as well as from the place of quarrying. Heavy blasting by use of heavy machinery shall be prohibited.
12. The development permission for quarrying shall be granted for period of 1 year and may be revalidated every year for a maximum period of 3 years. After this fresh permission for further quarrying will be necessary. In granting such fresh permission, the Municipal Commissioner shall have regard to the applicant's performance in observing the approved excavation and restoration plans, and in carrying out the quarrying operations in accordance with these guidelines.

PART - VIII
SPECIAL PROVISIONS IN CERTAIN BUILDINGS

33.0 PROVISIONS OF FACILITIES FOR DIFFERENTLY ABLED PERSONS.

A) Definitions-

i) Non-ambulatory Disabilities: - Impairments that, regardless of cause or manifestation, for all practical purposes, confine individuals to wheelchairs.

ii) Semi - ambulatory Disabilities: - Impairments that cause individuals to walk with difficulty or insecurity, individuals using braces or crutches, amputees, arthritics, spastics, and those with pulmonary and cardiac ills may be semi-ambulatory.

iii) Hearing Disabilities:- Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.

iv) Sight Disabilities: - Total blindness or impairments, which affect sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.

v) Wheel Chair: - Chair used by disabled people for mobility. The standard size of wheel chair shall be taken as 1050 mm x 750 mm.

B) Scope-These regulations are applicable to all buildings and facilities used by the public such as educational, institutional, assembly, commercial, business, mercantile buildings constructed on plot having an area of more than 2000 sq.mt. It does not apply to private and public residences

C) Site development

Level of the roads, access paths and parking areas shall be described in the plan along with specification of the materials.

1) Access Path / Walk Way:- Access path from plot 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 visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emits different sound to guide visually impaired persons; hereinafter referred to as “guiding floor material” (Annexure-I). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

2) Parking:- For parking of vehicles of handicapped people, the following provisions shall be made-

a) Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30.0 m. from building entrance.

b) The width of parking bay shall be minimum 3.6 meter.

c) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.

d) Guiding floor materials shall be provided or a device, which guides visually impaired persons with audible signals, or other devices, which serves the same purpose, shall be provided.

D) Building requirements

The specified facilities for the buildings for physically handicapped persons shall be as follows:

i) Approach to plinth level - Every building 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.

i.i) Ramped Approach – Ramp shall be finished with non-slip material to enter the building. Minimum width of ramp shall be 1800mm with maximum gradient 1:12. Length of ramp shall not exceed 9.0 meter having 800mm high hand rail on both sides extending 300mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50mm.

i.ii) Stepped Approach:- For stepped approach size of tread shall not be less than 300mm and maximum riser shall be 150mm. Provision of 800mm high hand rail on both sides of the stepped approach similar to the ramped approach.

i.iii) Exit/Entrance Door:- Minimum & clear opening of the entrance door shall be 900mm and it shall not be provided with a step that obstructs the passage of a wheel chair user. Threshold shall not be raised more than 12mm.

i.iv) Entrance Landing:- Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800mm x 2000mm. The entrance landing that adjoins the top end of a slope shall be provided with floor materials to attract the attention of visually impaired person's (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emits different sound to guide visually 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.

ii) Corridor connecting the entrance / exit for the handicapped: The corridor connecting the entrance / exit for handicapped leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:

- a) Guiding floor materials' shall be provided or device that emits sound to guide visually impaired persons.
- b) The minimum width shall be 1500mm.
- c) In case there is a difference of level, slope ways shall be provided with a slope of 1:12.
- d) Hand rails shall be provided for ramps/slope ways.

iii) Stair-ways - One of the stair-ways – near the entrance / exit for the handicapped shall have the following provisions:

- a) The minimum width shall be 1350 mm
- b) Height of the riser shall not be more than 150 mm and width of the tread 300mm. The steps shall not have abrupt (square) nosing.
- c) Maximum number of risers on a flight shall be limited to 12.
- d) Hand rails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight of steps.

iv) Lifts -Wherever lift is required as per bye-laws, provision of at least one lift shall be made for the wheel chair user with the following cage dimensions of lift recommended for passenger lift of 13 persons capacity of Bureau of Indian Standards.

Clear internal width 1100 mm

Clear internal width 2000 mm

Entrance door width 900 mm

- a) A hand rail not less than 600mm long at 1000mm above floor level shall be fixed adjacent to the control panel.
- b) The lift lobby shall be of an inside measurement of 1800 mm x 1800 mm or more.
- c) The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 m/sec.

d) The interior of the cage shall be provided with a device that audibly indicates the floor, the cage has reached indicates that the door of the cage of entrance/exit is either open or closed.

v) Toilets -One special W.C. in a set of toilets shall be provided for the use of handicapped with essential provision of washbasin near the entrance for the handicapped.

i) The minimum size shall be 1500 mm x 1750 mm.

ii) Minimum clear opening of the door shall be 900mm and the door shall swing out.

iii) Suitable arrangement of vertical/horizontal handrails with 50 mm clearance from wall shall be made in the toilet.

iv) The W.C. seat shall be 500mm from the floor.

vi) Drinking Water:- Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for them.

vii) Designing for Children:- In the buildings meant for the pre-dominant use of the children, it will be necessary to suitably alter the height of the handrail and other fittings & fixtures, etc.

E) Explanatory notes:-

1) Guiding / Warning Floor Material:

The floor material to guide or to warn the visually impaired persons with a change of color or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. 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:

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

2) Proper signage:-

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

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high). For visually impaired persons, information board in brail should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking, there should not be any protruding sign which creates obstruction in walking. Public Address System may also be provided in busy public areas.

The symbols/information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International Symbol Mark for wheel chair be installed in a lift, toilet, staircase, parking areas, etc., that have been provided for differently abled.

34.0 RAIN WATER HARVESTING:-

The provision for Rain Water Harvesting shall be made as under:

a) All the layout open spaces/amenity spaces of housing societies and new constructions/reconstruction/ additions on plots having area not less than 500 sq.mt. in non-congested areas shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in Schedule.

Provided that the Commissioner may approve the Rain Water Harvesting structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting System is maintained in good condition for storage of water for non-potable purposes or recharge of groundwater at all times.

c) The Authority may impose a levy of not exceeding Rs.1000/- per annum for every 100 sq.mt. of built-up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these regulations. Failure to provide Rain Water Harvesting System shall deem to be breach of the conditions on which the development permission has been granted.

SCHEDULE

Rain Water Harvesting in a building site includes storage or recharging the ground water by rainwater falling on the terrace or any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface.

i) Open well of a minimum 1.00 mt diameter and 6mt in depth into which rain water may be channelled and allowed to filter for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.

ii) Rain Water Harvesting for recharge of groundwater may be done through a bore-well around which a pit of 1m width may be excavated upto a depth of at least 3m and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore-well.

iii) An impressive surface/underground storage tank of required capacity may be constructed in the setback or other open spaces and the rain water may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have drawn-off taps suitably placed so that rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank shall be provided with an overflow.

iv) The surplus rain water after storage may be recharged in to ground through percolation pits or trenches or combination of pits and trenches. Depending on the geo-morphological and topographical conditions, the pits may be of the size of 1.20 m width X 1.20 m length X 2 m to 2.50 m depth. The trenches can be of 0.60 m width X 2 to 6 m length X 1.50 to 2 m depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials :

a) 40 mm stone aggregate as bottom layer upto 50% of the depth.

b) 20 mm stone aggregate as lower middle layer upto 20% of the depth.

c) Coarse sand as upper middle layer upto 20% of the depth.

d) A thin layer of fine sand as top layer.

- e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
- f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/ trenches. The projection of the wall above ground shall at least be 15 cm.
- g) Perforated concrete slabs shall be provided on the pits/trenches.
- h) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
- v) The terrace shall be connected to the open well/bore-well/storage tank/ recharge pit/trench by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washing from roof or terrace catchment, as they would contain undesirable dirt. The mouth of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia. for a roof area of 100 sq.m.
- vi) Rain Water Harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structure shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
- vii) The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose. Provided that when the rain water in exceptional circumstances will be utilised for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for bypassing the first rain water has been provided. Provided further that, it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

35.0 SPECIAL PROVISIONS FOR INSTALLATION OF SOLAR ASSISTED WATER HEATING SYSTEM

Solar water heating systems should be made in the building for hospitals, hotels, hostels, guest houses, police men/army barracks, canteens, laboratories and research institutions, school and colleges and other institutes.

- 1) The solar water heating system should be mandatory in the hospitals and hotels, where the hot water requirement is of continuous nature. In these building the system must be provided with auxiliary backup system.
- 2) The use of solar water heating system is recommended in following type of building in Government/Semi-Government and institutional building where the hot water requirement may not be continuous / permanent.
 - i. Guest Houses.
 - ii. Police men/Army barracks.
 - iii. Canteens.
 - iv. Laboratory and Research Institutions where hot water is needed.
 - v. Hostels, Schools, Colleges and Other Institutes.
- 3) The installation of gas instantaneous water heaters or the electrical back-up in all such water heating system shall be optional depending on the nature of requirement of the hot water.
- 4) It is suggested that solar water heating system of the capacity of about 100 litres per day based on thermo-symphonic system with necessary electrical back-up be installed at residential building like hostels.

5) In order to facilitate the installation of solar water heating system, the new building shall have the following provisions:-

i) All such buildings where solar water heating systems are to be installed will have open sunny roof area available for installation of solar water heating system.

ii) The roof loading adopted in the design of such building should be at least 50 kg per sq.m. for the installation of solar water heating system.

iii) A Solar water heating system can also be integrated with the building design. These can either be put on the parapet or could be integrated with the south facing vertical wall of the building. The best inclination of the collector for regular use throughout the year is equal to the local latitude of the place. The collectors should be facing south. However, for only winter use the optimum inclinations of the Collector would be (latitude + 15 degrees of the south). Even if the Collectors are built in the south facing vertical wall of the building the output from such collectors during winter month is expected to be within 32% output from the optimum inclined collector.

iv) All the new buildings to be constructed shall have an installed hot water line from the roof top and also insulated distribution pipeline to each of the points where hot water is required in the building.

v) The capacity of the solar water heating system to be installed on the building shall be described on the basis of the average occupancy of the building. The norms for hospitals, hotels and other functional building are given below.

Type of Building	Capacity Recommended - Litres per capita per day
(1) Hospitals	100
(2) Hotels five star	150
(3) Hotels other than five star	100
(4) Hostels and other such buildings	35
(5) Canteen	As required.
(6) Laboratory and Research Institutions	As required.

vi) An open area of 3 sq.m. would be required for installation of a Collector which supplies about 100 litres of water per day. At least 60% of the roof area may be utilized for installation of the system.

vii) The specification for the solar water heating system laid down by the Ministry of Non-Conventional Energy Sources can be followed. Flat plate collector conforming to latest Bureau of Indian Standards should be used in all such solar water heating systems

36.0 REGULATIONS FOR WASTE WATER RECYCLING

36.1 Type of Waste Water

The Waste Water is of following types:--

Black Water.- means Waste Water from W.C. Urinals and M.S.W.

(ii) Grey Water.-means Waste Water from Bathrooms, Sinks, Shower and Wash Areas etc.

(iii) Apart from Residential Waste Water, Waste Water generated from Industrial, Medical, Commercial and Waste generated from Garbage shall also be treated as per the guidelines given by the Maharashtra Pollution Control Board.

36.2 APPLICABILITY

These Regulations shall be applicable to all Developments/ Redevelopments/part Developments for the uses as mention under (C-1) to (C-6) shall have the provision for treatment, recycling and reuse of Waste Water. The applicant shall along with his application for obtaining necessary layout approval/ building permission shall submit a plan showing the location of Waste Water Treatment Plant, furnishing details of calculations, references, implementation, etc. This Plan shall accompany with the applicant's commitment to monitor the system periodically from the date of occupation of the respective building.

36.3 REGULATIONS

36.3.1 (C-1) For Layout Approval/Building Permission

- (i) In case of Residential layouts, area admeasuring 10000 sq.m. or more, in addition to 10 % open space, prescribed in the bye- laws, a separate space for Waste Water Treatment and Recycling Plant should be proposed in the layout.
- (ii) On the layout Plan, all Drainage lines, Chambers, Plumbing lines should be marked in different colour and submit the layout for approval to the Municipal Corporation.
- (iii) The Recycled Water shall be used for Gardening, Car Washing, Toilet Flushing, Irrigation, etc. and in no case for drinking, bathing, washing utensils, clothes, etc
- (iv) In the Estimate of Waste Water Recycling Plant only provision for basic civil work and required machinery will be proposed by the Municipal Corporation other than these provisions, additional machinery, plumbing, Water tank pipe, landscape should be provided by Owner or Developer on his Own Cost.
- (v) A clause must be included by the Owner/ Developer in the purchase agreement that the purchaser, Owner of the Premises/Organization or Society of the purchasers shall ensure that:
 - a. The Recycled Water is tested every six months either in Municipal Laboratory or in the laboratory approved by Municipal Corporation or by State Government and the result of which shall be made accessible to the Competent Authority/ EHO of the respective Ward Office.
 - b. Any recommendation from testing laboratory for any form of corrective measures that are needed to be adopted shall be compiled. Copy of any such recommendation and necessary action taken shall also be sent by the testing laboratories to the Competent Authority/ EHO of respective Wards.
 - c. Maintenance of Recycling Plant should be done by the Developer or Housing Society or Owner.

36.3.2 (C-2) Group Housing/Apartment Building

In case of Group Housing if the area admeasuring 4000 sq.m. and above or if consumption of Water is 20,000 litres per day or if a multi-storeyed building where there are 20 or more tenements then Waste Water Recycling Plant as mentioned in (C-1) above should be constructed.

36.3.3 (C-3) Educational, Industrial, Commercial, Government, Semi-Government Organizations, Hotels, Lodgings etc.

For all above buildings having built-up area 1500 sq.m. or more or if Water consumption is 20,000 litre per day whichever is minimum, then provision for Waste Water Treatment Plant as mentioned in (C-1) is applicable.

36.3.4 (C-4) Hospitals

Those Hospitals having 40 or more beds, Waste Water Recycling Plant as mentioned in (C-1) is applicable.

36.3.5 (C-5) Vehicle Servicing Garages

All Vehicle servicing garages shall ensure that the Waste Water generated through washing of vehicles is treated and recycled back for the same use as mentioned in (C-1)

36.3.6 (C-6) Other Hazardous uses

All other Establishments/ Buildings where chances of Waste Water generated containing harmful chemicals, toxins are likely and where such water cannot be directly led into municipal sewers, the concerned Competent Authority may direct the Owners, users of such Establishments, Buildings to treat their Waste Water as per the directions laid in (C-1)

36.4 INCENTIVE

i. The Owner/Developer/Society setting up and agreeing to periodically maintain such Waste Water Treatment and Recycling Plant entirely through their own expenditure shall be eligible for an incentive in the form of fiscal benefits in Property Tax to the extent of 5% to Tenement holder/Society.

36.5 Penalty Clause

(i) Any person / Owner / Developer / Organization / Society violating the provisions of these bye-laws, he shall be fined Rs.2,500/- on the day of detection and if the violation continues, then he shall be fined Rs.100/- for every day as concrete action after written Notice from Municipal Corporation.

(ii) If any person / Owner /Developer / Organization / Society fails to operate as determined by the Authorised Officer of the Municipal Corporation and from the observations of test results and/or physical verification) the Recycling plant, then he will be charged a penalty of Rs.300/- per day and disconnection of Water connection also.

37.0 REGULATION FOR INCLUSIVE HOUSING:-

The following provision regarding inclusive housing in development proposal shall be made applicable for the Municipal Corporation having population less than 10 lakhs as per the latest Census. For the Municipal Corporation having population more than 10 lakhs as per the latest Census, this provision shall be made applicable as per the final sanctioned notification of the Government under Section 37 (1 AA) (c) on dated 08 Nov, 2013 and subsequently amended on 3rd Sep, 2015

37.1 (a) For the sub-division or layout of the land admeasuring **10000 sq.mt.** or more for residential purpose minimum 20% of the net plot area shall have to be provided,

i) Either in the form of developed plots of 30 to 50 sq.mt. size for Economically Weaker Sections/ Low Income Groups (EWS/LIG), (hereinafter referred to as "affordable plots") in which plots of 30 sq.mtr. size shall be kept for EWS **OR**

ii) In the form of equivalent 20% net plot area, for constructing EWS/LIG tenements,

(b) The Landowner Developer shall sell the said affordable plots as mentioned at (i and ii) to MHADA at the land rate prescribed in the Annual Statement of Rates prepared by the Inspector General of Registration, Maharashtra State, Pune. If MHADA declines to purchase the same within a reasonable time of six months, then he can sale the affordable plots in the open market.

37.2 For a plot of land, admeasuring **10000 sq.mt.** or more to be developed for a Housing Scheme consisting of one or more buildings (hereinafter referred to as 'the said Scheme'), EWS/LIG Housing in the form of tenements of size ranging between 30 to 50 Sq.mt, (hereinafter referred to as 'affordable housing tenements') shall be constructed at least to the extent of 20% of the basic zonal F.S.I., subject to the following conditions:-

a) The built up area of the EWS/LIG tenements constructed under the Scheme shall not be counted towards F.S.I.

b) The Landowner / Developer shall construct the stock of the affordable housing tenements in the same plot and the Planning Authority shall ensure that the Occupation Certificate for the rest of the development 'under the said Scheme is not, issued till the Occupation Certificate is issued for the Affordable Housing tenements under the said Scheme.

Provided further that the Affordable Housing tenements of equivalent value as per ASR subject to minimum 20 % of built-up area as per original location may also be provided at some other location (s) within the same Administrative Ward of the Municipal Corporation.

c) The Project Proponent/s, after getting the Commencement Certificate for the scheme, shall immediately intimate to MHADA regarding the numbers of **affordable housing tenements** to be disposed by them to the allottee. Upon such intimation, MHADA within a period of six months from the date of receipt of such intimation shall duly after following procedure of lottery system prepare the list of the allottee and forward it to the Project Proponent/s. The project proponent shall dispose of such EWS housing tenements to the allottees at the construction cost in ASR applicable to the land under the Scheme plus 20 % additional cost. Out of this 20 % additional cost, 10 % shall be paid to MHADA towards their administration charges.

d) There shall be no obligation to construct affordable Housing tenements in the redevelopment project of any co- operative Housing Society in which the carpet area of all existing individual residential tenements does not exceed 80 sqm.

e) In case of Redevelopment of Individual bungalow these provisions shall not apply. However if redevelopment proposed on area more than 10000 Sq mt, this provisions shall be applicable.

f) There shall be no obligation to construct affordable housing tenements in accordance with these provisions in any Housing Scheme or residential development project wherein, owing to the relevant provisions of the Development Control Regulations, 20% or more of the basic Zonal FSI is required to be utilized towards construction of residential tenements for the EWS/LIG and also for the development / redevelopment of any land, owned by the Government or any Semi-Government organization. Provided such development / redevelopment is undertaken by the Government or such Semi- Government Organization by itself or through any other agency under BOT or PPP model.

Provided that in case of Development of reservations of Public Housing, Housing for Dis-housed, Public Housing / High Density Housing and the EWS/LIG tenements constructed under the provisions of any other Act, these provisions shall not be applicable.

37.3 Amalgamation of affordable plots / affordable tenements shall not be allowed

37.4 These provisions shall be applicable prospectively and shall not be applicable to any Housing Scheme or residential development project wherein Commencement Certificate for full area had been issued prior to the date of coming into force of these provisions and was valid on such date. In case of revised approval this provision shall not be applicable. However, in case of part Commencement Certificate or revision of proposal where newly proposed area is more than 10000 sq mt then to that extent these regulations shall apply.

38.0 Special Regulations for Development / Redevelopment of building falling within Transit Oriented Development Corridor (TOD)

Transit oriented development aims at a development focused around a mass rapid transit corridor (hence forth called as TOD corridor) which facilitates ease of access to the transit facility, thereby encouraging people to walk and use public transportation over personal modes of transportation. Development along mass rapid transit corridor shall be governed by special regulations sanctioned by the Government from time to time and only after such transit corridor are identified and mass rapid transit system work is started.

PART IX
ACQUISITION / DEVELOPMENT OF RESERVED SITES IN DEVELOPMENT PLAN

**39.0 MANNER OF DEVELOPMENT OF RESERVED SITES IN DEVELOPMENT PLAN
(ACCOMMODATION RESERVATION PRINCIPLE)**

The use of land situated within the Municipal Corporation limit which has been reserved for certain purpose in the Development Plan shall be regulated in regard to type and manner of development / redevelopment according to the provisions mentioned in following Table.

When owner is allowed to develop the reservation, he should have exclusive ownership/ title of the land without any restriction under any other Act or regulation in force.

Reservation	Person/Authority who may acquire/develop	Principle For Development through Accommodation Reservation subject to which development is permissible
1	2	3
<p>1)Recreational - 1.1) Open reservations like Garden, Play Ground, Children PG, Open Space, Recreation Ground Park, Park etc</p>	<p>Planning Authority/ Appropriate Authority / Owner</p>	<p>Planning Authority may acquire the land and develop the same for the purpose. The ancillary users like indoor games, public toilet, changing Rooms, gymnasium, canteen, sport shop, meditation, yoga hall, may be allowed at one corner/side of the reservation subject to condition that maximum built-up area for such user shall be 15%, out of which maximum 10% shall be allowed on ground floor& remaining on first floor. However, if the Land under reservation is owned by any Government agency / Authority, in such cases the Planning Authority may allow such Government agency / Authority to Develop full reservation for the said purpose subject to condition as may be decided by the Commissioner and such Developed Amenity shall be open to the general Public.</p> <p>OR</p> <p>The Commissioner may allow the owner to develop the reservation on 70 % of the land and after handing over it to the planning authority free of cost then remaining 30 % land may be allowed to be developed as per adjoining use subject to following terms /conditions:-</p> <p>i) The owner shall be entitled to develop remaining 30 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p>

		<p>ii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in Sr. no (i) above) which shall be utilised as per the TDR utilisation regulations.</p> <p>iii) No reservation shall allow to be developed partly.</p>
1.2) Stadium, Sport Complex, Recreational Centre etc.	Planning Authority/ Appropriate Authority	Planning Authority/ Appropriate Authority shall acquire the land and develop the same for the purpose.
1.3) Swimming Tank/ Swimming Pool	Planning Authority/ Appropriate Authority/ Owner	<p>The Planning Authority/ Appropriate Authority may acquire and develop the site for the same purpose.</p> <p>OR</p> <p>The Planning Authority/ Appropriate Authority after acquiring the land or after acquiring and developing the same, as the case may be, lease out as per the provisions of the Municipal Corporations Act, to the Registered Public Institution for developing and running or only for running the same.</p> <p>OR</p> <p>The Owner may be allowed to develop according to the designs; specifications and conditions prescribed by the Municipal Commissioner and run the same.</p>
<p>2) Public Utilities</p> <p>a)Cremation round, b)Burial Ground, c)Slaughter House, d)Sewerage Treatment Plant, e)Water Treatment Plant, f)Water Tank</p>	Planning Authority/ Appropriate Authority	<p>2) The Planning Authority/ Appropriate Authority shall acquire the land and develop the reservation for the same purpose.</p>
<p>3) Commercial Utilities</p> <p>3.1) Market and Mandies</p> <p>a)Weekly Market/ b)Vegetable Market c) Open Market. d)Hawkers Market</p>	Planning Authority /Appropriate Authority / Owner	<p>The Planning Authority/ Appropriate Authority shall acquire the land and develop the reservation for the same purpose.</p> <p>OR</p> <p>i) The Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 40 %independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per</p>

<p>3.2) Shopping centres - a) Shopping Centre, b) Commercial Complex, c) Municipal Market d) Fish Market etc.</p>		<p>general Regulation No (iii) mention below & as per norms prescribed by Municipal Commissioner.</p> <p>ii) The owner shall be entitled to develop remaining 60 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p> <p>iii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr.no (ii) above) which shall be utilised as per the TDR utilisation regulations.</p> <p>iv) Reservation shall allow to be developed in parts.</p>
<p>4) Health Facility a) Health Centre b) Dispensary c) Maternity Home d) Veterinary Hospital/Clinic e) Urban Health Centre f) Rural Hospital and like</p>	<p>Planning Authority /Appropriate Authority / Owner</p>	<p>The Planning Authority / Appropriate Authority may acquire and develop the reservation site for the same purpose.</p> <p>OR</p> <p>i) The Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 40 % independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation no (iii) mention below & as per norms prescribed by Municipal Commissioner.</p> <p>ii) The owner shall be entitled to develop remaining 60 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p> <p>iii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI only (after deducting in-situ FSI as mentioned in sr. no (ii) above) which shall be utilised as per the TDR utilisation regulations.</p> <p>iv) Reservation shall be allowed to be developed in parts.</p>
<p>5) Transportation – 5.1) Depots and Stands- (a) Bus Stand</p>	<p>Planning Authority /Appropriate Authority / Owner</p>	<p>The Planning Authority / Appropriate Authority may acquire and develop the reservation site for the same purpose.</p> <p>OR</p>

<p>(b) Bus Depot etc. (c) Metro Car Shed (d) MRTS Station (e) PMPML</p>		<p>i)The Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 50 % independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation No. (iii) mention below & as per norms prescribed by Municipal Commissioner.</p> <p>ii) The owner shall be entitled to develop remaining 50 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p>
<p>5.2) Roads- Proposed Development Plan Roads / Road widening.</p>	<p>Planning Authority/ Appropriate Authority.</p>	<p>The Planning Authority/ Appropriate Authority shall acquire the land and develop the reservation for the same purpose.</p>
<p>5.3) Parking -</p>	<p>Planning Authority /Appropriate Authority / Owner</p>	<p>i) The Planning Authority/ Appropriate Authority may acquire and develop the site for the same purpose.</p> <p>OR</p> <p>ii) The Planning Authority/ Appropriate Authority after acquiring the land or after acquiring and developing the same, as the case may be, lease out as per the provisions of the Municipal Corporations Act, to the Registered Public Institution for developing and running or only for running the same.</p> <p>OR</p> <p>The Owner may be allowed to develop parking space according to the designs, specifications and conditions prescribed by the Municipal Commissioner subject to handing over of constructed parking area equal to double the reservation area, to Planning Authority free of cost subject to condition that,</p> <p>i) The operation and the maintenance of the facility will be decided by Municipal Commissioner.</p> <p>ii) Parking spaces may be in basement or on stilts or on first/second floor with separate entry & exit.</p> <p>After handing over the above said parking area to the Planning Authority, the owner</p>

		<p>shall be entitled to construct with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot for other permissible user in that zone .</p> <p>iii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr no (ii) above) which shall be utilised as per the TDR utilisation regulations.</p>
<p>6) Educational – (a) Primary School (b) High School (c) College</p>	<p>Planning Authority/ Appropriate Authority/ Registered Public</p>	<p>The Planning Authority/ Appropriate Authority may acquire and develop the site for the same purpose. The Planning Authority/ Appropriate Authority after acquiring land or after acquiring and constructing the building on it, as the case may be, lease out the same as per the provisions of the Municipal Corporations Act, to the Registered Public Educational Institution trust for developing and running or only for running the same.</p> <p>OR</p> <p>The owner may be allowed to develop the reservation for the same purpose. The Registered Public Educational Institution trust on behalf of owner may be allowed to be develop subject to terms /conditions as prescribed by the Planning Authority.</p> <p>OR</p> <p>i) The Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 50 % independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation No.(iii) mention below & as per norms prescribed by Municipal Commissioner.</p> <p>ii) The owner shall be entitled to develop remaining 50 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p> <p>iii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr no (ii) above) which</p>

		<p>shall be utilised as per the TDR utilisation regulations.</p> <p>Provided that the area of reservation to be handed over shall not be less than norms decided by the Education Department.</p> <p>iv) Reservation shall not be allowed to be developed in parts.</p>
(d)Educational Complex	Planning Authority/ Appropriate Authority/ Land Owner	<p>The Planning Authority/ Appropriate Authority may acquire and develop the site for the same purpose.</p> <p>OR</p> <p>The Planning Authority/ Appropriate Authority after acquiring land or after acquiring and constructing the building on it, as the case may be, lease out the same as per the provisions of the Municipal Corporations Act, to the Registered Public Educational Institution Trust for developing and running or only for running the same.</p> <p>OR</p> <p>The owner may be allowed to develop the reservation for the same purpose. The Registered Public Educational Institution trust on behalf of owner may be allowed to be develop subject to terms /conditions as prescribed by the Planning Authority.</p> <p>OR</p> <p>If the area of the Educational Complex reservation is more than 3.00 Hect, then</p> <p>i)The Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 50 %independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation No.(iii) mention below & as per norms prescribed by Municipal Commissioner.</p>
		<p>ii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr. no (ii) above) which shall be utilised as per the TDR utilisation regulations.</p> <p>iii) The Planning Authority, if required, shall allow TDR to the owner after deducting in-situ FSI utilized on 50% land mentioned in (ii).</p>
7) Residential(R)- (a)Public Housing EWS/LIG Housing.	Planning Authority/ Appropriate Authority/ Owner	Planning Authority / Appropriate Authority may acquire the reserved land and develop for the same purpose.

<p>(b)High Density Housing.</p> <p>(c)Housing for Dis-housed.</p> <p>(d) Public Housing / Housing for Dis-housed.</p> <p>(e)Reservation similar as above.</p>		<p>OR</p> <p>i) The Municipal Commissioner may allow the owner to develop the reservation, subject to handing over of 40% land alongwith 50% built up area of basic FSI constructed tenements of 25 sq.m. to 30sq.mt carpet area to the Planning Authority free of cost in lieu of construction amenity TDR as per general Regulation No.(iii) mention below & as per norms prescribed by Municipal Commissioner.</p> <p>ii) The owner shall be entitled to develop remaining 60 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p> <p>iii) The Planning Authority, if required, shall allow TDR to the owner after deducting in-situ FSI utilized on 40% land mentioned in (i).</p> <p>iv) The Planning Authority / Appropriate Authority shall allot such tenement on priority to the persons dispossessed by implementation of Development Plan.</p> <p>OR</p> <p>The Municipal Commissioner may allow the owner to develop the reservation, subject to</p> <p>a) Handing over of 50 % land to Planning Authority, for laying out plots for EWS/LIG , The owner shall thereafter be entitled to develop remaining plot as per the uses permissible in residential zone with permissible FSI of entire plot on remaining plot without taking into account the area handed over to the Planning Authority.</p> <p>The Planning Authority / Appropriate Authority shall prepare layout for EWS/LIG plots and allot such plots on priority to the persons dispossessed by implementation of Development Plan. The Planning Authority may construct EWS/LIG tenements on such land.</p> <p>Owner can select any one option of the above, once the permission for that option is granted and work commenced then he cannot be permitted to shift for other option.</p>
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<p>8) Assembly and Institutional- Town Hall, drama Theatre, Auditorium, Samaj Mandir, Community Hall, Multipurpose Hall etc.</p>	<p>Planning Authority/ Appropriate Authority/ Owner</p>	<p>i) The Planning Authority / Appropriate Authority may acquire and develop the site for the same purpose.</p> <p>ii) The Planning Authority / Appropriate Authority after acquiring the land or after acquiring and developing the same, as the case may be, lease out as per the provisions of the Municipal Corporations Act, to a Registered Public Institution to develop and running or only for running the same.</p> <p>OR</p> <p>i) The Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 50 % independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation No.(iii) mention below & as per norms prescribed by Municipal Commissioner.</p> <p>ii) The owner shall be entitled to develop remaining 50 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p> <p>iii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr no (ii) above) which shall be utilised as per the TDR utilisation regulations.</p> <p>iv) Reservation shall not be allowed to be developed in parts.</p>
<p>9) Reservations of composite nature like Vegetable Market & Shopping Centre, Town Hall & Library, etc.</p>	<p>Planning Authority/ Appropriate Authority/ Owner</p>	<p>i) The Planning Authority / Appropriate Authority may acquire and develop the site for the same purpose.</p> <p>Clarification- For the reservation of composite nature, proposed in Development Plan except Town Hall& Library, area of each user shall be considered equal i.e. 50-50% and such area shall be allowed to be developed as per the guidelines applicable for such reservation as mentioned in these regulations. For Town Hall & Library, area of Library shall be 10% of area of Town Hall.</p>

<p>10) Reservations which are not included in these regulations but are compatible to other similar type of reservation.</p>	<p>Planning Authority/ Appropriate Authority/ Owner</p>	<p>Planning Authority/ Appropriate Authority may acquire the reserved land and develop for the same purpose. OR The development permissions for such type of user under this Regulation may be granted by the Municipal Commissioner in consultation with the Divisional Joint Director of Town Planning, subject to verification of compatibility of both the users and allowed to be developed as per the guidelines applicable for such reservation as mentioned in these regulations.</p>
<p>11) For other buildable reservations shown in Development Plan which are not covered above</p>	<p>Planning Authority/ Appropriate Authority Owner.</p>	<p>The Planning Authority / Appropriate Authority may acquire and develop the reservation site for the same purpose. OR i) The Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 40 % independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation No.(iii) mention below & as per norms prescribed by Municipal Commissioner. ii) The owner shall be entitled to develop remaining 60 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot. iii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr. no (ii) above) which shall be utilised as per the TDR utilisation regulations. iv) Reservation shall be allowed to be developed in parts.</p>
<p>12) Reservations for the Appropriate Authority other than Municipal Corporation</p>	<p>Planning Authority/ Appropriate Authority/ Owner</p>	<p>Planning Authority / Appropriate Authority may acquire the reserved land and develop for the same purpose. OR The Municipal Corporation may allow the owner to Develop the reservation subject to condition that;</p>

		<p>i) Wherever the reservation is to be developed by the Appropriate Authority other than Municipal Corporation, No Objection Certificate from the Appropriate Authority shall be obtained before granting development permission.</p> <p>ii) The concerned Appropriate Authority (other than the State Government Department) shall deposit cost of construction for the built-up area to be handed over to it, as per Annual Statement of Rates with the Planning Authority. However, the Municipal Commissioner shall handover such constructed area to the State Government / concerned State Government Department free of cost.</p>
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General conditions to allow development under above regulations:-

i) The above permissions for development of reservations shall be granted by the Municipal Commissioner as per the norms mentioned in these regulations. Such permission may be granted by the Municipal Commissioner where the land is not actually put to acquisition under The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or proposal to that effect is not under process.

i) If the area of reservation is not adequate to construct independent building as mentioned above OR When it is not possible to handover individual plot along with public amenity, then in such cases Municipal Commissioner may allow composite building on said land subject to condition that the built up area mentioned as above may be allowed to be handed over to the Planning Authority or Appropriate Authority, as the case may be, preferably on ground floor and subject to premium as may be decided by Government from time to time. If ground floor is utilised for parking, then on stilt/first floor with separate entry & exit from public street. In such cases, built-up area along with proportionate undivided share of land shall be handed over to the Planning Authority or Appropriate Authority, as the case may be. In such cases no compensation of proportionate undivided land share shall be permissible.

ii) In cases where not specifically mentioned in this regulation, if the area under the reservation is owned by more than one owners, then the owner/s may come forward jointly or the owners holding atleast 50% or more area shall be allowed to develop the reservation on such land. It is mandatory for other owners to construct amenity contiguous to the earlier development.

iii) The owner/developer shall be entitled for construction amenity TDR as per the TDR regulations after handing over the constructed amenity free of cost on the land surrendered to the planning Authority under this Regulation. For specific reservation where construction amenity is not required by the Commissioner, in such cases Municipal Commissioner should not insist for such amenity.

iv) It shall be obligatory on Planning Authority to make registered agreement with the developer /owner at the time of granting the development permission subject to terms and conditions as it deem fit. Occupancy Certificate shall be issued only after compliance of all terms & conditions and getting possession of the constructed amenity.

v) The above permissions for development of reservations shall be granted by the Municipal Commissioner as per the norms mentioned in these regulations

vi) The area / built-up area to be handed over to the Planning Authority under these Regulations shall be earmarked on the sanctioned building plan clearly mentioning the same, and registered agreement to that effect shall be executed. After completion of construction, the said amenity shall be handed over by executing the deed of transfer in this respect and expenses thereon shall be borne by the owner. The occupation certificate to the construction belonging to owner shall be granted only after handing over said amenity to the Planning Authority. The constructed amenity shall be made available to the general public by the Municipal Commissioner within 3 month from possession as per the condition as Commissioner deem fit.

vii) In cases, where permission for development under accommodation reservation principle is already granted as per earlier regulations, the same shall continue to be valid till completion of construction.

viii) Provisions of Regulations of Inclusive Housing, Amenity Space if any, shall not be applicable for development under this Regulation. Moreover Regulation of required recreational open space shall not be applicable for development of reservation other than Residential purpose as mention at sr. no 7.

ix) Notwithstanding anything contained in these regulations, there shall be no cap for utilization of available in-situ FSI/and TDR potential of the entire plot on the remaining plot provided that no relaxation in side margin shall be permissible.

x) Once sanction is granted under this regulation, the owner /developer shall have to complete the development and hand over the developed reservation to Planning Authority within the period as specified by Municipal Commissioner. Thereafter Planning Authority may levy penalty for any delay.

40.0 TRANSFERABLE DEVELOPMENT RIGHTS (TDR)

40.1 Transferable Development Rights (TDR) is compensation in the form of Floor Space Index (FSI) or Development Rights which shall entitle the owner for construction of built-up area subject to provisions in this regulation. This FSI credit shall be issued in a certificate which shall be called as Development Right Certificate (DRC).

Development Rights Certificate (DRC) shall be issued by Municipal Commissioner under his signature and endorse thereon in writing in figures and in words, the FSI credit in square meters of the built-up area to which the owner or lessee is entitled, the place from where it is generated and the rate of that plot as prescribed in the Annual Statement of Rates issued by the Registration Department for the concerned year.

40.2 CASES ELIGIBLE FOR TRANSFERABLE DEVELOPMENT RIGHTS (TDR):-

Compensation in terms of Transferable Development Rights (TDR) shall be permissible for

- i) lands under various reservations for public purposes, new roads, road widening etc. which are subjected to acquisition, proposed in Draft or Final Development Plan, prepared under the provisions of the Maharashtra Regional and Town Planning Act,1966;
- ii) lands under any deemed reservations according to any regulations prepared as per the provisions of Maharashtra Regional & Town Planning Act, 1966;
- iii) lands under any new road or road widening proposed under the provisions of Maharashtra Municipal Corporation Act ;
- iv) development or construction of the amenity on the reserved land;
- v) unutilized FSI of any structure or precinct which is declared as Heritage structure or Precinct under the provisions of Development Control Regulations, due to restrictions imposed in that regulation;

- vi) in lieu of constructing housing for slum-dwellers according to regulations prepared under the Maharashtra Regional & Town Planning Act, 1966;
- vii) The purposes as may be notified by the Government from time to time, by way of, modification to, new addition of, any of the provisions of sanctioned Development Control Regulations.

40.3 CASES NOT ELIGIBLE FOR TRANSFERABLE DEVELOPMENT RIGHTS (TDR):-

It shall not be permissible to grant Transferable Development Rights (TDR) in the following circumstances:-

- i) For earlier land acquisition or development for which compensation has been already paid partly or fully by any means;
- ii) where award of land has already been declared and which is valid under the Land Acquisition Act, 1894 or the Right to Fair Compensation & Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 unless lands are withdrawn from the award by the Appropriate Authority according to the provisions of the relevant Acts.
- iii) In cases where layout has already been sanctioned and layout roads are incorporated as Development Plan roads prior to these regulations.
- iv) in cases where layout is submitted along with proposed Development Plan Road, in such cases TDR shall not be permissible for the width of road that would be necessary according to the length as per Development Control Regulations;
- v) if the compensation in the form of FSI / or by any means has already been granted to the owner.
- vi) where lawful possession including by mutual agreement /or contract has been taken.
- vii) For an existing user or retention user or any required compulsory open space or recreational open space or recreational ground, in any layout.
- viii) For any designation, allocation of the use or zone which is not subjected to acquisition.

40.4 GENERATION OF THE TRANSFERABLE DEVELOPMENT RIGHTS (TDR)

40.4.1 Transferable Development Rights (TDR) against surrender of land :-

- a) For Surrender of the gross area of the land which is subjected to acquisition, free of cost and free from all encumbrances, the owner shall be entitled for TDR or DR irrespective of the FSI permissible or development potential of the vary said land to be surrender and also that of land surrounding to such land at the rate as given below:-

Area Designated on DP	Entitlement for TDR/DR
Non-congested Area	2 times the area of surrendered land.
Congested Area	3 times the area of surrendered land.

(Explanation: Above entitlement may also be applicable to the compensation paid in the form of FSI to the owner to be utilised on unaffected part of same land parcel and in such cases the procedure of DRC shall not be insisted.)

Provided that, if leveling of land and construction/erection of the compound wall / fencing as per Clause No.40.4.1.b to the land under surrender is not permissible as per the prevailing Development Control Regulations, the quantum of TDR shall be reduced to 1:1.85 and 1:2.85 in non-congested area and congested area respectively.

Provided also that Additional / incentive Transferable Development Rights (TDR) to the extent of 20 % , 15 % , 10 % and 5% of the surrendered land area shall also be allowed to the land owners who submit the proposal for grant of Transferable Development Rights (TDR) within 1, 2 ,3 years and 5 years from this notification respectively.

Provided that the quantum of generation of TDR as prescribed above, shall not be applicable for TDR generated from construction of amenity or construction of reservation/roads, Slum TDR, and Heritage TDR. Also the quantum of Transferable Development Rights (TDR) generated for reservation in CRZ/BDP/HTHS areas or in areas which have some natural or legal constraint on development shall be as decided by the Government separately.

b) DRC shall be issued only after the land is surrendered to the Municipal Corporation, free of cost and free from encumbrances and after levelling the land to the surrounding ground level and after constructing / erecting a 1.5 m. high compound wall / fencing i.e. brick/stone wall up to 0.60 mt above ground level and fencing above that up to remaining height with a gate, at the cost of the owner and to the satisfaction of the Municipal Commissioner. Provided that, if on certain lands such construction / erection of compound wall / fencing is prohibited or restricted by any regulation, then quantum of Transferable Development Rights (TDR) shall be reduced as prescribed in proviso to Clause 40.4.1.a.

Provided further that, such construction / erection of compound wall/ fencing shall not be necessary for area under Development Plan roads. In such cases TDR equivalent to entitlement as mentioned in Regulation No. 40.4.1.a shall be granted without any reduction.

c) If any contiguous land of the same owner/developer, in addition to the land under surrender for which Transferable Development Rights (TDR) is to be granted, remains unbuildable, the Municipal Commissioner may grant Transferable Development Rights (TDR) for such remaining unbuildable land also if the owner / developer hands it over free of cost and free from all encumbrance and encroachment. If such land is from the proposed roads then such land shall be utilised for road side parking, garden, open space or road side amenities including bus bays, public toilets or any compatible user as the Commissioner may decide and if the such land is from the proposed reservation then same shall be included in such proposed reservation and shall be developed for the same purpose. The Municipal Commissioner shall quarterly report such cases to Government.

d) In case of lessee, the award of Transferable Development Rights (TDR) shall be subject to lessee paying the lessor or depositing with the Planning Authority for payment to the lessor, an amount equivalent to the value of the lessors' interest to be determined by the Planning Authority on the basis of Land Acquisition Act, 1894 or the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 against the area of land surrendered free of cost and free from all encumbrances.

40.4.2 Transferable Development Rights (TDR) against Construction of Amenity-

When an owner or lessee with prior approval of Municipal Commissioner, may develop or construct the amenity on the surrendered plot or on the land which is already vested in the Planning Authority, at his own cost subject to such stipulations as may be prescribed and to the satisfaction of the Municipal Commissioner and hands over the said developed/constructed amenity free of cost to the Municipal Commissioner then he may be granted a Transferable Development Rights (TDR) in the form of FSI as per the following formula:-

Construction Amenity TDR in sq.m. = A/B * 1.25

Where,

A= cost of construction of amenity in rupees as per the rates of construction mentioned in Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of amenity is commenced.

B = land rate per sq.m. as per the Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of amenity is commenced.

40.5 UTILISATION TRANSFERABLE DEVELOPMENT RIGHTS (TDR):-

40.5.1 A holder of DRC who desires to use FSI credit therein on a particular plot of land shall attach valid DRCs to the extent required with his application for development permission. Proposal for Transferable Development Rights (TDR) utilisation shall be submitted alongwith the documents as may be prescribed by the Commissioner or by the Government from time to time.

40.5.2 With an application for development permission, where an owner seeks utilisation of DRC, he shall submit the DRC to the Municipal Commissioner who shall endorse thereon in writing in figures and words, the quantum of the TDR proposed to be utilised, before granting development permission. Before issuance of Occupation Certificate, the Commissioner shall endorse on the DRC, in writing in figures and words, the quantum of TDR/DRs actually used and the balance remaining if any.

40.5.3 The Transferable Development Rights (TDR) generated from any land use zone shall be utilised on any receiving plot irrespective of the land use zone and anywhere in congested or non-congested area earmarked on Development Plan. The equivalent quantum of Transferable Development Rights (TDR) to be permitted on receiving plot shall be governed by the formula given below:-

$$\text{Formula: } X = (R_g / R_r) \times Y$$

Where, X = Permissible Utilisation of TDR/DR in sq.m. on receiving plot

R_g = Rate for land in Rs. per sq.m. as per ASR of generating plots in generating year

R_r = Rate for land in Rs. per sq.m. as per ASR of receiving plot in generating year

Y = TDR debited from DRC in sq.m.

40.5.4 Utilisation of Transferable Development Rights (TDR) and Road Width Relation:-

1) Notwithstanding anything contained in any regulation, the total maximum permissible built-up area and utilisation of Transferable Development Rights (TDR) on receiving plot shall be, subject to the road width, as prescribed below:-

Sr. No.	Plots Fronting on Road width	Maximum permissible TDR Loading
1	2	3
1	9mt and above but less than 12	0.40
2	12mt and above but less than 18	0.65
3	18mt and above but less than 24	0.90
4	24mt and above but less than 30	1.15
5	30 mt. and above	1.40

Note:-

i) Column No.3 shows the maximum permissible TDR that can be utilised on any plot. Provided that specific area based restriction where TDR utilisation is not permissible by earlier regulations shall remain in force except for Gaathan / Congested areas. Provided also that the above utilisation of TDR would be available to an existing road width of 9mt and above so marked under the relevant Municipal Corporation Act.

ii) Maximum Building potential shall be the basic FSI+TDR +Additional FSI if any +Road widening FSI of the very said plot if any subject to limitation mention in Regulation no 26.3/Table no.11/Column No.6. However the Municipal Commissioner shall not grant any relaxation due to such allowable loading potential unless he himself satisfied that there is constraint on development.

iii) Maximum permissible TDR loading as mentioned above on any plot shall be exclusive of FSI allowed for inclusive housing if any.

iv) The priority and quantum of maximum permissible TDR loading mentioned above shall include atleast 20 % slum TDR (wherever applicable) and DRC generated from the vary said land and/or DRC generated from other location up to the permissible limit mention above .

v) If a plot is situated on internal road having dead end within 50 mt. from the main road, then such plot shall be treated as fronting on main road for the purpose of utilisation of TDR.

2) Provided that, the restrictions of total maximum permissible built up area in terms of FSI with respect to road width mentioned above shall not be applicable in cases where, the permissible FSI is more than the basic FSI in various schemes, like Slum Rehabilitation Scheme, Redevelopment of cess buildings, redevelopment of dangerous buildings, Urban Renewal Scheme, Redevelopment of MHADA buildings/Colonies, Metro Influence Zone BRTs, TODs etc. where specific provisions which are sanctioned by the Government shall apply.

3) Provided that, the additional FSI permissible in certain categories of buildings such as, Educational building, Registered Charitable Institutional/ Medical / Hospital Building, Star Category Hotel, Religious Building etc. as per prevailing Development Control Regulations, if any, can be availed either by full or part utilization of TDR or full or part utilization of additional FSI at the option of owner. However, the restriction of road width mentioned as above shall not be applicable when the owner exercises his option of availing utilization of additional FSI and in such cases limitation of maximum building potential as mentioned in Regulation No 40.5.4.1 shall not be applicable.

4) The utilisation of Transferable Development Rights (TDR) shall be permissible by considering Gross Plot Area excluding area affected by reservations or deemed reservation, if any. This principle shall also be applicable to the reservations to be developed under the provisions of Accommodation Reservation, by considering the total area of such reservation before surrender.

5) Areas Restricted from Utilisation of Transferable Development Rights (TDR) :-

Utilisation of Transferable Development Rights (TDR) shall not be permitted in following areas:-

- a) Agricultural / no development / Green zone / HTHS Zone and Bio Diversity Park reservation in the Development Plan.
- b) Area within the flood control line i.e. blue line (prohibitive zone) as specified by Irrigation Department.
- c) Coastal regulation zone.
- d) Where the permissible basic Zonal FSI is less than 0.75.
- e) Area having developmental prohibition or restrictions imposed by any notification issued under the provisions of any Central/State Act (like CRZ regulations, Defence restriction areas, etc.) or under these regulations.

40.6 GENERAL STIPULATION:-

- 40.6.1** Development Rights (DRs) will be granted to an owner or lessee, only for reserved lands which are retainable and not vested or handed over to the Government /Urban Local Bodies and not exempted under section 20 or 21 of the then Urban Land (Ceiling and Regulations) Act, 1976 and undertaking to that effect shall be obtained, before a Development Right is granted. In the case of schemes sanctioned under section 20 or 21 of the said Act, the grant of Development Rights (DRs) shall be to such extent and subject to the conditions mentioned in section-20 scheme and such conditions as the Government may prescribed. In case of non-retainable land, the grant of Development Rights shall be to such extent and subject to such conditions as the Government may specify. The provisions of this Regulation shall be subject to the orders issued by the Government from time to time in this regard.

Provided that, in case of lands having tenure other than Class-I, like Inam lands, tribal lands etc., N.O.C. from Competent Authority, mentioning i)share of Government and land holder ii)transfer of such land in the name of Planning / Appropriate Authority, shall be produced by the land holder at the time of submission of application for grant of TDR.

40.6.2 DRC shall be issued by the Municipal Commissioner as a certificate printed on bond paper in an appropriate form prescribed by him. Such a certificate shall be a “transferable and negotiable instrument” after the authentication by the Municipal Commissioner. The Municipal Commissioner shall maintain a register in a form considered appropriate by him of all transactions, etc. relating to grant of, or utilisation of, DRC.

40.6.3 The Commissioner shall issue DRC within 180 days from the date of application or reply from the applicant in respect of any requisition made by him, whichever is later.

40.6.4 Transfer of DRC-

1) The Commissioner shall allow transfer of DRC in the following manner

i) In case of death of holder of DRC, the DRC shall be transferred only on production of the documents as may be prescribed by him from time to time, after due verification and satisfaction regarding title and legal successor.

ii) If a holder of DRC intends to transfer it to any other person, he shall submit the original DRC to the Commissioner with an application alongwith relevant documents as may be prescribed by the Commissioner and a registered agreement which is duly signed by Transferor and Transferee, for seeking endorsement of the new holders name, i.e., the transferee, on the said certificate. The transfer shall not be valid without endorsement by the Commissioner and in such circumstances the Certificate shall be available for use only to the holder / transferor.

2) The utilisation of TDR from certificate under transfer procedure shall not be permissible, during transfer procedure.

40.6.5 The Commissioner may refrain the DRC holder from utilizing the DRC in the following circumstances:-

i. Under direction from a competent Court.

ii. Where the Commissioner has reason to believe that the DRC is obtained **a)** by producing fraudulent documents **b)** by misrepresentation,

40.6.6 Any DRC may be utilised on one or more plots or lands whether vacant, or already developed fully or partly by erection of additional storeys, or in any other manner consistent with the prevailing Development Control Regulations,

40.6.7 DRC may be used on plots/land having Development Plan reservations of buildable nature, whether vacant or already developed for the same purpose, or on the lands under deemed reservations, if any, as per prevailing Regulations.

40.6.8 DRC may be used on plots/land available with the owner after surrendering the required land and construction to the Planning Authority under the provisions of Accommodation Reservation. In such circumstances, for the purpose of deciding Transferable Development Rights (TDR) receiving potential, the total area of the reservation before surrender, shall be considered.

40.6.9 Infrastructure Improvement Charges-

The utilizer shall pay to the Planning Authority, an infrastructure improvement charges, for a proposed quantum of TDR to be utilised, at the rate of 5% of construction cost as per the prevailing Annual Statement of Rates.

40.7 VESTING OF LAND :-

40.7.1 The Commissioner, before issuing DRC, shall verify and satisfy himself that the ownership and title of the land proposed for surrender is with the applicant, and get the Record of Right to be corrected in the name of Planning Authority.

40.7.2 In case the Appropriate Authority for reservation is other than Planning Authority, it shall be permissible for the Commissioner on the request of such authority to grant TDR under this regulation and hold such possession as a facilitator. Provided that, the Municipal Commissioner shall handover the possession of such land to concerned Appropriate Authority, after receipt of value of land, from such Appropriate Authority as per Annual Statement of Rates prevailing at the time of handing over possession of land under reservation.

Provided also that, if such Appropriate Authority is the State Government Department, the Municipal Commissioner shall handover the possession of such land to the concerned Department free of cost.

40.8 EFFECT OF THIS REGULATION:-

a) Provision of Generation of TDR from these regulations shall not be applicable where DRC has been issued prior to date of publication of TDR Regulations under section 37 (1AA) (a) of the MR & TP Act, 1966 i.e. dated 30/04/2015. However DRCs issued under the old Regulations shall be allowed to be utilised as per TDR zones of old Regulations without indexation but subject to all other conditions of these regulations. Such utilisations shall be allowed for one year only from the date 29/01/2016 (i.e. the date of sanctioned of TDR Regulations under section 37 (1AA) (c) of the MR & TP Act, 1966 vide notification dated 28/01/2016 which appeared in Government Gazette on 29/01/2016).

Provided also that old TDR purchased for utilisation on a specific plot with registered documents of sale and / or specific proposal for utilisation of such TDR pending in the ULBs prior to these regulations shall be allowed completely as per the old regulations.

PART- X
REQUIREMENTS OF PARTS OF BUILDINGS

41.0 This part sets out the standard space requirements of various parts of building, light and ventilation, the building services, fire safety, etc. The following parts of a building, wherever present, shall conform to the requirements given herein:

41.1 Plinth:-

- i) The plinth of building shall be so located with respect to the surrounding ground level that adequate drainage of the site is assured. The height of the plinth shall not be less than 45 cm above the surrounding ground level. In areas subjected to flooding, the height of the plinth shall be at least 45cm. above the high flood level or greater than 45 cm. as may be decided by the Planning Authority in deserving cases.
- ii) Interior Courtyards, Covered parking spaces and garages shall be raised at least 15 cm. above the surrounding ground level and shall be satisfactorily drained.
- iii) In the case of special housing schemes undertaken by public agencies for low income group and economically weaker section of society, the minimum height of plinth shall be not less than 30 cm. The minimum height of plinth shall be regulated on the basis of environmental & topographical condition & higher plinth height may be required in areas prone to flooding.

41.2 Habitable Room:-

41.2.1 Size and Dimension of Habitable Rooms

Internal dimensions & size of rooms for various uses and occupancies shall be as in Table No.17 below:-

Table No. 17			
No	Occupancy	Minimum Area in sq. m.	Minimum width in m.
(1)	(2)	(3)	(4)
1	Any habitable room in residential building / room from any other occupancy like hostels, residential hotel, lodging & boarding/housing etc. except kitchen.	9.5	2.4
	Any Habitable room from any other occupancy like hostels, residential hotel, lodging & boarding houses etc.	9.5	2.4
2	Room in a single – room tenement in Housing scheme for EWS & LIG.	12.5	3.0
3	Room in two-room tenements-		
	a) one of the rooms	9.5	2.4
	b) other room	7.5	2.4
	Room in a two-room tenement in Housing scheme for EWS & LIG		
	a) one of the room	9.0	2.5
	b) other room	6.5	2.1

4	Single bedded room in a hostel of a recognized educational institutions	7.5	2.4
5	Shop in R 1 zone	6.0	1.8
	Shop in other than R 1 zones	10	2.0
6	Class room in an educational building	38	5.5
7	Institutional building (Hospital)		
	a) Special room	9.5	3
	b) General Ward	40	5.5
8	Cinema Hall, auditorium assembly hall etc.	Inconformity with the Maharashtra Cinema Rules	

Note : Where enclosed balcony area is to be counted in minimum dimensions required for a room, then such enclosed width shall not be more than 1/3 of the dimension of that room.

41.2.2 Height of Habitable Rooms

The minimum and maximum height of a habitable room shall be given in Table No. 18 hereunder:

Table No. 18			
Height of Habitable Rooms			
No.	Occupancy	Minimum Height (m)	Maximum Height (m)
(1)	(2)	(3)	(4)
1	Flat Roof -		
	a) Any habitable room	2.75	4.2
	b) Habitable room in LIG Housing	2.6	4.2
	c) Air-conditioned habitable room	2.4	4.2
	d) Assembly Halls, Residential Hotels of 3 star category and above, Institutional, Educational, Industrial, Hazardous or storage occupancies, Departmental Stores, Malls, IT Buildings, Office Buildings, Entrance Halls and Lobbies to department stores and assembly halls.	3.6	4.2 Subject to written permission of the Municipal Commissioner greater height may be permitted.
	e) shops	3.0	4.2
2	Pitched roof-		
	a) Any habitable room	2.75	4.2
	b) Habitable room in EWS / LIG Housing.	2.6 (average with 2.0 m. at the lowest point)	4.2 (average with 3.2 m. at the lowest point)

Provided that -

- i) The minimum head-way under any beam shall be 2.4 m.
- ii) in all occupancies, except those included in serial no. 1 (d) in the Table above, any height in excess of 4.2 m. shall be deemed to have consumed additional FSI of 50 percent of the relevant floor area.

41.3 Kitchen-

41.3.1 Size of Kitchen:-

- i) The area of the kitchen where separate dining area is provided shall be not less than 5.5sq.m. with a minimum width of 1.8m, where a kitchen, which is intended for use as a dining area also, shall have a floor area of not less than 7.5 sq.mt. with a minimum width of 2.1m.
- ii) In case of special housing scheme, undertaken by public agencies for low income group and economically weaker section of the society, the size of a cooking alcove serving as cooking space shall not be less than 2.4sq.m. with a minimum width of 1.2m.. The size of individual kitchen provided in a two-roomed house shall be not less than 3sq.m. with a minimum width of 1.5 m.

41.3.2 Height of Kitchen:-

The height of a kitchen measured from the surface of the floor, to the lowest point in the ceiling (bottom of slab) shall not be less than 2.75 m. except for the portion to accommodate floor trap of the upper floor subject to provisions of Regulation No.41.2.2.

41.3.3 Other requirements of kitchen:-

Every kitchen shall have:

- i) unless separately provided, means for the washing of kitchen utensils which shall lead directly or through a sink to grated and trapped connection to the waste pipe;
- ii) an impermeable floor;
- iii) a flue, if found necessary,
- iv) window of not less than 1 sq.m. in area, opening directly on to an interior or exterior open space, but not into a shaft and
- v) refuse chutes, in the case of High Rise residential buildings more than 15 m. in height.

41.3.4 Requirements regarding pantry:-

A pantry shall have –

- i) A floor area of not less than 3 sq.m. with the smaller side not less than 1.4 m.
- ii) A sink for the cleaning of kitchen's utensils which shall drain through a grated and trapped connection to the waste water pipe where water borne sewerage system is not available and the grated connection shall be made to the pucca surface drain leading to soak pit. or other approved system of disposal; and
- iii) An impermeable floor and an impermeable ddo 0.9 m. high.

41.4 Bath Rooms, Water Closets, combined bath room plus water closet:-

41.4.1 Size of bath room and water closet:-

- i) The size of a bathroom shall be not less than 1.8 sq.m. with a minimum width 1.2 m. The size of a water closet shall be not less than 1.10 sq.m with a minimum width of 0.9m. The minimum area of a combined bathroom and water-closet shall be 2.8 sq. m. with a minimum width of 1.2 m.
- The minimum size shall be as under-

- (a) Independent Bathroom 1.00 x 1.20 m.
- (b) Independent Water closet 0.9 m. x 1.10 m.
- (c) Combined bath room and water closet. 1.80 sq. m. with minimum width of 1.00 m.

ii) In the case of EWS/LIG housing scheme the sizes of bathroom and water-closets shall be as follows:-

- a) The size of independent water-closet shall be atleast 0.90sq.m. with minimum width of 0.9m.
- b) The size of independent bathroom shall be atleast 1.20sq.m. with a minimum width of 1.00m &
- c) The size of combined bathroom & water-closet shall be atleast 1.80sq.m. with minimum width of 1.0m.

41.4.2 Height of bath room and 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 be not less than 2.1m.

41.4.3 Other requirement of bath room and water closet:-

Every bathroom or water-closet shall -

- i. be so situated that atleast one of its walls shall open to external air,
- ii. 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,
- iii. have platform or seat made of water-tight non-absorbent material;
- iv. 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.
- v. every water closet and/or a set of urinals shall have a flushing cistern of adequate capacity attached to it. In EWS/LIG housing, however, no such flushing cistern need be provided,
- vi. be provided with an impervious floor covering sloping towards the drain with a suitable grade and not towards veranda or any other room,
- vii. in High Density housing, pour flush water seal latrines (NEERI type) may be permitted when the sewerage system is not available and the water table in the area is not high.
- viii. all the sewerage outlets shall be connected to the sewerage system. Where no such systems exist a septic tank shall be provided within the plot conforming to the requirements of Regulation No.41.30.
- ix. have a window or ventilator, opening to a shaft or open space, of area not less than 0.3sq.m. with side not less than 0.3m.

41.4.4 Restriction on use of room containing water closet:-

No room containing a water-closet 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. Every room containing water-closet shall have a door completely closing the entrance to it.

41.5 Ledge or Tand / Loft and cupboards:-

41.5.1 Ledge or Tand / Loft:-

Location and extent - Lofts may be provided over kitchen, habitable rooms, bathrooms, water closets, and corridor within a tenement in residential buildings, over shops and in industrial building, as mentioned in below Table No.19 subject to the following restrictions-

- i The clear head room under the loft shall not be less than 2.2m.
- ii Loft in commercial areas and industrial building shall be located 2 m. away from the entrance.

- iii Loft shall not interfere with the ventilation of the room under any circumstances.
- iv The minimum headroom of Ledge or Tand / Loft shall be 2.2m.
- v The maximum height between loft and ceiling shall be 1.5m.

Table No.19		
Provision of Loft		
Sr. No.	Rooms over which Permitted	Maximum Coverage (Percentage to area or room below)
(1)	(2)	(3)
1	Kitchen/Habitable room	25
2	Bathroom, water closet, corridor	100
3	Shops with width up to 3m.	33
4	Shops with width exceeding 3m.	50
5	Industrial	33

41.5.2 Cup-Boards and shelves:-

Cupboards and shelves may project upto 60 cm. in the set-backs for residential buildings provided the width of such cupboards or shelves does not exceed 2.4 m. and there are not more than one such cupboards or shelves in each room. However, cupboards on ground floor may be permitted within the building line. Continuous cupboard or shelves with 60 cm. projection may be permitted provided the same is constructed underneath the sill portion of the window (not exceeding 90 cm. from the floor) and over the lintel of windows (at heights above 2.00 m. above floor level).

41.6 Mezzanine Floor

41.6.1 Size of Mezzanine Floor-The minimum size of the mezzanine floor, if it is to be used as living room, shall not be less than **9.5sq.m.** The aggregate area of such mezzanine floor shall in no case exceed 50 % of built-up area of that room, shops etc.

Note : Mezzanine floor area shall be counted towards FSI.

41.6.2 Height of Mezzanine Floor:

The minimum height of a mezzanine floor shall be 2.2 m. The head room under mezzanine floor shall not be less than 2.2 m

41.6.3 Other requirements of Mezzanine Floor:

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

- i) it conforms to the standards of living rooms as regards lighting and ventilation in case the size of mezzanine floor is 9.50 sq.m. or more.
- ii) it is so constructed as not to interfere, under any circumstances, with the ventilation of the space over & under it.
- iii) such mezzanine floor or any part thereof will not be used as a kitchen.
- iv) it is atleast 1.8 m. away from front wall of such rooms.
- v) access to the mezzanine floor is from within the respective room only.
- vi) in no case shall a mezzanine floor be closed so as to make it liable to be converted into unventilated compartments

41.7 Store Room:-**41.7.1 Size of Store Room:-**

The floor area of a store room in a residential building where light ventilation and height are provided at standards lower than as required for living room shall not be more than 3 sq. m. One or more store rooms may be allowed considering size of flat. Prayer/pooja room may be allowed in same manner.

41.7.2 Height of Store Room:-

The height of a store room shall not be less than 2.2m.

41.8 Garage:**41.8.1 Size of private Garage:-**

The size of a private garage in residential building shall not be less than 2.5 m x 5.0m. and not more than 3.0m x 6.0m. The garage, if located in the side open space, shall not be constructed within 3.0 m. from the main building, but at least 7.5 m. away from any access road.

41.8.2 Size of public Garage:-

The size of a public garage shall be calculated based on the number of vehicles to be parked.

41.8.3 Height of private Garage:-

The minimum and maximum height of garage shall be 2.4 m. and 2.75 m. respectively.

41.8.4 Plinth of private Garage:-

The plinth of garage located at ground level shall not be less than 15 cm. above the surrounding ground level.

41.8.5 Set Back of private Garage:-

The garage shall set-back behind the building line for a street or road on which the plot abuts and shall not be located affecting the access ways to the building. If the garage is not set-back as aforesaid, the Planning Authority may require the owner or occupier of the garage to discontinue use, of premises or to take such other measures as the Planning Authority may consider necessary in order to prevent danger or obstruction to traffic along the street.

41.9 Location of Garage in case of corner plot:

When the site fronts on two streets, the location of a garage (in a corner plot) (if provided within the marginal distances) shall be on diagonally opposite the point of intersection.

41.10 Roofs:-

The roof of a building shall be so constructed or framed as to permit effectual drainage of the rainwater there from by means of sufficient rainwater 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 or foundations of the building or those of an adjacent buildings.

The Municipal Commissioner may require rainwater pipes to be connected to a drain or sewer through a covered channel formed beneath the public foot path to connect the rainwater pipe to the road gutter or in any other approved manner, if not used for rain water harvesting.

Rainwater pipes shall be affixed to the outside of the walls of the buildings or in recesses or cut formed in such walls.

41.11 Basements:-

One or more basements may be permissible for following uses and shall be constructed after leaving the prescribed set-back / required front open space / required front margin, and prescribed building lines

- a) storage of household or other goods or ordinarily non-combustible material;
- b) Strong rooms, bank lockers, safe deposit volts. etc.
- c) air-conditioning equipments and other machines used for services and utilities of the building;
- d) parking spaces;
- e) D.G. set room, meter room and Electric substation (which will conform to required safety requirements);
- f) Effluent Treatment Plant, suction tank, pump room;
- g) Users strictly ancillary to the Principal user.

Provided that the users mentioned at (a) & (b) above shall be permitted in the 1st basement only by counting in F.S.I. subject to the following conditions:

- i) All requirements regarding access, safety (including fire safety), ventilations, etc. shall be complied with.
- ii) All the planning standards (particularly as regarding parking) should be strictly adhered to. The basement shall not be used for residential purpose.
- iii) Users other than (a) and (b) shall not be counted in FSI.

Provided that,

- i) if the basement is proposed flushing to average surrounding ground level, then such basement can be extended in side and rear margins upto 3 m. from the plot boundary.
- ii) multilevel basements may be permitted if the basement is used for parking. The ramps of minimum 3.0 m. width for entry and exit of vehicles separately shall be provided. In case of bonafide hardship, the Municipal Commissioner may allow only one ramp with not less than 6.0 m. in width.
- iii) if the basement is proposed to be constructed below podium then marginal distances shall be as that of podium.

The basement shall have the following requirements:-

- i) Every basement shall be in every part at least 2.4 m. in height from the floor to the underside of the roof slab or ceiling soffit of beam;
- ii) Adequate ventilation shall be provided for the basement with a ventilation area not less than 2.5% of the area of the basement. The standard of ventilation shall be the same as required by the particular occupancy according to these regulations. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans or air-conditioning systems, etc.;
- iii) The minimum height of the ceiling of any basement shall be 0.9 m. and the maximum shall be 1.2 m. above the average surrounding ground level. However it does not apply to the mechanically ventilated basements. In such cases, basement may also be allowed flushing to the average ground level.
- iv) Adequate arrangements shall be made so as to ensure that surface drainage does not enter the basement;
- v) The walls and floors of the basements shall be water-tight and be so designed that the effect of the surrounding solid soil and moisture, if any, is taken into account in design and adequate damp proofing treatment is given and;
- vi) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous the same shall be enclosed type serving as a fire separation from the basement floor and higher floors. Open ramps shall be permitted if they are constructed within the building line subject to the provision of clause (d) (iv) above.

41.12 Ramp-**A) Non Vehicular Ramp-**

All the requirements of stairways in Regulation No.41.28 shall apply mutatis mutandis to non-vehicular ramp. In addition, the following requirement shall be complied with.

- a) Ramps with a slope of not steeper than 1 in 10 may be substituted for and shall comply with all the applicable requirements of required stairways as to enclosure, capacity and limited dimensions. In certain cases steeper slopes may be permitted but in no case greater than 1 in 8. Ramps shall be surfaced with approved non-slip slipping material. Provided that in the case of public offices, hospitals, assembly halls, etc. the slope of the ramp shall not be more than 1: 12.
- b) The minimum width of the ramps in hospitals shall be 2.25 m.
- c) Handrails shall be provided on both sides of the ramp.
- d) Ramps shall lead directly to outside open space at ground level or courtyards or safe place.
- e) For building above 24 m. in height access to ramps from any floor of the building shall be through smoke stop door.
- f) When there is a difference in level between connected areas for horizontal exits, ramps not more than 1 in 10 slope shall be provided; steps shall not be used.
- g) For High Rise building, if marginal open space is greater than minimum 6 m. then ramps may be permitted.

B) Ramp to basements and upper storeys for vehicles-

For parking spaces in a basement and upper floors, atleast two ramps of minimum **3.00m.** width or one ramp of 6.00meter width and slope not more than 1:10 shall be provided preferably at the opposite ends.

C) In case of special building mentioned in Regulation No.6.2.2.g, ramp may be permitted in the side and rear marginal distances after leaving 6.0 m. distance from the plot boundary for movement of fire-fighting vehicles. Provided that when a building abutting 3 or more roads, then ramps may be allowed in front marginal distances facing the smaller road or less important road from traffic point of view.

41.13 Podium -

Podium for parking of the vehicle may be permitted with following requirements / conditions

- i) Every podium shall be in every part at least 2.4 m. in height from the floor to the soffit of beam.
- ii) Podium shall not be provided in front setback space.
- iii) Podium shall only be used for parking and it shall be designed to take load of fire engine.
- iv) Podium shall be permissible for plots having 1500 sq.m. and above and may be in multilevel.
- v) Podium shall be permissible joining two or more buildings or wings of buildings.
- vi) Podium shall be allowed at a distance of 4.50 m. from the plot boundary with minimum 6.00 meter from atleast one side.
- vii) The consent from the Chief Fire Officer shall be necessary before permitting the aforesaid podium.
- viii) No required recreational Open Space is allowed on Podium.

41.14 Balcony-

Balcony or balconies of a minimum width 1.00 m. and maximum of 2.00 mt may be permitted at any floor except ground floor, not more than 15 % of the built up area of the same floor and such balcony projection shall be subject to the following conditions

- (i) In non-congested area, no balcony shall reduce the marginal open space to less than 3 m. In congested area balcony may be permitted on upper floors projecting in front setbacks except over lanes having width 4.50 m. or less and in marginal distances subject to 1.0m. clear marginal distance from the plot boundary to the external face of the balcony.
- (ii) No balcony shall be allowed on ground floor which shall reduce minimum required front setback or marginal distance.
- (iii) The width of the balcony shall be measured perpendicular to the building upto the outermost edge of balcony.
- (iv) The balcony should not be enclosed and declaration regarding this shall be submitted by the owner/developer/Architect at the time of approval of building permission and the same shall be mention in the agreement or sale deed .
- (v) Nothing shall be allowed beyond the outer edge of balcony.

41.15 Stilt-

Stilt may be permitted on any floor subject to height of floor upto the soffit of the beam shall not be less than 2.4 m. In case of stilt on ground floor, plinth shall not be more than 15 cm from surrounding ground level.

41.16 Chimneys-

Chimneys, where provided, shall conform to the requirements of IS: 1646-1960 Indian Standard Code of Practice for Fire Safety of Building. Provided that the chimney shall be built atleast 0.9 m. above flat roof. In the case of sloping roof, the chimney top shall not be less than 0.6 m. above the ridge of the roof from which the chimney penetrates.

41.17 Letter box-

A letter box of appropriate dimensions shall be provided on the ground floor of residential and commercial buildings with five and more storeys.

41.18 Meter Room-

For all buildings above 15 m in height and in special occupancies, like educational, assembly, institutional, industrial, storage, hazardous and mixed occupancies with any of the aforesaid occupancies having area more than 500sq.m. on each floor, provision shall be made for an independent and ventilated meter (service) room, as per requirements of electric (service) supply undertakings on the ground floor with direct access from outside for the purpose of termination of electric supply from the licensee's service and alternative supply cables. The door/doors provided for the service room shall have fire resistance of not less than two hours.

41.19 Lighting and ventilation of room-

i) Adequacy and manner of provision-

1. The minimum aggregate area of opening of habitable rooms and kitchens excluding doors shall be not less than 1/10th of floor area. In case of Konkan region, it shall not be less than 1/6th of floor area.
2. No portion of a room shall be assumed to be lighted if it is more than 7.5 m. from the opening assumed for lighting / ventilation of the portion, provided additional depth of living room beyond 7.5 m. may be permitted subject to provision of proportionate increase in the opening.
3. Where the lighting and ventilation requirements are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per latest version of Part VIII - Building Services Section, Lighting and Ventilation of National Building Code of India published by the Bureau of Indian Standards. In the case of special types of

buildings requiring artificial lighting and air-conditioning for special types of manufacturing or other process the requirements about natural day lighting and ventilation may be relaxed

ii) **Ventilation Shaft**-For ventilating the spaces for water closets & bathrooms, if not opening on front, side, rear & interior open spaces, these shall open on the ventilation shaft, the size of which shall not be less than the values given below:

Table No. 20			
Sr. No.	Height of Buildings in m.	Cross-section of Ventilation shaft in sq. m.	Minimum one dimension of the shaft in m.
(1)	(2)	(3)	(4)
1	Upto 10	1.2	0.9
2	Upto 12	2.4	1.2
3	Upto 18	4.0	1.5
4	Upto 24	5.4	1.8
5	Upto 30	8.0	2.4
6	Above 30	9.0	3.0

iii) Artificial Lighting and Mechanical ventilation - where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured through artificial lighting and ventilation in accordance with the provisions of Part 8, Building Services- Section 1, Lighting and Ventilation, National Building Code of India, 2005.

iv) In any residential hotel where toilets are provided with a mechanical ventilation system, the size of the ventilation shaft prescribed in this Regulation stand relaxed.

41.20 Overhead Tanks:

Every overhead water storage tank shall be maintained in a perfectly mosquito-proof condition by providing a properly fitting hinged cover and every tank more than 1.5 m. in height shall be provided with a permanently fixed iron ladder.

41.21 Parapet:

Parapet walls and handrails provided on the edges of roof terraces, balcony, veranda shall not be less than 1.05m. and not more than 1.2m in height from the finished floor level.

41.22 Cabin:

Where cabins are provided, a clear passage not less than 0.9 m. wide will be maintained. The size of a cabin shall not be less than 3 sq.m. and the distance from the farthest space of cabin to the nearest exit shall not be more than 18.5m. if the cabin does not derive direct light and ventilation from any open spaces / mechanical means, its maximum height shall be 2.2m.

41.23 Boundary /Compound Wall:

- i) Unless the special permission of the Municipal Commissioners obtained, the maximum height of the front compound wall shall be 1.5 m. above the central line of the front street. Compound wall up to 2.4 m. height may be permitted if the top 0.9 m. is of open type construction (railings).
- ii) In the case of a corner plot, the height of the boundary wall shall be restricted to 0.75 m. for a length of 10 m. on the front and side of the inter sections and the remaining height of 0.75 m. if required in accordance with sub-regulation (i) may be made up of open type construction (through railings)
- iii) The provision of sub-regulations (i) and (ii) shall not be applicable to boundary walls of jails.

- iv) In the case of industrial buildings, electric sub-stations, transformer stations, institutional buildings like sanatoria, hospital, industrial building like workshops, factories and educational buildings like schools, colleges including the hostels and other user of public utility undertakings the height up to 2.4 m. may be permitted by the Municipal Commissioner.

41.24 Society Office:

In the case of multi-storied multi-family dwelling apartments constructed for co-operative housing societies or apartment owner's co-operative societies, a Society Office upto 12 sq.m. shall be provided on the ground floor or uppermost floor. If the numbers of flats are more than 20 the maximum size of the Society Office shall be of dimension of 20 sq.m.

41.25 Exit requirements-

41.25.1 General Exit requirements-

- a) An exit may be a doorway; corridor, passageway(s) to an internal staircase, or external staircase, or to a VERANDA or terrace(s), which have access to the street, or to the roof of a building or a refuge area. An exit may also include a horizontal exit leading to an adjoining building at the same level.
- b) Lifts and escalators shall not be considered as exits.
- c) Every exit, exit access or exit discharge shall be continuously maintained free of all obstructions or impediments to full use in the case of fire or other emergency.
- d) Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of occupants, in case of fire or other emergency.
- e) In every building or structure, exits shall comply with the minimum requirements of this part, except those not accessible for general public use.
- f) No building shall be so altered as to reduce the number, width or protection of exits to less than that required.
- g) Exits shall be clearly visible and the route to reach the exits shall be clearly marked and signs posted to guide the occupants of the floor concerned.
- h) The floors of areas covered for the means of exit shall be illuminated.
- j) All exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to a street.
- k) Exits shall be so arranged that they may be reached without passing through another occupied unit.

41.25.2 Type of Exits:

An exit may be a doorway, a corridor, a passage or a way to an internal staircase or external staircase, ramp or to a veranda and/or terraces which have access to the street or to roof of a building. An exit may also include a horizontal exit leading to an adjoining building at the same level. Lifts and escalators shall not be considered as exits.

41.25.3 Number and Size of Exits

The requisite number and size of various exits shall be provided, based on number of occupants in each room and floor based on the occupant load, capacity of exits; travel distance and height of building as per provisions of Regulation No.41.25.4. and 41.25.5.

41.25.4 Arrangement of Exits:

Exits shall be so located that the travel distance on the floor shall not exceed 22.5 m. for residential, education, institutional and hazardous occupancies and 30 m. for assembly business, mercantile, industrial, storage & hazardous occupancies. Whenever more than one exit is required for a floor of a building, exits shall be placed at remote from each other as possible. All the exits shall be accessible from the entire floor area at all floor levels.

41.25.5 Occupant Load:

For determining the exits required, the number of persons within any floor area or the occupant load shall be based on the actual number of occupants, but in no case less than that specified in Table No.21 below-

Table No. 21 Occupant Load		
Sr. No.	Group of Occupancy	Occupant Load Floor Area in sq.m. per person
(1)	(2)	(3)
1	Residential	12.5
2	Educational	4
3	Institutional	15 (See Note 1)
4	Assembly	
	a) With fixed or loose seat and dance floors	0.6 (See Note 2)
	b) Without seating facilities including dining rooms	1.5(See Note 2)
5)	Mercantile	
	a) Street floor & Sales basement	3
	b) Upper sale floors	6
6)	Business and industrial	10
7)	Storage	30
8)	Hazardous	10

Note:

- i) Occupant load in dormitory portions of homes for the aged, orphanages, insane, asylums etc. where sleeping accommodation provided, shall be calculated at not less than 7.5 sq.m. gross floor area per person.
- ii) The gross floor area shall include, in addition to the main assembly rooms or space, any occupied connecting room or space in the same storey or in the storeys above or below where entrance is common to such rooms and spaces and they are available for use by the occupants of the assembly place. No deductions shall be made in the area for corridors, closets or other subdivisions, that area shall include all space serving the particular assembly occupancy.

41.25.6 Capacity of Exits-

- 1) Occupants per unit exit width shall be in accordance with **Table No. 22**

Table No. 22 Occupants per unit exit width				
Sr. No.	Group of Occupancy	Number of Occupants		
		Stairways	Ramps	Doors
(1)	(2)	(3)	(4)	(5)
1	Residential	25	50	75
2	Educational	25	50	75
3	Institutional	25	50	75
4	Assembly	40	50	60

5	Business	50	60	75
6	Mercantile	50	60	75
7	Industrial	50	60	75
8	Storage	50	60	75
9	Hazardous	25	30	40

2) For the dormitory portions of homes for the aged, orphanages, mental hospitals, etc. these multipliers will be doubled.

3) The gross floor area shall include, in addition to the main assembly rooms or space, any occupied connecting room or space in the same storey or in the storey above or below where entrance is common to such rooms and space and they are available for use by the occupants of the assembly place.

4) No deductions shall be made in the gross area of the corridors, closets or other sub-divisions; the area shall include all space serving the particular assembly occupancy shall be reckoned.

41.25.7 Provision for Staircase-

All buildings having height more than ground floor shall have provision of staircase. The special buildings specified in Regulation No.6.2.2.g shall have two staircases out of which one shall be fire escape staircase.

They shall be of enclosed type. At least one of them shall be 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.

Provided that for purely residential building/residential building along with ground floor mix use having height upto 24 meters and built up area on any floor does not exceed 500 sq.mts. an additional staircase shall not be insisted. Provided also that in such cases width of stair case shall be minimum 1.50 mt.

41.25.8 Width of stair case-

Notwithstanding anything contained in regulations 41.25.3, 41.25.4 &41.25.5 the following minimum width provision shall be made for staircases flight/corridor.

Table No. 23			
S.No.	Use of Building	Minimum width Of Stair Case	
		built-up area on floor served by single staircase is upto 500 sq.m.	built-up area on floor served by single staircase is above 500 sq.m.
1	Multi-storeyed Residential Building	1.20 mtr	1.50 m.
2	Residential hotel buildings	1.50 mtr	1.80 m.
3	Assembly Building like auditorium, theatres and cinemas etc., Mangal Karyalaya, Marriage Hall.	1.80 m.	2.00 m.
4	Institutional Buildings like hospitals and educational	2.00 mtr	2.30 m.
5	All other Buildings, including commercial buildings	1.50 mtr	1.80 m.

Note:-

- i) for individual house and row housing with 2 storeys, the minimum shall be 0.75 m.
- ii) The width of the mid-landing/quarter landing should not be more than 1.5 times and the floor landing should not be more than two times of the width of the stair flight.

41.25.9 Corridors:

- (a) The minimum width of a corridor other than internal passages shall be calculated based on the provisions of a Regulation No.41.25.8 as per the corresponding width of staircase;
- (b) In case of more than one main staircase of the building interconnected by a corridor or other enclosed space, there shall be at least one smoke stop door across the corridor or enclosed space between the doors in the enclosing walls of any two staircases.
- (c) The passages (covered or uncovered) including an arcade, a courtyard, a porch or portico, spaces to be left open to sky in accordance with these Regulations, in any premises shall not be used for any other purpose than the one permissible.

41.25.10 Lifts and Escalators:-**a) Lifts:-**

At least one lift shall be provided in every building more than 15m. in height. In case of buildings more than 24m high at least two lifts shall be provided. However, in the case of a proposal to add one additional floor to an existing building having a lift, it will not be necessary to raise the existing lift to the additional floor.

- (a) All the floors shall be accessible for 24 hours by the lifts. The lifts provided in the buildings shall not be considered as a means of escape in case of emergency.
- (b) Grounding switch at ground floor level to enable the fire service to ground the lift cars in any emergency shall also be provided;
- (c) The lift machine room shall be separate and no other machinery shall be installed therein.
- (d) The planning and design of lifts including their number, type and capacity depending on the occupancy of the building, the population of each floor based on the occupant load and the building height shall be in accordance with Section 5 - Installation of Lifts and Escalators of Part 8- Building Services, of the National Building Code of India, 2005.

b) Escalators :-

Escalators may be permitted in addition to required lifts. Such escalators may be permitted in atrium area in shopping malls / public buildings.

41.25.11 Fire Lift-

Where applicable, fire lifts shall be provided with a minimum capacity for 8 passengers and fully automated with emergency switch on ground level. In general, buildings 15 m in height or above shall be provided with fire lifts. In case of fire, only fireman shall operate the fire lift. In normal course, it may be used by other persons. Each fire lift shall be equipped with suitable inter-communication equipment for communicating with the control room on the ground floor of the building. The number and location of fire lifts in a building shall be decided after taking into consideration various factors like building population, floor area, compartmentation, etc.

41.26 Requirements of individual exit at each floor-

The detailed requirements in respect of exits shall be as provided in regulations 41.26.1 to 41.26.7 (both inclusive) given below.

41.26.1 Doorways-

- i) Every exit doorway shall open into an enclosed stairway or a horizontal exit, or a corridor or passageway providing continuous and protected means of egress:-
- ii) No exit doorway shall be less than 100 cm. in width except assembly buildings where door width shall be not less than 200 cm. Doorway shall be not less than 200 cm. in height. Doorways for the bathrooms, water-closets or stores shall be not less than 75 cm. wide.
- iii) Exit doorways shall open outwards, that is away from the room but shall not obstruct the travel along any exit. No door, when opened shall reduce the required width of stairways or landing to less than 90 cm. Overheads or sliding doors shall not be installed.
- iv) Exit door shall not open immediately upon a flight of stair. A landing equal to at least the width of the door shall be provided in the stairway at each doorway. Level of landing shall be the same as that of the floor which it serves.
- v) Exit doorway shall be openable from the side which they serve without the use of a key.
- vi) Mirrors shall not be placed in exit ways or exit doors to avoid confusion regarding the direction of exit.

41.26.2 Revolving doors-

Revolving doors shall not be used as required exits except in residential business and mercantile occupancies; they shall not constitute more than half the total required door width.

41.26.3 Stair Ways:

- i) Interior staircase shall be constructed of non-combustible materials throughout
- ii) Interior staircase shall be constructed as a self-contained unit with at least one side adjacent to an external wall and shall be completely enclosed.
- iii) A staircase shall not be arranged around a lift shaft
- iv) Hollow combustible construction shall not be permitted.
- v) The minimum width of tread without nosing shall be 25 cm. for an internal staircase for residential building. In the case of other buildings, the minimum tread shall be 30 cm. The treads shall be constructed and maintained in a manner to prevent slipping.
- vi) The maximum height of riser shall be 19 cm. in the case of residential buildings and 15cm. in the case of other buildings. They shall be limited to 15 per flight.
- vii) Handrails shall be provided with a minimum height of 100 cm. from the centre of the treads to the top of the handrails. Balusters / railing shall be provided such that the width of staircase does not reduce.
- viii) Floor indicator - The number of each floor shall be conspicuously painted in figures at least 15 cm. large on the wall facing the flights of a stairway or at such suitable place as is distinctly visible from the flights.
- ix) The minimum headroom in a passage under the landing of a staircase shall be 2.2 m.
- x) For building more than 15m. in height or more access to main staircase shall be gained through at least half an hour fire resisting automatic closing doors placed in the enclosing wall of the staircase. It shall be a swing type door opening in the direction of the escape.
- xi) No living space, store or other space including fire risk shall open directly into the staircase.
- xii) External exit door of staircase enclosure at ground level shall open directly to the open spaces or should be reached without passing through any door other than a door provided to form a draught lobby.
- xiii) In the case of assembly, institutional or residential occupancies or hotels or industrial and hazardous occupancies, the exit sign with arrow indicating the way to the escapes route shall be

provided at a height of 0.5 m. from the floor level on the wall and shall be illuminated by electric light connected to corridor circuits. All exit way marking signs should be flushed with the wall and so designed that no mechanical damage shall occur to them due to moving of furniture or other heavy equipments. Further all landings of floor shall have floor indicating boards prominently indicating the number of floor. The floor indication board shall be placed on the wall immediately facing the flight of stairs and nearest to the landing. It shall be of the size not less than 0.5 x 0.5 m.

xiv) In case of a single staircase, it shall terminate at the ground floor level and the access to the basement shall be by a separate staircase. Whenever the building is served by more than one staircase one of the staircases may lead to basement level provided the same is separated at ground level by either a ventilated lobby or a cut-off screen wall without opening, having a fire resistance of not less than 2 hours with discharge point at two different ends or through enclosures. It shall also be cut-off from the basement areas at various basement levels by a protected and ventilated lobby or lobbies.

41.26.4 Fire escape or external stairs:-

Fire escape staircase, when provided, shall comply the following:

- i) External stairs shall always be kept in sound operable conditions.
- ii) All external stairs shall be directly connected to the ground.
- iii) Entrance to the external stairs shall be separate and remote from the internal staircase.
- iv) Care shall be taken to ensure that no wall opening or window opens on to or close to an external stairs.
- v) The route to the external stairs shall be free of obstructions at all times.
- vi) The external stairs shall be constructed of non-combustible materials, and any doorway leading it shall have the required fire resistance.
- vii) No external staircase, used as a fire escape, shall be inclined at an angle greater than 45 degree from the horizontal.
- viii) External stairs shall have straight flight not less than 1250 mm wide with 250 mm treads and risers not more than 190 mm. The number of risers shall be limited to 15 per flight.
- ix) Handrails shall be of a height not less than 1000 mm and not exceeding 1200 mm. There shall be provisions of balusters with maximum gap of 150 mm.
- x) The use of spiral staircase shall be limited to low occupant load and to a building not exceeding 9 m in height. A spiral stair case shall be not less than 1500 mm in diameter and shall be designed to give adequate headroom.
- xi) Unprotected steel frame staircase will not be accepted as means of escape. However, steel staircase in an enclosed fire rated compartment of 2 h will be accepted as means of escape.

41.26.5 Corridors and passageways -

- i) The minimum width of a corridor shall not be less than 75cm. in the case of 2 storeys row housing residential buildings and 100cm. in the case of other buildings and actual width shall be calculated based on the provision of Regulations No.41.25.3 to 41.25.5 (both inclusive)
- ii) Where there is more than one staircase serving a building, there shall be at least one smoke-stop door in the space between the staircases.
- iii) Exit corridors & passageways shall be of width not less than the aggregate required width of exit doorways leading from them in the direction of travel of the exterior/stairways.
- iv) Where stairways discharge through corridors & passageways the height of the corridors & passageways shall not be less than 2.4 m.
- v) All means of exit including staircases, lifts, lobbies & corridors shall be adequately ventilated.

41.27 Refuge Area:-

For buildings more than 24 m in height, refuge area of 15 sq.m. or an area equivalent to 0.3 sq.m. per person to accommodate the occupants of two consecutive floors, whichever is higher, shall be provided as under :

The refuge area shall be provided on the periphery of the floor or preferably on a cantilever projection and open to air at least on one side protected with suitable railings.

- a) For floors above 24 m and Up to 39 m-One refuge area on the floor immediately above 24 m.
- b) For floors above 39 m-One refuge area on the floor immediately above 39 m and soon, after every 15 m. Refuge area provided in excess of the requirements shall be counted towards FSI. However, area remained in excess because of planning constraints not more than 10% of required refuge area shall not be counted in FSI.

41.28 Water Supply and Drainage arrangement:-

Every plot individually for a building or group of buildings shall provide for drinking water storage facilities and sub-soil dispersion system within its boundaries.

41.29 Wells:-

Wells, intended to supply water for human consumption or domestic purposes, may be permitted at suitable place.

Requirements:-

The well other than a bore well or a tube well shall:-

- a) have a minimum internal diameter of not less than 1 m.
- b) be constructed to a height not less than 1 m. above the surrounding ground level, to form a parapet or kerb and to prevent surface water flowing into a well, and shall be surrounded with a paving constructed of impervious material which shall extend for a distance of not less than 1.8 m in every direction from the parapet from the kerb forming the well head and the upper surface of such a paving shall be sloped away from the well.
- c) be of sound and permanent construction (PUCCA) throughout. Temporary exposed (KUTCHA) wells shall only be permitted in fields or gardens for purposes of irrigation; and
- d) the interior surface of the lining or walls of the well shall be rendered impervious for a depth of not less than 1.8 m measured from the level of the ground immediately adjoining the well head.

41.30 Sub soil dispersion system/septic tank:-

Every building, group of buildings together shall be either connected to the Municipal Drainage system or provided with sub-soil dispersion system in the form of septic tank which shall be governed by the following or any other alternative design and specifications

1) Design of septic tank:-

Where a septic tank is used for sewage, disposal the location, design and construction of the septic tank shall conform to requirements of the following Regulations.

2)Location of septic tank and subsurface absorption system:-

A subsoil dispersion system shall not be closer than 18 m. from any source of drinking water such as well to mitigate the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building as economically feasible but not closer than 6 m. to avoid damage to the structures.

3) Requirements:-

- a) Septic tanks shall have minimum width of 75 cm. a minimum depth of one meter below the water level and a minimum liquid capacity of one cubic meter. Length of tanks shall be 2 to 4 times the width.
- b) Septic tanks may be constructed of brickwork, Stone Masonry, concrete or other suitably material as approved by the Authority.
- c) Under no circumstances should effluent from a septic tank be allowed into an open channel drain or body of water without adequate treatment.
- d) Minimum nominal diameter of pipe shall be 100 mm. Further, at junctions of pipes in manholes, direction of flow from a branch connection should not make an angle exceeding 45 degree with the direction of flow in the main pipe;
- e) The gradients of land drains, under-drainage as well as the bottom of dispersion trenches and soak ways should be between 1:300 and 1:400.
- f) Every septic tank shall be provided with ventilating pipe of at least 50 mm diameter. The top of the pipe shall be provided with a suitable cage of mosquito proof wire mesh. The ventilating pipe shall extend to a height which would cause no smell nuisance to any building in the area. Generally, the ventilating pipe may extend to a height of about 2 m. when the septic tank is at least 15 m. away from the nearest building and to a height of 2 m. above the top of the building when it is located closer than 15 meters.
- g) When the disposal of septic tank effluent is to seepage pit, the seepage pit may be of any suitable shape with the least cross sectional dimension of 90 cm. and not less than 100 cm in depth below the invert level of the inlet pipe. The pit may be lined with stone, brick or concrete blocks with dry open joints which should be backed with at least 7.5 cm. of clean coarse aggregate. The lining above the inlet level should be finished with mortar. In the case of pits of large dimensions, the top portion may be narrowed to reduce the size of the RCC cover slabs. Where no lining is used, specially near trees, the entire pit should be filled with loose stones. A masonry ring may be constructed at the top of the pit to prevent damage by flooding of the pit by surface run off. The inlet pipe may be taken down a depth of 90 cm from the top as an anti-mosquito measure; and
- h) When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm deep and 30 to 100 cm wide excavated to a slight gradient and shall be provided with 15 to 25 cm of washed gravel or crushed stones. Open jointed pipes placed inside the trench shall be made of unglazed earthenware clay or concrete and shall have minimum internal diameter of 75 to 100 mm. No dispersion trench shall be longer than 30 m and trenches shall not be placed closer than 1.8 m.

41.31 Structural safety, water supply, drainage and sanitary requirement, outdoor display and other services-

Building shall be planned, designed and constructed to ensure structural safety, water supply, drainage, sanitary requirement, outdoor display and other services etc. shall be as per National Buildings Code of India unless otherwise specified Part-XIII of these regulations.

41.32 Additional requirements in case of Housing Schemes

Following amenities shall be provided in any housing scheme and shall be counted in FSI

- i) Fitness Centre, Creche, society office cum letter box room, admeasuring area of about 20 sq.m.in scheme having minimum 100 flats and there after additional 20 sq.m. area for every 300flats.
- ii) Sanitary block for servants having maximum area of 3.00 sq.m. in schemes having minimum100 flats and thereafter additional 3.00 sq.m. area for every 200 flats.
- iii) Drivers room of size 12 sq.m. with attached toilet in schemes having minimum 100 flats and thereafter additional 10 sq.m. area for every 300 flats.

In case of scheme having more than 1000 flats, the above amenities shall be reasonably provided keeping in view the above requirements.

PART - XI
PARKING, LOADING AND UNLOADING SPACES

42.0 PARKING, LOADING AND UNLOADING SPACES

42.1 Parking spaces - Wherever a property is to be developed or redeveloped, parking spaces at the scale laid down in these Regulations shall be provided. When additions are made to an existing building, the new parking requirements will be reckoned with reference to the additional space only and not to the whole of building but this concession shall not apply where the use is changed. The provisions for parking for number of vehicles for different occupancies shall be as given in **Table No. 25**

42.2 General space requirement

a) **Location of parking spaces**-The parking spaces mentioned below include parking spaces in basements or on a floor supported by stilts, or on upper floors, covered or uncovered spaces in the plot and / or lock up garages. The height of the stilt shall generally be allowed upto 3 m. and shall not be less than 2.5m from the bottom of the beam. More height may be allowed in case of shopping mall, hotels etc. as per requirements.

b) **Size of parking space:** The minimum sizes of parking spaces to be provided shall be as shown below in **Table No. 24**.

Table No. 24		
Sr.No	Type of Vehicle	Minimum Size/ area of parking space
1	Motor vehicle	2.5 m X 5 m
2	Scooter, Motor Cycle.	1.5 m. x 2.0 m.
3	Bicycle	1.0 m. x 1.4 m.
4	Transport vehicle	3.75 m. X 7.5 m.
Note: In the case of parking spaces for motor vehicle, upto 50 percent of the prescribed space may be of the size of 2.3 m. X 4.5 m.		

c) **Marking of parking spaces:** Parking space shall be paved and clearly marked for different types of vehicles.

d) **Manoeuvring and other ancillary spaces:** Off street parking space must have adequate vehicular access to a street and the area shall be exclusive of drives, aisles and such other provisions required for adequate manoeuvring of vehicles

e) **Ramps for Basement parking:** - Ramps for parking in basement should conform to the requirement of Regulation No.41.12

f) Off street parking space shall be provided with adequate vehicular access to a street, and the area of drives, aisles and such other provisions required for adequate manoeuvring of vehicle shall be exclusive of the parking space stipulated in these regulations.

g) To meet the parking requirements as per these regulations, common parking area for group of buildings, open or multi-storeyed, may be allowed in the same premises

h) In addition to the parking spaces provided for building of Mercantile (Commercial) like office, market, departmental store, shopping mall and building of industrial and storage, loading and unloading spaces shall be provided at the rate of one space for each 1000 sq. m. of floor area or

fraction thereof exceeding the first 200 sq. m. of floor area, shall be provided. The space shall not be less than 3.75 m. x 7.5 m.

i) Parking lock up garages shall be included in the calculation for floor space for F.S.I. calculations.

j) The space to be left out for parking as given in this regulation shall be in addition to the marginal open spaces left out for lighting and ventilation purposes as given in these regulations. Those spaces may be used for parking provided minimum distance of 3 m.(6.0 m. in case of special building mentioned in Regulation No.6.2.2.g) around the buildings is kept free of any parking or loading and unloading spaces excepting the buildings as mentioned in Regulation No.42.2.i

k) In case of parking spaces provided in basements, at least two separate ramps of adequate width and slope for entry and exit at opposite ends or one ramp with 6.0m meter width shall be provided (as per Regulation No. 41.12)where parking of motor vehicles is envisaged.

Table No.25
Off Street Parking Spaces

Sr. No.	Occupancy	One parking Space for every	Congested Area			Non Congested Area			Visitors Parking
			Car	Scooter	Cycle	Car	Scooter	Cycle	
1	2	3	4	5	6	7	8	9	10
1.	<u>Residential</u> i) Multifamily residential	(a) 2 Tenements each having carpet area more than 80sq.m.	1	2	2	2	2	2	5%
		(b) 3tenements each having carpet area equal to or above 40 sq.m. and upto 80 sq.m.	0	3	4	1	4	4	5%
		I 4 tenements each having carpet area less than 40 sq.m.	0	4	4	1	5	5	5%
	ii) Lodging establishments tourist homes, hotels with lodging accommodation.	(a) For every five guest rooms	1	3	3	2	3	3	-
	iii) Restaurants	(a) For hotel, eating houses 40 sq.m. of carpet area of restaurant including kitchen, pantry hall, dining rooms, banquette hall etc.	0	2	2	1	2	2	-
2	Institutional (Hospital, Medical Institutions)	For 80 sq.m. carpet area or fraction thereof.	1	1	2	1	3	3	-
3.	Assembly (theatres, cinema houses, Multiplex, concert halls, auditoria, assembly halls including those of college and hostels)	For every 40 Seats.	1	2	5	2	7	7	-
4.	i)Mangal Karyalaya / Marriage Halls, Cultural Halls	For every 80 sq.m. carpet area or fraction thereof.	1	4	4	2	8	8	-
	ii)Party /Marriage Lawns	For every 80 sq.m. carpet area / covered area / or 100 sq.m. of lawn area or fraction thereof.	0	2	2	1	3	3	-

5.	Educational – i) Primary and secondary Schools	i) For every 80 sq.m. carpet area or fraction thereof the administration as well as public service area of the school.	0	2	2	1	2	2	-
		ii) For every 3 class rooms	1 LCV-LCV includes mini bus and tempo	3	15	1 LCV-LCV includes mini bus and tempo	5	20	-
	ii) College	i) For every 80 sq.m. carpet area or fraction thereof the administration area and public service area of college.	1	10	5	1	10	5	-
		ii) For every 3 class rooms	1	30	10	2	40	10	-
	iii) Coaching Classes/Tuition Classes/Hobby Classes	For every 20 students	0	4	8	0	5	10	-
6.	i) Government or semi-public offices, private business buildings, Corporate Offices, I.T. Buildings	For every 80 sq.m. carpet area or fraction thereof	1	2	4	2	4	4	10%
7.	Mercantile (markets, departmental stores, shops, shopping malls and other Commercial users) including wholesale markets	For every 80 sq.m. carpet area or fraction thereof	1	3	3	1	4	4	5%
8.	Industrial	For every 250 sq.m. carpet area or fraction thereof	1	2	2	1	4	4	-
9.	Storage (any type)	For every 240 sq.m. carpet area or fraction thereof	0	2	2	1	2	2	-
10.	Plots less than 200 sq.m. (any use)		0	1	1	0	1	1	-

Note:-

- 1) For plots upto 100 sq. m. as in the case of shops, row houses parking space need not be insisted.
- 2) Fraction of parking unit need not be provided. However, in case where proportional number of vehicles is less than 1 (i.e. fraction) it will be rounded to the next full number.
- 3) In case of independent single family residential bungalows having plot area upto 300 sq. m., parking space need not be insisted separately.
- 4) Further a garage shall be allowed in rear or side marginal distance at one corner having minimum dimension of 2.5 m. x 5.0 m. & maximum dimension 3 m. x 6 m. i.e. minimum 12.5 sq.m. and maximum 18.0 sq.m. built up area.
- 5) In case parking as per above norms is not feasible due to site conditions, Mechanical /Hydraulic Parking shall be permissible at different level subject to satisfaction of all technical norms as per site conditions.

PART XII

FIRE PROTECTION REQUIREMENTS

43.0 Fire protection requirements-

All buildings shall be planned, designed and constructed as per these regulations and to ensure fire prevention and fire safety measures required shall be done in accordance with provisions of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 as amended from time to time, and Part IV of Fire Protection of National Building Code of India (for the provisions which are not covered in these regulations.) In case of building identified in Regulation No.6.2.2.g, the building schemes shall also be cleared by the Fire Officer, Fire Brigade Department of the Corporation,

43.1 Construction materials

All materials of constructions in load bearing elements, stairways and corridors and facades shall be non-combustible.

The interior finish materials shall not have a flame spread ability rating exceeding Class I (see 3.4.15.2 of Part 4 of National Building Code)

The internal walls or staircase shall be of brick or reinforced concrete with a minimum of 2 h. fire rating.

The staircase shall be ventilated to the atmosphere at each landing and a vent at the top; the vent openings shall be of 0.5sq.m in the external wall and the top. If the staircase cannot be ventilated, because of location or other reasons, a positive pressure 50 Pa shall be maintained inside. The mechanism for pressurizing the staircase shall operate automatically with the fire alarm. The roof of the shaft shall be 1 m. above the surrounding roof. Glazing or glass bricks, if used in staircase, shall have fire resistance rating of minimum 2 h.

43.2 Lifts

General requirements of lifts shall be as follows:

- a) Walls of lift enclosures shall have a fire rating of 2 h; lifts shall have a vent at the top of area not less than 0.2 sq.m.
- b) Lift motor room shall be located preferably on top of the shaft and separated from the shaft by the floor of the room.
- c) Landing doors in lift enclosures shall have a fire resistance of not less than 1 h.
- d) The number of lifts in one row for a lift bank shall not exceed 4 and the total number of lifts in the bank (of two rows) shall not exceed 8. A wall of 2 h. fire rating shall separate individual shafts in a bank.
- e) Lift car door shall have a fire resistance rating of half an hour.
- f) Collapsible gates shall not be permitted for lifts and shall have solid doors with fire resistance of at least 1 h.
- g) If the lift shaft and lobby is in the core of the building, a positive pressure between 25 and 30 Pa shall be maintained in the lobby and a positive pressure of 50 Pa shall be maintained in the lift shaft. The mechanism for pressurization shall act automatically with the fire alarm; it shall be possible to operate this mechanically also.
- h) Exit from the lift lobby, if located in the core of the building, shall be through a self-closing smoke stop door of half an hour fire resistance.

- i) Lifts shall not normally communicate with the basement; if, however, lifts are in communication, the lift lobby of the basements shall be pressurized as in (g), with self-closing door as in (h)
- j) Grounding switch (es), at ground floor level, shall be provided on all the lifts to enable the fire service to ground the lifts.
- k) Telephone or other communication facilities shall be provided in lift cars for building of 30 m. in height and above. Communication system for lifts shall be connected to fire control room for the building.
- l) Suitable arrangements such as providing slope in the floor of lift lobby, shall be made to prevent water used during fire-fighting, etc., at any landing from entering the lift shafts.
- m) A sign shall be posted and maintained on every floor at or near the lift indicating that in case of fire, occupants shall use the stairs unless instructed otherwise. The sign shall also contain a plan for each floor showing the locations of the stairways. Alternate source of power supply shall be provided for all the lifts through a manually operated changeover switch.
- n) **Fire Lifts** - Following details shall apply for a fire lift :
 - i) To enable fire services personnel to reach the upper floors with the minimum delay, one fire lift per 1200 sq.m. of floor area shall be provided and shall be available for the exclusive use of the firemen in an emergency.
 - ii) The lift shall have a floor area of not less than 1.4 sq.m. It shall have loading capacity of not less than 545 kg (8 persons lift) with automatic closing doors of minimum 0.8 m. width.
 - iii) The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire, that is, within the lift shaft. Lights and fans in the elevators having wooden panelling or sheet steel construction shall be operated on 24 V supply.
 - iv) Fire-fighting lift should be provided with a ceiling hatch for use in case of emergency, so that when the car gets stuck up, it shall be easily openable.
 - v) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand-still with door open.
 - vi) The operation of a fire lift is by a simple toggle or two-button switch situated in a glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call-points will become inoperative and the lift will be on car control only or on a priority control device. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.
 - vii) The words 'Fire Lift' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
 - viii) The speed of the fire lift shall be such that it can reach the top floor from ground level within 1 minute.

43.3 Basements -

- i) Each basement shall be separately ventilated. Vents with cross-sectional area (aggregate) not less than 2.5 percent of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills or breakable stall board lights or pavement lights or by way of shafts. Alternatively, a system of air inlets shall be provided at basement floor level and smoke outlets at basement ceiling level. Inlets and extracts may be terminated at ground level with stall

board or pavement lights as before, but ducts to convey fresh air to the basement floor level have to be laid. Stall board and pavement lights should be in positions easily accessible to the fire brigade and clearly marked 'SMOKE OUTLET' or 'AIR INLET' with an indication of area served at or near the opening.

- ii) The staircase of basements shall be of enclosed type having fire resistance of not less than 2 h and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper storeys of the building and shall communicate with basement through a lobby provided with fire resisting self-closing doors of 1 h resistance. For travel distance, if the travel distance exceeds as given therein, additional staircases shall be provided at proper places.
- iii) In multi-storey basements, intake ducts may serve all basement levels, but each basement levels and basement compartment shall have separate smoke outlet duct or ducts. Ducts so provided shall have the same fire resistance rating as the compartment itself. Fire rating may be taken as the required smoke extraction time for smoke extraction ducts.
- iv) Mechanical extractors for smoke venting system from lower basement levels shall also be provided. The system shall be of such design as to operate on actuation of heat / smoke sensitive detectors or sprinklers, if installed, and shall have a considerably superior performance compared to the standard units. It shall also have an arrangement to start it manually.
- v) Mechanical extractors shall have an internal locking arrangement, so that extractors shall continue to operate and supply fans shall stop automatically with the actuation of fire detectors.
- vi) Mechanical extractors shall be designated to permit 30 air changes per hour in case of fire or distress call. However, for normal operation, air changes schedule shall be as given in Part 8, Building Services, Section 3, Air-conditioning, Heating and Mechanical Ventilation of National Building Code.
- vii) Mechanical extractors shall have an alternative source of supply.
- viii) Ventilating ducts shall be integrated with the structure and made out of brick masonry or reinforced cement concrete as far as possible and when this duct crosses the transformer area or electrical switchboard, fire dampers shall be provided.
- ix) Use of basements for kitchens working on gas fuel shall not be permitted, unless air conditioned. The basement shall not be permitted below the ward block of a hospital/nursing home unless it is fully sprinkled. Building services such as electrical sub-stations, boiler rooms in basements shall comply with the provisions of the Indian Electricity Act / Rules.
- x) If cut-outs are provided from basements to the upper floors or to the atmospheres, all sides cut-out openings in the basements shall be protected by sprinkler head at close spacing so as to form a water curtain in the event of a fire.
- xi) Openable windows on external wall shall be fitted with such locks that can be opened by a fireman's axe.
- xii) All floors shall be compartmented with area not exceeding 750 sq.m. by a separation wall with 2 h fire rating, for floors with sprinklers the area may be increased by 50 percent. In long building, the fire separation walls shall be at distances not exceeding 40 m. For departmental stores, shopping centres and basements, the area may be reduced to 500 sq.m. for compartmentation. Where this is not possible, the spacing of the sprinklers, care should be taken to prevent spray from one sprinkler impeding the performance of an adjacent sprinkler head.

xiii) It is essential to make provisions for drainage of any such water on all floors to prevent or minimize water damage of the contents. The drain pipes should be provided on the external wall for drainage of water from all floors. On large area floors, several such pipes may be necessary which should be spaced 30 m. apart. Care shall be taken to ensure that the construction of the drain pipe does not allow spread fire / smoke from floor to floor.

43.4 Service Ducts/Shafts

- a) Service ducts and shafts shall be enclosed by walls of 2 h and doors of 1 h. fire rating. All such ducts/shafts shall be properly sealed and fire stopped at all floor levels.
- b) A vent opening at the top of the service shaft shall be provided having between one- fourth and one-half of the area of the shaft.

43.5 Refuse chutes

shall have opening at least 1 m. above roof level for venting purpose and they shall have an enclosure wall of non-combustible material with fire resistance of not less than 2 h. They shall not be located within the staircase enclosure or service shafts, or air-conditioning shafts inspection panel and doors shall be tight fitting with 1 h fire resistance; the chutes should be as far away as possible from exit.

43.6 Refuge Area

Provisions contained in 41.27 shall apply for all buildings except multi-family dwellings.

43.7 Electrical services shall conform to the following :

- (a) The electric distribution cables / wiring shall be laid in a separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits;
- (b) Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electrical cables; use of bus ducts / solid rising mains instead of cables is preferred;

Separate circuits for fire-fighting pumps, lifts, staircases and corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fire in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed. Master switches controlling essential service circuits shall be clearly labelled;
- (d) The inspection panel doors and any other opening in the shaft shall be provided with air-tight fire doors having fire resistance of not less than 2 h;

Medium and low voltage wiring running in shafts and within false ceiling shall run in metal conduit. Any 230 V wiring for lighting or other services above false ceiling shall have 660 V grade insulation. The false ceiling including all fixtures used for its suspension, shall be of non-combustible material and shall provide adequate fire resistance to the ceiling in order to prevent spread of fire across ceiling. Reference may be made to good practice;
- (f) An independent and well ventilated service room shall be provided on the ground level or first basement with direct access from outside or from the corridor for the purpose of termination of electric supply from the licensees' service and alternative supply cables. The doors provided for the service room shall have fire resistance of not less than 2 h.

Note : If service room is located at the first basement, it should have automatic fire extinguishing system.

- (g) If the licensees agree to provide meters on upper floors, the licensees' cable shall be segregated from consumers' cable by providing a partition in the duct. Meter rooms on upper floors shall not open into staircase enclosures and shall be ventilated directly to open air outside; and
- (h) Suitable circuit breakers shall be provided at the appropriate points.

43.8 Gas supply shall conform to the following:-

- a) Town Gas / L.P.Gas Supply Pipes – Where gas pipes are run in buildings, the same shall be run in separate shafts exclusively for this purpose and these shall be on external walls, away from the staircases. There shall be no interconnection of this shaft with the rest of the floors. LPG distribution pipes shall always be below the false ceiling. The length of these pipes shall be as short as possible. In the case of kitchen cooking range area, apart from providing hood, covering the entire cooking range, the exhaust system should be designed to take care of 30 cu.m. per minute per sq.m. of hood protected area. It should have grease filters using metallic grill to trip oil vapours escaping into the fume hood.

Note:- For detailed information on gas pipe installations, reference may be made to Para.9 'Plumbing Services, Section 3 Gas Supply', of National Building Code of India.

- b) All wiring in fume hoods shall be of fibreglass insulation. Thermal detectors shall be installed into fume hoods of large kitchens for hotels, hospitals and similar areas located in high rise buildings. Arrangements shall be made for automatic tripping of the exhaust fan in case of fire. If LPG is used, the same shall be shut off. The voltage shall be of 24 V or 100 V dc operated with the external rectifier. The valve shall be of the hand re-set type and shall be located in an area segregated from cooking ranges. Valves shall be easily accessible. The hood shall have manual facility for steam or carbon dioxide gas injection, depending on duty condition; and
- c) Gas meters shall be housed in a suitably constructed metal cupboard located in a well ventilated space, keeping in view the fact that LPG is heavier than air and town gas is lighter than air.

43.9 ILLUMINATION OF MEANS OF EXIT

Staircase and corridor lights shall conform to the following:

- a) The staircase and corridor lighting shall be on separate circuits and shall be independently connected so as it could be operated by one switch installation on the ground floor easily accessible to fire-fighting staff at any time irrespective of the position of the individual control of the light points, if any. It should be of miniature circuit breaker type of switch so as to avoid replacement of fuse in case of crisis;
- b) Staircase and corridor lighting shall also be connected to alternative supply. The alternative source of supply may be provided by battery continuously trickle charged from the electric mains;
- c) Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installed in the staircase and the corridor does not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand-by supply.
- d) Emergency lights shall be provided in the staircase and corridor; and
- e) All wires and other accessories used for emergency light shall have fire retardant property.

- 43.10 A stand-by electric generator** shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump, pressurisation fans and blowers, smoke extraction and damper systems in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machines and circuits stated above simultaneously. If the stand-by pump is driven by diesel engine, the generator supply need not be connected to the stand-by pump.

Where parallel HV / LV supply from a separate sub-station is provided with appropriate transformer for emergency, the provision of generator may be waived in consultation with the Authority.

43.11 Transformers shall conform to the following:-

- a) A sub-station or a switch-station with oil filled equipment shall not be located in the building. The sub-station structure shall have separate fire resisting walls/surroundings and shall necessarily be located at the periphery of the floor having separate access from fire escape staircase. The outside walls, ceiling, floor, openings including doors and windows to the sub-station area shall be provided with a fire resisting door of 2 h fire rating. Direct access to the transformer room shall be provided, preferably from outside fire escape staircase.
- b) The sub-station area needs to be maintained at negative air pressures and area in sub-station shall not be used as storage / dump areas.
- c) When housed inside the building, the transformer shall be of dry type and shall be cut off from the other portion of premises by walls/ doors / cut-outs having fire resistance rating of 4 h.

43.12 Air-conditioning shall conform to the following:

- a) Escape routes like staircases, common corridors, lift lobbies, etc. shall not be used as return air passage.
- b) The ducting shall be constructed of substantial gauge metal in accordance with good practice.
- c) Wherever the ducts pass through fire walls or floors, the opening around the ducts shall be sealed with materials having fire resistance rating of the compartment.
- d) Where duct crosses a compartment which is fire rated, the ducts shall be fire rated for same fire rating. Further depending on services passing around the duct work, which may get affected in case of fire temperature rising, the ducts shall be insulated.
- e) As far as possible, metallic ducts shall be used even for the return air instead of space above the false ceiling.
- f) Where plenum is used for return air passage, ceiling and its fixtures shall be of non-combustible material.
- g) The materials used for insulating the duct system (inside or outside) shall be of non-combustible material, glass wool shall not be wrapped or secured by any material of combustible nature.
- h) Area more than 750 sq.m. on individual floor shall be segregated by a fire wall and automatic fire dampers for isolation shall be provided.
- i) Air ducts serving main floor areas, corridors, etc. shall not pass through the staircase enclosure.
- j) The air-handling units shall be separate for each floor and air ducts for every floor shall be separated and in no way inter-connected with the ducting of any other floor.
- k) If the air-handling unit serves more than one floor, the recommendations given above shall be compiled with in addition to the conditions given below:
 - i) Proper arrangements by way of automatic fire dampers working on smoke detector / or fusible link for isolating all ducting at every floor from the main riser shall be made.
 - ii) When the automatic fire alarm operates, the respective air-handling units of the air-conditioning system shall automatically be switched off.
- l) The vertical shaft for treated fresh air shall be of masonry construction.
- m) The air filters of the air-handling units shall be of non-combustible materials.
- n) The air-handling unit room shall not be used for storage of any combustible materials.

- o) Inspection panels shall be provided in the main trunking to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.
- p) No combustible material shall be fixed nearer than 150 mm to any duct unless such duct is properly enclosed and protected with non-combustible material (glass wool or spyglass with neoprene facing enclosed and wrapped with aluminium sheeting) at least 3.2 mm thick and which would not readily conduct heat.

q) Fire Dampers:-

- 1) These shall be located in conditioned air ducts and return air ducts/ passages at the following points:
 - i) At the fire separation wall. ii) Where ducts/passages enter the central vertical shaft.
 - iii) Where the ducts pass through floors. iv) At the inlet of supply air duct and the return air duct of each compartment on every floor.
- 2) The dampers shall operate automatically and shall simultaneously switch off the air-handling fans. Manual operation facilities shall also be provided. (**Note-** For blowers, where extraction system and duct accumulators are used, dampers shall be provided).
- 3) Fire/smoke dampers (for smoke extraction shafts) for buildings more than 24 m in height.
 - a) For apartment houses in non-ventilated lobbies / corridors operated by fusible link / smoke detectors and with manual control. b) For other buildings on operation of smoke detection system and with manual control.
- 4) Automatic fire dampers shall be so arranged as to close by gravity in the direction of air movement and to remain tightly closed on operation of a fusible link / smoke detector.

43.13 Provisions of boiler and boiler rooms shall conform to Indian Boiler Act. Further, the following additional aspects may be taken into account in the location of boiler room:

- a) The boilers shall not be allowed in sub-basement, may be allowed in the basements away from the escape routes.
- b) The boilers shall be installed in a fire resisting room of 4 h fire resistance rating and this room shall be situated on the periphery of the basement. Catch-pits shall be provided at the low level.
- c) Entry to this room shall be provided with a composite door of 2 h fire resistance.
- d) The boiler room shall be provided with fresh air inlets and smoke exhausts directly to the atmosphere.
- e) The furnace oil tank for the boiler, if located in the adjoining room shall be separated by fire resisting wall of 4 h rating. The entrance to this room shall be provided with double composite doors. A curb of suitable height shall be provided at the entrance in order to prevent the flow of oil into the boiler room in case of tank rupture.
- f) Foam inlets shall be provided on the external walls of the building near the ground level to enable the fire services to use foam in case of fire.

43.14 Provision of first-aid and fire-fighting appliances.

The first-aid fire-fighting equipment shall be provided on all floors, including basements lift rooms, etc. in accordance with good practice in consultation with the Authority.

43.15 Fire alarm system :

- i) All buildings with heights of 15 m or above shall be equipped with manually operated electrical fire alarm (MOEFA) system automatic fire alarm system in accordance with good practice. However, apartment buildings between 15 m and 30 m in height may be exempted from the installation of automatic fire alarm system provided the local fire brigade is suitably equipped

for dealing with fire in a building of 15 m in height or above and in the opinion of the Authority, such building does not constitute a hazard to the safety of the adjacent property or occupants of the building itself.

- ii) Manually operated electrical fire alarm system shall be installed in a building with one or more call boxes located at each floor. The call boxes shall conform of good practice.
- iii) The installation of call boxes in hostels and such other places where these are likely to be misused shall as far as possible be provided. Location of call boxes in dwelling units shall preferably be inside the building.

43.16 Lightning protection of buildings:-

The lightning protection for buildings shall be provided as given in Para.8 'Building Services, Section 2, Electrical Installations' of National Building Code of India.

43.17 Fire control room:-

For all buildings 15 m in height or above and apartment buildings with a height of 30 m and above, there shall be a control room on the entrance floor of the building with communication system (suitable public address system) to all floors and facilities for receiving the message from different floors. Details of all floor plans alongwith the details of fire-fighting equipment and installations shall be maintained in the fire control room. The fire control room shall also have facilities to detect the fire on any floor through indicator board connections; fire detection and alarm systems on all floors. The fire staff in-charge of the fire control room shall be responsible for the maintenance of the various services and fire-fighting equipment and installations in co-ordination with security, electrical and civil staff of the building.

43.18 Fire officer for hotels, business and mercantile buildings with height more than 30 m

A qualified Fire Officer with experience of not less than 3 years shall be appointed who will be available on the premises.

The Fire Officer shall:

- a) maintain the fire-fighting equipment in good working condition at all times,
- b) prepare fire orders and fire operational plans and get them promulgated,
- c) impart regular training to the occupants of the buildings in the use of fire-fighting equipments provided on the premises and keep them informed about the fire emergency evacuation plan,
- d) keep proper liaison with City Fire Brigade, and
- e) ensure that all fire precautionary measures are observed at the times.

Note: Competent Authority having jurisdiction may insist on compliance of the above rule in case of buildings having very large areas even if the height is less than 30 m.

43.19 Housekeeping:-

To eliminate fire hazards, good housekeeping, both inside and outside the building, shall be strictly maintained by the occupants and / or the owner of the building.

43.20 Fire drills and fire orders:-

Fire notices/orders shall be prepared to fulfil the requirements of fire-fighting and evacuation from the buildings in the event of fire and other emergency. The occupants shall be made thoroughly conversant with their actions in the event of emergency, by displaying fire notices at vantage points and through regular training. Such notices should be displayed prominently in broad lettering.

For guidelines for fire drills and evacuation procedures for high-rise buildings, Annexure E of National Building Code of India may be referred.

43.21 Compartmentation:-

The building shall be suitably compartmentalized so that fire/smoke remain confined to the area where fire incident has occurred and does not spread to the remaining part of the building.

43.22 Materials for interior decoration / furnishing

The use of materials, which are combustible in nature and may spread toxic fume / gases should not be used for interior decoration / furnishing, etc.

For various types of occupancies, requirements given in National Building Code, Part IV shall be followed.

PART XIII
STRUCTURAL SAFETY, STRUCTURAL DESIGN,STABILITY

44.0 The Buildings shall be planned, designed and constructed to ensure structural safety. The structural design of foundations, elements made of masonry, timber, plain concrete, reinforced concrete, pre-stressed concrete and structural steel shall be carried out in accordance with Part 6. Structural design Section 1-Loads, courses and effects, Section 2- Soils and Foundation, Section 3—Timber and Bamboo, Section 4-Masonry, Section 5-Concrete, Section 6-Steel, Section-7 Prefabrication, systems building and mixed / composite construction of National Building Code of India, amended from time to time. Proposed construction shall be as per the norms as specified by Indian Standard Institute, for the resistance of earthquake, Fire Safety and natural calamities. Certificate to that effect shall be submitted by the Licensed Structural Engineer of the developer / land owner, along with the proposal for development permission.

PART XIV
**WATER SUPPLY, DRAINAGE & SANITARY REQUIREMENTS, OUTDOOR
 DISPLAY AND OTHER SERVICES**

45.1 QUALITY OF MATERIALS AND WORKMANSHIP

i) All materials and workmanship shall be of good quality conforming generally to accepted standards of Public Works Department of Maharashtra and Indian Standard Specifications and Codes as included in Part 5 - Building Materials and Part 7 - Construction Practices and Safety of National Building Code of India, amended from time to time.

ii) All burrow pits dug in the course of construction and repair of buildings, roads, embankments etc. shall be deep and connected with each other in the formation of a drain directed towards the lowest level and properly stopped for discharge into a river stream, channel or drain and no person shall create any isolated burrow pit which is likely to cause accumulation of water which may breed mosquitoes.

45.2 ALTERNATIVE MATERIALS, METHODS OF DESIGN & CONSTRUCTION AND TESTS

i) The provision of the regulations are not intended to prevent the use of any material or method of design or construction not specifically prescribed by the regulations, provided any such alternative has been approved.

ii) The provision of these regulations is also not intended to prevent the adoption for architectural planning and layout conceived as an integrated development scheme.

iii) The Municipal Commissioner may approve any such alternative provided it is found that the proposed alternative is satisfactory and confirm to the provisions of relevant parts regarding material, design, and construction and that material, method or work offered is, for the purpose intended, at least equivalent to that prescribed in the rules in quality, strength, compatibility, effectiveness, fire rating and resistance, durability and safety.

iv) Tests: Whenever there is insufficient evidence of compliance with the provisions of the regulations of evidence that any material or method of design or construction does not confirm to the requirements of the rules or in order to substantiate claims for alternative materials, design or methods of construction, the Municipal Commissioner may require tests sufficient in advance as proof of compliance. These tests shall be made by an approved agency at the expense of the owner.

v) Test method shall be as specified by the regulations for the materials or design or construction in question. If there are no appropriate test methods specified in the regulations, the Municipal Commissioner shall determine the test procedure. For methods of tests for building materials; reference may be made to relevant Indian standards as given the National Building Code of India, published by the Bureau of Indian Standards. The latest version of the National building Code of India shall be taken into account at the time of enforcement of these rules.

vi) Copies of the results of all such tests shall be retained by the Municipal Commissioner for a period of not less than two year after the acceptance of the alternative material.

45.3 BUILDING SERVICES

i) The planning, design and installation of electrical installations, air-conditioning and heating work shall be carried out in accordance with Part 8 - Building Services, Section 2-Electrical and

allied Installations, Section 3 Air Conditioning, heating and mechanical ventilation of National building Code of India, amended from time to time.

ii) The planning design including the number of lifts, type of lifts, capacity of lifts depending on occupancy of building; population on each floor based on occupant load, height of building shall be in accordance with Section - 5 installation of Lifts and Escalators of National Building Code of India, amended from time to time. In existing buildings, in case of proposal for one additional floor, existing lift may not be raised to the additional floor.

iii) Maintenance of Lift in working order: The lifts shall be maintained in working order properly.

45.4 WATER SUPPLY, DRAINAGE AND SANITARY REQUIREMENTS.

The planning, design, construction and installation of water supply, drainage and sanitation and gas supply systems shall be in accordance with the provisions of Part 9 – Plumbing Services- Section 1 Water Supply, Drainage and Sanitation, Section 2 – Gas supply of National Building Code of India as amended from time to time.

45.4.1 Requirements of water supply in building.

The total requirements of water supply shall be calculated based on the population as given below:

Table No. 26	
Occupancy	Basis
Residential Building	5 persons per tenement
Other Buildings	No. of persons on occupant load and area of floors given in Table No.21.

The requirements of water supply for various occupancies shall be as given in Table No. 26,27,28 or as specified by the Municipal Commissioner from time to time.

Table No. 27		
PER CAPITA WATER REQUIREMENT OF VARIOUS USES / OCCUPANCIES		
Sr. No.	Types of Occupancy	Consumption per head per day (in litres)
(1)	(2)	(3)
1.	RESIDENTIAL	
	a) In living unit located on plots less than 50 sq.m.	90
	b) In living units	135
	c) Hotels with lodging accommodation (per bed)	180
2.	EDUCATIONAL	
	a) Day schools	45
	b) Boarding schools	135
3.	INSTITUTIONAL (Medical Hospitals)	
	a) Number of beds not exceeding 100	340

	b) Number of beds exceeding 100	450
	c) Medical quarters and hostels	135
4.	Assembly Cinema theatres, auditoria, etc. (per seat of accommodation)	15
5.	Government and Semi-Public uses	45
	MERCANTILE (Commercial)	
6.	a) Restaurants (per seat)	70
	b) Other business buildings	45
	INDUSTRIAL	
7.	a) Factories where bath rooms are to be provided	45
	b) Factories where no bath rooms are required to be provided	30
8.	Storage (Including warehousing)	30
9.	Hazardous	30
10.	Intermediate / Stations (excluding mail & express stops)	45 (25)*
11.	Junction Stations	70 (45)*
12.	Terminal / Stations	45
13.	International and Domestic Airports	70

*The values in parenthesis are for stations where bathing facilities are not provided.

Note : The number of persons for Serial Number (10) to (13) shall be determined by the average number of passengers handled by the station daily ; due consideration may be given to the staff and workers likely to use the facilities.

Table No. 28		
FLUSHING STORAGE CAPACITIES		
Sr.No	Classification of Buildings	Storage Capacity
1.	For tenements having common convenience.	900 litres net per w.c. seat.
2.	For residential premises other than tenements having common convenience.	270 litres for one w.c. seat & 180 litres for each additional seat in the same flat.
3.	For factories and workshops.	900 litres per w.c. seat and 180 litres per urinal seat.
4.	For cinemas, public assembly halls etc.	900 litres per w.c. seat & 350 litres per urinal seat.

45.4.2 DRAINAGE AND SANITATION REQUIREMENTS

a) General

i) There should be at least one water tap and arrangement for drainage in the vicinity of each water-closet or group of water-closets in all the buildings.

ii) Each family dwelling unit on premises (abutting on a sewer or with a private sewage disposal system) shall have, at least, one water-closet and one kitchen type sink. A bath or shower shall also be installed to meet the basic requirement of sanitation and personal hygiene.

iii) All other structures for human occupancy or use on premises, abutting on a sewer or with a private sewage disposal system, shall have adequate sanitary facilities, but in no case less than one water-closet and one other fixture for cleaning purposes.

b) For Residences

i) Dwelling with individual convenience shall have at least the following fitments:

- a) One bathroom provided with a tap and a floor trap,
- b) One water-closet with flushing apparatus with an ablution tap; and
- c) One tap with a floor trap or a sink in kitchen or wash place.

ii) Dwelling without individual conveniences shall have the following fitments:

- a) One water tap with floor trap in each tenement,
- b) One water-closet with flushing apparatus and one ablution tap, bath for every two tenements, and
- c) One bath with water tap and floor trap for every two tenements.

c) For Buildings Other than Residences

The requirements for fitments for drainage and sanitation in the case of buildings other than residences shall be in accordance with **Table No. 29 to Table No. 37**. The following shall be, in addition, taken into consideration:

- a) The figures shown are based upon one (1) fixture being the minimum required for the number of persons indicated or part thereof.
- b) Building categories not included in the tables shall be considered separately by the Commissioner.
- c) Drinking fountains shall not be installed in the toilets.
- d) Where there is the danger of exposure to skin contamination with poisonous, infectious or irritating material, washbasin with eye wash jet and an emergency shower located in an area accessible at all times with the passage / right of way suitable for access to a wheel chair, shall be provided.
- e) When applying the provision of these tables for providing the number of fixtures, consideration shall be given to the accessibility of the fixtures. Using purely numerical basis may not result in an installation suited to the need of a specific building. For example, schools should be provided with toilet facilities on each floor. Similarly toilet facilities shall be provided for temporary workmen employed in any establishment according to the needs; and in any case one WC and one washbasin shall be provided.
- f) All buildings used for human habitation for dwelling work, occupation, medical care or any purpose detailed in the various tables, abutting a public sewer or a private sewage disposal system, shall be provided with minimum sanitary facilities as per the schedule in the tables. In case the disposal facilities are not available, they shall be provided as a part of the building design for ensuring high standards of sanitary conditions in accordance with this section.
- g) Workplaces where crèches are provided, they shall be provided with one WC for 10 persons or part thereof, one washbasin for 15 persons or part thereof, one kitchen sink with floor tap for preparing food / milk preparations. The sink provided shall be with a drinking water tap.
- h) In all types of buildings, individual toilets and pantry should be provided for executives and for meeting / seminar / conference rooms, etc. as per the user requirement.

14.4.3 SANITATION REQUIREMENTS FOR VARIOUS USES / OCCUPANCIES

Table No. 29		
Sanitation requirement for shops and commercial offices		
Sr.No.	Fitments	For personnel
(1)	(2)	(3)
1.	Water-closet	One for every 25 persons or part thereof exceeding 15 (including employees and customers). For female personnel, 1 per every 15 persons or part thereof exceeding 10.
2.	Drinking water fountain	One per every 100 persons with a minimum of one on each floor.
3.	Wash basin	One for every 25 persons or part thereof. One of such wash basins on each floor shall be fixed at height of 80 cm. with tap at 100 cm. above finished floor level for the use of handicapped disabled, old and infirm persons.
4.	Urinals	One for 50 persons or part thereof.
5.	Cleaner's sink	One per floor minimum, preferably in or adjacent to sanitary rooms.

Note: Number of customers for the purposes of the above calculations shall be the average number of persons in the premises for a time interval of one hour during the peak period. For male-female calculation a ratio of 1:1 may be assumed

Table No. 30				
Sanitation Requirements for Institutional (Medical) Occupancy - (Staff Quarters & Hostels)				
Sr. No.	Fitments	Doctor's Dormitories		Nurse's Hostel
		For Male Staff	For Female Staff	
(1)	(2)	(3)	(4)	(5)
1.	Water-closet	One for 4 persons	One for 4 persons	One for 4 persons or part thereof.
2.	Ablution taps	One in each water closet	One in each water closet	One in each water closet
3.	Wash basin	One for every 8 persons or part thereof. One of such wash basins on each floor shall be fixed at height of 80 cm. with tap at 100 cm. above finished floor level for the use of persons with disabilities, old and infirm persons.	One for every 8 persons or part thereof.	One for every 8 persons or part thereof.
4.	Baths (with shower)	One for 4 persons or part thereof.	One for 4 persons or part thereof.	One for 4-6 persons or part thereof.

5.	Cleaner's sink	One per floor minimum	One per floor minimum.	One per floor minimum.
6.	Drinking water fountains	1 per 100 persons or part thereof with a minimum of 1 on each floor.		

Table No.31			
Sanitation Requirements For Government And Public / Business Occupancies And Offices			
Sr. No.	Fitments	For Male Personnel	For Female Personnel
(1)	(2)	(3)	(4)
1.	Water-closet	One for every 25 persons or part thereof.	One for every 15 persons or part thereof.
2.	Ablution taps	One in each water closet	One in each water closet
3.	Urinals	Nil upto 6 persons. One for 7-20 persons, 2 for 21-45 persons, 3 for 46-70 persons, 4 for 71-100 persons. From 101 to 200 persons add at the rate of 3 percent. For over 200 persons add at the rate of 2.5 percent.	
4.	Wash basin	One for every 25 persons or part thereof. One of such wash basins on each floor shall be fixed at height of 80 cm. with tap at 100 cm. above finished floor level for the use of persons with disabilities, old and infirm persons.	
5.	Drinking water fountains.	One for every 100 persons with a minimum of one for each floor.	
6.	Baths	Preferably one on each floor	
7.	Cleaner's sinks	One per floor minimum preferably in or adjacent to sanitary rooms.	

Table No.32			
Sanitation Requirements For Residence			
Sr.No.	Fitments	Dwellings with Individual convenience	Dwellings without Individual convenience
(1)	(2)	(3)	(4)
1.	Bath room	1 provided with water tap.	1 for each two tenements
2.	Water closet	1	1 for each two tenements
3.	Sink (or Nahani) in the floor	1 From 101 to 200 persons add at the rate of 3 percent. For over 200 persons at the rate of 2.5 percent.	
4.	Wash tap	1	1 with draining arrangement in each tenement. 1 in common bath room and common water closets.

Table No.33					
Sanitation Requirements For Assembly Occupancy Buildings					
(Cinemas, Theatres And Auditoria)					
Sr.No.	Fitments	FOR PUBLIC		FOR STAFF	
No.		For Male	For Female	For Male	For Female
(1)	(2)	(3)	(4)	(5)	(6)
1.	Water-closet	1 per 100 persons upto 400 persons.	3 per 100 persons upto 200 persons	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons
2.	Ablution taps	One in each water closet	One in each water closet	One in each water closet	One in each water closet
3.	Urinals	1 for 25 persons or part thereof.		Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons	
4.	Wash basin	1 for every 200 persons or part thereof.	One for every 200 persons or part thereof. One	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-

			of such wash basins on each floor shall be fixed at height of 80 cm. with tap at 100 cm. above finished floor level for the use of persons with disabilities, old and infirm persons.		25 persons
5.	Drinking water fountains	1 per 100 persons or part thereof.			
Note : It may be assumed that two thirds of the number are males and one third females.					

TABLE NO.34					
SANITATION REQUIREMENTS FOR ASSEMBLY OCCUPANCY BUILDINGS - (ART GALLERIES, LIBRARIES AND MUSEUMS)					
Sr. No.	Fitments	FOR PUBLIC		FOR STAFF	
		For Male	For Female	For Male	For Female
(1)	(2)	(3)	(4)	(5)	(6)
1.	Water-closet	1 per 200 persons upto 400 persons.	1 per 100 persons upto 200 persons	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons
2.	Ablution taps	One in each water closet	One in each water closet	One in each water closet	One in each water closet
3.	Urinals	1 for 50 persons		Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons	
4.	Wash basin	1 for every 200 persons or part thereof. For over 400 persons, add at the rate of 1 per 250 persons or part thereof.	One for every 200 persons or part thereof. For over 200 persons add at the rate of 1 per 150 persons or part thereof. One of such wash basins on each floor shall be fixed at height of 80 cm. with tap at 100 cm. above finished floor level for the use of persons with disabilities, old and infirm persons.	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons
5	Drinking water fountains	1 per floor, minimum			

Note : It may be assumed that two thirds of the number are males and one third females.

TABLE NO.35					
SANITATION REQUIREMENTS FOR RESTAURANTS					
Sr. No.	Fitments	FOR PUBLIC		FOR STAFF	
		For Male	For Female	For Male	For Female
(1)	(2)	(3)	(4)	(5)	(6)
1.	Water-closet	One for 50 seats upto 200. For over 200, add at the rate of one per 100 or part thereof.	One for 50 seats upto 200. For over 200, add at the rate of one per 100 or part thereof.	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons	1 for 1-12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41-57 persons 5 for 58-77 persons 6 for 78-100 persons
2.	Ablution taps	One in each water closet	One in each water closet	One in each water closet	One in each water closet
3.	Urinals	1 for 50 persons	---	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons	---
4.	Wash basin	One for every water closet provided			
5.	Kitchen sinks and dish washers	One in each kitchen.			
6.	Slop or service sink	One in the Restaurant			
Note: It may be assumed that two thirds of the number are males and one third females.					

TABLE NO.36
SANITATION REQUIREMENTS FOR FACTORIES

Sr. No.	Fitments	For Male Personnel	For Female Personnel
(1)	(2)	(3)	(4)
1.	Water closet	1 for 1-15 persons. 2 for 16-35 persons. 3 for 36-65 persons. 4 for 66-100 persons. From 101 to 200 persons, add at the rate 3 percent. From over 200 persons, add at the rate of 2.5 percent.	1 for 1-12 persons. 2 for 13-25 persons. 3 for 26-40 persons. 4 for 41-57 persons. 5 for 58-77 persons. 6 for 78-100 persons From 101 to 200 persons, add at the rate 5 percent. From over 200 persons, add at the rate of 4 percent.
2.	Ablution taps	1 in each water closet One water tap with draining arrangement shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals.	1 in each water closet
3.	Urinals	Nil upto 6 persons. 1 for 7-20 persons. 2 for 21-45 persons. 3 for 46-70 persons. 4 for 71-100 persons.	
4.	Washing taps and draining	1 for every 25 persons or part thereof.	1 for every 25 persons or part thereof.
5.	Drinking water fountain.	1 for every 100 persons with a minimum of one on each floor.	
6.	Baths preferably showers)	As required for particular trades of occupations.	
<p>Note 1: For many trades of a dirty or dangerous character, more extensive provisions are required.</p> <p>Note 2 : Creches, where provided shall be fitted with water closets (one for 10 persons or part thereof) and wash basins (one for 15 persons or part thereof) and drinking water tap with draining arrangements (one for every 50 persons or part thereof.)</p>			

TABLE NO.37				
SANITATION REQUIREMENTS FOR LARGE STATIONS AND AIR-PORTS				
Sr. No.	Place	WC for Males	WC for Females	Urinals for Males only
(1)	(2)	(3)	(4)	(5)
1.	Junction stations, intermediate stations and bus stations.	3 for first 1000 persons and 1 for every subsequent 1000 persons or part thereof.	4 for first 1000 persons and 1 for every additional 1000 person.	4 for every 1000 persons and 1 for every additional 1000 persons.
2.	Terminal stations and bus terminals	4 for first 1000 persons and 1 for every subsequent 1000 persons or part thereof.	5 for first 1000 persons and 1 for every subsequent 2000 persons or part thereof.	6 for first 1000 persons and 1 for every additional 1000 persons or part thereof.
3.	Domestic airports min.	2*	4*	2*
	for 200 persons	5	8	6
	for 400 persons	9	15	12
	for 600 persons	12	20	16
	for 800 persons	16	26	20
	for 1000 persons	16	29	22
4.	International Airports			
	for 200 persons	6*	10	8
	for 600 persons	12	20	16
	for 1000 persons	18	26	22
Note 1: Provisions for wash basins, baths including shower stalls, shall be in accordance with Part IX Section 2 Drainage and Sanitation of National Building Code of India.				

45.5 Signs and Outdoor Display Structures -

* The display of advertising signs on buildings and land shall be in accordance with Part 10, Section-2 "**Signs and outdoor display structures**" of National Building Code of India as amended from time to time.

* Prohibition of advertising signs and outdoor display structure in certain cases - Notwithstanding the provisions of sub-regulations no advertising sign or outdoor display structures shall be permitted on buildings of architectural, aesthetical, historical or heritage importance as may be decided by the Commissioner or on Government Buildings save that in the case of Government buildings only advertising signs or outdoor display structure may be permitted if they relate to the activities for the said buildings' own purposes or related programmers.

APPENDICES

APPENDIX A-1**FORM FOR CONSTRUCTION OF BUILDING OR LAYOUT OF BUILDING / GROUP HOUSING**

Application for permission for development under Section 44 / 58 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the BPMC Act, 1949.

From _____

(Name of the owner)

To,

The Municipal Commissioner,

Municipal Corporation,

Sir,

I intend to carry out the under mentioned development in the site/plot of land, on Plot No..... Town and Revenue S.No.....City Survey No.....Maujesituated at Road / Street Societyin accordance with Section 44 / 58 of the Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the BPMC Act, 1949.

I forward herewith the following plans and statements (Item i to ix) wherever applicable, in quadruplicate, signed by me (Name in block letters)and the Architect / Licensed Engineer / Structural Engineer / Supervisor, (License No.....), who has prepared the plans, designs and a copy of other statements /documents as applicable

- i)** Key Plan (Location Plan), (to be shown on first copy of the set of plans)
- ii)** Site Plan showing the surrounding land and existing access to the land proposed to be developed; (to be shown on first copy of the set of plans)
- iii)** A detailed building plan showing the plan, section and elevations of the proposed development work along with existing structure to be retained/ to be demolished, if any;
- iv)** Particulars of development in Form enclosed (to be submitted for development other than individual buildings);
- v)** Copy of sanctioned layout plan if any;
- vi)** An extract of record of rights, property register card (any other document showing ownership of land to be specified) alongwith consent of co-owners where third party interest is created;
- vii)** Attested copy of receipt of payment of scrutiny fees;
- viii)** Latest property tax receipt;
- ix)** No Objection Certificate(s), wherever required.

I request that the proposed development/ construction may be approved and permission be accorded to me to execute the work.

Signature of the Licensed /

Surveyor/Architect

Name

License No.

Signature of Owner

Name of Owner

Address of Owner

Contact No.

FORM GIVING PARTICULARS OF DEVELOPMENT		
(Item iv of Appendix A-1)		
1.	(a) (i) Full Name of Applicant	
	(ii) Address of applicant	
	(iii) e-mail ID	
	(iv) Contact / Mobile No.	
	(b) (i) Name and address of Architect/ licensed Engineer/ Structural Engineer/ Supervisor employed.	
	(ii) No. and date of issue of License	
2.	(a) Is the plot of, a City Triangulation Survey Number, Revenue Survey Number or Hissa Number of a Survey Number or a Final Plot Number of a Town Planning Scheme or a plot of an approved layout?	
	(b) Please state Sanction Number and Date of Sub-division / Layout	
	(c) Whether the land is situated in Core Area or Outside Core Area?	
3.	(a) What is the total area of the plot according to the ownership document and measurement plan?	
	(b) Does it tally with the Revenue/CTS Record	
	(c) What is the actual area available on site measured by Architect/ licensed Engineer/ Structural Engineer / Supervisor? (The permission shall be based on the area whichever is minimum.)	
	(d) Is there any deduction in the original area of the plot on account of D.P. roads, or reservation(s). If so, are they correctly marked on the site plan? Please state the total area of such deductions?	
	(e) Is there any water stream in the land? State the area of such land.	
	(e) What is the area remained for development after above deduction(s)?	

	(f) What is the area proposed for recreational open space? (in case of land having original holding more than 0.4 hector) Please mention the area.	
	(g) Whether amenity space as required under Regulation no.24.4 is left? Please mention the area.	
	(f) What is the net plot area as per Regulation no.13.8? (excluding (g) above)	
4.	Are all plans as required under Regulation no.6.2 enclosed?	
5.	(a) In what zone does the plot fall?	
	(b) For what purpose the building is proposed? Is it permissible according to the land use classification?	
6.	(a) Is road available as an approach to the land? What is the average existing width of the road? (If the plot abuts on two or more roads, the above information in respect of all roads should be given)	
	(b) Is the land fronting on D.P. road? If so, width of the D.P. road	
	(c) Is the land fronting on National or State highway? If so, is the Building line / control line maintained? Please state the distance.	
	(c) What is the height of the building above the average ground level of the plot?	
	(d) Is it within permissible limit of height specified in Regulation no. 15.9 i.e. 1.5 times of the road width plus front margin?	
	(e) Does height exceed the limit specified in (d) above? If so, is height approved by Director of Fire Services, M.S.?	
7.	Is the land subject to restrictions of blue / red flood line, airport, railway, electric line, land fill sites, archeology, etc.? Please state the details along with 'No objection certificate' if any.	
8.	(a) If there are existing structures on the plot	
	(i) Are they correctly marked and numbered on the site plan?	

	(ii) Are those proposed to be demolished immediately and hatched in yellow colour?	
	(iii) What is the plinth area and total floor area of all existing structures to be retained? (Please give details confirming to the plan submitted)	
9.	Is balcony area within the permissible limit of 15 % ? State said balcony area and area counted in FSI.	
10.	Are double height terrace within the limit of 20%? Are they of supported type? State said double height terrace area and area counted in FSI.	
11.	(a) Please state the total built up area, (existing + proposed + extra balconies + extra double height terraces.)	
	(b) What is the basic permissible F.S.I. of the zone according to front road width?	
	(c) What is the premium FSI proposed to be consumed?	
	(d) What is the fungible FSI proposed to be consumed?	
	(e) What is the area of TDR proposed to be consumed?	
	(f) What is the additional FSI proposed to be consumed?	
	(g) Please state the overall F.S.I. utilised in the proposal?	
	(h) Is built-up area of each flat / unit mentioned on the plan?	
12.	Whether area for inclusive housing is required as per Regulation no.13.7? Please state the details.	
13.	(a) What is the width of the front marginal distance (s)? If the building abuts two or more roads, does the front marginal distance comply with Regulation?	
14.	(a) What is :	Permissible
		Proposed
	(i) The side marginal distance (s)?	

	(ii) The rear marginal distance (s)?						
	(iii) The distance between buildings?						
15.	(a) What are the dimensions of the inner or outer chowk?						
	(b) Is / are room (s) dependent for its light and ventilation on the chowk? If so, are the dimensions of the chowk as required?						
16.	(a) Whether sizes of the rooms comply with the dimensions mentioned in the regulations?						
	(b) Whether use of every room / part mentioned on the plan?						
	(c) Whether every room derives light and ventilation required under the regulations?						
17.	If the height of the building is more than 15 meter above the average ground level, is provision for lifts made?						
	(a) If so, give details of lift.	<table border="1"> <thead> <tr> <th>Passenger Capacity</th> <th>No. of Lifts</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>	Passenger Capacity	No. of Lifts			
	Passenger Capacity	No. of Lifts					
(b) Details of Fire Lift.	<table border="1"> <thead> <tr> <th>Passenger Capacity</th> <th>No. of Lifts</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>	Passenger Capacity	No. of Lifts				
Passenger Capacity	No. of Lifts						
18.	(a) Does the building fall under purview of Regulation no.6.2.6.1?						
	(b) If so, is fire escape staircase provided in addition to regular staircase?						
	(c) Whether the ramps to the basement are provided leaving 6 m marginal distance for movement of fire fighting vehicle?						
	(d) If podiums are proposed, does it allow the movement of fire fighting vehicle properly?						
19.	(a) What are the requirements of parking spaces under the Regulation no.20? How many are proposed?		Required	Proposed			
		Car					
		Scooter					
		Cycle					
	(b) (i) Are loading-unloading spaces necessary?						

	(ii) If so, what is the requirement?	
	(iii) How many are proposed?	
20.	Is the sanitary arrangement provided as per the regulation?	
21.	Details of the source of water to be used in the construction	
22.	Distance from the sewer.	
23.	Please explain in detail in what respect the proposal does not comply with the Development Control and Promotion Regulations and the reasons there for, attaching a separate sheet if necessary.	

I hereby declare that I am the Architect/ licensed Engineer/ Structural Engineer/ Supervisor employed for the proposed work and that the statements made in this form are true and correct to the best of my knowledge.

Date : / /

Signature of the Architect/ licensed Engineer/
Structural Engineer/ Supervisor employed.

FORM OF STATEMENT 1 (to be printed on plan)				
[Sr. No. 8 (a) (iii)]				
Existing Building to be retained				
Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors.
(1)	(2)	(3)	(4)	(5)

FORM OF STATEMENT 2 (to be printed on plan) [Sr. No. 11 (h)]						
Area details of Flat / unit						
Building No.	Floor No.	Flat / unit No.	Built up area of flat / unit along with Share of Common areas like staircase / passages	Area of Balcony attached to flat / unit	Area of Double height terraces attached to flat / unit	Total area of flat / unit (4 + 5 + 6)
1	2	3	4	5	6	7

Note :

- 1) Built up area of all flats / units on the respective floor shall tally with the total built up of that floor.
- 2) Above statements may vary, wherever required.

PROFORMA - I

(At Right Hand top Corner of Plans)

**PROPOSED ----- COMPLEX ON C.T.S. NO./PLOT Drawing Sheet No.
NO. / S.NO. / F.P.NO.----- OF VILLAGE MAUJE -----**

Stamps of Approval of Plans:

A	AREA STATEMENTS	
	1. Area of plot <i>(Minimum area of a, b, c to be considered)</i>	
	a) As per ownership document (7/12, CTS extract)	
	b) as per measurement sheet	
	c) as per site	
	2. Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area	
	(b) Any D.P.Reservation area	
	(a) Natural Water course area	
	(Total a+b+c)	
	3. Gross Area of Plot (1-2)	
	4. Recreational Open space	
	(a) Required	
	(b) Proposed	
	5. Amenity Space -	
	(a) Required -	
	(b) Proposed -	
	6. Service road and Highway widening	
	7. Internal Road area	
	8. Net Area of Plot = [3 – 5(b)] <i>[For Basic F.S.I. = 1.00]</i>	
	9. Built up area with reference to Basic F.S.I. as per front road width <i>(sr. no. 8 X 1.30)</i>	
	10. Addition of area for F.S.I.	
	(a) In-situ area against D.P. road <i>[1.85x sr. no. 2 (a)], if any</i>	
	(b) In-situ area against Amenity Space <i>[2.00 or 1.85 x sr. no. 5 (b)],</i>	
	(c) Premium FSI area <i>(subject to maximum of 0.3 of sr. no. 8)</i>	
	(d) TDR area	
	(e) Additional FSI area under chapter VIII	
	(Total of a+b+c+d+e)	
	11. Total area available (9+10)	

12. Maximum utilization of F.S.I. Permissible as per Road width (<i>as per Regulation no. 15.4</i>)	
13. Total Built-up Area in proposal. (<i>excluding area at Sr.No.15.b</i>)	
a) Existing Built-up Area.	
b) Proposed Built-up Area	
c) Excess Balcony area counted in F.S.I.	
d) Excess Double Height terraces area counted in F.S.I.	
Total (a+b+c+d)	
14. F.S.I. Consumed (13/8) (<i>should not be more than serial no.12 above.</i>)	
15. Area for Inclusive Housing, if any	
a) Required (<i>20% of sr.no.9</i>)	
b) Proposed	

Certificate of Area:

Certified that the plot under reference was surveyed by me on_____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature

(Name of Architect/ Licensed Engineer/
Supervisor.)

Owner's declaration –

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by _____ Municipal Corporation. I/We would execute the structure as per sanctioned plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration/ License no. of Arch./ Lic. Eng./ Supervisor
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APPENDIX A-2	
FORM FOR SUB-DIVISION OF LAND AS PLOTTED LAYOUT	
Application for permission for development under Section 44 / 58 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the BPMC Act, 1949.	
From	(Name of the owner)
To,	
The Municipal Commissioner, Municipal Corporation,	
<p>I intend to carry out the under mentioned development in the site/plot of land, bearing S.No./ Gut No. City Survey No....., Mouje, situated at Road/ Street in accordance with Section 44/58 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the BPMC Act, 1949.</p> <p>I forward herewith the following plans and statements (Item 1 to 6) wherever applicable, in quadruplicate, signed by me (Name in block letters) and the Architect / Licensed Engineer / Structural Engineer / Supervisor (License No.....), who has prepared the plans, designs and a copy of other statements /documents as applicable (Items 7 to 10).</p> <ol style="list-style-type: none"> (1) Key Plan (Location Plan); (to be shown on first copy of the set of plans) (2) Site Plan showing the surrounding land and existing access to the land included in the layout; (to be shown on first copy of the set of plans) (3) A layout plan showing, <ol style="list-style-type: none"> (i) sub-divisions of the land or plot with dimensions and area of each of the proposed sub-divisions and its use according to prescribed regulations; (ii) width of the proposed streets; and (iii) dimensions and area of recreational open spaces provided in the layout. (iv) dimensions and area of amenity space provided in the layout. (4) An extract of record of rights property register card (any other document showing ownership of land to be specified) alongwith consent of co-owners where third party interest is created. (5) Particulars of development in Form enclosed. (6) Attested copy of Receipt for payment of scrutiny fees. (7) No Objection Certificate, wherever required. <p>I request that the proposed layout may please be approved and permission accorded to me to execute the work.</p>	
Signature of the Licensed / Surveyor/Architect Name License No. Contact N	Signature of Owner Name of Owner Address of Owner

**FORM GIVING PARTICULARS OF DEVELOPMENT
(PART OF APPENDIX 1.....ITEM 5)**

1.	(a) (i) Full Name of Applicant	
	(ii) Address of applicant	
	(iii) e-mail ID	
	(iv) Mobile No.	
	(b) (i) Name and address of Architect/ licensed Engineer employed.	
	(ii) No. and date of issue of License	
2.	(a) Is the plot of, a City Triangulation Survey Number, Revenue Survey Number or Hissa Number of a Survey Number or a Final Plot Number of a Town Planning Scheme?	
	(b) Whether the land is situated in Congested Area or Outside Congested Area?	
3.	(a) What is the total area of the plot according to the ownership document and measurement plan?	
	(b) Does it tally with the Revenue/CTS Record	
	(c) What is the actual area available on site measured by Architect/ licensed Engineer/ Structural Engineer / Supervisor? (The permission shall be based on the area whichever is minimum.)	
	(d) Is there any deduction in the original area of the plot on account of D.P. Roads, or reservation(s). If so, are they correctly marked on the site plan? Please state the total area of such deductions?	
	(e) Is there any water stream in the land? State the area of such land and state whether it is excluded?	
	(e) What is the area remained for development after above deduction(s)?	
	(f) What is the area proposed for recreational open space? (in case of land having original holding more than 0.4 hector) Please mention the area.	
	(g) Whether amenity space as required under Regulation no.13.4 is left? Please mention the area.	
	(f) What is the net plot area as per Regulation no.13.9? (excluding (g) above)	
	4.	Are all plans as required under Regulation no.6.2 enclosed?

5.	(a) In what zone does the plot fall?	
	(b) For what purpose the layout is proposed? Is it permissible according to the land use classification?	
6.	(a) Is road available as an approach to the land? What is the average existing width of the road? (If the plot abuts on two or more roads, the above information in respect of all roads should be given)	
	(b) Is the land fronting on D.P. road? If so, width of the D.P. road	
	(c) Is the land fronting on National or State highway? If so, is the Building line / control line maintained? Please state the distance.	
7.	Is the land subject to restrictions of blue / red flood line, airport, railway, electric line, land fill sites, archaeology, etc? Please state the details along with 'No objection certificate' if any.	
8.	Whether the internal roads proposed in the layout conform to the Regulation no.12.	
9.	Whether roads in the layout are co-ordinated with the roads in the surrounding layout?	
10.	Whether the area and dimensions of plots are proposed as per prescribed regulations?	
11.	Whether area for inclusive housing is required as per Regulation no. 13.7? Please state the details.	

I hereby declare that I am the Architect/ licensed Engineer employed for the proposed work and that the statements made in this form are true and correct to the best of my knowledge.

Date : / /

Signature of the Architect/ licensed
Engineer/ Structural Engineer/
Supervisor employed.

PROFORMA - I		
(At Right Hand top Corner of Plans)		
PROPOSED ----- LAYOUT ON C.T.S. NO./PLOT NO. / S.NO. / F.P.NO.----- OF VILLAGE MAUJE -----		Drawing Sheet No. X/Y
Stamps of Approval of Plans:		
A	AREA STATEMENTS	
	1. Area of land <i>(Minimum area of a, b, c to be considered)</i>	
	a) As per ownership document (7/12, CTS extract)	
	b) as per measurement sheet	
	c) as per site	
	2. Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area	
	(b) Any D.P. Reservation area	
	(c) Natural water course area	
	(Total a+b)	
	3. Gross Area of Plot (1-2)	
	4. Recreational Open space	
	(a) Required -	
	(b) Proposed -	
	5. Amenity Space	
	(a) Required -	
	(b) Proposed -	
	6. Service road and Highway widening	
	7. Internal Road area	
	8. Area under layout plots	
	9. Net area of plots for FSI Calculations = (3-5b)	
	10. Permissible FSI factor for layout plots = (9/8)	
	11. Area for inclusive housing	
	(a) Required -	
	(b) Proposed -	

<p>Certificate of Area:</p> <p>Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.</p> <p style="text-align: right;">Signature (Name of Architect/Licensed Engineer/Supervisor.)</p>					
<p>Owner (s) name and signature</p>					
<p>Architect/ Licensed Engineer/ Supervisor name and signature</p>					
Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration / Licence no. of Arch./ Lic. Eng./ Supervisor

<p style="text-align: center;">Statement of distribution of FSI on each plot (to be printed at suitable place on plan)</p>							
Plot no.	Plot area (sq.m.)	Roundin g area of Road (if any) (sq.m.)	Remaini ng Plot area (b-c) (sq.m.)	Built up area on pro-rata basis i.e. (d x Pro-rata FSI factor)	Front Road width (m.)	basic FSI	Permissible Built-up area on Basic FSI (e x g) (sq.m.)
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)

APPENDIX 'B'
FORM OF SUPERVISION

To,
The Municipal Commissioner,
Municipal Corporation,

Sir,

I hereby certify that the development/erection/re-erection/demolition or material alteration in/ or Building No_____ on / in Plot No. _____ in Block No._____ situated at Road / street _____ City Survey No. _____ shall be carried out under my supervision and I certify that all the materials (types and grade) and the workmanship of the work shall be generally in accordance with the general specifications and that the work shall be carried out according to the sanctioned plans. I shall be responsible for the execution of the work in all respects.

Signature and name of the Architect or Licensed -----
Engineer/Structural Engineer/ Supervisor -----

License No. -----

Date :

APPENDIX 'C'

QUALIFICATION, COMPETENCE, DUTIES AND RESPONSIBILITIES ETC. OF LICENSED TECHNICAL PERSONNEL OR ARCHITECT FOR PREPARATION OF SCHEMES FOR DEVELOPMENT PERMISSION AND SUPERVISION

C-1 General

C-1.1 The qualifications of the technical personnel and their competence to carry out different jobs for building permit and supervision for the purpose of licensing by the Authority shall be as given in Regulation No.C-2 to C-5. The procedure for licensing the technical personnel is given in Regulation No.C-6.

C-2 ARCHITECT

C-2.1 Qualifications-The minimum qualifications for an architect shall be the qualifications as provided for in the Architects Act, 1972 for registration with the Council of Architecture. Such registered Architects shall not be required to again register their names with the Corporation. However, he shall submit the registration certificate to the Corporation.

C-2.2 Competence of Architect: To carry out work related to development permission as given below and shall be entitled to submit -

- (a) All plans and information connected with development permission.
- (b) Structural details and calculations for building on plot upto 500 sq. m. and upto 3 storeys or 11 m. height and
- (c) Certificate of supervision and completion for all buildings.

C-3 ENGINEER

C-3.1 Qualifications-

- 1)The qualifications for Licensing Engineer will be the corporate membership (Civil) of the Institution of Engineers or such Degree in Civil or Structural Engineering or equivalent;
- 2) Diploma in Civil Engineering or equivalent, having experience of 10 years in the field of land and building planning.

C-3.2 Competence- To carry out work related to development permission as given below and shall be entitled to submit-

- (a) All plans and related information connected with development permission.
- (b) Structural details and calculations for buildings on plot upto 500 sq.m. and upto 5 storeys or upto 16 mt. height, and
- (c) Certificate of supervision and completion for all buildings.

C-4 STRUCTURAL ENGINEER

C-4.1 Qualifications

i) for Structural Engineer-1 (SE-1)

- a) A degree in Civil Engineering of a recognised Indian or foreign university or associate membership in the Civil Engineering division of the Institution of Engineers (India) or equivalent overseas institution;
- b) Associate membership in Civil Engineering division of Institution of Engineers (India) or equivalent overseas institution possessing exceptional merit;

Experience-Minimum 3 years' experience in Structural Design

ii) for Structural Engineer-2 (SE-2)

a) Post-graduation in Structural Engineering from the recognized university

Experience- 3 years' experience in Structural Design for the buildings having height upto 50 mt.

iii) for Structural Engineer-3 (SE-3)

a) Post-graduation in Structural Engineering from the recognized university or foreign university or

b) The recognized registered national/international firm engaged in all types of structural designs..

Experience-

a) 5 years' experience in Structural Design for the buildings having height more than 50 mt.

b) National or international registered firm who has designed and executed the structure above 50 mt height in India or abroad.

C-4.2 Competence**Structural Engineer-1 (SE-1)**

(a) Structural details and calculations for building heights upto 16 mt. and

(b) Structural Stability Certificate along with Indemnity Bond for such buildings.

Structural Engineer-2 (SE-2)

(a) Structural details and calculations for building heights above 16 mt and upto 50 m. and

(b) Structural Stability Certificate along with Indemnity Bond for such buildings.

Structural Engineer-3 (SE-3)

(a) Structural details and calculations for building heights above 50 m. and

(b) Structural Stability Certificate along with Indemnity Bond for such buildings.

C-5 SUPERVISOR:**C-5.1 Qualification****(a) For Supervisor 1 :-**

(i) Three years architectural assistantship or intermediate in architecture with two years' experience, or

(ii) Diploma in Civil engineering or equivalent qualifications with two years' experience.

(iii) Draftsman in Civil Engineering from ITI or equivalent qualifications with Ten years' experience out of which five year shall be under Architect/Engineer.

(b) For Supervisor - 2:-

(i) Draftsman in Civil Engineering from ITI or equivalent qualifications with five years' experience under Architect / Engineer.

C-5.2 Competence

(a) For Supervisor-1: he shall be entitled to submit -

(i) All plans and related information connected with development permission on plot upto 500sq. m. and upto 2 storeys; and

(ii) Certificate of supervision of buildings on plot upto 500 sq. m. and upto 2 storeys and completion thereof.

(b) For Supervisor-2 : he shall be entitled to submit -

(i) All Plans and related information upto 200 sq. m. built up area and upto 2 storeys, and

(ii) Certificate of supervision for limits at (i) above and completion thereof.

C-6 LICENSING-

C-6.1 Technical Personnel to be licensed:-

The Qualified technical personnel or group as given in regulations; No. C-3, C-4, C-5 shall be licensed with the authority and the license shall be valid for three calendar years ending 31STDecember after which it shall be renewed annually or every three years.

C-6.2 Fees for Licensing- The annual licensing fees shall be as follows:-

For Engineer and structural Engineer 1000 p.a.

For supervisor (1) 1000 p. a.

For supervisor (2) 500 p. a

The Municipal Commissioner may revise above fees from time to time, if necessary.

C-6.3 Duties and Responsibilities of Architects / Licensed Technical Personnel:

The duties and responsibilities of architects / licensed technical personnel shall be as follows:-

(1) It will be incumbent on every architect / licensed technical personnel, in all matters in which he may be professionally consulted or engaged, to assist and co-operate with the Municipal Commissioner and other Officers in carrying out and enforcing the provisions of Maharashtra Regional & Town Planning Act, 1966 and of any regulations for the time being in force under the same.

(2) Every architect / licensed technical personnel shall be responsible, for due compliance with the provisions of Maharashtra Regional & Town Planning Act, 1966 and the BPMC Act, 1949 and of any regulations for the time being in force under the said Act, It shall be obligatory on him to satisfy himself that a qualified and competent Maistry or Inspector of Works is constantly employed and present on the work to supervise the execution of all work and to prevent the use of any defective material therein and the improper execution of any such work.

(3) Every architect / licensed technical personnel shall be responsible for carrying out work according to sanctioned plan.

(4) Every architect / licensed technical personnel shall be responsible for correctness of the calculations and dimensions mentioned on the plan and shall be liable for consequences arising thereof.

(5) Architect / licensed technical personnel shall not involve himself in any unauthorised development. He shall also make aware the client about legal provisions in respect of proposed development and consequences thereof.

(6) When an architect / licensed technical personnel cease to be in the employment for the development work, he shall report the fact forthwith to the Municipal Commissioner.

APPENDIX 'D-1'

**FORM FOR SANCTION OF BUILDING PERMISSION AND
COMMENCEMENT CERTIFICATE**

To,

Sir,

With reference to your application No _____, dated _____ for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the BMC Act, 1949 to carry out development work / Building on Plot No _____ Revenue Survey No _____, City Survey No _____, mauja _____ situated at Road /Street _____, Society _____ the Commencement Certificate/Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. You will have to handover the amenity space to the Corporation before approval of final layout as per Regulation no.13.4. (wherever applicable)
4. You will have to submit an undertaking in respect of recreational open spaces as stipulated in Regulation. (wherever applicable)
5. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
6. This permission does not entitle you to develop the land which does not vest in you.
7. -----
8. -----

Office No.

Office Stamp

Date :

Yours faithfully,

Municipal Commissioner,
or an officer appointed by him

APPENDIX 'D-2'

FORM FOR TENTATIVE APPROVAL FOR DEMARCATION OF LAND / SUB-DIVISION LAYOUT

To,

Sir,

With reference to your application No _____, dated _____ for the land sub-division approval, under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the BPMC Act, 1949 to carry out development work in respect of land bearing Revenue Survey No _____, City Survey No _____, mauje _____ situated at Road /Street _____, Society _____, it is to inform you that, land sub-division layout is hereby tentatively approved and recommended for demarcation, subject to the following conditions:

1. You will get the land sub-division layout demarcated on the site by the Land Records Department and submit the certified copy to that effect for final approval.
2. It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the Municipal Corporation after developing them to the satisfaction of the Municipal Commissioner.
3. If you wish that the Municipal Corporation has to carry out these development works, then you will have to deposit the estimated expenses to the Municipal Corporation in advance, as decided by the Municipal Commissioner.
4. You will have to handover the amenity space to the Corporation before approval of final layout as per Regulation no.13.4. (applicable in case where owner is not allowed to develop)
5. You will have to submit an undertaking in respect of recreational open spaces as stipulated in Regulation.
6. This permission does not entitle you to develop the land which does not vest in you.
7. -----

Office No.

Office Stamp

Yours faithfully,

Municipal Commissioner,

or an officer appointed by him

APPENDIX 'D-3'

FORM FOR FINAL APPROVAL TO THE LAND SUB-DIVISION / LAYOUT

To,

Sir,

With reference to your application No. _____, dated _____ for the land sub-division approval, under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the BMC Act, 1949 to carry out development work in respect of land bearing Revenue Survey No _____, City Survey No _____, mauje _____ situated at Road /Street _____, Society _____, the land sub-division layout is finally approved as demarcated under Section 45 of the Maharashtra Regional & Town Planning Act, 1966, subject to the following conditions:

1.	It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the Municipal Council after developing them to the satisfaction of the Municipal Commissioner.
2.	If you wish that the Municipal Council should carry out these development works, then you will have to deposit the estimated expenses to the Municipal Council in advance, as decided by the Municipal Commissioner.
3.	As per the undertaking submitted by you in respect of recreational open space as stipulated in Regulation no.13.3, the said open space admeasuring ----- sq.m. stand vested in the name of plot holders of the layout or society of the plot holders and you have no right of ownership or interest in the said recreational open space.
4.	Since you have handed over the amenity space to the Corporation, you shall be entitled for FSI equivalent to TDR, on the remaining land. (wherever applicable)
5.	This permission does not entitle you to develop the land which does not vest in you.
6.	-----
7.	-----
8.	-----
9.	-----

Office No. -----Office Stamp

-----Date : -----

Yours faithfully,

Municipal Commissioner,

or an officer appointed by him

APPENDIX 'E-1'

FORM FOR REFUSAL OF BUILDING PERMIT / COMMENCEMENT CERTIFICATE

To,

Sir,

With reference to your application No. _____ dated _____ for the grant of sanction

for the development work / the erection of a building / execution of work on Plot No. _____, Revenue

Survey No._____, City Survey No._____, mauje_____, I regret to inform

you that the proposal has been refused under Section 45 of the Maharashtra Regional and Town Planning Act,

1966, on the following grounds.

- 1. -----
- 2. -----
- 3. -----
- 4. -----
- 5. -----
- 6. -----

Office Stamp

Yours faithfully,

Municipal Commissioner,.....
or an officer appointed by him

APPENDIX 'E-2'

FORM FOR REFUSAL OF LAND SUB-DIVISION / LAYOUT

To,

Sir,

With reference to your application No. _____ dated _____ for the grant of sanction for the development work bearing Revenue Survey No.____, City Survey No._____, mauje_____, I regret to inform you that the proposal has been refused under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, on the following grounds.

- 1. -----
- 2. -----
- 3. -----
- 4. -----
- 5. -----
- 6. -----

Office Stamp

Yours faithfully,

Municipal Commissioner,
or an officer appointed by him

APPENDIX 'F'**FORM FOR INTIMATION OF COMPLETION OF WORK UPTO PLINTH LEVEL**

To,

The Municipal Commissioner,
 _____ Municipal Corporation

Sir,

The construction up to plinth / column up to plinth level has been completed in Building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, Village _____ Sector No. _____ Ward No. _____, situated at Road/Street _____, Society _____ in accordance with your permission No _____ dated _____ under my supervision and in accordance with the sanctioned plan.

Please check the completed work and permit me to proceed with the rest of the work.

Yours faithfully

Signature of Architect /Licensed Engineer/

Structural Engineer/Supervisor

Name : _____

(In Block Letters) _____

Address : _____

E-mail ID : _____

Mobile No.: _____

Date: _____

APPENDIX 'G'**FORM OF APPROVAL / DISAPPROVAL OF DEVELOPMENT WORK UPTO PLINTH LEVEL**

To,

Sir,

Please refer to your intimation No _____ dated _____ regarding the completion of construction work upto plinth / column upto plinth level in Building No _____ Plot No _____, Revenue Survey No. _____, City _____ Survey No. _____, Village _____, Sector No. _____ Ward No. _____, situated at Road/Street _____, Society _____ You may proceed / are not allowed to proceed with the further work as per sanctioned plans / as the construction upto plinth level does / does not confirm to the sanctioned plans.

Yours faithfully,

Municipal Commissioner,

_____ Municipal Corporation

Office No _____

Office Stamp _____

Date : _____

APPENDIX 'H'**FORM FOR COMPLETION CERTIFICATE**

To,
The Municipal Commissioner,
.....Municipal Corporation

Sir,

I hereby certify that the erection / re-erection or part/ full development work in / on building / part building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, mauje _____, has been supervised by me and has been completed on _____ according to the plans sanctioned, vide office communication No _____ dated _____. The work has been completed to the best of my satisfaction. The workmanship and all the materials (type and grade) have been strictly in accordance with general and detailed specifications. No provisions of the Act or the building Regulations, no requisitions made, conditions prescribed or orders issued there under have been transgressed in the course of the work. I am enclosing three copies of the completion plans. The building is fit for occupancy for which it has been erected/ re-erected or altered, constructed and enlarged.

I have to request you to arrange for the inspection & grant permission for the occupation of the building.

Yours faithfully,

Signature and name of Architect /Licensed Engineer/
Structural Engineer/Supervisor

Encl : As above.

Date :

(Signature of Owner)

APPENDIX 'I'

FORM FOR OCCUPANCY CERTIFICATE

To,

i) Owner:

ii) Architect, Licensed Engineer Structural Engineer / Supervisor

Sir,

The part / full development work / erection re-erection / or alteration in of building / part building
No _____ Plot No _____, Revenue Survey No. _____, City Survey
No. _____, mauje _____, completed under the supervision of

_____ Architect, Licensed Engineer/ Structural
Engineer /

Supervisor, / License No _____ may be occupied on the following
conditions-

- 1. -----
- 2. -----
- 3. -----
- 4. -----

A set of certified completion plans is returned herewith.

Encl : As above.

Yours faithfully,

Municipal Commissioner.....,
or an officer appointed by him

APPENDIX 'J'**FORM FOR REFUSAL OF OCCUPANCY CERTIFICATE**

To,

i) Owner:

ii) Architect, Licensed Engineer Structural Engineer / Supervisor

Sir,

The part / full development work / erection re-erection / or alteration in of building / part building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, mauje _____, completed under the supervision of _____ Architect, Licensed Engineer/ Structural Engineer /

Supervisor, / License No _____ is not allowed to be occupied because of the following reasons –

1. The construction carried out by you does not conform to the sanctioned plans.

2. -----

3. -----

A set of completion plan is retained with the Municipal Council and remaining sets are regretfully returned herewith.

Encl : As above.

Yours faithfully,

Municipal Commissioner.....,
or an officer appointed by him

APPENDIX 'K'
FORM OF INDEMNITY FOR PART OCCUPANCY CERTIFICATE
 (On Stamp Paper Of such value as decided by the Municipal Commissioner.)

To,

Municipal Commissioner,
 Municipal Corporation.

Subject:-

Sir,

While thanking you for letting me occupy a portion of the above building before acceptance of the Completion Certificate of the whole building for the plans approved in communication No....., dated_____ I hereby indemnify the Municipal Corporation against any risk, damage and danger which may occur to occupants and users of the said portion of the building and also undertake to take necessary security measures for their safety. This undertaking will be binding on me /us, our heirs, administrators and our assignees.

Yours faithfully,

Signature and name of Owner

Witness:

Address:

Date:

MMR DC Rules

**Draft Comprehensive and Integrated Development Control Regulations
For Municipal Corporations in Mumbai Metropolitan Region**

NOTICE

Government of Maharashtra,
Urban Development Department,
Mantralaya, Mumbai-400 032.

Dated : 28 /02 /2017

Maharashtra
Regional &
Town
Planning Act,
1966

No. TPS-1215/3116/CR-41/16/CIDCR/UD-12:- Whereas, the Government has sanctioned various Development Plans (hereinafter referred to as 'the said Development Plans') along with their Building Bye-laws and Development Control Rules with or without modifications (*hereinafter referred to as 'the said Development Control Regulations'*) for Municipal Corporations (*hereinafter referred to as 'the said Planning Authorities'*) in the Mumbai Metropolitan Region under the provisions of the **Maharashtra Regional & Town Planning Act, 1966** (*hereinafter referred to as 'the said Act'*), as mentioned in **Schedule-A** appended hereto;

And whereas, the said Development Control Rules of the said Planning Authorities needed modification considering the changing requirements of cities and for uniform pattern of development within Corporations in Mumbai Metropolitan Region which support developments like Transit Oriented Development, creation of more housing stock, Planned development of clusters, eco-friendly buildings, regulation of height of buildings commensurate with fire-fighting facilities etc. and therefore such new provisions were required to be included in the said Development Control Regulations;

And whereas in view of the above, the Government in Urban Development Department, vide its resolution no TPS-1212/CR-162/12/UD-12 dated the 20/11/2012 has appointed a **Committee** (*hereinafter referred to as 'the said Committee'*) under the Convener, Principal Secretary, Urban Development Department, Maharashtra State for drafting the Comprehensive and Integrated Development Control Regulations for Municipal Corporations in Mumbai Metropolitan Region as mentioned in Schedule-A appended hereto..

And whereas, the *said Committee* after deliberating meeting among themselves prepared the Draft development Control Regulations named as '**Comprehensive and Integrated Development Control Regulations for Municipal Corporations in Mumbai Metropolitan Region except MCGM**' and submitted the same to the Government vide letter No.MMRDA/PD/DCRs/454A/2015, dated the 30/10/2015;

And whereas, the Government felt it necessary to replace the existing said Development Control Regulations by the new set of '**Draft Comprehensive and Integrated Development Control Regulations** prepared by the said *Committee for Municipal Corporations in Mumbai Metropolitan Region except MCGM*' (*hereinafter referred to as 'the said proposed regulations'*);

And whereas, the Government, found it expedient in the public interest to take recourse of the provision contained in Section 37(1AA) (a) of the said Act;

Now therefore, in exercise of the powers conferred by Clause (a) of sub-section (1AA) of Section 37 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) and all other powers enabling in that behalf, the Govt. of Maharashtra hereby, in supersession of all the earlier existing /proposed Development control regulations of the said Planning authorities (as mentioned in Schedule-A), has declared its intention to replace the said DCR and newly insert



the said proposed modification named as '**Draft Comprehensive and Integrated Development Control Regulations for Municipal Corporations in Mumbai Metropolitan Region**' appended herewith to this notice and for that purpose publishes a notice for inviting suggestions/objections from general public with respect to the said proposed regulations within a period of one month from the date of publication of this notice in the Maharashtra Government Gazette.

Any objections and suggestions to the said proposed regulations be forwarded before the expiry of one month from the date of publication of this notice in Maharashtra Government Gazette to the **Joint Director of Town Planning, Konkan Division** who is hereby authorized as an **officer** under section 162 of the said act on behalf of Government. The objections or suggestions, which may be received by the concerned Officer appointed, shall be considered and opportunity of being heard shall be given to the concerned persons by the Officer appointed under section 162 of the said act, and to submit his report to the Government. The Government will take final decision in accordance with the provisions of the section (1AA) of Section 37 of the said act.

The copy of Draft Comprehensive and Integrated Development Control Regulation shall be kept open for inspection to the general public in the following offices for the period of one month on all working days.

- (i) Office of the Director of Town Planning, Central Building, Pune;
- (ii) Office of the Joint Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai;

This notice shall also be made available on the Government website www.maharashtra.gov.in

By order and in the name of Governor of Maharashtra,



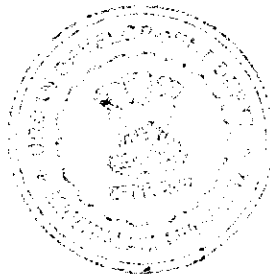
Ashok K. Khandekar
(Ashok K. Khandekar)
Section Officer to Government

SCHEDULE A

(Accompanied with Government notice no TPS-1215/3116/CR-41/16/CIDCR/UD-12
Dated 28/02/2017)

Sr. No.	Name of Municipal Corporations
1	Thane
2	Mira Bhayandar
3	Bhiwandi Nizampur City
4	Vasai-Virar City
5	Kalyan Dombivali
6	Ulhasnagar
7	Panvel (Excluding CIDCO area)

By order and in the name of Governor of Maharashtra,



Ashok K. Khandekar
(Ashok K. Khandekar)
Section Officer to Government

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सत्यमेव जयते

**Draft Comprehensive and Integrated
Development Control Regulations for
Municipal Corporations in
Mumbai Metropolitan Region**

(Notice Published under Section 37(1AA) of the Maharashtra Regional & Town Planning Act, 1966
vide TPS-1215/3116/CR-41/16/CIDCR /UD-12/Dated 28th Feb 2017)

URBAN DEVELOPMNET DEPARTMENT, GOVERNMENT OF MAHARASHTRA

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1. ADMINISTRATION

1.1. Title, Extent & Commencement

These regulations shall be called as "Draft comprehensive and Integrated Development Control Regulations for the Municipal Corporations in the Mumbai Metropolitan Region"(hereafter called "The Regulations")

1.1.1. Extent and Jurisdiction

i) These regulations shall apply to the building activity and development work on lands within the jurisdiction of Municipal Corporations in Mumbai Metropolitan Region *except* Municipal Corporation of Greater Mumbai, Navi Mumbai and erstwhile areas of CIDCO included in Panvel Municipal Corporation (hereafter called "The Corporation").

ii) All development work shall conform to the respective provisions made under these regulations. If there is any conflict between the requirements of these Regulations and those of any other rules or bye laws, these regulations shall prevail.

1.1.2. Date of Coming into Force

These regulations shall come into force from the date of publication of notification in official Gazette, being the date on which they are sanctioned by the State Government under the relevant provisions of the Act and till the time the State Government finally sanctions these regulations, the regulations currently in force, if any, shall be applicable.

1.1.3. Purpose and Intent

The purpose of these regulations is to implement the development plan and to promote health, safety and general welfare of the present and future inhabitants living within the jurisdiction of the Corporation.

1.2. Applicability

1.2.1. Development of sites or/and subdivision or amalgamation of land:

Where land is to be developed, subdivided, or two or more plots are to be amalgamated, or a lay-out is to be prepared; these Regulations shall apply to the entire area under development, sub-division, amalgamation and layout. Provided that, where a developed land, an existing lay-out / sub-division plan is being altered, these Regulations shall apply only to that part which is being altered.

1.2.2. Development and Construction

Except as hereinafter otherwise provided, these regulations shall apply to all development, redevelopment, erection and/ or re-erection of a building, change of user etc. as well as to the design, construction or reconstruction, additions and alterations to a building.

1.2.3. Part Construction

Where the whole or part of a building is demolished or altered or reconstructed or removed, except where otherwise specifically stipulated, these Regulations apply only to the extent of the work involved.

1.2.4. Change of Occupancy / User

Where the occupancy or the user of a building is changed, except where otherwise specifically stipulated, these regulations shall apply to all parts of the building affected by the change.

1.2.5. Reconstruction

The reconstruction in whole or part of a building which has ceased to exist due to an accidental fire, natural collapse or demolition, having been declared unsafe, or which is likely to be demolished by or under an order of the Corporation and for which the necessary certificate has been given by the said Corporation shall be allowed subject to the provisions in these regulations.



1.2.6. Partially Completed Works

For partially completed works, commenced with due permission before coming into force of these regulations, the Commissioner may not, for reasons to be recorded in writing, necessarily insist on compliance with the provisions of these Regulations for the revised development permission

1.2.7. Revised permission

Any development permission granted earlier may be revised provided that, third party interest established in pursuance of such permissions, if any, are not adversely affected. In such case, consent of the adversely affected persons shall be necessary. While granting the revised permission, the approved plans and commencement certificate of the earlier permission with the owner and office, shall be stamped as 'CANCELLED' by the Authority.

1.2.8. Exclusions

Nothing in these regulations shall require the removal, alteration or abandonment or prevent the continuance of the lawfully established use or occupancy of an existing building or its use, unless in the opinion of the Commissioner, such a building is unsafe or constitutes a hazard to the safety of adjacent property

1.2.9. Savings

i) Notwithstanding anything contained in these regulations, any development permission granted or any development proposal for which any action is taken under the erstwhile Regulations shall be valid and continue to be so valid, unless otherwise specified in these Regulations.

Provided that, it shall be permissible for the owner to –

a) either continue to develop the project as approved under the erstwhile regulations in toto; or
b) apply for grant of revised permission under the new regulations, if the project is on-going and the occupation certificate, has not been granted fully.

ii) Notwithstanding anything contained herein, special regulation, if any, considering the character of the town as approved by the Government which is not covered in these regulations may also be applicable and continue to be so valid, unless otherwise specified.

iii) **Validity of Development Permission:** If any development permission has been issued before the date of coming into force of these Regulations and if work not commenced within validity period and such permission is not renewed then the said development permission shall be deemed to have been lapsed.

Provided that, permission granted earlier shall be eligible for renewal as per provisions of the Act. Provided further that, the words 'action taken' in this regulation shall also include the issuance of Demand note for granting the development permission.

1.3. Delegation of Powers and Discretionary Powers

1.3.1. Delegation of Powers

Except where the special permission from Commissioner is expressly stipulated, the powers or functions vested in it by these Regulations may be delegated to any official under its control, subject to its revision if necessary and to such conditions and limitations, if any, as it may prescribe. In each of the said Regulations, the word "Commissioner" shall, to the extent to which any official is so empowered, be deemed to include such official.

1.3.2. Discretionary Powers

In conformity with the intent and spirit of these Regulations, the *Commissioner* may by order in writing-

i) Decide on matters where it is alleged that there is an error in any order, requirement decision, and determination of interpretation made by him or by an Officer authorized by him in the application of these Regulations.

- ii) Decide the extent of the proposal of Development Plan with respect to S.No., where boundaries of the S.No. shown on Development Plan varies with the boundaries as per revenue record / measurement plan / City Survey sheets.
- iii) Determine and establish the location of zonal boundaries in exceptional cases, or in cases of doubt or controversy;
- iv) Decide the alignment of Development Plan road, where the street layout actually on the ground varies from the street layout as shown on the Development Plan;
- v) Decide the alignment of Blue and Red flood line on Development Plan where it varies with the said lines given by the Irrigation Department or any other Govt. institutions dealing with the subject, from time to time;
- vi) Modify the limit of a zone where the boundary line of the zone divides a plot. In such cases, the zone over the larger portion of the plot having area more than 50% shall be considered;
- vii) Authorize the erection of a building or use of premises for a public service undertaking for public utility propose 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.
- viii) Interpret the provisions of these Regulations where there is clerical, grammatical mistake, if any.

1.3.3. Relaxations in Specific Cases:

In specific cases where clearly demonstrable hardship is caused, the Commissioner may by special written permission

- i) Permit any of the dimensions/provisions prescribed by these regulations to be modified provided the relaxation sought does not violate the health, safety, fire safety, structural safety, and public safety of the inhabitants of the buildings and the neighbourhood. Non – consumability of FSI beyond base FSI as per Regulation no. 5.2 shall not be considered as hardship.
- ii) However, no relaxation in the setback required from the road boundary or FSI or parking requirements shall be granted under any circumstances, unless otherwise specified in these Regulations.
- iii) While granting permission under these regulations, conditions/restrictions/limitations may be imposed on size, cost or duration of the structure, abrogation of claim of compensation, payment of deposit and its forfeiture for non-compliance and payment of premium, as may be prescribed by the Planning Authority.

1.3.4. **Power to Prescribe the Proformas-** The Municipal Commissioner shall have the powers to prescribe proformas /appendices and / or make amendments in the contents of such proformas/appendices A to K attached with this regulations and in the general procedure for grant of development permission

1.4. Meanings as in Acts, Rules Interpretations

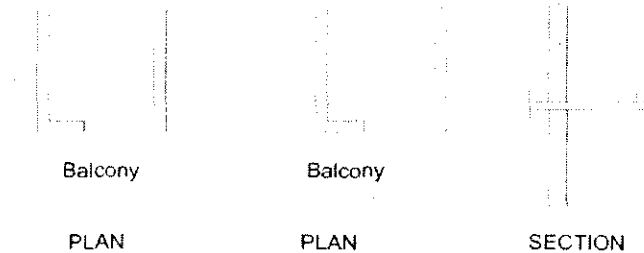
- i) Terms and expressions not defined in these Regulations shall have the same meaning or sense as in the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) or the Maharashtra Municipal Corporations Act, 1949 or National Building Code-2005 as amended from time to time and the rules or bye-laws framed there under, as the case may be, unless the context otherwise requires.
- ii) In the regulations, the use of present tense includes the future tense, the masculine gender includes the feminine and the neutral, the singular number includes the plural and the plural includes the singular. The word person includes a corporation/company, writing includes printing and typing and 'signature' includes thumb impression made by a person who cannot write if his name is written near to such thumb impression.
- iii) Whenever sizes and dimensions of rooms and spaces within buildings are specified, they shall mean clear dimensions unless otherwise specified in these regulations

1.5. Definitions

1. **Act**-The Maharashtra Municipal Corporations Act, 1949 (Bombay Act no. LXI LIX of 1949) and the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966).
2. **Authority**-The Authority which has been created by a statute and which for the purpose of administering the regulations may authorize a Technical Committee or an official having a professional skill to act on its behalf; hereinafter called the Authority.
3. **Addition and / or Alteration**-Any change in existing authorized building or change from one occupancy to another, or a structural change, such as an addition to the area or height, or the removal of part of a building, or any change to the structure, such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor, roof or other support or a change to or closing of any required means of ingress or egress or a change to the fixtures of equipment as provided under these regulations. However modification in regards to gardening, white washing, painting, plastering, pointing, paving and retiling shall not be deemed to be alteration.
4. **Advertising Sign**-Any surface of structure with characters, letters or illustrations applied thereto and displayed in any manner whatsoever out of door for purposes of advertising or to give information regarding or to attract the public to any place, person, public performance, article or merchandise whatsoever, and which surface or structure is attached to, or forms a part of building, or is connected with any building or is fixed to a tree or to the ground or to any pole, screen, fence or hoarding or displayed in space.
5. **Air-conditioning**-The process of treating air so as to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of conditioned space.
6. **Accessory Building** -A building separate from the main building on a plot and containing one or more rooms for accessory use such as servant quarters, garage, store rooms etc.
7. **Accessory / Ancillary Use** -Any use of the premises subordinate to the principal use and incidental to the principal use.
8. **Amenity Space** -For the purpose of these regulations, amenity space means a statutory space kept in any layout to be used for any of the amenity such as open spaces, parks recreational grounds, playgrounds, sports complex, gardens, convenience shopping, parking lots, primary and secondary schools, nursery, health club, sub post-office, police station, electric substation, ATM of banks, electronic cyber library, open market, garbage bin, water supply, electricity supply and includes other utilities, services and conveniences.
9. **Access** -Clear approach to a plot or a building.
10. **Architect** -An Architect who is an associate or corporate member of the Indian Institute of Architects or who holds a degree or diploma which makes him eligible for such membership for such qualification listed in Schedule XIV of the Architects Act, 1972, and being duly registered with the Council of Architecture under the Act.
11. **Assembly Buildings** -These shall include any building or part of building where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes, e.g. theatres, motion picture house, drive-in-theatres, multiplexes, assembly halls, city halls, town halls, auditoria, exhibition halls, museums, mangal karyalaya, cultural centre, skating rinks, places of worship, dance theatres, club & gymkhana, passenger stations and terminals of air, surface and other public transportation services, recreation piers and stadia.
12. **Applicant**-Any person who is an owner or a person claiming to be an owner though an irrevocable registered Power of Attorney and any other document as acceptable to the Municipal Corporation.

13. **Balcony** -A Horizontal projection shown in the figure below, including parapet and handrail balustrade to serve as a passage or sitting out place at least one side fully open, except provided with railing or parapet wall for safety.

Balcony to The Exterior of The Wall



14. **Base FSI**-Floor Space Index permissible without levy of premium or TDR on any parcel of land as per the provisions of these regulations.
15. **Basement or Cellar** -The lower storey of a building below or partly below the ground level.
16. **Building**-Any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof whether used as human habitation or not and includes foundation, plinth, walls, floors, roofs, chimneys, wells, door steps, fencing, plumbing and building services, fixed -platforms, verandahs, balcony; cornice or projection, part of a building or anything affixed thereto or any wall fence enclosing or intended to enclose any land or space and signs and outdoor display structures. However, tents, shamianas and the tarpaulin shelters erected for temporary and ceremonial occasions with the permission of the Authority shall not be considered as building.
17. **Built up Area** -The area covered by a building on all floors including cantilevered portion, mezzanine floors, if any, but excepting the areas excluded specifically under these Regulations.
18. **Building Line**-The line up to which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend.
19. **Building Height** -The vertical distance measured in the case of flat roofs, from the average level of the ground around and contiguous to the building or as decided by the Authority to the terrace of last livable floor of the building adjacent to the external walls; to the highest point of the building and in the case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof; and in the case of gable facing road, the mid-point between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of measuring heights.
20. **Builder**-Builder means the person who is legally empowered to construct or to execute work on a building unit, building or structure, or where no person is empowered, the owner of the building unit, building or structure.
21. **Business Buildings** -These shall include any building or part of building, which is used for transaction of business for the keeping of accounts and records for similar purposes; offices, banks, professional establishments, I.T. establishments, call centre, offices for private entrepreneurs, court houses, libraries shall be classified in this group in so far as principal function of these is transaction of public business and the keeping of books and records.
22. **Cabin** -A non - residential enclosure constructed of non - load bearing, non-masonry partitions having area not exceeding 3.00 sqm
23. **Carpet Area** -The net usable floor area within a building excluding that covered by the walls or any other areas specifically exempted from floor space index computation in these regulations.

24. **Chajja**-A sloping or horizontal structural overhang usually provided over openings on external walls to provide protection from sun and rain and for purpose of architectural appearance.
25. **Chimney**-An upright shaft containing one or more flues provided for the conveyance to the outer air of any product of combustion resulting from the operation of heat producing appliance or equipment employing solid, liquid or gaseous fuel.
26. **Combustible Material**-A material, if it burns or adds heat to a fire when tested for combustibility in accordance with IS - 3808 - 1966 Method of Test for combustibility of building materials, National Building Code.
27. **Commissioner**-The Municipal Commissioner for the City appointed under section 36 and includes an acting Commissioner appointed under section 39 of Maharashtra Municipal Corporations Act, 1949
28. **Control Line** -A line on either side of a highway or part of highway beyond the building line fixed in respect of such highway by the Highway Authority.
29. **Courtyard or Chowk**-A space permanently open to sky enclosed on sides fully or partially by buildings and may be at ground level or any other level within or adjacent to a building.
30. **Canopy**-A projection over any entrance.
31. **Convenience Shopping**- Convenience Shopping means shops, each with a carpet area not exceeding 20 sqm except where otherwise indicated and comprising those dealing with day to day requirements and as distinguished from wholesale trade or shopping. It includes- Food grain or ration shops, Pan shops, Tobacconists, laundry, Tailor or damer shops, Groceries, confectioneries, general provision shops, Hair dressing saloons and beauty parlours, Bicycle hire and repair shops, vegetable, fruit, flower, frozen fish, frozen meat or frozen food shops, Milk and milk products shops, Medical and Dental practitioners, Dispensaries or clinics, Pathological or Diagnostic clinics and Pharmacies, Florists, Shops dealing in ladies ornaments such as bangles etc., Bakeries and shops selling bakery products, Newspaper, magazine stalls and circulating libraries, stationery shops or stores, , Plumber, electricians, radio, television and video equipment repair shops and video shops and libraries and repairs shops connected therewith, ice cream, milk bars, , watch and clock repairs, mobile repairs, optician shops and picture framing, radio, television and household appliance repairs, umbrella shops and their repairs, , Bakeries with no floor above, Confectioneries and establishments for the preparation and sale of eatables not occupying for production, sugarcane and fruit crushers, each not employing more than 6 persons with motive power not exceeding 1.12 KW to an area not more than 20 sq.m, Photographic studios with laboratories, Xeroxing, photocopying, video and videotaping establishments etc. and their laboratories, Travel agencies, ticket booking and selling for air, surface or water travel or transport or their mode of travel or transport, tea/coffee stalls, flour mills, bank ATMs, etc. The Commissioner may from time to time add to, alter or amend the above list.
32. **Corridor**-Corridor means a common passage or circulation space including a common entrance hall.
33. **Detached Building**-A building whose walls and roofs are independent of any other building with open space on all sides as specified.
34. **Development**-Development with its grammatical variations means the carrying out of buildings, engineering, mining or other operations in, or over, or under, land or the making of any material change, in any building or land or in the use of any building or land or any material or structural change in any Heritage building or its precinct and includes demolition of any existing building, structure or erection of part of such building, structure or erection and reclamation, redevelopment and layout or sub-division of any land and to develop shall be construed accordingly.
35. **Development Rights**-Development Rights means right to carryout development or to develop the land or building or both and shall include the transferable development right in the form of right to utilized

the floor space index of land utilizable either on the remainder of the land partially reserved for public purpose or elsewhere as the final development control regulations in this behalf provided.

36. **Development Plan**-A plan for the development or re-development of the area within the jurisdiction of a Planning Authority and includes revision of a Development Plan and proposals of a Special Planning Authority for development of land within its jurisdiction.
37. **Drain**-Drain means a system or a line of pipes, with their fittings and accessories, such as manholes, inspection chambers, traps, gullies, floor traps used for the drainage of building, or number of building or yards appurtenant to the buildings within the same cartilage. A drain shall also include open channel for conveying surface water or a system for the removal of any liquid.
38. **Dwelling Unit / Tenement** -An independent housing unit with separate facilities for living, cooking and sanitary requirements.
39. **Density** -The residential density expressed in terms of the number of dwelling units per hectare.
40. **Enclosed Stair- case**-A stair case separated by fire resistant walls and door (s) from the rest of the building.
41. **Existing Building or use**-A building, structure or its use existing authorisedly.
42. **Exit**-A passage, channel or means of egress from any building, storeys or floor area to a street or other open space of safety.
43. **External Wall** -An outer wall of a building not being a party wall even though adjoining to a wall of another building and also means a wall abutting on an interior open space of any building.
44. **Escalator**-A power driven, inclined, continuous stairway used for raising or lowering passengers.
45. **Escape Route**-Any well-ventilated corridor, staircase or other circulation space, or any combination of the same, by means of which a safe place in the open air at ground level can be reached.
46. **Educational Buildings** -A building exclusively used for a school or college recognized by the appropriate Board or University, or any other competent authority involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other users incidental thereto such as library, coaching class or a research institution. It shall also include quarters for essential staff required to reside in the premises and a building used as a hostel attached to an educational institution whether situated in its campus or not and, also includes day-care purposes more than 8 hours per week.
47. **Fire Lift**-A special lift designed for a use of a fire service personnel in the event of fire or other emergency.
48. **Fire Pump**-A machine driven by external power of transmitting energy to fluids by coupling the pump to a suitable engine or motor, which may have varying outputs/capacity but shall be capable of having a pressure of 3.2 kg/cm² at the topmost level of a multi-storied or high rise building.
49. **Floor** -The lower surface in a story on which one normally walks in a building. The general term floor unless otherwise specifically mentioned shall not refer to a mezzanine floor.
50. **Floor Numbering** - The sequential numbering of floor shall be determined by its relation to the determining entrance level. For floor at or wholly above ground level the lowest floor in the building with direct entrance from/to road or street shall be termed as ground floor. The other floors above ground floor shall be numbered in sequence as Floor 1, Floor 2, etc., with number increasing upwards.
51. **Floor space index (F. S. I)** -The quotient obtained by dividing the total floor area on all floors, excluding exempted areas as given in Regulation No.5.6 by the area of the plot.

$$\text{F.S.I.} = \text{Total covered areas on all floors} / \text{Plot area}$$

52. **Footing**-A foundation unit constructed in brick work, masonry or concrete under the base of a wall or column for the purpose of distributing the load over a large area.
53. **Foundation** -That part of the structure which is in direct contact with a transmitting loads to the ground.
54. **Front** -The space between the boundary line of plot abutting the means of access / road / street and the building line. In case of plots facing two or more means of accesses / roads / streets, the plot shall be deemed to front on all such means of access / road / streets.
55. **Gallery** -An intermediate floor or platform projecting from a wall of an auditorium of a hall providing extra floor area, additional seating accommodation etc. These shall also include the structures provided for seating in stadia.
56. **Garage, Private**-A building or portion thereof designed and used for parking of private owned motor driven or other vehicles.
57. **Garage, Public**-A building or portion thereof designed as other than a private garage, operated for gain, designed or used for repairing, servicing, hiring, selling or storing or parking motor driven or other vehicles.
58. **Gross Plot Area**-Area of the plot after deduction of amenity space required under regulation no. 4.5, Development Plan roads and reservations but is inclusive of mandatory recreational open space and internal roads as specified in these regulations.
59. **Group Housing Scheme** -Group housing scheme means a building or a group of buildings constructed or to be constructed with one or more floors, consisting of more than one dwelling units and having common service facilities. Common service facilities means facilities like stair case, balcony, corridor and varandah, lift, etc.
60. **Ground Level**-The average level of the ground in a plot.
61. **Habitable Room** -Habitable room or living room means, a room constructed or intended for human habitation.
62. **Hazardous Building**-A building or part thereof used for:-
- i) Storage, handling, manufacture or processing of radioactive substance or of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/ or producing poisonous fumes or explosive emanations.
 - ii) Storage, handling, manufacture or processing of which involves highly corrosive toxic or noxious alkalis, acids or other liquids, gases or chemicals producing flame, fumes and explosive mixtures or which result in division of matter into fine particles capable of spontaneous ignition.
63. **Home Occupation** -Customary home occupation other than the conduct of an eating or a drinking place offering services to the general public, customarily carried out by a member of the family residing on the premises without employing hired labour, and for which there is no display to indicate from the exterior of the building that it is being utilized in whole or in part for any purpose other than a residential or dwelling use, and in connection with which no article or service is sold or exhibited for sale except that which is produced therein, which shall be non-hazardous and not affecting the safety of the inhabitants of the building and the neighbourhood and provided that no mechanical equipment is used except that as is customarily used for purely domestic or household purposes and / or employing licensable goods. If motive power is used, the total electricity load should not exceed 0.75 KW. Home Occupation may also include such similar occupations as may be specified by the Commissioner with the approval with the approval of Director of Town Planning and subject to such terms and conditions as may be prescribed.
64. **Horizontal Exit**-A horizontal exit is protected opening through or around a firewall or a bridge connecting two buildings.

65. **Industrial building**-A building or part thereof wherein products or material are fabricated, assembled or processed, such as assembly plants, laboratories, power plants, refineries, gas plant, mills dairies and factories.
66. **Information Technology Establishment (ITE)**-Information Technology Establishment (ITE) means an establishment which is in the business of developing either software or hardware relating to computers or computer technology as approved by Director of Industries.
67. **Institutional building**-A building constructed by Government, Semi-Government organizations or registered Trusts and used for medical or other treatment, a hostel for working women or for an auditorium or complex for cultural and allied activities or for an hospice, care of persons suffering from physical or mental illness, handicap, disease or infirmity, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes Dharmashala, hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, houses of correction, detention and reformatories;
68. **Layout Open Space / Recreational Open Space**-Layout Open Space / Recreational Open Space shall mean a statutory common open space kept in any layout exclusive of margins and approaches, at a height not more than ground level of the building unit.
69. **Ledge or Tand**-A shelf like projection, supported in any manner whatsoever, except by vertical supports within a room itself but not having projection wider than half meter.
70. **Licensed Engineer / Structural Engineer / Supervisor**-A qualified Engineer / Structural Engineer / Supervisor licensed by the Municipal Commissioner / appropriate authority.
71. **Lift** -An appliance designed to transport persons or materials between two or more levels in vertical or substantially vertical directions. by means of a guided car platform.
72. **Lift Machine**-Part of the lift equipment comprising the motor(s) and the control gear there with, reduction gear (if any), brakes and winding drum or sheave, by which the lift car is raised or lowered.
73. **Lift Well**-Unobstructed space within an enclosure provided for the vertical movement of the lift car(s) and any counter weights, including the lift pit and the space for top clearance.
74. **Loft**-Loft shall mean, an intermediate floor between two floors which is constructed for storage purpose and as defined in regulation no 8.5.1.
75. **Local Body / Authority**-Any Municipal Corporation constituted under the Maharashtra Municipal Corporation Act, 1949, a Council or Nagar Panchayat constituted under the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Township Act, 1965, a Zilla Parishad constituted under the Maharashtra Zilla Parishads and Panchayat Samitis Act, 1961.
76. **Laying out of New Street**-Includes provision of road for levelling, formation, metalling or paving of a road and footpaths, etc. including layout of the services such as water supply, drainage, etc.
77. **Mall**-A large enclosed shopping area.
78. **Marginal Open Space / Set back** -Minimum distance required to be left open to sky between boundary of the building plot and the building excluding court yard/chowk, which is an integral part of the plot.
79. **Masonry** -An assemblage of masonry units properly bound together with mortar.
80. **Mezzanine floor** -An intermediate floor between two floors of any story, forming an integral part of floor below, overhanging or overlooking a floor beneath, not being a loft between the floor and ceiling of any storey.
81. **Means of Access** -These shall include the road/ street/ vehicular access way, pathway upto the plot and to the building within a plot as defined in Regulation No.3.2.

82. **Mercantile Buildings** -These shall include any building or part of a building, which is used as shops, stores, market, malls for display and sale of merchandise either wholesale or retail, office, storage and service facilities incidental to the sale of merchandise and located in the same building shall be included under this group.
83. **Multi-storied Building**-A building having a height more than 24 m above finished ground level, excluding the structures not relevant to height prescribed in these regulations.
84. **Non -Combustible Material**-A material which does not burn nor add heat to a fire when tested for combustibility in accordance with IS: 3808 - 1966 'Method of Test for Combustibility of Building Materials'.
85. **Non-conforming User**-Any lawful use / building existed on the site but which does not conform to the zoning shown on the Development Plan.
86. **Non-ambulatory Disabilities**-Non-ambulatory Disabilities: Impairments that, regardless of cause or manifestation, for all practical purposes, confine individuals to wheelchairs.
87. **Occupancy or Use Group** -The principal occupancy or use for which a building or a part of a building is used, or intended to be used, for the purposes of classification of a building according to the occupancy, an occupancy shall be deemed to include subsidiary occupancies which are contingent upon it. Buildings with mixed occupancies are those buildings in which more than one occupancy are present in different portions of the building. The occupancy classification shall have the meaning given from 1.5.127 to 1.5.140 unless otherwise spelt out in Development Plan.
88. **Office Building / Premises**-The premises whose sole or principal use is to be used as an office or for office purpose; "office purposes" shall include the purpose of administration, clerical work, handling money, telephone/ telegraph/ computer operations and "clerical work" shall include writing, book-keeping, sorting papers, typing, filing, duplicating, drawing of matter for publication and the editorial preparation of matter for publication.
89. **Owner**-Any person for the time being receiving or entitled to receive, whether on his own account or as agent, trustee, guardian, manager or receiver for another person or for any religious or charitable purpose, the rents or profits of the property in connection with which it is used;
90. **Occupancy or Use** - 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 buildings.
91. **Outside Exit** -An outside exit is an exit from the building to public way, to an open area leading to public way, to an enclosed fire resistive passage to a public way.
92. **Parapet**-A low wall or railing built along the edge of a roof, terraces, balcony, verandah etc.
93. **Parking Space** -An enclosed or unenclosed, covered or open area sufficient in size to park vehicles. Parking space shall be served by a driveway connecting them with a street or alley and permitting ingress or egress of vehicles.
94. **Permit / Permission** -A permission or authorization in writing by the Authority to carry out the work regulated by these regulations.
95. **Planning Authority**-A local authority; and shall include.- (a) a Special Planning Authority constituted or appointed or deemed to have been appointed under section 40 and (b) a Slum Rehabilitation Authority appointed under section 3A of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971.
96. **Plinth**-The portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground.

97. **Plot / Site**-A parcel or piece of land enclosed by definite boundaries and approved by an authority as a building site, under these regulations.
98. **Pandals / Shamiyanas**-Pandals /Shamianas means a temporary structure with roof or walls made of canvas, cloth other like material which is not adopted for permanent or continuous occupancy.
99. **Porch**-A covered surface supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building.
100. **Podium**-A continuous projecting base or pedestal under a building/beyond building line, the space which is used exclusively for the purpose of parking,
101. **Reconstruction**-A reconstruction in whole or part of a building which has ceased to exist due to an accidental fire, natural collapse or demolition after having been declared unsafe by the Authority, or which is likely to be demolished by or under the order of the Municipal Commissioner/ Other Competent Municipal Officer
102. **Refuge Area**-An unenclosed space in a multi-storied building specifically provided to serve as fire-proof space to gather easily for evacuation of the occupants.
103. **Road / Street** -Any highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square place or bridge, whether a thoroughfare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm-water drains, culverts, sidewalks, traffic islands, roadside trees and hedges, retaining walls, fences, barriers and railings within the street lines.
104. **Road / Street Line**-The line defining the side limit of a road / street.
105. **Room Height**-The vertical distance measured from the finished floor surface to the finished ceiling/ slab surface. In case of pitched roofs, the room height shall be the average height between bottom of the eaves and bottom of ridge.
106. **Row Housing**-A row of houses with only front, rear and interior open spaces.
107. **Residential Buildings**-These shall include any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities. It includes one or two or multi-family dwellings, lodging or rooming houses, residential hotels, hostels, dormitories, dharmashalas, apartment houses, flats, service apartments, studio apartments and private garages incidental thereto.
108. **Semi Detached Building**-A building detached on three sides with open spaces as specified.
109. **Site corner**-The side at the junctions of and fronting on two or more intersecting streets.
110. **Site, Depth of Site** -The mean horizontal distance between the front and rear side boundaries.
111. **Double Frontage**-A site, having a frontage on two streets other than a corner plot.
112. **Site, Interior or Tandem**-A site, access to which is by a passage from a street whether such passage forms part of the site or not.
113. **Smoke Stop Door**-A door for preventing or checking the spread of smoke from one area to another.
114. **Stair Cover** -A structure with a covering roof over a stair case and its landing built to enclose only the stair for the purpose of providing protection from weather and not used for human habitation.
115. **Stall**-Stall means a small shop, floor area of which does not exceed 5.0 sqm.
116. **Storage** -A place where goods are stored.
117. **Store Room**-A room used as storage space.

118. **Storey**-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.
119. **Service Floor**-Means a floor generally provided in multi-storied buildings and especially in starred hotels where from services like water supply, sewerage disposal system, electricity etc. are co-ordinated / maintained. Height of such floor shall not be more than 1.8 m. from floor level to soffit of outer beam and shall not be counted in FSI.
120. **Stilt**-A portion of a building at ground level or on podium open from at least two sides and used for parking of vehicles or as open common areas(in addition to mandatory recreational open space.)
121. **Storage Buildings** -These shall include any building or part of a building used primarily for the storage or sheltering of goods, wares or merchandise, like ware houses, cold storage, freight depots, transit sheds, godowns, store houses, public garages, hangars, truck terminals, grain elevators, barns and stables.
122. **Tenement** -An independent dwelling unit with a kitchen or cooking alcove.
123. **Terrace**-A flat open to sky roof of a building or a part of a building having parapet, not being a cantilever structure.
124. **Theatre**-A place of public entertainment for the purposes of exhibition of motion picture and/or dramas and other social or cultural programs
125. **To Erect** -To erect a building means to erect a new building on any site whether previously built upon or not; to re-erect any building of which portions above the plinth level have been pulled down, burnt or destroyed; and Conversion from one occupancy to another.
126. **Travel Distance** -The distance from the remotest point on a floor of a building to a place of safety, be it a vertical exit, horizontal exit or an outside exit measured along the line of travel.
127. **Tower like structure** -A structure in which the height of the tower like portion is at least twice the width of the broader base.
128. **Unsafe Building**-Unsafe buildings are those which are structurally unsafe, unsanitary or not provided with adequate means of ingress or egress 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, dilapidation or abandonment.
129. **Verandah** -A covered area with at least one side open to the outside with the exception of 1 m. high parapet on the upper floors to be provided on the open side.
130. **Vertical Exit**-A vertical exit is a means of exit used for ascension or descension between two or more levels including stairways, smoke proof towers, ramps, escalators and fire escapes.
131. **Water Closet (WC)** -A privy with arrangement for flushing the pan with water. It does not include a bathroom.
132. **Water Course**-A natural channel or an artificial one formed by draining or diversion of a natural channel meant for carrying storm and waste water.
133. **Water Course, Major** -Major means a water course which carries storm water discharging from a contributing area of not less than 160 Ha
(Note- The decision of Commissioner on the extent of the contributing area shall be final)
134. **Water Course, Minor**-Water Course, Minor means a minor water course is one which is not a major one.

135. **Width of Road** -The whole extent of space within the boundaries of road when applied to a new road, as laid down in the city surveys map or development plan or prescribed road lines by any Act or Law and measured at right angles to the course or intended course of direction of such road whichever is more.
136. **Window** -An opening to the outside other than the door which provides all or part of the required natural light, ventilation or both, to the interior space.
137. **Wholesale Establishments**-These shall include establishments wholly or partly engaged in wholesale trade, manufactures, wholesale outlets including related storage facilities, A.P.M.C. establishments, warehouses and establishments engaged in truck transport including truck transport booking agencies.

2. PROCEDURES FOR SECURING DEVELOPMENT PERMISSION

2.1. Development and Commencement Permissions

2.1.1. Permission from the Planning Authority is Mandatory

- i) No person shall carry out any development work in contravention of the development plan proposals.
- ii) No person shall carry out any development work including development of land by laying out into suitable plots and amalgamation of plots or development of any land as group housing scheme or to erect, re-erect or make alterations or demolish any building or cause the same to be done without first obtaining a separate building permit / commencement certificate for each such development work / building from the Planning Authority.
- iii) No temporary construction shall be carried out without obtaining prior approval of the Planning Authority, which may be granted subject to such conditions as may be deemed necessary by the Planning Authority.

2.1.2. Unauthorized Development /Liability for Offences and Penalties

- i) Any person who contravenes any of the provisions of these regulations / any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and appliances, parking and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be liable to be prosecuted for an offence under Section 52, 53, 54 and 55 of The Maharashtra Regional and Town Planning Act, 1966;
- ii) In case of Licensed Engineer / Structural Engineer / Supervisor / Developer, the Commissioner may take suitable action against him which may include cancellation of license and debarring him from further practice / business for a period as decided by the Commissioner;
- iii) In case of registered architects, the Commissioner may report to the Council of Architectures to take suitable action against the Registered Architect as per the provisions of The Architects Act, 1972.

2.2. Procedure for Obtaining Building Permission and Commencement Certificate

2.2.1. Notice of Intention

Every person who intends to carry out development or redevelopment, erect, re-erect or make alterations at any place in a building or demolish any building, shall give a notice in writing through registered Architect/ Structural Engineer/ Supervisor (registered/ licensed) to the Planning Authority of his said intention in the prescribed form (See Appendix A-1) and such notice shall be accompanied by the following requirements and plans wherever necessary.

Minimum four copies of plans and statements shall be made available along with the notice. In case of building schemes, where clearance is required from other agencies like Fire Services and other, number of copies of plans required shall be as decided by the Commissioner. For the sake of scrutiny the plans may be submitted in the form of soft copy as specified by the Planning Authority from time to time.

2.2.2. Qualification and Competence of the Architect / Structural Engineer/ Site Supervisor:

Architect/Structural Engineer/ Site Supervisor shall be registered / licensed by the Commissioner / Appropriate authority as competent to plan and carry out various works as given in Part 9 and 10.

2.2.3. Documents required to be accompanied with the Application

Documents required to be accompanied with the Application are as below:

2.2.3.1. Ownership title and area

Every application for development permission and commencement certificate shall be accompanied by the following documents for verifying the ownership and area etc. of the land.

- i) Attested copy of original registered sale deed / lease deed / power of attorney / enabling ownership document wherever applicable.
- ii) 7/12 extracts or property register card of a date not earlier than six months prior to the date of submission of development proposal.
- iii) Certified measurement plan/gut book sketch/city survey sheet of the land or lands under development proposal obtained from the Revenue Authorities.
- iv) Statement of area of the holding by triangulation method from the qualified licensed technical personnel or architect with an affidavit from the owner in regard to the area in the form prescribed by the Commissioner.
- v) Any other document prescribed by the Commissioner.
- vi) Wherever third party interest is created by way of agreement to sale or mortgage etc. the registered consent of such interested party/persons shall be submitted with the application.
- vii) A certified copy of approved sub-division / amalgamation / layout of land from the concerned authority.
- viii) In the case of land leased by the Government or local authorities, no objection certificate of Government or such authorities shall be obtained if there is deviation from lease conditions and shall be attached to the application for development permission in respect of such land.

2.2.3.2. List of plans to be submitted along with application

a) Key Plan or location plan

The key plan drawn to a scale of not less than 1:4000 shall be submitted along with the application for a building permit and Commencement Certificate showing the boundary locations of the site with respect to neighbourhood landmarks or features within the radius of 200 meters from the site whichever is more.

b) Site Plan

The site plan shall be submitted with an application for building permission drawn to a scale of 1:500 or more as may be decided by the Commissioner. This plan shall be based on the measurement plan duly authenticated by the appropriate officer of the Department of Land Records. This plan shall have the following details:

- i) Boundaries of the site and of any contiguous land belonging to the neighbouring owners;
- ii) Position of the site in relation to neighbouring streets ;
- iii) Name of the street, if any, from which the building is proposed to derive access;
- iv) All existing buildings contained in the site with their names (where the buildings are given names) and their property numbers;
- v) Position of the building and of other buildings, if any, which the applicant intends to erect, upon his contiguous land referred to in (i) above in relation to;
- vi) Boundaries of the site and, in a case where the site has been partitioned, boundaries of the portions owned by others;
- vii) All adjacent streets, buildings (with number of storey and height) and premises within a distance of 12 m. of the work site and of the contiguous land (if any) referred to in (i);
- viii) Means of access from the street to the building and to all other buildings (if any) which the applicant intends to erect upon;
- ix) Space to be left around the building to secure free circulation of air, admission of light and access;

- x) The width of the street (if any) in front and the street (if any) at the side or near the building, including proposed roads;
- xi) The direction of north line relative to the plan of the building;
- xii) Any existing physical features, such as wells, tanks, drains, pipe lines, high tension line, railway line, trees, etc.;
- xiii) Ground area of the whole property and the break-up of the covered area on each floor;
- xiv) A plan indicating parking spaces as required and provided under these regulations;
- xv) Overhead electric supply lines, if any, including space for electrical transformer / substation according to the requirements of the electric distribution company;
- xvi) Any water course existing on site;
- xvii) Existing alignments of water supply and drainage lines; and
- xviii) Such other particulars as may be prescribed by the Commissioner.

c) Sub-division /layout plan

In the case of development of land, the notice shall be accompanied by the sub -division/ layout plan which shall be drawn to a scale of not less than 1:500, however, for layout having areas 4.0 ha and above, the plan shall be drawn at a scale of not less than 1:1000, containing the following:

- i) Scale used and north point;
- ii) The location of all proposed and existing roads with their existing / proposed widths within the land;
- iii) Dimension of plots;
- iv) The location of drains, sewers, public facilities and services, electrical lines,
- v) Natural water courses, water bodies and streams etc.
- vi) Table indicating size, area and use of all plots in the sub-division / layout plan;
- vii) The statement indicating the total area of the site, area utilized under roads, recreational open spaces, playground, recreation spaces and development plan reservation / roads, schools, shopping and other public places along with their percentage with reference to the total area of the site proposed to be sub-divided / laid out;
- viii) In case of plots which are sub-divided in built-up areas in addition to the above, the means of access to the sub-division from existing streets
- ix) Contour plan of site, wherever necessary.

d) Amalgamation Plan

In case of the properties comprising of two or different holdings belonging to the same or different owners, provided the developer is same then the plans for amalgamation of the holdings shall be submitted and got approved from the Planning Authority.

e) Service plan

Plans, elevations and sections of water / grey-water supply, sewage disposal system and details of building services, where required by the Authority, shall be made available on a scale not less than 1:100 and for layouts 1:1000.

f) Building plan

The plans of the buildings and elevation and section to be sent with the application accompanying the notice shall be drawn to a scale of 1: 100. The building plan shall:

- i) Include floor plans of all floors together with the covered area clearly indicating the sizes of rooms and the position and width of staircase, ramps and other exit ways, lift wells, lift machine room and lift pit details, meter room and electric sub-station and also include ground floor plan as well as basement plan and shall indicate the details of parking space and loading and unloading spaces provided around and within the building as also the access ways and the appurtenant open spaces with projections in dotted lines, distance from any building existing on the plot in figured dimensions along with accessory building;

- ii) Show the use or occupancy of all parts of the buildings;
- iii) Show exact location of essential services, such as water closet (W.C.), bath, sink and the like;
- iv) Include sectional drawings showing clearly the size of the footings, thickness of basement wall, wall construction size and spacing of framing members, floors, slabs, roof slabs with the materials. The section shall indicate the height of the building, rooms and parapet, drainage and slope of the roof. At least one section should be taken through the staircase provided further that the structure plan giving details of all structural elements and materials used along with structural calculations shall be submitted separately but in any circumstances before the issue of the building permit or commencement certificate;
- v) Show relative levels of street.
- vi) Show all street elevations.
- vii) Indicate details of hasket privy (served privy), if any.
- viii) Give dimensions of the projected portion beyond the permissible building line
- ix) Include terrace plan indicating the drainage and the slope of the roof.
- x) Give indication of the north line relative to the plan.
- xi) Details of parking spaces provided.
- xii) Give dimensions and details of doors, windows and ventilators.
- xiii) Carpet area of each room including baths and water closets.
- xiv) Give the area statement with detailed calculation chart of each floor of the building.
- xv) Contour plan of site, wherever necessary.
- xvi) Give such other particulars as may be required to explain the proposal clearly as prescribed by the Commissioner.

g) Building plans for Special Buildings

- i) Multi-storied buildings having height more than 24m;
- ii) Special buildings like educational, assembly, mercantile, institutional, industrial, storage and hazardous having floor area more than 500 sqm
- iii) Mixed occupancies with any of the aforesaid occupancies having area more than 500 sq. m.

The following additional information shall be furnished / indicated in the Building Plans in addition to the items (i) to (xvi) of Regulation No.2.2.3.2 (f)

- a) Access to fire appliances/vehicles with details of vehicular turning circle and clear motorable access way around the building;
- b) Size(width) of main and alternate staircases along with balcony approach, corridor, ventilated lobby approach;
- c) Location and details of lift enclosures;
- d) Location and size of fire lift;
- e) Smoke stop lobby/door, where provided;
- f) Refuse chutes, refuse chamber, service duct, etc.;
- g) Vehicular parking spaces;
- h) Refuse area, if any;
- i) Details of Building Services :-Air-conditioning system with position of fire dampers, mechanical ventilation system, electrical services, boilers, gas pipes etc.,
- j) Details of exits including provision of ramps, etc. for hospitals and buildings requiring special fire protection measures,
- k) Location of generator, transformer and switch gear room;
- a) smoke exhauster system, if any;
- b) details of fire alarm system network;
- c) Location of centralized control, connecting all fire alarm systems, built in fire protection arrangements and public address system etc.

- d) Location and dimensions of static water storage tank and pump room along with fire service inlets for mobile pump and water storage tank;
- e) Location and details of fixed fire protection installations such as sprinklers, wet risers, hose reels, drenchers, CO2 installation etc.;
- f) Location and details of first aid, fire fighting equipment's /installations.

2.2.4. Fees and charges

a) Building Permit Fee

The notice shall be accompanied by an attested copy of receipt of payment of Building/ layout permission Application Fee. These fees shall be as decided by the Commissioner from time to time subject to Government orders, if any. Such fee shall be increased by at least 5 % per year. Provided that, such fees shall not be applicable for the development proposals implemented by Government / Government Departments or Public Authorities of State or Central Government.

b) Security Deposit Fee

For ensuring the faithful compliance of regulations and the directions given in the sanctioned plan and other terms and conditions, a security deposit fee shall be charged at rates as specified by the Commissioner. The same shall be returned to the owner after the issue of the full occupancy certificate for the building by the Commissioner.

c) Development Charges

Development charges as required under Section 124 A of the Maharashtra Regional and Town Planning Act, 1966 shall be deposited with the Planning Authority before issue of development permission/commencement certificate. In case of revised permission, where no development is carried out in pursuance of the earlier permission, amount of difference of development charges, if any, shall be levied and recovered. In case of revised permission, where development is commenced in pursuance of earlier permission, development charges shall be levied on the land and built-up area, over and above the area covered in the earlier permission.

d) Premium Charges

Premium charges as may be required to be recovered under these regulations shall be paid to the Planning Authority before issue of development permission / commencement certificate. The amount of premium collected shall be kept in a separate account and it shall be utilized for development of civic amenities and infrastructure development.

e) Tax Receipt for tax clearance

The notice shall also be accompanied by the attested copy of a tax receipt from the Assessment Department of the Municipal Corporation for payment of Tax up to date.

2.2.5. Size of Drawing Sheets

The size of drawing sheets shall be any of those specified in Table 2.2.5-A

2.2.5-A -Drawing Sheet Sizes

Sr. No.	Designation	Trimmed Size, mm
1.	A0	841 X 1189
2.	A1	594 X 841
3.	A2	420 X 594
4.	A3	297 X 420
5.	A4	210 X 297
6.	A5	148 X 210

Note:

If necessary, submission of plans on sheets bigger than A0 size is also permissible.

All dimensions shall be indicated only in metric units.

2.2.6. Colouring Notations for Plans

The plan shall be coloured as specified in Table No.2.2.6-A given below and prints of plan shall be on one side of the paper only.

2.2.6-A - Colouring Notations for Plans

S. No.	Item	Site Plan			Building Plan		
		White Plan	Blue Print	Ammonia Print	White Plan	Blue Print	Ammonia Print
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1	Plot lines	Thick Black	Thick Black	Thick Black	Thick Black	Thick Black	Thick Black
2	Existing street	Green	Green	Green	.....	.....	.....
3	Future street, if any	Green dotted	Green dotted	Green dotted	.....	.....	.....
4	Permissible building lines	Thick dotted black	Thick dotted black	Thick dotted black	.....	.....	.....
5	Marginal Open space	..... No colour					
6	Existing work	Black (Outline)	White	Blue	Black	White	Blue
7	Work proposed to be demolished	Yellow Hatched	Yellow Hatched	Yellow Hatched	Yellow Hatched	Yellow Hatched	Yellow Hatched
8	Proposed work	Red filled in	Red	Red	Red	Red	Red
9	Drainage & Sewerage work	Red dotted	Red dotted	Red dotted	Red dotted	Red dotted	Red dotted
10	Water supply work	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin
11	Deviations	Red hatched	Red hatched	Red hatched	Red hatched	Red hatched	Red hatched
12	Recreation ground	Green wash	Green wash	Green wash	Green wash	Green wash	Green wash

Note: For land development/Sub-Division/layout/building plan, suitable colouring notations shall be used which shall be indexed.

2.2.7. Signing of the Plan

All the plans shall be duly signed by the owner, co-owner, if any, and the Architect or Licensed Engineer / Structural Engineer / Supervisor and shall indicate his name, address and license number (allotted by the Commissioner/ Competent Authority).

2.2.8. Certificates Required From Other Departments

a) NOCs from the other departments

- i) In case of development / construction of buildings requiring clearance from the authorities like Civil Aviation Authority, Railways, Directorate of Industries, Maharashtra Pollution Control Board, District Magistrate, Inspectorate of Boilers and Smoke Nuisance, Defence Department, Maharashtra Coastal Zone Management Authority, Archaeological Department etc. the relevant no objection certificates from these authorities, applicable to the occupancy, shall also accompany the application.
- ii) In case of building identified in Regulation No 2.2.3.2 (g), the building scheme shall also be cleared by the Fire Officer of the local authority or in absence of such officer from the Directorate of Maharashtra Fire Services.

b) Structural Stability Certificate

The application made under Regulation 2.2.1 shall be accompanied by structural sufficiency certificate signed by the licensed Architect and /or Engineer / Structural Engineer and owner jointly to the effect that the building is safe against various loads, forces and effects including due to natural disasters, such as, earthquake, landslides, cyclones, floods, etc. as per Part 10 'Structural Design' and other relevant Codes. The Engineer / Structural Engineer shall also have the details to substantiate his design.

2.2.8.1. Specifications and supervision

a) Specifications

General specification of the proposed constructions, giving type and grade of materials to be used, to be sent along with the application under Regulation No 2.2.1, duly signed by licensed Architect, as the case may be, shall accompany the notice.

b) Supervision

The notice shall be further accompanied by a certificate of supervision in the prescribed form as given in Appendix B, by a licensed Architect/ Engineer/ Structural Engineer, as the case may be. In the event of the said licensed technical personnel ceasing to be employed for the development work, further development work shall stand suspended till a new licensed technical person is appointed.

2.3. Grant of Permission or Refusal

2.3.1. General

- i) After receipt of the notice/application as mentioned in regulation no. 2.2.1 above, the Planning Authority may either sanction or refuse the plans or may sanction them with such modifications or directions as it may deem necessary after having recovered the necessary charges/fees and there upon shall communicate its decision to the person giving the notice in the prescribed form given in Appendix C and D as wherever required within the time limit prescribed in the relevant Act.
- ii) After the plan has been scrutinized and objections have been pointed out, the owner giving notice shall modify the plan, comply with the objections raised and resubmit it. The prints of plans submitted for final approval, shall not contain superimposed corrections. The authority shall grant or refuse the commencement certificate/ building permit within 60 days from the date of resubmission. No new objections may generally be raised when they are resubmitted after compliance of earlier objections, except in circumstances to be quoted for additional compliances.

2.3.2. Deemed Permission

If within sixty (60) days of receipt of the notice, along with necessary fees/ deposit under the regulations, the Planning Authority fails to intimate in writing to the person, who has given the notice; of its refusal or sanction or sanction with such modifications or directions, the notice with its plan and statements shall be deemed to have been sanctioned, provided nothing shall be construed to authorize any person to do anything on the site of the work in contravention or against the terms of lease or titles of the land.

Provided further that, the development proposal, for which the permission was applied, is strictly in conformity with the requirements of all the relevant land development regulations framed under the act or byelaws or regulations framed in this behalf under any law for the time being in force and the same in no way violates either provisions of any draft or final Development Plan or proposals published by means of notice, submitted for sanction under the Act. Provided further that any development carried out in pursuance of such deemed permission which is in contravention of the above provisions, shall be deemed to be an unauthorized development for purposes of Section 52 to 57 of the Maharashtra Regional and Town Planning Act, 1966 and other relevant acts.

Provided further that, upon receipt of intimation of any claim for deemed permission the Planning Authority shall within fifteen days from the date of receipt of such claim, communicate its remarks, if any, regarding deemed permission to the applicant, failing which, the proposal shall be approved and commencement certificate and one set of duly approved plans for proposed development shall be issued to the applicant within fifteen days thereafter.

Provided further that, necessary explanation shall be called from the concerned officer of the Planning Authority for not processing and disposing of the proposal within 60 days.

2.3.3. Duration of Permission

The sanction once accorded through Commencement Certificate/Building Permit shall remain valid for 1 year from the date of issue of Commencement Certificate/Building Permit as mentioned in Section 48 of M.R. & T.P Act, 1966.

2.3.4. Extension of Period of Permission

Commencement certificate/development permission shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be resubmitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid, then the Commissioner may condone the delay for submission of application for renewal by charging necessary fees; but in any case, commencement certificate/development permission shall not be renewed beyond 4 years from the date of commencement certificate/ development permission. Provided that no such renewal shall be necessary if the work is commenced within the period of valid permission.

2.3.5. Revocation of Permission

- i) Without prejudice to the powers of revocation conferred by Section 51 of the Maharashtra Regional and Town Planning Act, 1966, the Commissioner may, after giving the opportunity of being heard, revoke any development permission issued under these regulations where it is noticed by him that there had been any false statement or any misrepresentation of material fact in the application on the basis of which the development permission was issued and thereupon the whole work carried out in pursuance of such permission shall be treated as unauthorized.
- ii) In the case of revocation of the permission under sub-regulation i) above, no compensation shall be payable.

2.3.6. Exemptions

2.3.6.1. Development undertaken on behalf of Government

As per the provisions of Section 58 of the Maharashtra Regional and Town Planning Act, 1966 the office in-charge of the Government Department shall inform in writing to the Planning Authority of the intention to carry out its purpose along with details of such development or construction as specified below and as certified by the Government architect:-

- i) An official letter by the authorized officer of Government Department addressed to the Authority, giving full particulars of the development work or any operational construction.
- ii) Ownership document and measurement plan issued by the Competent Authority of Land Records Department.
- iii) Development / building plans conforming to the provisions of Development Plan and these Regulations for the proposed development work to the scale specified in these Regulations.
- iv) The proposals of the Development Plan or Town Planning Scheme affecting the land.
- v) A Site Plan (of required copies) of the area proposed to be developed to the scale.
- vi) Detailed plan (of required copies) showing the plan, sections and elevations of the proposed development work to the scale, including existing building specifying either to be retained or to be demolished.

2.3.6.2. Items of operational construction by some authorities

Construction for operational purpose, including maintenance of operational structures, by the following organizations, authorities or departments, whether temporary or permanent, may be exempted by the special permission of Commissioner in each case from the purview of these Regulations, except those relating to floor space index and fire precautions:

- a) Railways;
- b) National Highway;
- c) National Waterway;
- d) Airway and Aerodromes and Major Ports
- e) Posts and Telegraphs, Telephones, Wireless, Broadcasting and other like forms of Communication;
- f) Regional grid for electricity;
- g) Defence Authorities
- h) Any other services which the State Government may, if it is of opinion that the operation, maintenance, development for execution of such service is essential to the life of the community, by notification in the Official Gazette, declare to be a service for the purpose of this regulation.
- i) Metrorail Administration (MRA)/Project Implementing Agency designated by the Government for the Metro Rail and Monorail/Light Rail Transit (LRT) Projects.

All such constructions shall, however, conform to the prescribed requirements for the provision of essential services, water supply connections, drains, etc. to the satisfaction of the Commissioner.

However, the following constructions of the Government Departments do not come under the purview of operational construction for the purpose of exemption.

- a) New residential building (other than gate lodges, quarters for limited essential operational staff and the like), roads and drains in railway colonies, hospitals, clubs, institutes and schools in case of railways;
- b) A new building, new construction or new installation or any extension thereof, in case of any other services.

However, no permission shall be necessary for the following works

- i) The works carried out by the Central or State Government or any local authority required for
 - a. the maintenance or improvement of highway, road or public street, being works carried out on land within the boundaries of such highway, road or public street;
 - b. the purpose of inspecting, repairing or renewing any drains, sewers mains, pipes, cable, telephone or cables, or other apparatus including the breaking open of any street, or other land for the purpose.

Provided that, the concerned authority shall inform the local authority, in writing, one month before carrying out such development.

- ii) For the excavation (including wells) made in the ordinary course of agricultural operation.
- iii) For the construction of a road intended to give access to land solely for agricultural purpose.
- iv) For normal use of land which has been used temporarily for other purposes like marriage pandals or for festive occasions; and in case of land, normally used for one purpose and occasionally used for any other purpose, for the use of land for that other purpose on occasions.

2.4. Commencement of Work

For the purpose of this regulation, "Commencement" shall mean as under

For a building work including additions and alterations	Upto plinth level
For bridges and overhead tanks construction	Foundation and work up to the base floor/ underground floor

For underground works/	Foundation and work upto floor of underground floor.
For layout, sub-division and amalgamation	Final demarcation and provision of water bound macadam roads complete.

2.5. Procedure during Construction

2.5.1. Owner's / Developer's Responsibilities

- i) Neither granting of the development permission nor the approval of the drawings and specifications, nor the inspections, made by the Commissioner during erection of the building shall, in any way relieve the Owner / Architect / Developer / Engineer / Structural Engineer / Supervisor or any licensed technical person, of such building from full responsibility for carrying out the work in accordance with the requirements of these regulations.
- ii) Every owner shall:
 - a. Permit the Planning Authority to enter the building or premises for which the permission has been granted at any reasonable time for the purpose of enforcing these Regulations.
 - b. Submit the certificate for execution of work as per structural safety requirements and give written notice to the Planning Authority regarding completion of work .
 - c. Give written notice to the Planning Authority in case of termination of services of a Technical professional engaged by him.

2.5.2. Documents at Site

2.5.2.1. Results of test

For Multi-Storied & Special Buildings, where tests of any materials are made to ensure conformity with the requirements of these regulations, records of the test data shall be kept available for inspection during the construction of the building and for such period thereafter as may be required by the Commissioner.

2.5.2.2. Development permission

The Person to whom development permission is issued shall, during construction, keep posted in a conspicuous place, on the site in respect of which the permission is issued.

- a) A copy of the Development permissions and
- b) A copy of the approved drawings and specifications referred to in Regulation 2.3 on the site in respect of which the development permission was issued.

2.5.2.3. Display Board

Display board mentioning name of the owner, name of architects, and name of structural engineer, except for small individual plot holders.

2.5.3. Checking of Plinths, Columns upto Plinth Level

Plinth Checking- The owner shall give notice in prescribed form given in Appendix-F to the Authority after the completion of work upto plinth level with a view to enable the Authority to ensure that the work is carried out in accordance with the sanctioned plans. The Authority shall carry out inspection jointly with Architect / liasoning technical person within 7 days from the receipt of such notice and decide the application. If it is sanctioned then, the Authority shall grant such certificate as prescribed in Appendix-G.

Provided that, if the Authority has not taken decision on such application within a period as stipulated above, the permission shall be deemed to have been granted. In such circumstances, the applicant shall get the plinth checked from the registered Technical Personnel along with correctness certificate and submit it to the Authority for record. Thereafter no separate permission shall be required from the Authority for continuing of work. Such certificate shall clearly indicate the correctness of execution of plinth on site in consonance with the sanctioned plan.

2.5.4. Deviation during Construction

If during construction of a building any departure of a substantial nature from the sanctioned plans is intended by way of internal or external additions, sanction of the Authority shall be necessary. A revised plan showing the deviation shall be submitted and the procedure laid down for the original plans shall apply to all such amended plans. Any work done in contravention of the sanctioned plans, except any changes made within the internal layout of a residential or commercial unit which do not violate FSI or other regulations, without prior approval of the Municipal Commissioner shall be deemed as un-authorised. However, any changes made within the internal layout of a residential or commercial unit, which do not violate FSI or other regulations, shall not be treated as unauthorised. Such changes shall be incorporated in plan along with completion certificate.

2.6. Completion Certificate

The owner through his licensed surveyor / engineer / structural engineer / supervisor or his architect, as the case may be, who has supervised the construction, shall furnish a building completion certificate to the Commissioner in the form in Appendix E. This certificate shall be accompanied by three sets of plans of the completed development, the certificate about the operation of the lift from consultant and certificate of structural stability / compliance issued by R.C.C. consultant, wherever necessary.

In case of special buildings, the Completion Certificate shall also be accompanied with the NOC along with completion plans from Chief Fire Officer of respective Municipal Corporation.

2.7. Occupancy Certificate

The Commissioner after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans, issue an occupancy certificate in the form in Appendix F. or refuse to sanction the occupancy certificate in Appendix G within 21 days from the date of receipt of the said completion certificate, failing which the work shall be deemed to have been approved for occupation, provided the construction conforms to the sanctioned plans. One set of plans, certified by the Commissioner, shall be returned to the owner along with the occupancy certificate. Where the occupancy certificate is refused or rejected, the reasons for refusal or rejection shall be given in intimation of the rejection or the refusal. The applicant may request for Deemed Occupancy Certificate, if eligible, as above. The Municipal Commissioner shall issue the Deemed Occupancy Certificate within 15 (fifteen) days of the application.

2.8. Part Occupancy Certificate

When requested by the holder of the development permission, the Commissioner may issue a part occupancy certificate for a building or part thereof, before completion of the entire work, as per development permission, provided sufficient precautionary measures are taken by the holder to ensure public safety and health. The occupancy certificate shall be subject to the owners indemnifying the Commissioner in the form in Appendix H.

2.9. Inspection

The Commissioner shall have the power to carry out inspection of the work under the provisions of the Act, at various stages to ascertain whether the work is proceeding as per the provisions of regulations and sanctioned plan.

2.10. Unsafe Buildings

All unsafe buildings shall be considered to constitute danger to public safety and hygiene and sanitation and shall be restored by repairs or demolished or dealt with as otherwise directed by the Authority. The relevant provisions of the regulations shall apply for procedure of actions to be taken by the Commissioner for unsafe buildings.

2.11. Temporary Construction

The Commissioner may grant permission for temporary construction for a period not exceeding six months at a time, in the aggregate not exceeding for a period of one year. Such permission may be given by him for the construction of the following;

- a) Structures for protection from the rain or covering of the terraces during the monsoon only.
- b) Pandals/Shamiyanas for fairs, ceremonies, and religious function etc.:
- c) Structures for godowns / storage of construction materials within the site.
- d) Temporary site offices and watchmen chowkies within the site only during the phase of construction of the main building.
- e) Structure for exhibitions / circuses etc.
- f) Structures for storage of machinery, before installation, for factories in industrial lands within the site.
- g) Structures for ancillary works for quarrying operation in conforming zones.
- h) MAFFCO stalls, milk booths and telephone booths.
- i) Transit accommodation for persons to be rehabilitated in a new construction.
- j) Structures for educational and medical facilities within the site of the proposed building during the phase of planning and constructing the said permanent buildings.

Provided that temporary constructions for structures mentioned at (c), (d), (f), (i) and (j) may be permitted to be continued temporarily by the Commissioner but in any case not beyond completion of construction of the main structure or building, and that structure in (g) and (h) may be continued on annual renewable basis by the Commissioner beyond a period of one year. Provided further that approval of Fire Officer of the Planning Authority shall be obtained wherever necessary.

2.12. OFFENCES AND PENALTIES

Offences and penalties:- Any person who contravenes any of the provisions of these regulations / any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and appliances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall:

- (a) be guilty of an offence and upon conviction shall be punished with a fine as fixed by the Municipal Commissioner and as stipulated in Section 52 of The Maharashtra Regional and Town Planning Act, 1966;
- (b) be subject to further suitable actions including demolition of unauthorised works, as stipulated under Section 53 of The Maharashtra Regional and Town Planning Act, 1966;
- (c) in case of Licensed Engineer / Structural Engineer / Supervisor, subject to suitable action against him which may include cancellation of license and debarring him from further practice/ business for a period as decided by the Authority;
- (d) in case of registered architects, subject to action of the Council of Architecture as per the provisions of Architects Act, 1972 on the report of the Municipal Commissioner.

2.13. Revocation of Permission

- 1) Without prejudice to the powers of revocation conferred by Section 51 of the Act the Authority may, after giving the opportunity of being heard, revoke any development permission issued under these regulations where it is noticed by it that there had been any false statement or any misrepresentation of material fact in the application on the basis of which the development permission was issued and thereupon the whole work carried out in pursuance of such permission shall be treated as unauthorised.
- 2) In the ease of revocation of the permission under sub- regulation (1), no compensation shall be paid.
- 3) Further the concerned person/applicant is subject to proceedings under the Indian Penal Code for making false statement before the public Authority. However, the decision to file a case shall be done under the express permission of the Municipal Commissioner.

2.14. CLARIFICATION

If any question or dispute arises with regards to interpretation of any of these regulations, the matter shall be referred to the Government, who after considering the matter and after giving hearing to the parties, if necessary, shall give a decision on the interpretation of the provisions of these Regulations. The decision of the Government, on the interpretation of these Regulations, shall be final and binding on the concerned party or parties.

2.15. PROVISION WITH RESPECT TO NBC

Any aspect not covered in these regulation or in particular the planning, design and construction of building and its appurtenant services shall be done to the satisfaction of Municipal Commissioner for which, the NBC shall be reference document for conformity regarding the various aspect. The latest version to the NBC shall be referred at the time of enforcement of these regulations.



3. LAND USE CLASSIFICATION AND PERMISSIBLE USES

3.1. Development to Be in Conformity with the Land Use Zones

In the development plan, the areas within the Planning Authority's jurisdiction are categorized into various land use zones as mentioned in regulation no 3.2. These zones are depicted distinctly by different colours and notations on the Development Plan.

Development of any plot or premises shall necessarily be in conformity with the Zone in which it is situated or the specific use / occupancy assigned to it in the development plan.

No building or premises shall be changed or converted to a use which is not in conformity with the provisions of these Regulations.

Provided that, any lawful use of premises existing prior to the date of enforcement of these Regulations may be allowed to be continued, unless in the opinion of the Planning Authority the activity poses danger to public safety and/or life, and/or the Government in the Environment Department or organization under its control, for reasons to be recorded in writing, requires discontinuance of such activity. With additional safeguards prescribed by the Planning Authority and/or Government in the Environment Department or the Competent Authority under its control so empowered by the State Government on its behalf, the activity can be continued for a specified time or permanently.

3.1.1. Non-Conforming Uses

Any lawful non-conforming use may be allowed to be continued as per the provisions of these regulations applicable to such use except *in* Hill Top-Hill Slope Zone of Development Plan, if any.

3.1.2. Development of Lands Reserved/Designated/Allotted For Public Purposes

Where land is specially reserved, designated or allocated for a public purpose in the development plan or is set aside as public amenity site or recreational open space as per these Regulations, it shall be used for the said purpose subject to the provisions of manner of development.

3.1.3. Width of Roads in the Development Plan

Notwithstanding anything contained in the development plan or in these regulations, the Planning Authority may, from time to time, prescribe regular lines of streets of widths more than those shown in the development plan.

3.2. Land Use Classification

3.2.1. Land Use Classification

There shall be five land use zones as mentioned below:

SN	Zone	Representation	Broad Description
1	Development Zone	D	The Development Zone is where uses such as residential, commercial, institutional, etc. are permissible independently or in combination as specified in regulation no. 3.2.2.
2	Industrial Zone	I	Industrial zone is a zone where manufacturing, warehousing and logistics are permissible. Conversion of land use can be permitted as specified in Regulation no. 3.3.
3	Development Restricted Zone	DR	The Development Restricted Zone is a zone reserved for future urbanisable use where presently development of low intensity is permissible.

4	Development Prohibited Zone	DP	Development Prohibited zone is an environmentally sensitive and / or unsafe area not suitable for buildable development
5	Special Use Zone	SU	Special Use zone is zone which may be designated by the Planning Authority based on characteristics and requirements of the city. The Development Control Regulations in this zone shall be specified by the concerned corporation in conformity and spirit of these regulations.

The broad activities permitted in land uses 1 to 3 as specified in 3.2.1 shall be,

Residential, Commercial, Offices, Industrial, Educational, Medical and Health care, Recreational, Public/Semi Public, Agriculture and allied and Miscellaneous.

A matrix indicating uses permitted in each zone (1 to 5) is detailed in table no. 3.2.3-A - Land use classification, permissible uses.

3.2.2. Revised Land Use Classification

The above land use classification shall apply to the Development Plans prepared after coming in to force of these regulations. For the Development Plans sanctioned or published under relevant provisions of the Act prior to these Regulations having different Land use classification, the Land Uses shall be treated equivalent to those specified in Regulation no. 3.2.2as given in following table.

3.2.2-A - Revised Land Use Classification

S.N	Existing Land use zone	Use zone prevalent in Municipal Corporations							Revised Land use zone
		TMC	KDMC	BNCMC	MBMC	VVCMC	PMC	UMC	
1	Purely Residential zone (R-1)	✓	✓	✓	✓		✓	✓	
2	General Residential zone					✓			
3	Residential Zone								
4	Urbanisable Zone						✓		
5	Predominantly Residential								
6	Residential zone with shop line (R-2)	✓	✓	✓	✓		✓	✓	Development Zone (DZ)
7	Local Commercial (C-1)		✓	✓	✓				
8	Commercial Zone (C-1)	✓							
9	Commercial Zone						✓	✓	
10	District Commercial (C-2)		✓	✓	✓			✓	
11	Commercial Zone(C-2)	✓							
12	Public/Semi Public Zone					✓	✓		
13	Service Industries (I-1)	✓	✓	✓	✓	✓		✓	Industrial Zone (I)
14	General Industries (I-2)		✓	✓	✓	✓			
15	Industrial Zone						✓	✓	
16	Agriculture produce marketing zone						✓		
17	Loom Industry cum Residential			✓					
18	Tourism Development Zone					✓			Special Use Zone (SUZ)
19	Low Density Residential Zone					✓			
20	Special Residential zone					✓			

S.N	Existing Land use zone	Use zone prevalent in Municipal Corporations							Revised Land use zone
		TMC	KDMC	BNCMC	MBMC	VVCMC	PMC	UMC	
21	No Development Zone		√	√	√			√	
22	Green Zone					√	√		
23	Green zone -1	√							Development Restricted Zone (DRZ)
24	Green zone -2	√							
25	Plantation Zone					√			
26	Cattle shed zone					√			
27	No Development Zone					√			
28	Green Zone - 3	√							Development Prohibited Zone (DPZ)
29	Coastal Regulation Zone					√			
30	Forest Zone								

Provided that in case of land use zone of a corporation is not listed in table above, it shall be treated as development restricted zone until reclassified as per these regulations and approved by the Director, Town Planning, M.S., Pune

3.2.3. Land Use Classification, Permissible Uses

3.2.3-A - Land use classification, permissible uses

Sr. No.	Uses	Abutting road width in meters							DRZ	IZ	SUZ	Subject to condition
		DZ										
		Road below 9	9 < 12	12 < 18	18 - < 24	24 & above	NA	NA				
Residential uses												
1	Single family houses, bungalows, row houses and other such residential buildings without shops	✓	✓	✓	✓	✓	✓	✓				
2	Holiday home, farm houses, weekend houses	✓	✓	✓	✓	✓	✓	✓	✓			Holiday homes, hostels for institutions, farm houses, week-end houses all on minimum 2000 sqm plots, film shooting sites for films and television on minimum 5 ha. Sites.
3	Transit Camp tenements		✓	✓	✓	✓	✓	✓				
4	Residential buildings including apartment complexes without shops	✓	✓	✓	✓	✓	✓	✓				
5(a)	Residential buildings including apartment complexes with convenience shop line on GF and residences on upper floors		✓	✓	✓	✓	✓	✓				Convenience shops with carpet area upto 10 sqm are permissible on roads below 12m
5(b)	Residential buildings including apartment complexes with shop line having carpet area more than 20 sqm on GF and residences on upper floor			✓	✓	✓	✓	✓				
6	Service Apartments, Residential Hotels			✓	✓	✓	✓	✓				

Sr. No.	Uses	Abutting road width in meters							Subject to condition	
		Road below 9	9 < 12	12 < 18	18 < 24	24 & above	DRZ	IZ		SUZ
7	Hostels		✓	✓	✓	✓	✓	NA	NA	NA
7	Government project affected Rehabilitation sites.		✓	✓	✓	✓	✓	✓		
8	All other mixed-use buildings with at least 50% residential use		✓	✓	✓	✓	✓	✓		
Commercial uses										
1	Customary Home occupation	✓	✓	✓	✓	✓	✓	✓	✓	
2	Convenience shops		✓	✓	✓	✓	✓	✓	✓	

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Sr. No.	Uses	Abutting road width in meters							DRZ	IZ	SLZ	Subject to condition
		Road below 9	9 < 12	12 < 18	18 < 24	24 & above	DZ	DZ				
3	Vegetables, fruits, flour, fish and meat market		✓	✓	✓	✓	✓	✓	NA	NA	NA	
4	APMC				✓	✓	✓	✓	✓			
5	Parking of vehicles used as business		✓	✓	✓	✓	✓	✓	✓			
6	Lodging and Boarding houses, sanatoria, old age homes		✓	✓	✓	✓	✓					
7	Star category hotels											* Provided that residential hotels of 4 & 5 star categories may be allowed only in an independent plot and on roads of 18 m. width or more. A hotel of lower star category being also allowed with minimum separate access of 12 meter and more. Provided further that development of residential hotels of the star categories shall be permitted by the Commissioner, only after due approval from the Tourism Development Authority.
8	Mangal Karyalaya		✓	✓	✓	✓	✓	✓	✓			Min plot size as per Regulation no. 4.7.1
9	Store or shops of retail business such as departmental stores.		✓	✓	✓	✓	✓	✓				No storage or sale of combustible materials shall be permitted except with the special permission of the Commissioner.
10	Art galleries and display shops		✓	✓	✓	✓	✓					
11	Frozen food lockers, fast food and vending stalls		✓	✓	✓	✓	✓		✓			
12	Auto part stores, showrooms for motor vehicles and machinery								✓			

Sr. No.	Uses	Abutting road width in meters							DRZ	IZ	SUZ	Subject to condition
		Road below 9	9 < 12	12 < 18	18 < 24	24 & above	NA	NA				
13	Sale of used or second hand goods or merchandise (not junk, cotton waste, rags or other materials of offensive nature).		✓	✓	✓	✓	✓	NA	NA	NA		
14	Commercial halls and Exhibition halls			✓	✓	✓	✓					
15	Restaurants, eating houses, cafeteria, ice cream and milk bars		✓	✓	✓	✓	✓				Restaurants eating houses cafeteria, ice-cream and milk bars under one establishment with total area not exceeding 200 sqm shall be permitted on the ground and/or floor 1 of a building with the special permission of the Commissioner.	
16	Petrol, Diesel, CNG, LPG filling stations		✓	✓	✓	✓	✓	✓	✓		1) Subject to following conditions: Petrol filling and service stations not employing more than 9 persons on sites not more than 100 sqm with the special written permission of the Commissioner and with minimum clearance of 6m from all boundaries excepting road side for structure above and below ground and subject to all other regulations applicable to petrol filling stations. Plot shall not be within 90m from junction of roads having minimum width of 12m each. Also, plot shall not be within 90m from nearest premises of school, hospital, theatre, stadium and other places of assembly. 2) Subject to following conditions: Minimum plot size as per regulation no. 4.7.1 Plot shall be located on classified roads such as national highway, state highway etc. or other road with minimum width of 12m or more.	

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Sr. No.	Uses	Abutting road width in meters							DRZ	IZ	SUZ	Subject to condition
		DZ										
		Road below 9	9 < 12	12 < 18	18 < 24	24 & above	NA	NA				
17	Distribution and sale of LPG, coal and firewood shops		✓	✓	✓	✓	✓	✓			Independent plot Plot shall not be within 90m from junction of roads having minimum width of 12m each. Also, plot shall not be within 90m from nearest premises of school, hospital, theatre, stadium and other places of assembly.	
18	Storage of sale of kerosene not exceeding 1000 litres in groceries and approved ration shops on retail basis		✓	✓	✓	✓	✓	✓				
19	Bulk storage and sale of kerosene not exceeding 13000 liters				✓	✓	✓	✓			In separate godowns conforming to the existing regulations of Chief Controller of Explosives, Government of India provided further that the applicant shall make adequate fire fighting arrangements at his cost in his plot to the satisfaction of the Commissioner	
20	Retailing of building materials				✓	✓	✓	✓			With not more than 500 sqm area per establishment in DZ	
21	Drive - in theatre, theatres, Cinema houses, multiplexes, assembly and concert halls, dance and music studios				✓	✓	✓	✓			Minimum plot size as per Regulation no. 4.7.1	
22	Wholesale establishments				✓	✓	✓	✓			For commodities other than those prohibited by any statute or rules.	
23	Storage of furniture and household goods				✓	✓	✓	✓				

Sr. No.	Uses	Abutting road width in meters							Subject to condition		
		Road below 9	9 <= 12	12 < 18	18 < 24	24 & above	DRZ	IZ		SUZ	
24	Shopping mall or commercial complex with mix of various commercial activities				√	√	√	NA	NA	NA	
25	All other mix use building with at least 50% commercial use				√	√					
Office uses											
1	Professional offices and studios of a resident of the premises	√	√	√	√	√					Professional offices and studios of a resident of the premises and incidental to such residential use, or medical and dental practitioner's dispensaries or clinics of a resident of the building with only outpatient treatment facilities without any indoor work, each not occupying a floor area exceeding 30 sqm
2	Professional offices	√	√	√	√	√					Professional offices each not exceeding 100 sqm in area
3	Business/corporate office, trade exchange		√	√	√	√					Business offices subject to the fulfilment of parking and other requirement
4	Govt. Offices/Municipal offices	√	√	√	√	√	√	√	√	√	

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Sr. No.	Uses	Abutting road width in meters							Subject to condition		
		DZ									
		Road below 9	9 < 12	12 < 18	18 - < 24	24 & above	DRZ	IZ		SUZ	
5	Local sub-offices of Planning/Local Authority	✓	✓	✓	✓	✓	✓	NA	NA	NA	
6	Information Establishments/ITES Technology	✓	✓	✓	✓	✓	✓	✓	✓	✓	
7	All other mix use building with at least 50% office use	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Industrial uses											
1	Service industries		✓	✓	✓	✓	✓	✓	✓	✓	Service Industries shall be permitted as per Table no.

3.2.3-B - Schedule of Permissible Service Industrial Uses In Development & Industrial Zones

S. No.	Category of Industry	Maximum Permissible Power Requirement	Maximum Permissible Employment	Maximum Permissible Floor Area	Special Conditions If Any
1	2	3	4	5	6
1) Food Products					
1	Manufacture of milk and dairy products such as butter and ghee	10HP	9 persons	50 sqm	--
2	Rice huller	10 HP	9 persons	50 sqm	--
a					
b	Grain mill for production of flour	10 HP	9 persons	50 sqm	--
c	Manufacture of supari and masala grinding (in separate building)	10 HP	9 persons	50 sqm	--

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d)	Groundnut decorticator	10 HP	9 persons	50 sqm	--
e)	Baby oil expellers	10 HP	9 persons	50 sqm	--
3)	Manufacture of Bakery products with no floor above	10 HP	9 persons	57 sqm	i) Shall not be permitted under or above dwelling unit ii) Operation shall be permitted only between 8 hrs., and 20 hrs. iii) Fuel used shall be electricity or gas smokeless coal
4)	Coffee roasting and grinding	2 HP	9 persons	50 sqm	--
5)	Manufacture of Ice	45 HP	20 persons	250 sqm	--



6) a)	Sugar cane and fruit juice crushers	2 HP	9 persons	25 sqm	--
b)	Preparation and sale of eatables	2 HP	9 persons	75sqm	
II) Beverages & Tobacco					
7)	Manufacture of Bidi	No Power to be used	No Limit	250 sqm	
III) Textile and Textile Products					
8)	Handloom/ Power loom subject to a maximum of 4 looms	5 HP	9 persons	50 sqm	On independent plot
9 a)	Tailoring and button-hole making	3HP	9 persons	50 sqm	
b)	Embroidery & Marking crape laces and fringes	5 HP	9 persons	50 sqm	--
10)	Manufacture of all type of textile, garments including wearing apparel	3 HP	9 persons	50 sqm	--

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1	Manufacture of made up textile goods such as curtains mosquito nets, mattresses bedding, materials, pillow cases, textile bags etc.,	3 HP	9 persons	50 sqm	--
IV) Wood Products & Furniture					
1	Manufacture of wooden furniture and fixtures	7 HP	9 persons	50 sqm	i) Shall not be permitted under or adjoining a dwelling unit.
2					ii) Operation shall be permitted only between 8 hrs. to 20 hrs.
1	Manufactures of bamboo and cane furniture and fixtures	7 HP	9 persons	50 sqm	--
V) Paper Products & Printing					
1	Manufacture of containers and boxes from paper pulp	5 HP	9 persons	50 sqm	Manufacture with paper pulp not permitted
4					



15)	Printing and Publishing periodicals books, journals, atlases, maps envelop printing, picture post-cards embossing.	10 HP	9 persons	120 sqm	i) Shall not be permitted under or adjoining a dwelling unit ii) Operation shall be permitted between 8 hrs to 20 hrs
16)	Engraving block etching marking etc.,	10 HP	9 persons	120 sqm	iii) No restriction on power no. of employees area of hours of operation shall apply if located in building in separate plot not less than 500 sqm and if special permission of the Planning Authority is obtained. Operation shall be permitted only between

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						8 hrs to 20 hrs.
17)	Book Binding	10 HP			9 persons	120 sqm
VI) Leather Products						
18)	Manufacture of leather footwear	5 HP		9 persons	50 sqm	--
19)	Manufacture of wearing apparel like coats gloves etc.,	5 HP		9 persons	50 sqm	--
20)	Manufacture of leather consumer goods such as upholstery suitcases pocket book cigarette and key cases purses etc.	5 HP		9 persons	50 sqm	--
21)	Repair of footwear and other leather goods	5 HP		9 persons	50 sqm	--
VII) Rubber and Plastic Products						
22)	Retreading and Vulcanizing works	2 HP		9 persons	50 sqm	----



2	Manufacture of rubber balloons	2 HP	9 persons	50 sqm	---
3)				
VIII) Metal Products					
2	Tool sharpening and razor sharpening works	1 HP	9 persons	25 sqm	Operation shall be permitted only between 8 hrs. to 20 hrs.,
4)				
IX) Electrical Goods					
2	Repair of household electrical appliances such as radio set, television set, tape recorders, refrigerators, heaters, irons, shavers, vacuum cleaners, air conditioners, washing machine, electric cooking ranges, motor rewinding works etc.,	3 HP	9 persons	50 sqm	Operation shall be permitted only between 8 hrs to 20 hrs.
5)				

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Transport Equipment					
X)					
2 6) a)	Service of motor and motor cycles with no floor above	5 HP	9 persons	50 sqm	Operation shall be permitted only between 8 hrs to 20 hrs
b)	Repair of motor and motor cycles with no floor above	5 HP	9 persons	50 sqm	No spray painting permitted
c)	Battery charging and repair	5 HP	6 persons	25 sqm	--
2 7)	Repair of bicycles and cycle rickshaws	5 HP	6 persons	50 sqm	No spray painting permitted
X1) Other manufacturing and Repair Services					
2 8)	Shop for goldsmith, locksmiths, upholstery and diamond cutting and polishing, Manufacture of jewellery and related articles	3 HP	9 persons	50 sqm	Operation shall be permitted only between 8 hrs to 20 hrs.
2 9)	Repair of watch and clock jewellery	3 HP	9 persons	50 sqm	Operation shall be permitted

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						only between 8 hrs to 20 hrs
30)	Manufacture of musical instrument and its repair	No power to be used	6 persons	50 sqm		Operation shall be permitted only between 8 hrs to 20 hrs
31)	Repairs of locks, shoes, umbrellas, sewing machines, gas burners, buckets and other sundry household equipment's optical glass grinding and repairs.	3 HP	9 persons	50 sqm		Operation shall be permitted only between 8 hrs to 20 hrs
32)	Petrol filling stations	10 HP	9 persons	i) 30.5 x 16.75 m ii) 33.5 x 30.5 m		Plot size to be in line with IRC recommendations depending on with or without service bay.
33)	Laundress laundry service and cleaning	4 KW	9 persons	50 sqm		i) Cleaning and dyeing fluid shall not have

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	dyeing bleaching and dry cleaning					flash point lower than 138 F.
						ii) Operation shall be permitted between 8 hrs to 20 hrs
						iii) Machinery having dry load capacity of 20KG and above
3 4)	Photo processing laboratories, Xeroxing photo copy videotaping and their repairing	5 HP	9 persons	50 sqm	Operation shall be permitted between 8 hrs to 20 hrs	
3 5)	Ready Mix Concrete Plant	3.75 HP	9 persons	50 sqm	--	
3 6)	Non-polluting, High Tech, High Value added Electronic Industries	---	9 persons	50 sqm	--	
3 7	Establishments using power for	3 HP	9 persons	50sqm		



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Sr. No.	Uses	Abutting road width in meters							Subject to condition		
		Road below 9	9 - <12	12 - <18	18 - <24	24 & above	DRZ	IZ		SUZ	
2	General Industries										Industries shall include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated, assembled or processed, for example, assembly plants, laboratories, dry



Sr. No.	Uses	Abutting road width in meters						DRZ	IZ	SUZ	Subject to condition
		Road below 9	9-12	12-18	18-24	24 & above	NA				
	Non-hazardous, Non-polluting industries						√	√		With previous approval of Directorate of industries and NOC from Pollution Control Board.	
Educational uses											
1	All schools upto primary school	√	√	√	√	√	√	√		In independent buildings Provided that the Planning Authority may, by order, permit Montessori schools, Kindergartens or Balwadis in a part of a residential building on the ground floor or on the floor above the stilts if the area thereof is not less than 40sqm and no nuisance is likely to be caused to the residents of the building	
2	All schools upto higher secondary		√	√	√	√	√			In independent buildings	
3	Motor driving school		√	√	√	√				With permission of Commissioner	
4	Trade or other similar schools and colleges		√	√	√	√				Trade and other similar schools, not involving any danger of fire or explosion, or offensive noise, vibration, smoke, dust, odours, glare, heat or other objectionable features.	
5	Universities, large scale educational institutions			√	√	√	√	√		Large institutions on minimum 2.5 Ha plot	
6	Student hostels	√	√	√	√	√				In independent buildings	
7	Religious buildings	√	√	√	√	√	√			In independent buildings	

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Sr. No.	Uses	Abutting road width in meters							DRZ	IZ	SUZ	Subject to condition
		DZ										
		Road below 9	9 < 12	12 < 18	18 < 24	24 & above	NA	NA				
8	Public libraries	✓	✓	✓	✓	✓	✓	✓	✓	✓	Public libraries on the ground floor and floor 1 or on two consecutive floors immediately above the stilts in a building constructed on stilts.	
9	Research, experimental and testing laboratories		✓	✓	✓	✓	✓	✓	✓	✓	Research, experimental and testing laboratories not involving any danger of fire or explosion or of any obnoxious nature and located on a plot not less than 2 ha. in area, provided that the laboratory is at least 30 m. from any of the boundaries of the site and the accessory residential building located 30 m. from the laboratory.	
10	Biotechnology unit/park		✓	✓	✓	✓	✓	✓	✓	✓	As per Regulation no. 6.4	
11	All other educational buildings, research and development institutions and biotech units				✓	✓	✓	✓	✓	✓	1) Subject to following conditions: Minimum area of plot shall be 0.4 Ha Tree plantation shall be done at rate 500 trees/Ha on the remaining land excluding the built-up area and the surrounding open space/utility space. Maximum height of the building shall not exceed 15m Essential residential development for staff/officer's accommodation shall be permitted to the extent of 33% of the permissible built-up area. These uses shall be permissible within 3 km from adjoining development zone. Research and development of hazardous chemicals and explosives shall not be permissible.	
Medical and health care uses												
1	Medical and dental practitioners' dispensaries or clinics	✓	✓	✓	✓	✓	✓	✓	✓	✓	Medical and dental practitioners' dispensaries or clinics, including pathological or diagnostic clinics with a restriction of one dispensary or	

Sr. No.	Uses	Abutting road width in meters							DRZ	IZ	SUZ	Subject to condition
		Road below 9	9 < 12	12 < 18	18 - 24	24 & above	NA	NA				
2	Nursing homes, polyclinics, maternity homes and medical practitioners in different disciplines of medical sciences		√	√	√	√					clinic per building to be permitted on the ground floor, on the floor just above the stilts or on the first floor.	
3	Medical laboratories such as pathology, on independent plots		√	√	√	√					Nursing homes, polyclinics, maternity homes and medical practitioners in different disciplines of medical sciences in independent buildings or independent parts of buildings on the ground floor, floor 1 and floor 2 with separate means of access/ staircase from within the building or outside, but not within the prescribed marginal open spaces in any case, and with special permission of the MC.	
4	Correctional and institutions for mental health, children, the aged, widows, sanatoria and hospitals		√	√	√	√		√			Correctional and institutions for mental health, children, the aged, widows, sanatoria and hospitals (except veterinary hospitals) with special permission of the Commissioner, provided that those principally for contagious diseases shall be located not less than 36 m. from any boundary	
5	Veterinary hospital and kennels		√	√	√	√		√				
6	General hospitals, specialty or super specialty hospitals			√	√	√		√				
7	Medical institution attached with a hospital and or research centre			√	√	√		√				

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Sr. No.	Uses	Abutting road width in meters							DRZ	IZ	SUZ	Subject to condition
		DZ										
		Road below 9	9 < 12	12 < 18	18 < 24	24 & above	NA	NA				
Recreational uses												
1	Public or private parks, gardens, playgrounds		✓	✓	✓	✓	✓	✓	✓	✓	On independent plots, but not amusement parks.	
2	Club houses, gymkhana, swimming pool,			✓	✓	✓	✓	✓	✓	✓	On independent plots which may have an extension counter or only branch of a bank, in such club-houses or gymkhanas.	
3	Art Galleries, Aquariums & Museums			✓	✓	✓	✓	✓	✓	✓		
4	Community Halls, Welfare centres, gymnasia		✓	✓	✓	✓	✓	✓	✓	✓		
5	Golf Clubs and links, gliding facilities, temporary camps for recreation of all types			✓	✓	✓	✓	✓	✓	✓		
6	Stadia			✓	✓	✓	✓	✓	✓	✓		
7	Race tracks, shooting range			✓	✓	✓	✓	✓	✓	✓		
8	Amusement park			✓	✓	✓	✓	✓	✓	✓	Amusement park, in a plot of not less than 5 ha. in area, with recreational and amusement devices like a giant wheel, roller coaster, merry-go-round or similar rides both indoor and outdoor, ocean -park, swimming pool, magic mountain and lake, ethnic village, shops for souvenirs, toys, goods, refreshments and beverages on the following <i>conditions</i> with the special permission of the Planning Authority subject to the following :-	

Sr. No.	Uses	Abutting road width in meters							Subject to condition
		Road below 9	9 <= 12	12 <= 18	18 <= 24	24 & above	DRZ	IZ		SUZ
									<p>A. The entire land for the amusement park shall vest in a single ownership and the land shall not be sub-divided at any time.</p> <p>B. Structure for the amusement park shall not be sold at any time to any other person.</p> <p>C. The required infrastructure, like proper and adequate access to the park, water supply, sanitation, conservancy services, sewage disposal and adequate off-street parking will have to be provided and maintained by the promoters of the project at their cost and to the satisfaction of the Planning Authority</p> <p>D. The promoters of the project shall provide adequate facilities for collection and disposal of garbage at their cost, and to the satisfaction of the Planning Authority and will keep, at all times, the entire environment clean, neat and hygienic.</p> <p>E. Structures for indoor rides and ancillary activities, such as administrative offices, exhibition hall or auditorium, restaurant, open air theatre, essential staff quarters, store buildings, fast food shops, museum, souvenir and small shops, ancillary structures to swimming pool, may be permitted subject to a maximum floor space index not exceeding 0.04; i.e. FSI of 0.025 for principal activity and 0.015 for ancillary activities.</p> <p>F. Structures permitted in the amusement park (except those intended for park apparatus, entertainment such as magic mountain etc. and other equipment) should be ground floor structures, with the construction blending with the surrounding environment and landscape.</p>

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Sr. No.	Uses	Abutting road width in meters						Subject to condition			
		DZ	DRZ	IZ	SUZ						
		Road below 9	9 < 12	12 < 18	18 < 24	24 & above	NA	NA	NA	NA	<p>G. Except for minor dressing, hills and natural features, if any, shall be maintained in their natural condition and beautified with planting of trees etc.</p> <p>H. All trees already growing on the land shall be preserved to the extent possible, except that if it becomes necessary to cut any tree, the required permission of the Planning Authority should be obtained under the law. At least 5 trees per 100 sq. M. Shall be planted and grown within the area of the park.</p> <p>I. Sufficient parking facilities and ancillary facilities for cars, buses, transport vehicles etc. shall be provided on site as prescribed by and to the satisfaction of the Planning Authority.</p> <p>J. The promoters of the project will prepare a suitable layout with appropriate landscaping of the recreational and other facilities and obtain approval of the Planning Authority.</p> <p>K. No objection certificate of the Tourism Department shall be obtained</p> <p>L. The development shall be regulated according to other requirements of these and all other applicable rules and Regulations and subject to all other clearances as may be required</p> <p>M. Proper arrangements for safety, regulations of traffic approaches to the park etc. shall be made to the satisfaction of the Planning Authority and Police from the law and order and traffic aspects</p>
Public/Semi-public uses											

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Sr. No.	Uses	Abutting road width in meters							DRZ	IZ	SUZ	Subject to condition
		DZ										
		Road below 9	9-12	12-18	18-24	24 & above	NA	NA				
1	Bus shelters, Auto Rickshaw and taxi stands	✓	✓	✓	✓	✓	✓	✓	✓	NA	On independent plot	
2	Bus stations, bus depots, railway stations, taxi depots, heliparts		✓	✓	✓	✓	✓	✓	✓	NA	On independent plot	
3	Telephone exchanges, Govt. Sub office, municipal sub-offices, sub-offices the concerned electric company consulate offices, post and telegraph offices branches		✓	✓	✓	✓	✓	✓	✓	✓		
4	Police station, Fire station, civil defence warden post, first-aid post, home guards and civil defence centres		✓	✓	✓	✓	✓	✓	✓	✓		
5	Pumping stations, sewage disposal works, electrical sub-station, receiving station and water supply installations and ancillary structures		✓	✓	✓	✓	✓	✓	✓	✓		
6	Bank branches including safe deposit vaults		✓	✓	✓	✓	✓	✓	✓	✓		
7	Animal pounds								✓			
8	Slaughter houses or facilities for processing and disposal of dead animals							✓	✓		Subject to conditions prescribed by the Corporation	

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Sr. No.	Uses	Abutting road width in meters							Subject to condition			
		Road below 9	9 < 12	12 < 18	18 < 24	24 & above	DRZ	IZ		SUZ		
9	Burial grounds, cremation grounds, places of disposal of human bodies along with undertakers' premises	✓	✓	✓	✓	✓	✓	NA	✓	NA	NA	Burial grounds, cremation grounds and essential public utilities on a road having width 9 m. and above subject to the Corporation's approval.
10	Landfill sites, solid waste management, bio-gas plants, power generation from waste								✓			
11	Roads, Bridge, culverts and construction for any mode of transportation.	✓	✓	✓	✓	✓	✓		✓			
12	Institutional buildings such as spiritual, religious, social welfare or research institutions		✓	✓	✓	✓	✓		✓			In independent buildings Provided that institutional buildings with congregation areas shall not be permissible on roads below 12m
Agricultural allied uses												
1	Agriculture, horticulture and allied activities		✓	✓	✓	✓	✓		✓			
2	Poultry farming		✓	1) 2) 2)	✓	✓	2)	✓	✓			1) Poultry farming being permitted at the rate of 0.25 sqm built-up area per bird on an independent plot measuring not less than 1 ha provided that no offensive odours, dirt and/or dust are created and there is no sale of products not produced on the premises, and the accessory buildings are not located within of 9m from the boundaries or 6m. from the main buildings on the plot provided further that the above restriction on space shall not apply to any poultry kept for domestic consumption only,

Sr. No.	Uses	Abutting road width in meters							DRZ	IZ	SUZ	Subject to condition
		Road below 9	9 < 12	12 < 18	18 - < 24	24 & above	NA	NA				
3	Fish farming, fish drying, storage of boats, servicing and repair of boats and allied activities				√							2) With a limitation of keeping 20 birds per plot at the rate of 0.25sqm per bird.
4	Animal husbandry, dairy				√							Animal husbandry (except for keeping animals on a commercial scale), subject to a limit of 10 cattle per acre and providing necessary buildings, garages, pig sties, stables and storage buildings;
	cattle shed				√							Cattle sheds each keeping more than 10 animals shall be permissible only on a plot of at least 2000 sqm in area. 50% of the plot area shall be reserved for cattle grazing and provision of utilities etc. In the rest of the area cattle sheds and essential staff quarters shall be permitted
5	Forestry							√				
6	Salt manufacture from sea water							√				
	Storage and drying of fertilizers							√				
7	Small Agro based industries			√	√	√	√	√	√			Processing agricultural products like rice mills, poha factories and other rural based service industries.
Miscellaneous uses												

Sr. No.	Uses	Abutting road width in meters							DRZ	IZ	SUZ	Subject to condition
		Road below 9	9 < 12	12 < 18	18 - < 24	24 & above	NA	NA				
1	Radio broadcasting and television or film studios, sound recording and dubbing studios		✓	✓	✓	✓	✓	NA	NA	NA	Radio broadcasting, television studios, sound recording and dubbing studios in independent buildings or part of building or in independent plots, with the permission of planning authority	
2	Development of Cinema and TV film production, shooting, editing and recording studios with its ancillary and supporting users, including construction of staff quarters, rest rooms, canteens etc.		✓	✓	✓	✓	✓	✓	✓	✓	1) Provided on Independent plot 2) Provided Minimum area of plot shall be 2 Ha Ancillary uses shall be permissible to the extent of 33% of the permissible built-up area The construction shall be confined to 10% of the plot and the remaining plot (excluding areas required for parking roads etc.) shall be planted with trees at the rate 500 trees per hectare.	
3	All public utilities establishments, roads, gardens, parks and playgrounds		✓	✓	✓	✓	✓	✓	✓	✓		
4	Power generation from non-conventional sources of energy								✓			
5	Storage of liquefied petroleum gas cylinders (bottled gas)		✓	✓	✓	✓	✓				Storage of liquefied petroleum gas cylinders (bottled gas) for domestic consumption not exceeding 300 kg. in a residential building and not exceeding 8000 kg. in an independent ground floor structure (except a garage) at any one time, with the special permission of the MC and subject to compliance with statutory safety requirements	

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Sr. No.	Uses	Abutting road width in meters							DRZ	IZ	SUZ	Subject to condition
		Road below 9	9 < 12	12 < 18	18 - < 24	24 & above	NA	NA				
6	LPG godowns							NA	NA	NA	L.P. Gas Godowns would be permissible in Development Restricted Zone (DR) within municipal limits subject to the following conditions: Area of plot shall not be less than 2000 Sq.mr. The maximum permissible FSI shall be 0.20 Only ground floor structure shall be permissible It is necessary to obtain "No Objection Certificate" from Controller of Explosives and competent fire authority Condition imposed by planning authority should also be followed	
7	Quarrying of stone, murum or earth including mechanized stone crushing or stone dressing							√			Subject to Planning Authority's approval	
8	Storage of obnoxious or hazardous material							√	√		Subject to Planning Authority's approval	
9	Highway amenity users such as Transport Mall, Truck Terminus, Motels, Restaurants, service shops, transfer godowns etc.							√			Upto G+1 structures on a plot not less than 0.4 Ha in area	
10	Town Planning/ Land readjustment scheme							√			As per the provisions of Regulation no. 6.7	

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Note : 1) Accessory uses customarily incidental to any permitted principal use including storage space, upto 33% of the total floor area used for the principal use shall be permissible with approval of the Planning Authority.2) Any other use allowed in consultation with the Director, Town Planning, Maharashtra state in accordance with intent and spirit of these regulations.



3.2.3-B - Schedule of Permissible Service Industrial Uses In Development & Industrial Zones					
Sr. No.	Category of Industry	Maximum Permissible Power Requirement	Maximum Permissible Employment	Maximum Permissible Floor Area	Special Conditions If Any
1	2	3	4	5	6
I) Food Products					
1)	Manufacture of milk and dairy products such as butter and ghee	10HP	9 persons	50 sqm	--
2) a)	Rice huller	10 HP	9 persons	50 sqm	--
b)	Grain mill for production of flour	10 HP	9 persons	50 sqm	--
c)	Manufacture of supari and masala grinding (in separate building)	10 HP	9 persons	50 sqm	--
d)	Groundnut decorticator	10 HP	9 persons	50 sqm	--
e)	Baby oil expellers	10 HP	9 persons	50 sqm	--
3)	Manufacture of Bakery products with no floor above	10 HP	9 persons	57 sqm	i) Shall not be permitted under or above dwelling unit ii) Operation shall be permitted only between 8 hrs., and 20 hrs. iii) Fuel used shall be electricity gas or smokeless coal
4)	Coffee curing roasting and grinding	2 HP	9 persons	50 sqm	--
5)	Manufacture of Ice	45 HP	20 persons	250 sqm	--
6) a)	Sugar cane and fruit juice crushers	2 HP	9 persons	25 sqm	--
b)	Preparation and sale of eatables	2 HP	9 persons	75sqm	
II) Beverages & Tobacco					
7)	Manufacture of Bidi	No Power to be used	No Limit	250 sqm	

III) Textile and Textile Products					
8)	Handloom/ Power loom subject to a maximum of 4 looms	5 HP	9 persons	50 sqm	On independent plot
9a)	Tailoring and button-hole making	3HP	9 persons	50 sqm	
b)	Embroidery & Marking crape laces and fringes	5 HP	9 persons	50 sqm	--
10)	Manufacture of all type of textile, garments including wearing apparel	3 HP	9 persons	50 sqm	--
11)	Manufacture of made up textile goods such as curtains mosquito nets, mattresses bedding, materials, pillow cases, textile bags etc.,	3 HP	9 persons	50 sqm	--
IV) Wood Products & Furniture					
12)	Manufacture of wooden furniture and fixtures	7 HP	9 persons	50 sqm	i) Shall not be permitted under or adjoining a dwelling unit. ii) Operation shall be permitted only between 8 hrs. to 20 hrs.
13)	Manufactures of bamboo and cane furniture and fixtures	7 HP	9 persons	50 sqm	--
V) Paper Products & Printing					
14)	Manufacture of containers and boxes from paper pulp	5 HP	9 persons	50 sqm	Manufacture with paper pulp not permitted
15)	Printing and Publishing periodicals books, journals, atlases, maps envelop printing, picture post-cards embossing.	10 HP	9 persons	120 sqm	i) Shall not be permitted under or adjoining a dwelling unit ii) Operation shall be permitted between 8 hrs to 20 hrs iii) No restriction on power no. of employees area of hours of operation shall apply if located in building in separate plot not less than 500 sqm and if special

					permission of the Planning Authority is obtained.
16)	Engraving etching block marking etc.,	10 HP	9 persons	120 sq.m	Operation shall be permitted only between 8 hrs to 20 hrs.
17)	Book Binding	10 HP	9 persons	120 sqm	
VI) Leather Products					
18)	Manufacture of leather footwear	5 HP	9 persons	50 sqm	--
19)	Manufacture of wearing apparel like coats gloves etc.,	5 HP	9 persons	50 sqm	--
20)	Manufacture of leather consumer goods such as upholstery suitcases pocket book cigarette and key cases purees etc.	5 HP	9 persons	50 sqm	--
21)	Repair of footwear and other leather goods	5 HP	9 persons	50 sqm	--
VII) Rubber and Plastic Products					
22)	Retreading and Vulcanizing works	2 HP	9 persons	50 sqm	---
23)	Manufacture of rubber balloons	2 HP	9 persons	50 sqm	---
VIII) Metal Products					
24	Tool sharpening and razor sharpening works	1 HP	9 persons	25 sqm	Operation shall be permitted only between 8 hrs. to 20 hrs.,
IX) Electrical Goods					
25)	Repair of household electrical appliances such as radio set, television set, tape recorders, refrigerators, heaters, irons, shavers, vacuum cleaners, air conditioners, washing machine, electric cooking ranges, motor rewinding works etc.,	3 HP	9 persons	50 sqm	Operation shall be permitted only between 8 hrs to 20 hrs.

X)	Transport Equipment				
26) a)	Service of motor vehicles and motor cycles with no floor above	5 HP	9 persons	50 sqm	Operation shall be permitted only between 8 hrs to 20 hrs
b)	Repair of motor vehicles and motor cycles with no floor above	5 HP	9 persons	50 sqm	No spray painting permitted
c)	Battery charging and repair	5 HP	6 persons	25 sqm	--
27)	Repair of bicycles and cycle rickshaws	5 HP	6 persons	50 sqm	No spray painting permitted
XI) Other manufacturing and Repair Services					
28)	Shop for goldsmith, locksmiths, upholstery and diamond cutting and polishing, Manufacture of jewellery and related articles	3 HP	9 persons	50 sqm	Operation shall be permitted only between 8 hrs to 20 hrs.
29)	Repair of watch clock and jewellery	3 HP	9 persons	50 sqm	Operation shall be permitted only between 8 hrs to 20 hrs
30)	Manufacture of musical instrument and its repair	No power to be used	6 persons	50 sqm	Operation shall be permitted only between 8 hrs to 20 hrs
31)	Repairs of locks, shoes, umbrellas, sewing machines, gas burners, buckets and other sundry household equipment's optical glass grinding and repairs.	3 HP	9 persons	50 sqm	Operation shall be permitted only between 8 hrs to 20 hrs
32)	Petrol filling stations	10 HP	9 persons	i) 30.5 x 16.75 m ii) 33.5 x 30.5 m	Plot size to be in line with IRC recommendations depending on with or without service bay.
33)	Laundress laundry service and cleaning dyeing bleaching and dry cleaning	4 KW	9 persons	50 sqm	i) Cleaning and dyeing fluid shall not have flash point lower than 138 F. ii) Operation shall be permitted between 8 hrs to 20 hrs iii) Machinery having dry load capacity of 20KG and above

34)	Photo processing laboratories, Xeroxing photo copy videotaping and their repairing	5 HP	9 persons	50 sqm	Operation shall be permitted between 8 hrs to 20 hrs
35)	Ready Mix Concrete Plant	3.75 HP	9 persons	50 sqm	--
36)	Non-polluting, High Tech, High Value added Electronic Industries	---	9 persons	50 sqm	--
37	Establishments using power for sealing tin, packages etc.	3 HP	9 persons	50sqm	
	Repair, cleaning shops and analytical, experimental or testing laboratories in the industrial activity but not including cleaning and dyeing establishments using cleaning or dyeing fluid having a flash point lower than 60 degree C and machines with dry load capacity of 30 kg for any establishment carrying on activities that are noxious or vibration or other requirement of such establishment	10 HP	15 persons	---	

3.3. Uses Permissible In Proposed Reservations-

The uses permissible in reserved sites shall be conforming to the use for which it is reserved unless otherwise specified. Such uses may also be permitted in existing sites. The required parking, public toilets and separate place for garbage bins shall also be provided in the reserved site itself. Combination of uses as mentioned below may be permissible even if the reservation is for a specific purpose.

a) Playground In playground reservation, minimum 90% area shall be kept open for open play activities. In remaining 10% of area, covered swimming pool & allied construction, gymnasium, covered badminton court, pavilion, (with or without shops, offices beneath), watchman quarter, small restaurant or food stalls to the extent of 20 sq.m. (for every 4000 sq.m. reservation area) may be permitted. The maximum FSI permissible shall be 0.15.

b) Stadium - In addition to the uses permissible in playground mentioned above, shops below the spectators' tiered gallery.

Note: The FSI permissible for (a) & (b) above shall be 0.15 and 0.25 respectively.

c) Garden - In addition to the main use of garden, open swimming pool & allied construction, aquarium, water tank, booking counter, rain water harvesting system, gardener / watchman quarter, small restaurant or food stalls to the extent of 20 sqm Total FSI used for such constructions shall not exceed 10% of the garden area.

d) Weekly Market - Weekly vegetable market with open ottas, cattle market and ancillary petty convenience shops.

e) Vegetable Market - Open or covered ottas along with petty convenient shops, fruit stalls.

f) Shopping Centre / Market - Shopping, Vegetable market, departmental stores, offices, banks / community hall on upper floors.

g) Town-hall - Town hall, exhibition hall, art gallery, meeting / conference hall, library, small restaurant to the extent of 20 sqm

h) Drama Theatre / Natyagriha - Drama theatre / natyagriha, art gallery, exhibition hall, library, small restaurant to the extent of 20 sqm, allied users such as guest rooms for the artists.

i) Cultural Hall - Cultural hall, marriage hall, socio-cultural activities, art gallery, exhibition hall, performing arts activities, small restaurant to the extent of 20 sqm, allied users such as guest rooms, yoga centre.

j) Primary School - Primary & pre-primary schools and allied activities.

k) Secondary / High School - Junior college, secondary / high school and primary- pre-primary school & allied activities.

l) Library - In addition to library reading room, AV room

m) Health Centre / Hospital / Maternity Home / Dispensary – Any sort of medical facilities along with ancillary construction such as staff quarters, chemist shop, etc. and restaurant, ATM, PCO, cyber café of not more than 20 sqm. each. Staff quarters and sleeping accommodation for guests not more than 15% of total built-up area in case of bigger hospitals of built up area not less than 2000 sqm may be permissible.

n) Truck Terminus - In addition to minimum 60% area for parking of trucks other ancillary uses such as restaurant, hotel, motel, lodging facility for drivers, auto repair centre, auto service centre, shops for auto spare parts, shops for daily needs, ATM, PCO, primary health centre / first aid centre, provision for loading-unloading shall be allowed on remaining area.

O) S.T. Stand and commercial uses – Additional FSI of 0.50 over and above the basic permissible FSI shall be permissible. Out of total FSI, maximum 1.00 FSI shall be allowed to be developed for commercial use and remaining FSI shall be for the self-principal use. Appropriate land shall be kept open for parking of buses, movement of buses and passengers.

Note:-

- 1) The basic FSI for above uses shall be 1.10 on the gross area of reservation, if not specified.
- 2) Other reservations - The reservations which have not appeared in the above list, may be allowed to be permitted to be developed for the compatible uses with the approval of the Director of Town Planning, Maharashtra State, Pune, provided that such other use shall not exceed 40% of the reserved area.

3.4. Regulations for Permitting Uses as Per Development Zone in Industrial Zone (I To D Policy)

- a) With previous approval of Municipal Commissioner in consultation with the Divisional Head of concerned division of the Town Planning Directorate and on such conditions as deemed appropriate by him, the existing or newly built-up area of Industrial unit, in the Industrial zone may be permitted to be utilised for residential or commercial purposes, subject to other stipulations of these Regulations.
- b) With the previous approval of the Municipal Commissioner, in consultation with the Divisional Head of Town Planning Directorate, the lands in the Industrial zone including lands in industrial zone in Town Planning Scheme area, may be permitted to be utilised for any of the permissible users in the Development zone, subject to the following conditions :
 - i) Out of the total area proposed to be utilised for residential development, 20% of the basic FSI shall be built for residential tenements having built up area 30 sq.m and upto 50 sqm or in the plotted development, 20 % area shall be of plots upto 150 sqm.
 - i) While allowing such conversion minimum 25 % built up area shall be used for offices and commercial purpose.
 - ii) The provision of inclusive housing as mentioned in these regulations shall not be applicable while allowing such conversion.
 - iii) Such user shall be allowed only on payments of Premium at the rate 20 % of the land value of developed lands arrived as per Annual Statement of Rates (without considering the guidelines therein) of the respective year.
 - iv) In respect of industries which are not in operation, the Residential/ Commercial user shall not be permitted unless NOC from Labour Commissioner, Maharashtra State, Mumbai stating that all legal dues have been paid to the workers or satisfactory arrangement between management and workers have been made, is obtained. However, in respect of any open land in the

Industrial Zone where industry never existed, NOC from Labour Commissioner shall not be required.

- v) In the layout or sub-division of such land measuring upto 2 Ha., 10% land for public utilities and amenities, like electric sub-station, bus-station, sub-post office, police out-post and such other amenities/utilities as may be considered necessary shall be provided.
- vi) In such layout or sub division each more than 5Ha. in area, 25% land for public utilities and amenities like electric, sub-station, bus-station, sub-post office, police out post, garden, playground, school dispensary and such other amenities shall be provided.
- vii) With the special written permission of the Municipal Commissioner, the land having area up to 0.20 hectare in size which is allocated for industrial use may be permitted to be used for Residential purpose or any other permissible users in Development Zone, provided that, in such case the owner / developer shall require to provide either 10% amenity space in the form of open land or 5% built up space in the proposed construction at appropriate location, preferably on ground floor. TDR as per regulation containing provisions of TDR, shall be permissible, for such amenity.
- viii) The land under public utility / amenity shall be handed over to the Planning Authority in lieu of FSI / TDR with proper access and basic land development. These areas shall be in addition to the recreational space as required to be provided under these regulations.
 Provided that, at least 50% of total land provided for public amenity/ utility space shall be earmarked for unbuildable purposes such as garden, recreational ground, etc.
 Provided also that irrespective of land use zone, where the provisions of Development Control Regulations provide for amenity space in development zone then Amenity Space which is more shall only be provided.
- ix) In industrial zone on which Residential/ Commercial permission is granted is deemed to be converted into Residential/ Commercial zone to the extent of that area, after issuance of full and final occupation certificate to the project.
- c) The required segregating distance between Industrial Zone and the area over which Residential use is permitted under this regulation, shall be provided within such land intended to be used for residential or commercial purpose.
- d) Such residential or commercial development shall be allowed within the permissible FSI of the Development Zone.
- e) Provision for Amenity Spaces shall be considered to be reservations in the Development Plan, excluding Development Plan roads/ road widening and Transferable Development Rights against such amenity as per Part 12 may be given or FSI of the same equivalent to the TDR quantum shall be available for utilisation on the remaining land. Moreover, the owner shall be entitled to develop remaining land with permissible TDR potential including the land under amenity space subject to maximum permissible limit of FSI (Maximum Building Potential) as mentioned in Regulation No.5.2.

Provided that.

- i) Residential/Commercial user may be allowed on the part area of the land holding subject to the condition that total area of the entire land holding shall be considered for deciding the percentage of the land to be reserved for public amenity/ utility spaces, as per these regulations.
- ii) If Development Plan Reservations (excluding DP Road/Road widening) are in the land under I to D conversions, then such reservation may be adjusted in amenity space as mention in following manner.
 - a) If the area under development plan reservation is less than the required area of public amenity space as per the said regulation, then only the difference between the areas shall be provided for public amenity spaces.

- b) If the area under development plan reservation is more than the required area of public amenity spaces as per the said regulation, then the area for public amenity spaces shall be provided equal to Development Plan reservation area.

4. GENERAL LAND SUBDIVISION REQUIREMENTS

4.1. Requirements of Site

No piece of land shall be used as a site for the construction of building,

- i) If the Authority considers that the site is insanitary or that it is dangerous to construct a building on it;
- ii) If the site is within a distance of **6 m.** from the edge of water mark of a minor water course (like nallah) and 15 m. from the edge of water mark of a major water course (like river, water body) shown on Development Plan or village/city survey map or otherwise.

Provided that where a minor water course passes through a low lying land without any well-defined banks, the owner of the property may be permitted by the Commissioner to restrict and or to re-align within the same land along with cross section as determined by the Commissioner without changing the position of the inlet and outlet of the water course. In such case marginal open space shall be atleast 4.50 m from the edge of the trained nallah.

- iii) If the site is hilly and having gradient more than 1:5.
- iv) if the site is not drained properly or is incapable of being well drained;
- v) If the owner of the building has not proposed appropriate measures required to safeguard the construction from constantly getting damp to the satisfaction of the Planning Authority.
- vi) If the building is for assembly uses, for cinemas and theatres as well as for public worship which has not been previously approved by the Commissioner ;
- vii) In case the building is proposed on any area filled up with carcasses, excreta, filth and offensive matter, then certificate from the Commissioner to the effect that it is safe from the health and sanitary point of view, to be built upon is required.
- viii) If the use of the site is for the purpose, which in the opinion of the Authority will be a source of annoyance to the health and comfort of the inhabitants of the neighbourhood:
- ix) If the plot has not been approved as a building site by the Commissioner.
- x) if the proposed occupancy of the building on the site does not conform to the land use proposals in the development plans or Zoning Regulations,
- xi) If the level of the site is less than prescribed datum level depending on topography and drainage aspects.
- xii) If it doesn't derive access from an authorized street/means of access of adequate width as described in these Regulations,
- xiii) If it is within the river/lake boundary and blue flood line of the river (prohibitive zone).
- xiv) If the site is within the boundary of Coastal Regulation Zone, provisions of CRZ Notification Dt. 06/01/2011 as amended time to time shall apply.
- xv) If the site is not developable by virtue of restrictions imposed under any law or guidelines of any Government Department.

4.1.1. Distance of Site from Electric Lines

No structure including verandah or balcony shall be allowed to be erected or re-erected or any additions or alterations made to a building on a site within the distance quoted in Table No. 4.1.1(A) above in accordance with the prevailing Indian Electricity Rules and its amendments from time to time between the building and any overhead electric supply line.

4.1.1-A - Distance of site from Electric Lines

Voltage Lines	Vertical (Meters)	Horizontal (Meters)
Low and medium voltage Lines	2.50	1.20
High voltage lines up to and including 33,	3.70	2.00
Extra High voltage lines beyond 33,000 V	3.70 (Plus 0.3 m. for every additional 33,000 V or part thereof)	2.00
Note- The minimum clearance specified above shall be measured from maximum sag for vertical clearance and from maximum deflection due to wind pressure for horizontal clearance.		

4.1.2. Construction within Blue and Red Flood Line –

- i) Area between the river bank and blue flood line (Flood line towards the river bank) shall be prohibited zone for any construction except parking, open vegetable market with otta type Construction, garden, open space, cremation and burial ground, public toilet or like uses, provided the land is feasible for utilization.
- ii) Redevelopment of the existing authorised properties within river bank and blue flood line may be permitted at a height of 0.45 m. above red flood line level.
- iii) Area between blue flood line and red flood line shall be restrictive zone for the purposes of construction. The construction within this area may be permitted at a height of 0.45 m. above the red flood line level.

If the area between the river bank and blue flood line forms the part of the entire plot in Development Zone, then, FSI of such part of land may be allowed to be utilised on the remaining land.

4.1.3. Development within 30 M. From Railway Boundary

For any construction within 30 m. from railway boundary, No Objection Certificate from Railway Authority shall be necessary.

4.1.4. Environmental Clearance

Environmental clearance certificate shall be submitted for the project as may be prescribed by the Ministry of Environment from time to time.

4.1.5. Development along Highways / Classified Roads

The development along the highways shall be subject to the provisions of State Highways Act, 1965 and National Highway Act, 1956 and orders issued by Public Works Department in this regards, from time to time. A service road of 12 m. wide shall be provided along State and National Highways on both sides.

4.1.6. Development in the vicinity of Jail Premises.

The developments within 150 mtr from the Jail premises may be permitted with prior consent of the Standing Advisory Committee constituted in this regard vide government order no.UOR-81-2013-UD-11. Dated 4 December, 2013 and as per the provisions of jail manual amended from time to time.

4.1.7. Distances from land fill sites.

For any residential development, segregating distance from the land fill site shall be observed as specified under Solid Waste Management Rules in force from time to time

4.2. Means of Access

Every plot / building whether existing or proposed, shall have means of access as required in these Regulations.

Every person who intends to erects a building shall not at any time erect or cause or permit to erect or erect any building which in any way encroaches upon or diminishes the area set apart as means of access.

4.2.1. Width of Means of Access

- A. **For Residential Development** -The plots shall abut on a public means of access like street / road. Minimum width of access / layout road / internal road in any development proposal / subdivision / group housing shall be as given in Table No.4.2.1 (A)

4.2.1-A- Means of Access for Residential Development

Sr. no.	Length of Mean of Access in meters	Minimum Width of Means of Access in meters
i	Upto 150	9.00
ii	Above 150 and upto300	12.00
iii	Above 300	15.00

- B. **For Other than Residential Development** -The minimum width of access / layout road / internal road in any development proposal other than residential (for commercial/industrial use) shall be as given in Table No.4.2.1 (B)

4.2.1-B - Means of Access for non-residential Development

Sr. no.	Length of Mean of Access in m.	Width of Means of Access in m.
i	Upto 75	12
ii	75 to 150	15
iii	Above 150	18 or more

Note -The means of access shall be clear of required marginal open spaces from the existing building line. In no case, development on plots shall be permitted unless it is accessible by the authorized public street existing prior to coming in to force of these Regulations or road from the layout sanctioned prior to these Regulations.

- C. **Group Housing Scheme** :In case of group housing schemes minimum width of internal means of access shall be as under

4.2.1-C - Means of Access for Group Housing Scheme

Sr.no.	Length of Mean of Access in m.	Width of Means of Access in m.
i	Upto 150	7.50
ii	Above 150 and upto300	9.00
iii	Above 300and upto 600	12.00
iv	Above 600	15.00

D. Pathways:

A pedestrian approach to the buildings from road / street / internal means of access wherever necessary, shall be through paved pathway of width not less than 2.0 m., 3.0 & 4.5m. provided its length measured from exit way of the building is not more than 20 m. 40 m and 60m respectively from the means of access. If the length is more than 60m., then width of the road as provided under regulation no.4.1.9 shall be necessary. This provision shall also apply to group housing scheme or layout of building for other uses.

4.2.2. Other Specification Related To Means of Access

- The length of means of access shall be determined by the distance from the farthest plot (building) to the public street. The length of the subsidiary access way shall be measured from the point of its origin to the next wider road on which it meets.
- In the interest of general development of an area, the Commissioner may require the means of access to be of larger width than that required under Regulation No. 4.2

- iii) In case where a private passage is unrestrictedly used by public for more than 10 years as a means of access of width not less than 9 m. to a numbers of plots, the Commissioner may take steps including improvement under, the provision of relevant Act to declare it as a public street.
- iv) In case of plots facing street / means of access less than 9 m. in width, the plot boundary shall be shifted to be away by 4.5 m. from the centre line of the street/ means of access to give rise to a new street / means of access of width of 9 m. clear from the structural projections.
- v) Means of access shall be levelled, metalled, flagged, paved, sewered, drained, channelled, lighted, laid with water supply line and provided with trees for shade (wherever necessary) to the satisfaction of the Planning Authority, free of encroachment and shall be maintained in a condition to the satisfaction of the Commissioner.
- vi) If any private street or any other means of access to a building is not constructed & maintained as specified above, the Planning Authority may by written notice require the owner or owners of the several premises fronting or adjoining the said street or other means of access or abutting thereon or to which access is obtained through such street or other means of access or which shall benefit by works executed to carry out any or more of the aforesaid requirements in such manner and within such time as the Planning Authority shall direct. If the owner or owners fail to comply with this direction, the Planning Authority may arrange for its execution and recover the expenses incurred from the owner/ owners.
- vii) Access from the Highways/ classified roads: Generally the plot / building along Highway and classified roads shall derive access from service road. However, highway amenities like petrol pump; hotel etc. may have an access direct from Highways and such other roads having a width of 30 m. or more subject to the provisions of State Highways Act, 1965 and National Highway Act 1956. Provided that in suitable cases, the Planning Authority may suspend the operation of this rule till service roads are provided.

4.2.3. Additional Provisions of Means of Access to High Rise/Special Buildings-

- i) The width of the main street on which the plot abuts shall not be less than 12 m. and one end of this street shall join another street of width not less than 12 m. in width .
- ii) The open spaces on its all sides of buildings shall be 6 m. width or as per Regulation No.5.1.2 whichever is more and the layout for the same shall be approved in consultation with the Fire Officer, Fire Brigade Authority and the same shall be of hard surface capable of taking the weight of fire engine. The said open space shall be kept free of obstructions and shall be motorable.
- iii) Main entrances to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 4.5 m. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire service vehicles. If main entrance at boundary wall is built over, the minimum clearance shall be 4.5 m.

4.2.4. Land Locked Plot

In case of a plot surrounded on all sides by other plots i.e. a land locked plot which has no access to any street or road, the commissioner may require access through an adjoining plot or plots which shall, as far as possible be nearest to the street or road, to the land locked plot. at the cost of owner of the land-locked plot and such other conditions as the Commissioner may specify.

4.3. Regulations for Land Sub-division and Layout

Layout or Sub-division proposal shall be submitted for the following:

- i) When more than one building except for accessory buildings in case of residential building is proposed on any land, the owner of the land shall submit proposal for proper layout of building or sub-division of his entire contiguous holding.

- ii) When development and/or redevelopment of any tract of land which includes division and sub-division or amalgamation of plots for various land uses within a colony
- iii) When group housing scheme or campus /cluster planning of any use is proposed.

In case of land subdivision or layout, tentative layout shall be recommended for demarcation at first instance. After having demarcated the layout by the Land Records Department, the owner shall submit the demarcated layout for final approval to the Authority and the Authority shall examine the provision laid down in these regulation and grant final approval, if it is in accordance with the layout recommended for demarcation.

4.3.1. Roads / Streets in Land Sub-Division or Layout.

- i) The width of roads/ streets/ public and internal access including pathway shall conform to provisions of Regulation No. 4.2
- ii) In addition to the provisions of Regulation No 4.2 Cul-de-sacs giving access to plots extending upto 150 m. normally and 275 m. maximum with an additional turning space at 150 m. may be allowed only in residential area, provided that Cul-de-sacs would be permissible only on straight roads and further provided that cul-de-sacs end shall be higher in level than the level of starting point. The turning space, in any case shall be not less than 81 sq. m. in area with no dimension being less than 9 m.

4.3.2. Intersection of Roads:

- i) At junctions of roads meeting at right angles, the rounding off at the intersection shall be done unless otherwise directed by the Commissioner, with the tangent length from the point of intersection to the curve being $1/2$ the road width across the direction of tangent as given in fig 1. The building shall also set back at required marginal distance from this rounding off.

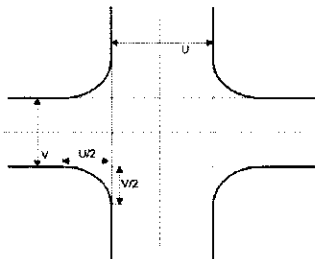


Fig. 1- Rounding off intersections at junctions

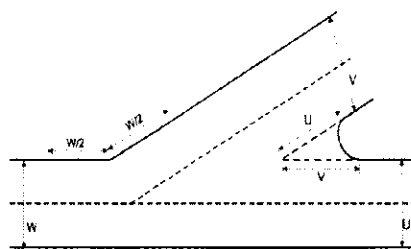


Fig.2. - Rounding off intersection at junctions.

- ii) For junctions of road meetings at less than 60 degree, the rounding off or cut or similar treatment shall have tangent length of U and V from the intersections point as shown in fig 2. The tangent length at obtuse angle junction shall be equal to half the width of the road from which the vehicle enters as shown in fig 2. Provided however that, the radius for the junction rounding shall not be less than 6 m.

- iii) While granting the development permission for land sub-division or group housing/campus planning, it shall be necessary to coordinate the roads in the adjoining lands.
- iv) Whenever called upon by the Commissioner to do so, areas under roads shall be handed over to the Planning Authority by way of deed after development of the same for which nominal amount of Re 1/- shall be paid by the Planning Authority.

4.4. Recreational Open Spaces

4.4.1. Area Requirement

In any layout or subdivision or any development of land, after deducting D.P. road and reservation area, amenity space required if any, a land shall be earmarked for recreational open space as per the table no. 4.4.1(A). As far as possible the recreational open space shall be provided in one place. In case of land admeasuring more than 5000 sqm., recreational open space may be allowed to be left at different locations in the same layout.

4.4.1-A - Area under Recreational Open Space

Area of plot in sqm	% Recreational space
Less than 1000	0
1000 to less than 4000	10%
4000 to less than 10000	15%
More than 10000	20%

Provided that,

- i) No such open space shall be necessary in case of (layout or subdivision) the plot is from already sanctioned layout by the Planning Authority where the requisite recreational open space has already been provided in the sanctioned layout.
- ii) In case of development of land for educational purpose, 40% of the gross area (or as decided by the Government from time to time) shall be earmarked for playground which shall be inclusive of 10% recreational open space. Notwithstanding anything contained in this rule, the shape and location of such open space shall be such that it can be properly utilized as playground.
- iii) Provided further that no such open space shall be necessary for development of the reservations proposed in the development plans for the purpose other than residential.
- iv) The owner shall have to give an undertaking that the recreational open space shall be for the common use of all the residents or occupants of the layout / building unit.
- v) On sanction of the development permission, the recreational open space shall vest with the planning authority. The planning authority may hand over such recreational open space to the owner/society/developer for the maintenance and development with the conditions as the Commissioner may deem fit. The recreational open space shall not be sold to any other person and it shall not be put to any other user except for the common use of residents / occupants. In case of group housing scheme, if the developer/owner intend to develop such recreational open space for bonafide use of resident, then the Commissioner may allow the same while granting the development permission. If the authority is convinced that there is misuse of open spaces, in such case the authority shall take over the land of recreational open space.
- vi) No permission shall be granted to delete / reduce area of recreational open spaces of the existing sanctioned layout / subdivision. However, while revising the layout, such recreational open space may be rearranged without reduction in area subject to minimum prescribed area under these Regulations with the consent of plot / tenement holders / co-owners; but such revision of recreational open space area shall ordinarily not be allowed after a period of 4 years from the first sanction.
- vii) The recreational open spaces shall be exclusive of roads, streets, means of accesses, internal roads, designations, roads and areas for road widening or reservations in development plan

viii) No such recreational open spaces shall admeasure less than 100 sq. m.

4.4.2. Minimum Dimensions

- i) The minimum dimensions of such recreational open space shall be not less than 10m. and if the average width of such recreational open space is less than 20m., the length thereof shall not exceed 2 ½ times the average width.
- ii) Such recreational open space shall also be necessary for group housing scheme or campus/ cluster planning for any use / zone.
- iii) The maximum permissible built up area shall be 15 % of recreational open space, out of which 10% built up area shall be allowed on ground floor and remaining 5% can be permitted on 1st floor.
- iv) The built-up area permissible under sub-regulation no. iii) shall be counted in computation of FSI.
- v) The structures used for the purpose of pavilion, gymnasium, fitness centre, club house, vipashyana and yoga centre, crèche, kindergarten, library, water tank (underground or elevated), electric sub-station, generator set, pump houses, garbage treatment, public health outpost, centre or other structures for the purpose of sports and recreational activities (indoor or outdoor stadiums, etc. as per availability of area), swimming pool may be permitted.
- vi) The proposal for the construction of permissible structures as above shall come as a proposal from the owner/s, owners' society / societies or federation of owners' societies and shall be meant for the beneficial use of the owners / members of such society / societies / federation of societies. The owners' society / societies, the federation of the owners' societies shall submit to the Commissioner, a registered undertaking agreeing to these conditions while obtaining permission for the above said construction
- vii) The area of the recreational open space shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a playground.
- viii) Every plot meant for a recreational open space shall have an independent means of access, unless it is approachable directly from every building in the layout.

4.5. Amenity Space

4.5.1. Amenity Space in Development Zone

- i) In layout or subdivision or any development of land admeasuring 4000 sqm. and more, after deducting D.P. road and reservation area if any, 15% of the area of land under subdivision shall be earmarked as Amenity Space which shall as far as possible be provided in one place.
- ii) Provided that in case of permitting residential / commercial use in Industrial Zone (I to D) under Regulation No.3.4, the required amenity space as stipulated in Regulation No.3.4 (b)(ix) shall be provided.

4.5.2. Amenity Space in Industrial Zone

In layout or subdivision or any development of land for industrial purpose, admeasuring 8000 sqm. and more, after deducting D.P. road and reservation area, if any, 5% of the area of land under subdivision shall be earmarked as Amenity Space which shall as far as possible be provided in one place.

Provided that, such amenity space shall not be required in case of conversion from Industrial to Residential under Regulation No.3.4 and amenity space as required under Regulation No.3.4 only will have to be provided.

4.5.3. Development of Amenity Space

Development of amenity space may be carried out by the Authority, or the owner may be allowed to develop the same, if permitted by the Municipal Commissioner, for the amenities as per the priorities, as may be decided by him for the particular amenity, subject to following-

- i) If the Municipal Commissioner **is of the opinion** that the amenity space is required for Playground, Garden, Park, **Municipal** Primary School, **Municipal** High School, **Municipal** Hospital, **Municipal** Dispensary, Fire Brigade Station, Police Station, Electric Sub-station and like other services, then,

such amenity space shall be handed over to the Municipal Corporation & Municipal Corporation shall develop the same.

- ii) If the Municipal Commissioner **is sure** that the amenity space is not required for above mentioned purposes then on satisfying with the proposal in public interest, he may allow the owner to develop the same for the amenities mentioned in this regulation. However, building plan for development of such amenity shall be got approved along with the regular proposal of development on the land and the development of such amenity shall be carried out ahead of development on owner's land. At any point of time, if it is observed that there is breach of condition, the development permission of the entire land shall be revoked by the Municipal Commissioner. The agreement to that effect shall be executed and also condition to that effect shall be incorporated in commencement letter.
- iii) After construction of the amenity, it shall be the responsibility of the owner to maintain the amenity and make it available for the use by the public, on reasonable charges, wherever necessary, to be decided by the Municipal Commissioner. This shall be the part of agreement to be executed between the Municipal Commissioner and the owner.
- iv) Wherever, after construction of amenity, it is to be handed over to the Municipal Corporation as per agreement, then the owner shall be entitled for the further TDR as mentioned in Regulation No.12.2. However, if such amenity constructed by the land owner is maintained by him, without handing it over to the Corporation, in that case no further FSI / TDR for such amenity space shall be entitled.
- v) Any other use not mentioned in these regulations may be allowed to be developed by the Municipal Commissioner, in consultation with the Joint Director, Town Planning, Konkan Division.

4.5.4. Construction in Amenity Space

The construction of buildable uses in above amenity space at 4.5.2 and at 4.5.2 shall be allowed with base FSI as mentioned in regulation no. 5.2 with maximum building height of 24 meter. The side margins, parking and other stipulations shall be as per the regulations mentioned in this DCR.

4.5.5. FSI/TDR for Amenity Space

- i) This amenity space shall be deemed to be a reservation in development plan and Floor Space Index (FSI) in lieu thereof may be made available in-situ (on remaining land). The calculation of this in-situ FSI shall be shown on the layout / building plan. If the owner desires to have TDR against it, instead of in-situ FSI, then he may be awarded TDR.
- ii) The generation of TDR or in-situ FSI shall be equivalent to the quantum mentioned in TDR Regulation No.12.2. For the purpose of utilisation of FSI against such amenity in-situ, the limits mentioned in Regulation No. 5.2 shall not apply.
- iii) If there is any development plan reservation except D. P. road or road widening, then area of such reservations shall be adjusted against this amenity space and the owner of the said land shall not be required to part with the area for the amenity space to that extent. However, such area under reservation shall be handed over to the Planning Authority at the time of final approval of the development proposal.
- iv) The Commissioner shall ensure that amenity space shall be earmarked in the layout in such a way that after amalgamating the amenity spaces in the adjacent layouts, it becomes larger in area, and is approachable by minimum 12 m. wide road.
- v) If the amenity space is less than 200 sq.m. in area and not suitable for creation of amenity, then, Municipal Commissioner may instead of open land insist for amenity space in the form of built up area equal to 50% of amenity space as mentioned in Regulation No. 4.5.1, this built up amenity space shall preferable be on ground floor.
- vi) This regulation shall not be applicable where entire development permission is for amenities specified in definition of amenity space.
- vii) This regulation shall not be applicable for revision of earlier sanctioned development permissions granted under the regulation in force prior to these regulations, where no such amenity space is provided in earlier sanctioned development permission.

4.6. Provision for Electric Sub-station-

In case of development/re-development of any land, building or premises mentioned below, provision for electric sub-stations shall be made as under, if the requirement for the same is considered necessary by the concerned power supply authority.

- i) **Plot above 2000 sqm**- One single transformer sub-station of the size of 5m.x5m. and height of not more than 5m.
- ii) **Layout or sub-division of a plot measuring 2.0 ha. or more** - A suitable site for an electric sub-station (11kv/33kv/110kv.) as decided by the Commissioner.

Provided that the sub-station is constructed in such a manner that it is away from main building at a distance of atleast 3 m and in general does not affect the required side marginal distances or prescribed width or internal access or larger open space or as may be decided by the Commissioner.

4.7. Minimum Plot Area for Various Uses

4.7.1. Minimum plot areas for various uses

Minimum plot area for various uses shall be as given in Table No.4.7.1-A below

4.7.1-A - Minimum Plot area, Plot Width for various uses

Sr. No. (1)	Uses (2)	Plot area (in sqm) (3)	Min. Plot Width (in m) (4)	Type of Development (5)
1	Residential and Commercial (except those in 2,3 & 4 below)	i) 30 to 125	As per Table No. 5.1.3-A	Row
		ii) Above 125 but less than <u>250</u>		Row/Semi-detached
		iii) <u>250</u> & above		Detached
2	Plots in EWS Housing / High Density Housing / Sites and Services / Slum Up gradation / Reconstruction Scheme by Public Authority.	upto 30		Row
3	Petrol Filling station-			
	(a) Without service bay	545	16.75 m	Detached
	(b) With service bay	1100	30.5 m	Detached.
4.	Industrial	300	10 m	Detached.
5	Cinema Theatre/Assembly Halls	The minimum size of plots for cinema theatre/assembly building shall be on the basis of seating capacity of the building at the rate 3 sqm per seat, subject to minimum 1000 sqm		
6	Public Entertainment Hall/ Mangal Karyalaya	The minimum size of plots shall be 1000 sqm		
7	Other Buildings	The minimum size of plots for buildings like business, educational, mercantile and other uses which are not		

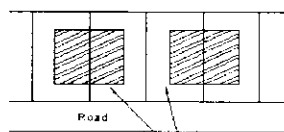
	specified in this regulation, as may be decided by the Commissioner.
Note-	
i) The plot width to depth ratio shall be 1 : 1.5 to 1 : 2.5; as far as possible.	
ii) In Public Housing Schemes for E.W.S. undertaken by Government or Semi- Government organisations, marginal spaces will be as per the respective schemes rules & regulations.	

4.8. INCLUSIVE HOUSING

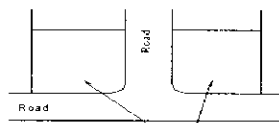
The provision regarding inclusive housing in development proposal shall be made applicable as per the notification dated 8th November, 2013 and subsequently amended on 3rd September, 2015 and more specifically mentioned ~~herein below~~ at regulation no. 6.5.

4.9. Amalgamation of Plots

- i) Amalgamation of plots shall be permissible if they form a sizable plot from planning point of view and are contiguous
- ii) Amalgamation of plot having different tenure/ zone in development plan shall not be allowed.
- iii) The amalgamation of plot which is not desirable from planning point of view (eg. as shown in below) shall not be permitted.



These plots shall not be amalgamated



This plots shall not be amalgamated.

4.10. Relocation of DP Sites/DP Proposals While Approving the Subdivision of Land

If the land proposed to be laid out for any development is affected by any reservations of public purposes, the Commissioner may allow to adjust the location of such reservation to suit development without altering the area of such reservation. Provided that no such shifting of the reservations shall not be permitted:

- a) If the reservation is proposed to be relocated in parts;
- b) If the reservation is proposed to be relocated beyond 300 m. from the original location in the Development Plan;
- c) If the reservation is proposed to be relocated beyond the holding of the same owner in which such reservation is located;
- d) Unless the alternative location and size is at least similar to the location and size of the Development Plan as regards access, levels, etc.;
- e) If the reservation is already relocated;
- f) If the land is reserved considering of its geographical location like Bio-Diversity Proposal, Nallah training reservation etc.

All such relocation of the reservations shall be carried out in consultation with the Divisional Head of concerned division of the Town Planning Department and shall be reported by the Municipal Commissioner to the Government at the time of sanctioning the development permission. The Development Plan is deemed to be modified to that extent.

Relocation of the reservation from a land may also be permitted on any land within 300 meters belonging to other owner's land if the said other owner consents to such relocation of reservation on his land and consents to hand over his land to the Planning Authority where reservation is proposed to be relocated in lieu of TDR and also subject to restrictions mentioned in sub regulation no (d), (f) and (g) above.

However, in case of shifting of alignment of the proposed Development Plan roads, the same may be allowed, in consultation with the Divisional Head of concerned division of the Town Planning Department and shall be reported by the Municipal Commissioner to the Government at the time of sanctioning the development permission. The Development Plan is deemed to be modified to that extent;

Provided that such shifting of road alignment is proposed within the land/s owned by the same owner/s and without change in the inlet & outlet points and also, without affecting smooth flow of traffic.

4.11. Road Widening and Construction of New Roads:-

The Municipal Commissioner may permit on the same plot, additional FSI of the area required for road widening or for construction of a new road proposed under the Development Plan, if the owner (including the lessee) of such land surrenders such land for road widening or construction of new road without claiming any monetary compensation in lieu thereof and hand over the same free of encumbrances to the satisfaction of the Municipal Commissioner. FSI generated against the surrender of land, shall be as per the provisions of TDR as mentioned in Regulation No.12.12 of Part XII and may be utilised on the remaining land. If desired by the owner, TDR may be granted against such surrendered land instead of utilizing FSI on remaining land. Such TDR shall be allowed to be utilised as a Development Rights in accordance with the rules regulating Transfer of Development Rights (TDR). Thereafter, the road shall be transferred in the city survey records/revenue records in the name of the Municipal Corporation and shall vest in it becoming part of a public street.

5. GENERAL BUILDING REQUIREMENTS

5.1. Marginal Open Spaces

5.1.1. Front open space requirements from street line/plot boundary

The provision for minimum front open space required from street line/plot boundary shall be as per table 5.1.1-A

5.1.1-A - Front open space requirements from street line/plot boundary

Abutting Road width (in m)	Minimum front open space(in m)
Upto 12	3
12 to 24	4.5
More than 24	6
Provided that for building height more than 36 mtr, the front margin shall be as mention below Height above 36mt and upto 50 mt...9.00 mtr Height above 50 mt and upto 70 mt...12.00 mtr Height above 70 mt and upto 100 mt...14.00 mtr Height above 100 mt.....16.00 mtr	

Note:

- a. **Buildings abutting Two or More Streets:** When a Building abuts two or more streets, the setbacks from the streets shall be such as if the building is fronting each such street.
- b. **Manner of computing front open space/setback where the street is to be widened-**If the building plot abuts any road which is proposed to be widened under the Development Plan, the front open space /road-side set back shall be measured from the resulting road widening line.
- c. The front open space shall be measured perpendicular to the road line. The open spaces for light and ventilation shall be measured perpendicular to the building line. The open spaces for dead wall shall be measured perpendicular to compound wall.
- d. In case of group housing scheme where building abuts on internal road, the minimum 3.0 m. set back from internal road or distance between two buildings whichever is more shall be provided. For Development plan road or classified road or through road, passing through Group Housing Scheme, the setback as prescribed in the regulations shall be provided.

5.1.2. Side and Rear open space requirements for general development in development zone.

The provision for minimum open space required on all sides except front shall be as per table no. 5.1.2-A below:

5.1.2-A - Side and Rear open space requirements for general development

Building Height (in m)	Minimum Side & Rear open space(in m)
Upto 10	3
Above 10-upto 30	$3 + [(H-10)/3]$
Above 30- upto 50	$10 + [(H-30)/4]$
Above 50	$15 + [(H-50)/5]$ subject to maximum 16

Where,

H = height of building above average surrounding ground level

Note-

If the length or depth of a building exceeds 40 m., add 10 percent of length or depth of building minus 4.0 m. to the above margin, Provided that maximum open space requirement shall not be more than 20m

a. Distance between the two buildings -

The open space for separation between any two buildings shall be half the height of the taller building subject to 4.5 m minimum and 16.0 m maximum. If walls of any building are dead walls, then such distance shall be one third the height of the building admitting light and ventilation subject to 3.0 m. as minimum for building height upto 24 m and 6.0 m minimum for building height above 24 m. subject to the requirements of the Fire Officer. If the walls of both the buildings are dead then distance between multi-storied/ high rise buildings above 24m. building height shall be one fifth of the height of the taller building subject to minimum 6.0m. and for buildings below 24m. the distance shall be one-fifth the height of the taller building subject to minimum 3.0m. Such distance between main building and a single storied accessory building shall be minimum 1.5 m.

b) Provision for Step Margin: - Step margins may be allowed to be provided on upper floor at height 24 m. and above to achieve required marginal distances as mentioned in these regulations subject to structural stability and fire protection norms as prescribed from time to time. If building height 24 m. and above minimum side margin at ground level shall be 7.5 m. and if building height 50 m. and above the minimum side margin shall be 9.00 m. In congested area minimum side margin at ground level shall be 6.00 m.

5.1.3. Marginal open space requirements for smaller plots

Notwithstanding anything mentioned in Regulation no. 5.1.1 and 5.1.2. The requirements for marginal open spaces shall be relaxed to the values quoted in 5.1.3-A for smaller plots located on roads upto 12 m wide and building height restricted upto 10m.

5.1.3-A - Marginal open space requirements for smaller plots

SN	Plot Areas (sqm)	Type of Development	Min. width of plot (in m)	Minimum open space (in m)		
				Front	Rear	Side
1	Upto 30	Row Housing for EWS/LIG/Slum Up gradation etc. by public authority.	3	0.9	1.5	-
2	above 30 to upto 125	Row	3.5	1.5	2.25	(In case of corner plot, 1.5 or building line of adjoining road whichever is more)
3	above 125-upto 250	Row/Semi-Detached	7	1.5	3	1.5*
4	above 250-upto 450	detached	10	2.25	3	3

*Such side open space shall not be required for row housing but shall be required for semi-detached building on one side.

Note-

- i) Row-housing plots at the junction of two roads shall be larger to maintain the setback from both roads. Not more than 8 and not less than 4 plots shall be allowed in each block of row housing. Each block shall be separated from the other by 6 m. road or 6 m. side margin distance of the plot.
- ii) No garage shall be permitted in a building having stilt or basement provided for parking.
- iii) Construction of ottas, railings, barricades or supporting columns for canopy or porch shall not be allowed in front marginal open space. However, steps may be permitted within 1.2 m. from the building line.
- iv) In no case ribbon development rules shall be relaxed without consent of the Highway Authority.

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5.2. Permissible FSI

5.2.1. Maximum Permissible basic FSI and Additional FSI

Maximum permissible basic FSI and additional FSI on payment of premium, permissible TDR loading on a plot in various zones shall be as per the following Table No. 5.2.1.

5.2.1 - Maximum Permissible FSI

Sr. no.	Land Use Zone	Road width in meter	Base FSI	Additional FSI on payment of premium	Admissible TDR	Maximum Permissible FSI
(a)		(b)	(c)	(d)	(e)	(f) = (c+d+e)
1	Development Zone	Less than 9	1.10	--	--	1.10
2		9- < 12	1.10	0.30	0.40	1.80
3		12 - <18	1.10	0.50	0.65	2.25
4		18 - <24	1.10	0.50	0.90	2.50
5		24 - <30	1.10	0.50	1.15	2.75
6		30 & above	1.10	0.50	1.40	3.00
7	Industrial Zone	All	1.10	0.50	--	1.60
8	Special Use Zone	As prescribed by the Planning Authority separately subject to a maximum permissible FSI being in accordance with the provisions for Development Zone.				
9	Development Restricted Zone	All	0.3	--		0.3
10	Development Prohibited Zone	0				

Note-

- i) For the other **Non-Residential Buildings** (except, Residential and Residential with mix uses), the basic FSI for such type of buildings shall be 1.25 and accordingly the maximum permissible FSI will increase by 0.15 in each category of Development zone based on road width as mentioned above.
- ii) Gross plot area as defined in 1.5 (58) shall be considered for computation of FSI.
- iii) Additional FSI upto 0.20 on payment of premium shall be allowed for the redevelopment of Authorised Residential buildings on roads having width below 9 mt., subject to condition that the construction/redevelopment shall be allowed only if the building is more than 30 years old.
- iv) Maximum permissible building potential on plot mentioned at column no.f shall be exclusive of FSI allowed for Inclusive Housing as per Regulation No.4.8. there is no priority fix to utilise additional FSI or TDR. Other conditions of TDR utilisation shall be applicable as per TDR regulation.

v) The restrictions of road width mentioned above shall not be applicable in cases where, the permissible FSI is more than the basic FSI in various schemes such as, slum rehabilitation scheme, redevelopment of dangerous buildings, cluster development for core area, redevelopment of MHADA buildings, MRTs and BRTs routes, etc.

vi) The maximum limits of FSI prescribed above shall be applicable to fresh permission and also to an existing building which has not been granted full occupation certificate but subject to production of stability certificate from structural engineer in respect of such existing building. However, in no case the rights of the flat owner / unit holders shall be adversely affected.

vii) **Premium** - Rate of premium for the additional FSI as mentioned in column no 4 above shall be decided by Government from time to time. The premium collected shall be shared 50:50 between State Government & Corporation respectively. The premium of the Government shall be deposited by the planning authority in a Government head account.

5.2.2. Additional FSI for certain categories

a) Educational, Medical Institutions, Institutional Buildings, Banks And Starred Category Hotels:

The Municipal Commissioner may, on such terms and conditions as he may specify grant additional 100 percent FSI on base FSI, in respect of educational, medical and institutional buildings, Nationalised / District Central Co-operative banks, hotels with minimum two star category approved by the Department of Tourism, GOI, subject to payment of premium as may be decided by Government from time to time to the Municipal Corporation and out of the total amount of premium received, 50% premium shall be paid to Government. After utilisation of such additional FSI, if the plot is further entitled to receive premium FSI or TDR as per table under regulation no.5.2.1, the same may be permitted as per regulation no. 5.2.1.

b) Buildings of Government and Semi-Government Offices and Public Sector Undertakings:

The Municipal Commissioner may grant additional FSI upto maximum building potential limit as per road width as mentioned in column (f) of table under Regulation No. 5.2.1 minus basic FSI free of premium.

5.3. Industrial Buildings

5.3.1. Maximum Ground Coverage, marginal open space

Maximum Ground Coverage and marginal open space shall be as per the Table-5.3.1 given below.

5.3.1-A - Marginal Open Spaces for Industrial Buildings

Sr. No.	Plot Size in sqm	Max. Ground Coverage (%)	Min. Front Margins	Min. Side & Rear Margins
1	Upto 1000	50	4.5	3.00
2	1001 to 5000	50	9.0	6.00
3	5001 and above	50	12.00	9.00

Note -

- In case of plots fronting on National Highway, State Highway and Major District Roads, the building line / control line shall be as per Ribbon Development Rules or as given in Table above, whichever is more.
- Minimum and maximum height of room shall be 3.60 m. & 4.2 m. respectively in industrial buildings. The greater height may be permitted by the Planning Authority as per the requirement.
- In addition to these regulations, regulations prescribed under Factory Act shall be applicable.
- In the case of Industrial Buildings with different operations/processes, the different (gaseous, solid, liquid) effluents shall be so treated, subject to the approval of Maharashtra Prevention of Water Pollution Control Board and Chief Inspector of Steam Boilers and Smoke Nuisance, before letting it out in to the air, ground or water course.

- v) **Buffer zone**-For construction of industrial building, buffer zone of 23 m. wide shall be left from residential or incompatible zone, wherever necessary. Such buffer zone may be part of sizable required recreational open space. Whenever a buffer zone is required to be left in between industrial zone and any incompatible zones, as mentioned in these Regulations, it shall not be a bar for availing FSI of that area;
- vi) Exit requirements, requirements of water supply, drainage and sanitation, parking spaces requirements, fire provision requirements shall conform to the provisions as mentioned in these Regulations.

5.4. Height of Building

1. Height of building is allowed to the extent that is required to consume the maximum building potential on plot as given in the table under these Regulations, subject to other restrictions as per these Regulations, and prior approval of Chief Fire Officer of respective Municipal Corporation, if required under this regulation. Provided that the building height for the purposes of this regulation and for calculating the marginal distances shall be exclusive of height of parking floors upto 6.0 m.

Notwithstanding anything contained in these Regulations, for the building having height more than 24.0 mt., the minimum road width shall be **12.0 mtr.** and for building having height equal to or more than 50.0 m., the minimum road width shall be **15.0 mtr.**

2. For building in the vicinity of aerodromes, the maximum height of such buildings shall be subject to values framed by the Civil Aviation Authorities or the development permission shall be considered only after applicant produces NOC from Civil Aviation Authority.
3. Industrial Chimneys coming in the vicinity of aerodromes, it shall be of such height and character as prescribed by Civil Aviation Authorities and all Industrial Chimneys shall be of such character as prescribed by the Chief Inspector of Steam Boilers and Smoke Nuisance, and
4. Buildings intended for hazardous godowns, storage of inflammable materials and storage of explosives shall be single storied structures only.

5.4.1. High Rise Committee

a) It is mandatory for the Municipal Corporation that, for the buildings having height **50 m.** and more, the building approval proposal shall be cleared from the High Rise Committee. Provided that this height restriction shall not be applicable for the Corporations where more than this height is already mentioned in prevailing DCR. The High Rise Committee shall be constituted by the Commissioner. The structure of the Committee is as under. The decision of the high rise committee shall be binding on every owner/developer.

5.4.1-A - Composition of High Rise Committee

Sr. No.	Members	Position
1	Additional /Deputy Commissioner of the concerned Municipal Corporation	Chairman
2	Joint Director of Town Planning of the concerned division	Member
3	Superintendent Engineer, Public Works Department, Govt. of Maharashtra	Member
4	Head of Department. Soil Mechanics, Govt. College of Engineering	Member
5	Head of Department Structural Engineering, Govt. College of Engineering in the vicinity	Member
6	Chief Fire Officer of the concerned Municipal Corporation	Member

7	Deputy/Assistant Director of Town Planning of the concern Municipal Corporation.	Member Secretary
8	Structural Engineer of the concerned project	Invitee

5.4.2. Building Proposals to Be Referred To the Committee

a) Terms of Reference

- 1) The committee shall be of advisory nature and it will advise the Municipal Commissioner regarding the feasibility of development proposals that might be referred to it by the Commissioner.
- 2) In specific case, if the chairman desires, any expert from any fields may be invited for the meeting of the committee.
- 3) The Committee shall ensure that all such high rise building shall be planned, design and constructed as mentioned in the National Building Code of India, amended from time to time. Further such buildings shall also be planned, designed and constructed to ensure fire safety, structural safety, wind resistance and this shall be done in accordance with the provisions of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 as amended from time to time and requirements given in Part IV of National Building Code, 2005.
- 4) In addition to the above, the Committee may insist to provide suitable protection measures.

b) Building proposals to be referred to the Committee-

- 1) All new building proposals where the height of the proposed buildings from ground level exceed 70 meters shall be referred to the committee.
- 2) Apart from (1) above, any new building proposal, in the opinion of the Commissioner, which inter-alia involves major disturbance of and/or intervention to the existing natural land Formation and profile as also substantial reclamation may also be referred to the Committee.
- 3) The building proposals for which slenderness ratio (Ratio of minimum width of building to the height of the building) is more than 1:9 shall be in variably submitted to the committee.

d) Other Conditions

- 1) The Corporation shall render necessary help for functioning of the Committee i.e. regarding provision of place for meetings, secretarial assistance, etc.
- 2) The Official members of the Committee (excluding officers of Corporations) shall be paid honorarium for their tenure as decided by the Municipal Commissioner.
- 3) The Commissioner shall levy additional scrutiny fee for such building proposal as decided by him.
- 4) The Committee shall offer their remarks on such building proposals referred to it within a period 45 days from the date of receipt of the proposals.
- 5) It is mandatory for all the high rise buildings to comply with the Structural Design and Stability and Fire Safety norms.

5.4.3. Height Exemptions

The appurtenant structures such as roof tanks and their supports, ventilating, air-conditioning, lift rooms and similar service equipment, stair cover, chimneys and parapet walls and architectural features not exceeding 1.2 m in height shall not be included in computation of height of building for the purpose of deciding requirement of side margins.

5.4.4. Interior & Exterior Chowk

- i) **Interior chowk** : Wherever habitable rooms or kitchen derives ventilation from inner chowk or interior open space, the size of such interior open space shall not be less than 3 m. x 3 m. upto height of 15 m. and for height more than 15 m., the interior open space shall not be less than $H/5$ m. x $H/5$ m. where H = height of highest wall of the chowk.
- ii) **Exterior chowk** : The minimum width of the exterior chowk for the purpose of light and ventilation, shall not be less than 2.4 m. and depth shall not exceed 1.5 times the width for buildings upto 15 m. height and for height more than 15 m., the exterior open space shall not be less than $H/6$ m. x $H/6$ m. where H = height of highest wall of the chowk. If the width of the exterior chowk is less than 2.4 m. it shall be treated as a notch.

Provided that, Where only water closet, bathroom, combined bathroom and water closet abutting on the interior open space, the size of the interior open space shall be in line with the provision for ventilation shaft as given in Regulation 7.20.

5.5. Permissible Structures / Projections in Marginal Open Spaces.

The following projections shall be permissible in marginal open spaces:

- a) **Projections into marginal open spaces**: Every open space provided either interior or exterior shall be kept free from any erection thereon and shall be open to the sky and no cornice, chajja, roof or weather shade more than 0.75 m. wide shall overhang or project over the said marginal distances so as to reduce the width to less than the minimum required. However, sloping/horizontal chajja provided over balcony/ gallery etc. may be permitted upto balcony projections at horizontal level.
- b) **Balconies** :Balcony or balconies of a minimum width 1.00 m. and maximum of 2.00 m may be permitted at any floor except ground floor, not more than 15 % of the built up area of the same floor and such balcony projection shall be subject to the following conditions:
 - i) No balcony shall reduce the marginal open space to less than 3 m. for building having height upto 24 m. and 6 m. for building having height 24 m. & more.
 - ii) No balcony shall be allowed on ground floor which shall reduce minimum required front setback or marginal distance.
 - iii) The width of the balcony shall be measured perpendicular to the building upto the outermost edge of balcony.
 - iv) The balcony shall not be enclosed and declaration regarding this shall be submitted by the owner/developer/Architect at the time of approval of building permission and the same shall be mention in the agreement or sale deed.
 - v) Nothing shall be allowed beyond the outer edge of balcony.
- c) A **canopy** not exceeding 5m in length and 2.5 m. in width in the form of cantilever and unenclosed over the main entrance providing a minimum clear height of 2.40 m. below the beam bottom of canopy. The canopy shall not have access from upper floors (above floors), for using as sitting out place. There shall be a minimum clearance of 1.5 m. between the plot boundaries and canopy. Provided that, more than one canopy may be allowed in case of special buildings, as per requirement.
- d) A **projection** of maximum 30 cm. on roof top terrace level may be allowed throughout the periphery of the building. In case of pitched roof projection of maximum 45 cm. at rooftop terrace level throughout periphery of the building shall be allowed.
- e) **Accessory buildings**:- The following accessory buildings may be permitted in the marginal open spaces :-
 - i) In an existing building where toilet is not provided, a single storeyed toilet subject to a maximum area of 4.0 sq. m. in the rear or side open space and at a distance of 7.5 m. from the road line or the front boundary and 1.5 m. from other boundaries may be permissible. The Commissioner may reduce 1.5 m. margin in exceptional cases to avoid hardship.
 - ii) Parking lock up garage not exceeding 2.4 m. in height shall be permissible in the rear corner of the plot with independent bungalow. Parking lock up garage when attached to main building shall be 7.5 m. away from the road line and shall be of such constructions giving fire resistance of 2 hours. The area of sanitary blocks and parking lock up garage shall be taken into account for the calculation of FSI.

- iii) Suction tanks, soak pits, pump room, meter room, garbage shaft, space required for fire hydrants, electrical and water-fittings, water tanks, dustbins etc.
- iv) One watchman's cabin / booth not more than 3 sq. m. in built up area having min. 1.20 m. width or diameter of cabin /booth.

Note: -

- i) When a building abuts on three or more roads then above mentioned user, except iv) shall be permissible in front setback facing the smaller road of less important from traffic point of view.
- ii) The accessory buildings shall be provided after clear margin of 6 m. from the main building.
- f) "**Ramp**" for basement shall be allowed subject to 6.0 m. clear marginal distance for movement of fire fighting vehicle.
- g) **Fire escape staircase** of single flight not less than 1.2 m width.
- h) **Staircase mid-landing** of 1.2 m. width with clear minimum headway of 2.1 m. below the mid-landing. However, clear distance from edge of landing to the plot boundary shall not be less than 18m

5.6. Exclusion of Structures / Projections for FSI Calculation

- i) Structures/Projections/features/ornamental projections permitted in marginal open spaces as mentioned in Regulation no. 5.5a), (b), (c), (d), (e)(iii), (f), (g), (h).
- ii) Stilt/multi-storied floors/podium/basement used as parking including passage therein;
- iii) Areas covered by porches, entrance lobby/foyer, canopies, air-conditioning plant rooms, lift well, machine room and service floor of height not exceeding 1.8 m. for hospitals, shopping malls, plazas & star category hotels (rating with 3 stars & above) on payment of premium as may be decided by the Commissioner;
- iv) Area of structure for an effluent treatment plant as required as per the requirements of the Maharashtra Pollution Control Board or other relevant authorities;
- v) Rockery, well and well structures, plant, nursery, water pool, platform around a tree, fountain bench, chabutara with open top and unenclosed sides, ramps, compound wall, gate slide/swing, steps outside the buildings, domestic working place (open to sky), overhead water tanks on top of the building, staircase, refuge area for high rise buildings, as specified in these Regulations;
- vi) Telecommunication tower, antenna & allied activities;
- vii) Atrium in shopping malls, public buildings, on payment of premium as may be decided by the Commissioner;
- viii) Open to sky swimming pool on the top terrace and topmost podium;
- ix) Supported double height terraces as per Regulation no. 7.16
- x) Staircase, common passages in front of lift and staircase to the extent of 1.5 times the width of such staircase or lift.
- xi) Lofts subject to regulation no. 7.5
- xii) Voids/ducts

5.7. Parking Spaces

Wherever a property is to be developed or redeveloped, parking spaces at the scale laid down in these Regulations shall be provided. When additions are made to an existing building, the new parking requirements will be reckoned with reference to the additional space only and not to the whole of building but this concession shall not apply where the use is changed. The provisions for parking for number of vehicles for different occupancies shall be as given in Table No.5.8.1-A

5.7.1. Location of Parking Spaces

The parking spaces includes parking spaces in basements or on a floor supported by stilts, or on upper floors, covered or uncovered spaces in the plot and / or lock up garages. The height of the stilt shall generally be allowed upto 3 m.

5.7.2. Size of Parking Space

The minimum sizes of parking spaces to be provided shall be as shown below in Table No.5.7.2-A

5.7.2-A - Parking Space Requirement

Sr.No.	Type of Vehicle	Minimum size/ area of parking space
1	Motor vehicle	2.5 m X 5 m
2	Scooter, Motor Cycle.	3.0 sq. m. (1.5 m. x 2.0 m.)
3	Bicycle	1.4 sq. m. (1.0 m. x 1.4 m.)
4	Transport vehicle	3.75 m. X 7.5 m.

Note : In the case of parking spaces for motor vehicle, upto 50 percent of the prescribed space may be of the size of 2.3 m. X 4.5 m.

5.7.3. Marking Of Parking Spaces

Parking space shall be paved and clearly marked for different types of vehicles.

5.7.4. Manoeuvring and Other Ancillary Spaces

Off street parking space must have adequate vehicular access to a street and the area shall be exclusive of drives, aisles and such other provisions required for adequate manoeuvring of vehicles.

5.7.5. Ramps for Basement Parking:

Ramps for parking in basement should conform to the requirement of Regulation No 7.13

5.7.6. Other Parking Requirements

- i) Off street parking space shall be provided with adequate vehicular access to a street, and the area of drives, aisles and such other provisions required for adequate manoeuvring of vehicle shall be exclusive of the parking space stipulated in these regulations.
- ii) To meet the parking requirements as per these regulations, common parking area for group of buildings, open or multi-storeyed, may be allowed in the same premises
- iii) In addition to the parking spaces provided for building of Mercantile (Commercial) like office, market, departmental store, shopping mall and building of industrial and storage, loading and unloading spaces shall be provided at the rate of one space for each 1000 sq. m. of floor area or fraction thereof exceeding the first 200 sq. m. of floor area, shall be provided. The space shall not be less than 3.75 m. x 7.5 m.
- iv) Parking lock up garages shall be included in the calculation for floor space for F.S.I. calculations.
- v) The space to be left out for parking as given in this regulation shall be in addition to the marginal open spaces left out for lighting and ventilation purposes as given in these regulations. Those spaces

- may be used for parking provided minimum distance of 3 m. around the buildings is kept free of any parking or loading and unloading spaces
- vi) In case of parking spaces provided in basements, at least two separate ramps of adequate width and slope for entry and exit at opposite ends or one ramp with 4.50 meter width shall be provided (as per Regulation No 7.13)
- vii) In addition to the regular parking area as per these regulations, a space of 3.0 m. wide strip along the road on front shall be provided as visitors parking for the buildings with commercial or any use mixed with commercial. In such case, minimum front margin shall be 6.0 m. inclusive of 3.0 m. wide strip as above irrespective of the lesser front margin requirement in the applicable regulations

5.8. Off Street Parking Requirement

5.8.1. Off street parking requirement

Off street parking requirement shall be as per table no. 5.8.1-A below-

5.8.1-A - Off Street Parking Requirements

SN	Occupancy	Parking Space Requirement (in nos.)			
		Car	Scooter	Cycle	
1	Residential				
i	Plots more than 250 sqm	For Single Dwelling unit	2	2	2
ii	plots upto 250 sqm but more than 100 sqm	For Single Dwelling unit	1	2	2
iii	Plots less than or equal to 100 sqm	For Single Dwelling unit	0	2	2
iv	Multi-Family	For Every Tenement having carpet area above 80sqm	2	2	2
		For Every Tenement having carpet area equal to or above 40 sqm hut less than 80 sqm.	1	2	2
		For every two tenements having carpet area upto 40 sqm.	1	2	2
v	Lodging Establishments, tourist homes, hotels with lodging accommodation	For every five guest rooms	3	4	4
vi	Star Category Hotels	For every five guest rooms	4	4	4
2	Health				
	Health(Hospital, Medical Institution)	For every 10 beds	3	12	12
3	Assembly				
i	Theatres, Single screen cinema halls and concert halls	For every 40 seats	4	12	8
ii	Multiplex	For every 40 seats	6	16	4

SN	Occupancy	Parking Space Requirement (in nos.)			
			Car	Scooter	Cycle
iii	Mangal Karyalaya and Community Hall	For every 100 sqm carpet area	5	20	8
iv	Community Hall and Club House in Layout open space	For every 100 sqm carpet area	1	4	2
4	Educational				
i	Schools and administrative as well as public service areas therein	For every 100 sqm of carpet area of administrative as well as public service area of the school	2	4	4
		For every classroom	2(LCV)	20	10
ii	College and administrative as well as public service areas therein	For every 100 sqm of carpet area of administrative as well as public service area of the school	2	20	10
		For every classroom	2	90	30
iii	Coaching class/Hobby class	For every 20 students	1	5	10
5	Govt. or Semi-Public Offices	For every 100 sqm carpet area	3	15	4
6	Mercantile				
i	Restaurants	For every 50sqm carpet area	2	8	4
ii	Shopping and Shopping malls	For every 100 sqm carpet area or fraction thereof	3	9	3
iii	Wholesale	For every 50 sqm carpet area	2	8	4
iv	Hazardous building	For every 100 sqm carpet area or fraction thereof	1	4	4
v	Office/IT building	For every 200 sqm carpet area or fraction thereof	5	12	4
7	Industrial use	For every 300 sqm carpet area or fraction thereof	4	12	4
8	Storage type	For every 300 sqm carpet area or fraction thereof	1	4	4

Note

- i) Fraction of parking unit need not be provided. However, in case where proportional number of vehicles is less than 1 (i.e. fraction) it will be rounded to the next full number.
- ii) In case of independent single family residential bungalows having plot area upto 300 sq. m., parking space need not be insisted separately. Further a garage shall be allowed in rear or side marginal distance at one corner having minimum dimensions of 2.5 m. x 5.0 m. and maximum dimensions 3 m. x 6 m. i.e. minimum 12.5 sqm and maximum 18.0 sqm built up area.

- iii) In case parking as per above norms is not feasible due to site conditions, mechanical /hydraulic parking shall be permissible at different level subject to satisfaction of all technical norms as per site conditions.
- iv) For plots upto 100 sq. m. as in the case of shops, row houses parking space need not be insisted.
- v) Independent building proposed only for parking may be permitted within the same premises but only after leaving the required marginal distance.
- vi) Mechanical/Hydraulic parking may be allowed over and above required parking.

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6. SPECIAL SCHEMES, POLICIES AND THEIR REGULATIONS

6.1. Integrated Township Project ITP:-

Special Township Project in Municipal Corporation area shall be allowed to be developed as per the following regulations .

6.1.1. Applicability

These Regulations shall be applicable to the areas of Sanctioned Development plan of the corporation.

6.1.2. Requirements of Site

The area proposed for Integrated Township shall fulfill the following requirements:-

- i) Any suitable area having area of 40 hect. (100 Acres) or more at one place.
- ii) The area shall be one, contiguous, unbroken and uninterrupted. Provided that, such area if divided by one or more water courses (such as nalas, canals, etc.), existing or proposed roads of any width or by railways etc., shall be treated as one, contiguous, unbroken and uninterrupted, subject to condition that the Project Proponent/s shall construct necessary connecting roads or bridges as per site requirements at his own cost with due permission from concerned authorities. The Township Area may include Land, within the flood line, Hill Top & Hill Slope Zone as shown on Development Plan subject to condition as mentioned in clause 7.1.3. However total of these areas shall be restricted to Maximum 40% of the total area under ITP.
- iii) The area shall have an access by means of an existing, or proposed road having minimum right of way of 18 m. In case of proposed road, such area shall have an access by existing road having width 12 m. or more only for the purpose of locational clearance of such project to be "Integrated Township Project"(ITP)
- iv) Such area shall not include the area under:-
 - a) Notified forest
 - b) Water bodies like river, creek, canal, reservoir, etc. Mangroves, Tidal Zone, Mud Flats
 - c) Lands belonging to Tribal
 - d) Notified National Parks
 - e) Defense Estates
 - f) Cantonment Boards
 - g) Eco-sensitive Zone/Area Notified under Environmental (Protection) Act,1986
 - h) Development Prohibited zone of sanctioned Development Plan or Special Use zone where development is prohibited.
 - i) Quarry Zone, notified SEZ, designated port/ harbour areas, wildlife Corridor and biospheres reserves, Gaothan/Congested Area
 - j) The historical and archaeological places notified under the relevant act.
 - k) Any other area that may be declared by the Government from time to time.

6.1.3. Ownership of Lands

The project proponent/s shall have the ownership of all the land parcels under project. (Explanation – for this clause, ownership includes rights accrued vide one or more registered Development Agreement/s or Power of Attorney (PoA) for such development and disposal, on behalf of landowner/owners).

6.1.4. Permission and Declaration of Project by State Government.

1. The Project Proponent/s shall apply to the State Government for obtaining permission and declaration of such project to be a "Integrated Township Project". Such application shall be accompanied by the following attested documents in two sets.
 - a) Details of ownership of land viz. extracts of V.F.No. 7/12 or Property Register Cards, in original having date not more than six months prior to the date of submission. In case of rights accrued through registered Development Agreement or PoA, attested copies of such documents.
 - b) Self-attested list of S.No./G.No./CTS showing name of owner as per record of rights, total area of such land parcel, area owned by the applicant in such land parcel, the name of person/ company owning the Development Rights, area proposed to be included in project from such land parcel.
 - c) Part plan of sanctioned Development Plan, showing all the lands falling in the project.
 - d) No Objection Certificate from Water Resources Department in respect of lands falling in "Command Area" of any Irrigation Project.
 - e) Certificate from concerned Forest Officer not below the rank of Dy. Conservator of Forests, showing that the lands under project do not form part of and not included in reserved forest or protected forest or non-classified forest or not acquired under the provisions of the Maharashtra Private Forest (Acquisition) Act, 1975 and also, confirming that such lands do not form part of the Notified National Parks, prohibited area of Notified Wildlife Sanctuaries and Notified Bird Sanctuaries.
 - f) Certificate from the concerned revenue officer not below the rank of Tahsildar, showing the lands under project do not include lands belonging to tribal.
 - g) Certificate from the Director of Archaeological Department, Maharashtra State, showing that the lands under project do not include monuments notified by the Archaeological Department, Heritage buildings and Precincts. Such certificate should also mention the distance to be kept around such places, if any.
 - h) Receipt of processing fee (non-refundable) paid, at the concerned branch office of the Town Planning Department, at the rate of Rs.5000/- per ha. for the current year with the yearly rise of Rs.500/- per ha. starting from the month of January every year.
2. On receipt of an application under Clause 6.1.4.1 above, the Government may, after consulting the Director of Town Planning, Maharashtra State, by notification in the *Official Gazette*, grant the locational permission and declare such project to be a "Integrated Township Project", subject to such general and/or special conditions or, reject the application, under the provisions of Section 44(2) of the said Act, within a period of 90 days from the date of receipt of application or reply from the Project Proponent/s in respect of any requisition made by the Government, whichever is later.
3. Every such permission and declaration shall remain in force for a period of two years, if not applied for Letter of Intent under Clause 6.1.5, from the date of issue of Locational Clearance Notification and thereafter it shall lapse.
 Provided that, the Director of Town Planning, Maharashtra State, Pune may, on application made by Project Proponent/s before expiry of the above period extend such period by two years in aggregate. Provided also that, it is not mandatory on Project Proponent/s to submit all the papers afresh as prescribed under Clause 1, however the affidavit regarding the ownership of land about any dispute shall be mandatory.
4. Such lapse shall not bar any subsequent application for fresh proposal.
5. The Director of Town Planning, Maharashtra State, on the request of Project Proponent/s, by notification in the *Official Gazette*, may grant to add or delete any area, not exceeding 25% of the total area under Locational Clearance, subject to condition that the remaining area shall not be less than 40 Hect. The permissible FSI and other parameters shall increase or decrease accordingly.

6.1.5. Letter of Intent (LOI) by the Collector

1. The Project Proponent/s shall apply to the Collector for obtaining the Letter of Intent for such project. Such application shall be accompanied by the documents as prescribed in Clause 6.1.4.1(a) & 6.1.4.1(b) and also the documents as may be directed by the Collector in respect of ownership only.
2. The Collector shall verify and satisfy himself that Ownership and Development Rights of all the lands under project are with the Project Proponent/s before issuing the Letter of Intent.
3. On receipt of an application under Clause 6.1.5.1 the Collector shall grant the Letter of Intent for the whole area or separately for any part thereof, which shall not be less than 40 Ha. at the first instance, subject to conditions as may be deem fit, or reject the application, within a period of 45 days from the date of receipt of application or reply from the Project Proponent/s in respect of any requisition made by the Collector, whichever is later.
Provided that, in case of rejection, the Collector shall state the grounds for such refusal.
4. Every such Letter of Intent shall remain in force for a period of two year, if not applied for Development Permission under Clause 6.1.6, from the date of issue of Letter of Intent, unless renewed. Provided that, the Collector may, on application made by Project Proponent/s before expiry of the above period extend such period by two years in aggregate. Provided also that letter of intent granted by collector under carlier regulations may also be extended subject to other conditions of these regulations.

6.1.6. Master Layout Plan Approval by the Planning Authority

1. The project proponent/s shall apply to the Planning Authority for obtaining the approval to the Master Layout Plan of the entire area as per Letter of Intent. Such application shall be accompanied by the documents in two sets as prescribed below:-
 - a) Attested copy of Gazette Notification issued by the Government under Clause 6.1.4.2.
 - b) Attested copy of Letter of Intent issued by Collector under Clause 6.1.5.
 - c) Attested copy of the Environment Clearance for the project from the Ministry of Environment & Forest or the authority empowered by the Ministry of Environment & Forest, if any.
 - d) Part plan of sanctioned Development Plan, showing the lands under the Master Layout Plan.
 - e) In case, project has no access from existing road having right of way of 18 m. then documents showing the ownership of Project Proponent/s in lands proposed for 18 m. wide access road.
 - f) Bank Guarantee of requisite amount as prescribed in Clause 6.1.12.4
 - g) Undertaking and Affidavit as may be prescribed by the Planning Authority.
 - h) Copies of Master Layout Plan with or without Building Plans in three sets with sign of owner/developer and architect.
 - i) Contour map showing contour levels of lands under Master Layout Plan. Trueness of the contour shall be certified and attested by the surveying agency and the Project Proponent/s under their signature and seal.
 - j) Coloured satellite image showing lands under Master Layout Plan.
 - k) Phased Programme for development of infrastructure with amenities under project.
2. If the application is not accompanied by the documents mentioned in Clause 6.1.6.1, Planning Authority shall return the same to the Project Proponent/s immediately within 10 working days.
3. On receipt of application, complete in all respects, as prescribed under Clause 6.1.6.1, Planning Authority shall forward the same to the concerned Divisional Joint Director of Town Planning for technical consultation within 10 working days.
4. The office of the Divisional Joint Director of Town Planning shall send its remarks to Planning Authority within two months from the receipt of proposal or receipt of reply from the Project Proponent/s in respect of any requisition made by him, whichever is later. In case, it is

recommended for sanction then, such letter along with complete set of drawings shall be endorsed to Planning Authority, for the inspection purpose at the time of Occupancy Certificate.

5. **Approval to the Master Plan:-** Planning Authority shall grant approval to the master layout or reject the application, under Section 45 of the said Act, within one month from the receipt .
6. **Approval to the building plan:-**Detailed building permission under the master layout plan sanctioned as per clause 6.1.6.5 shall be granted by the Planning Authority within 30 days from the receipt of the proposal from the project proponent as mentioned in (1)&(2) below.
 - (1) The Project Proponent/s shall apply to the concerned Planning Authority, for grant of building permission, along with all relevant documents and attested copy of Environmental Clearance for the project from MoEF or the Authority empowered by the MoEF. .
 - (2) The Project Proponent/s shall submit the certificate of Architect regarding completion of plinth stating that the construction of plinth is as per the approved building Plans to Planning Authority along with approved Plan. After verifying the same, if it is found that the construction of plinth is not as per the building permission sanctioned, the said office shall reject such plinth checking certificate. In such circumstances, the Project Proponent/s shall demolish the said plinth and also the action against the Project Proponent/s and the concerned architect shall be initiated by the Commissioner/Appropriate Authority. If it is found that the construction of plinth is as per the building permission sanctioned, then grant the plinth checking certificate is not necessary.

6.1.7. Planning Considerations

6.1.7.1. Permissibility in respect of Zoning

1. Notwithstanding anything contained in any regulation for the time being in force, the project to be notified under this regulation may be permissible in any land-use zone/s of sanctioned Development Plan, excepting areas mentioned in Clause 6.1.2(iv).
2. For the areas falling in zones, other than residential, commercial and U1 & U2 zone as per the sanctioned Regional Plan, the Project Proponent/s shall have to pay a premium for permitting project in such zones at the rates prescribed below:-

Sr.No.	Type of Zone	Premium Charges
a	Special use Zone	20%
b	Industrial Zone	10%
c	Development Restricted Zone	15%

(Explanation: Premium charges shall be calculated on the value of lands under such zones, determined by considering the agricultural land rates of the said land as prescribed in Annual Statement of Rates (ASR) without applying the guidelines. Out of total premium 20% paid at the time of Locational Clearance, 20% paid at the time of letter of Intent , 20 % at the time of master layout and remaining 40 % shall be in four equal instalments per year.

2. No construction shall be permitted on the lands within the HFL Also, on land in Hill Top & Hill Slope Zone and lands having slope equal to or more than 1:5 in the said Project, whether specifically marked as such on the Development Plan or not. No development of any sort and activity involving cutting / levelling / filling shall be permissible on such lands. Provided that, it shall be permissible to use such lands for Plantation, Park, Garden purposes, access road to township development with minimum cutting and other users as otherwise permissible in Sanctioned Development Plan and the FSI of such lands shall be permissible to the extent as prescribed in Clause 6.1.7.2.

6.1.7.2 Permissible Floor Space Index (FSI)

1. Notwithstanding anything contained in any regulation for the time being in force, the basic permissible FSI for such project shall be 1.1, to be calculated on Gross Plot Area under Master Layout Plan without deducting any areas under the slopes, etc.
2. Further, additional built up area as mentioned below shall be permissible on payment of premium at the rate of 20 % of the weighted average land rate of the said land as prescribed in Annual Statement of Rates for the relevant year, without applying the guidelines therein. Such premium shall be paid at the time of Building permission.

Area under Township	Additional built-up area on payment of premium
40 hect and upto 200 hect	Upto 70 % of basic permissible FSI
Above 200 hect and upto 500 hect	Upto 80 % of basic permissible FSI
Above 500 hect	Upto 100 % of basic permissible FSI

3. Over and above the FSI as prescribed above, an additional FSI in lieu of construction of tenements for social housing shall be permissible as prescribed in Clause 6.1.9, without charging premium.
4. It shall be permissible to utilise the maximum permissible built-up area as prescribed above, anywhere in the area under sanctioned Master Layout Plan.

6.1.7.3 Mandatory Town-Level Amenities -

Master Layout Plan shall provide for town-level area, to be kept at one or more places, as follows:-

a) Spaces for Recreation:-

Sr.No.	Particulars	Minimum Area Required	Conditions
i	Garden/s and Park/s	5% of Master Layout Area.(out of this 50% area may be allowed on Hill Top Hill Slop Zone)	Out of this at least 1000 sq mt area shall be kept open for Town Plaza/Town Square. Such area shall be kept open and may be allowed to be proposed at suitable places. Major public amenities/activities shall be cluster around this area.
ii	Play Ground/s	7.5% of Master Layout Area	Maximum 10% of area under Play Ground which may accommodate indoor games, stadiums and allied users only.

(Note – These spaces shall be exclusive of open spaces to be required at sector-level layouts)

b) Spaces for combined School/s (Primary School/s + High School/s) -

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area required
i	for Master Layout area of 40 Ha.	5,000 sq.m.	5,000 sq.m.
ii	for Master Layout area more than 40 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.	

Note-

- a) The requirements prescribed above are by considering- School to be run in double shift,

b) Requirement of plot area and built up area shall be exclusive of Play Ground spaces. Hence it is mandatory to show separate Play Ground adjoining to school building at the rate of 7 sq. m. / student.

c) Community Health Care Facilities:-

Primary and Secondary Health Care Facilities like Dispensary, Maternity Home, Hospital etc.

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area required
i	for Master Layout area of 40 Ha.	1,000 sq. m.	1500 sq. m.
ii	for Master Layout area more than 40 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.	

d) Community Market:-

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area required
i	Mutton Market		
	for Master Layout area up to & inclusive of 200 Ha.	1000 sq. m.	As per requirement
	for Master Layout area more than 200 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.	
ii	Fish Market & Vegetable Market		
	for Master Layout area up to & inclusive of 200 Ha.	1000 sq. m.	As per requirement
	for Master Layout area more than 200 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.	

Note-

Users mentioned in (i) & (ii) above may be clubbed together for convenience purpose, without altering the requirements in plot area and built-up area.

e) Public Assembly Facilities:- Town Hall and/or Auditorium including Library

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area required
i	for Master Layout area up to & inclusive of 100 Ha.	5000 Sq.mt	5000 Sq.mt
ii	for Master Layout area more than 100 hect & inclusive of 200 Ha.	10000 Sq.mt	10000 Sq.mt
iii	for Master Layout area more than 200 hac.	15000 sq. mt.	15000 sq. mt.

f) Economic Activities:- Economic activities including users such as Market, Multiplex, Mall, Information Technology & Information Technology enabled Services (IT & ITes) including SEZs, Essential Shopping, Recreational Centers, Trade & Commerce, Higher Education, Specialty Hospitals, Non-polluting Industries, Service Industries, Entertainment, Tourism, Star Category Hotels, Convention

Centers, Gymnasium, Socio-economic activities, such as workshop, hostel for Autistic persons and Mentally Retarded persons except independent residential tenements, etc. as per requirements.

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area required
i	for Master Layout area of 40 Ha.	40,000 sq.m.	80,000 sq.m
ii	for Master Layout area more than 40 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.	

Note-

Users as mentioned in b,c, d, e & f may be clubbed together, in Economic Activities Component, subject to condition that, total built-up area should not be less than the summation of minimum required for all such users, irrespective of their individual plot area requirements. The required parking spaces for all such amenities as per norms shall be provided in same plot.

g) Public Utilities:-

For Master Layout area up to & inclusive of 200 Ha.

Sr. No.	Particulars	Minimum Area Required	Permissible Built-up Area
i	Fire Brigade Station-	3000 sq.m. or as prescribed by the Director of Fire Services, Maharashtra State/ Chef fire Officer of the concern Authority.	As per recommendations of the Director of Fire Services, Maharashtra State/ Chef fire Officer of the concern Authority.
ii	Sewage Waste Management Project (SWMP)	4000 sq.m.	As per requirements
iii	Cremation Ground	2000 sq.m.	As per requirements
iv	Burial Ground	2000 sq.m.	As per requirements
v	Bus Station / Transport Hub	3000 sq.m.	
vi	Police Station	1000 sq.m.	
vii	Electric Sub-station	As per requirement	
viii	Other Public Utilities	As per requirement	
ix	Public Parking Facilities	As per prevailing DCR	
x	Solid waste management	As per requirement	

Note: If the facility of Cremation Ground/ Burial Ground is available in the area where the Township is located in such case these requirements need not be insisted subject to NOCs of respective Authority .

h) Transport & Communication:-

- i) The entire area of the project shall be well-knitted with proper road pattern, taking into consideration the linkages with existing roads within the project and outside area as well. All such roads shall be developed by the Project Proponent/s as per standard prescribed by the Indian Road Congress.
- ii) The width of the-
 - a) Classified Road should not be less than as may be prescribed by concerned public authority;

- b) Main / Arterial / Ring Road should be minimum right of way of 18mt.
- c) Other Sub-Arterial roads, Collector streets, local streets, etc., shall be proposed as per the requirements to cater to the need of occupancies on such roads including for pedestrians.
- iii) Network of cycle track in entire Township area of minimum width of 3 meter shall be provided without clashing the vehicular traffic. It may be permissible for Project Proponent/s, to realign the Development Plan Roads, and earlier existing roads passing through the project area, without changing the entry and exit points of such roads.
- iii) All the Development Plan Roads and all the Main / Arterial / Ring Roads, shall always be open for general public, irrespective of the fact that, they resides in the project or not.

General Note for Amenities (a) to (h):

- i) The requirements prescribed above for items (a) to (f) are by considering FSI proposed for the project is only 1.1. If the FSI proposed is increased or decreased then the only built up area requirement shall be increased or decreased proportionately.
- ii) The requirements prescribed above for items (g) are for Master Layout area up to & inclusive of 200 Ha. It shall be increased or decreased proportionately and may be proposed at one or more locations, as per requirements.

6.1.7.4 Residential Activities.

Sr. No.	Particulars	Area	Built-up Area
i	Residential Activities (including lands required for social housing, infrastructure such as water storage, drainage and garbage disposal, etc.)	The land excluding the land required for purposes as shown 6.1.7.3 (a) to (h).	Remaining built-up area subject to minimum 60% of the total proposed built-up area.

6.1.8. Development Control Regulations.

For those aspects which are not covered under this regulation, the prevailing provisions as prescribed in the Sanctioned Development Control Regulations for the said Corporation, shall apply *mutatis-mutandis*. The provisions of M&EF's and CRZ notifications amended from time to time shall also be applicable.

6.1.9. Social Housing.

- The Master Layout Plan shall provide sufficient space for construction of small tenements for persons from EWS and LIG categories (hereinafter referred to as the "Social Housing Component"), as a social responsibility with FSI as mention in 6.1.9.3. Out of this 25 % FSI shall be utilised exclusively for construction of EWS tenements and remaining 75 % FSI shall be used for LIG tenements. Out of total tenements constructed as Social Housing Components, one third tenements shall be kept for Rental housing tenements which shall be disposed on Rent only.
- Social Housing tenements shall be constructed with carpet area as specified by the MHADA for EWS and LIG respectively.
- The minimum Social Housing component shall be constructed at 15 % of the Residential basic permissible FSI as prescribed in Clause 6.1.7.2.1 (hereinafter referred to as the "Social Housing component").
- Social Housing tenements shall be constructed as per the general and special specifications prescribed by concerned unit of MHADA for their projects.
- The Project Proponent/s, after getting commencement certificate of Social Housing component as mentioned above shall immediately intimate to MHADA regarding the number of Social Housing Units to be disposed by them to the allottee. Upon such intimation, MHADA within a period of six months, from the date of receipt of such intimation shall duly after following

procedure of lottery system prepare the list of the allottee and forward it to the Project Proponent/s. The project proponent shall dispose of such EWS housing tenements to the allottees at the rate fixed by the MHADA from time to time.

Provided that if the MHADA is unable to provide the list of the allottee as mentioned above then the project proponent shall dispose of such social housing tenements in the market at the rate fixed by the MHADA from time to time.

6. Every Occupation Certificate for the regular tenements shall be granted only alongwith the Occupation Certificate in proportionate with Social Housing component.
7. Amalgamation of such Social Housing tenements shall not be permitted in any case.
8. The purchaser of tenement under social housing shall deposit an amount equivalent to 10% of the construction cost of tenement, as prescribed in Annual Statement of Rates prevailing at the time of occupation, with the Project Proponent/s as one-time maintenance deposit for onsite infrastructure maintenance.
9. The Project Proponent/s shall maintain the premises and common spaces in and outside the building/s of social housing including concerned all basic infrastructure and amenities, in good condition in the same manner with the maintenance of remaining area of the project.
10. The purchaser of tenement under social housing shall have to pay all the government taxes, duties like stamp duty, VAT, service tax, etc. at actual, to the Project Proponent/s, as per the requirement, from time to time.

6.1.10. Liability of Project Proponent/s

1. The entire project shall be an integrated one with all facilities within the boundaries of such project. All the on-site infrastructure i.e. internal roads, approach road, street lights, water supply and drainage system shall be mandatory and constructed / maintained in future by the Project Proponent/s. Proposed internal roads and Open Spaces in the layouts shall be used only for ITP.
2. The Development Plan Roads & Reservations which are included in ITP shall be Developed by project proponent and after development made available to the general public. Such reservations may be allowed to shift within 500 mtrs (within Township Area Only) in consultation with Director of Town Planning M. S. Pune.
3. It shall be the responsibility of the Project Proponent/s to maintain all the infrastructure in good condition at his own cost and management, during and after completion of the project.

Provided that, the Project Proponent/s may handover the infrastructure, for maintenance purpose, only after the completion of the project, to the Urban Local Body, when constituted in the area comprised by the project.

4. **Project Proponent/s shall mandatorily provide facilities for making the project SMART-**
 - i) The people residing in the project area, an efficient and timely public transportation system up to the nearest public transportation station/hub/depot/stand shall develop or tie with Government / Semi Government or private transport agency for such efficient public transportation. The number of buses and trips will be decided by MSRTC / Local Transport Authority.
 - ii) Continuous unobstructed footpath of minimum 2 m. width on either sides of all street / roads width ROW 12 m. or more.
 - iii) Dedicated and physically segregated bicycle track with a width of 3 mt. or more ,should be provided for entire Township Area.
 - iv) Pedestrian friendly pathways, encouragement to non-motorized transport, intelligent traffic management, non-vehicle street / zones, smart parking, energy efficient street lighting visible improvement in the area i.e. replacing overhead electric wiring with underground wiring, encroachment free public areas,
 - v) Generation of power through non-conventional energy sources like solar, wind and other shall be mandatorily provided with at least 10% of total requirement;

- vi) energy management by adopting advanced technology like installing Solar Water Heating System, Solar Lamps/Lights in common areas, LED Lamps, auto-operated street lights, solar pumps, etc. all external lighting shall be of LED, Solar Water Heating System, Solar Lamp shall be compulsorily provided;
- vii) Effective water management by adopting water harvesting techniques like rain water harvesting, recycling of used water, metered water supply to the users under project, double plumbing pipeline .The recycled water shall be used for flush system, gardening, carwash and industrial use;
- viii) Effective safety & security measures like CCTV surveillance at strategic locations, centralized control room, etc.;
- ix) Smart and fast internet/broad band connectivity to all residence, e-governance online system for grievance redressed;
- x) Citizens participations in decision making about public community issues.
- xi) Real time environmental monitoring i.e. air pollution, noise pollution etc. shall be observed
- xii) e-DCR for building plans with BIM, 3-D maps on GIS of the utility services network and properties in the city, central command, control and emergency response centre for all infrastructure facilities. Project Proponent/s shall also provide urban design concept plans along with Master Plan.
- xiii) It shall be obligatory on the part of Project Proponent/s to provide and be provided for, the infrastructure and green building norms that are necessary as per the guidelines as may be laid down by the Government, under the policy of development of „Smart City“ from time to time

5. Project Proponent/s shall also mandatorily provide for

- a) **Water Supply** - Safe and potable drinking water at the rate of 135 litres per capita per day, exclusive of requirement of water for fire fighting and gardening purposes. The storage capacity of the same shall be at least 1.5 times of the actual required quantity as determined by expected population (Resident and Floating) and other uses. The Project Proponent/s would be required to develop proper internal distribution with double pipe plumbing and maintenance system along with smart metering and shall specially undertake rain water harvesting, groundwater recharging and waste water recycling within the project.

Provided that, the Project Proponent/s should not use groundwater as a source of water, to meet the above requirement.

- h) **Drainage and Garbage Disposal:-** The Project Proponent/s shall make suitable and environment friendly arrangements for the disposal and treatment of sewage and solid waste generated in the project at source , as per the norms of the Maharashtra Pollution Control Board. The Project Proponent shall provide zero discharged in ITP for solid as well as liquid based.

The Project Proponent/s should provide facilities for water conservation by different means such as Rain Water Harvesting, Recycling of Waste Water, etc. and also set-up, in the project area itself, the Solid Waste Management Project (SWMP) with a sufficient capacity for processing of 100% garbage and solid waste so that it should be zero liquid discharge to city from the area.

- c) **Power:-**The Project Proponent/s shall ensure continuous and quality power supply for the project area. The Project Proponent/s may draw the power from any existing supply system or may go in for arrangement of captive power generation with the approval from the concerned authority. If power is drawn from any existing supply system, the Project Proponent/s shall, before commencement of development, procure a firm commitment of power for the entire Township from the power supply company.

6.1.11. Occupancy Certificate .

- 1. Application for obtaining the Occupancy Certificate for project, in full or part shall be submitted by Project Proponent/s to the Planning Authority. Such application shall be accompanied by-
 - a) All the relevant documents along with coloured satellite image showing the area under Master Layout Plan;

- b) Documents showing compliance of the conditions prescribed while according sanctions from time to time;
 - c) Appropriate declaration/s and undertaking/s made by the Project Proponent/s and his technical personnel;
 - d) Any other requirement as may be prescribed by the Planning Authority.
2. On receipt of application as prescribed under Clause 11.1, the Planning Authority shall issue Occupation Certificate as per the provisions of sanctioned DCR for the said corporation.

6.1.12. General Stipulations

- 1 Development of basic infrastructure and amenities shall be completed by the Project Proponent/s to the satisfaction of the Planning Authority either for whole or as per phases, of the project.
- 2 The Project Proponent/s shall plant indigenous trees at the rate of at least 150 trees per ha and maintain it properly. The certificate to that effect issued by the Deputy Conservator of Forest or an Officer nominated by him for this purpose shall be produced by Project Proponent/s at the time of application for Final Occupation Certificate under Clause 6.1.11.
- 3 All the amounts of scrutiny fees, charges, premium etc. payable to the Government shall be deposited with the Planning Authority.
- 4 The Project Proponent/s shall submit a bank guarantee of an amount equal to the 15% of estimated development cost required for development of the basic infrastructure such as roads, water supply, drainage & garbage disposal, installations for power supply, fire brigade station & fire engines. Such development cost be worked out as per respective phases taking into consideration the phased programme for development of infrastructure with amenities under project as submitted and as required under clause 6.1.7.3. Certificate regarding estimated development cost shall be produced by the respective Architect of the project.
- 5 The Project Proponent/s shall construct and maintain the Fire Station at their cost. The project proponent post a well-trained staff at fire station as per the recommendations of the Director of Fire Services, Maharashtra State/ chief fire officer of the Planning Authority. The amount of all expenditure on such staff shall be the responsibility of the Project Proponent/s. After completion of fire station and as per requirement such fire brigade/station shall be handed over to the Planning Authority on the terms and condition decided by the said authority.
- 6 Developer shall complete the Integrated Township Project within 10 years from the approval to the master plan. However this period of completion may be extended by the Government subject to terms and conditions as may be decided by the Government considering the development of Township. Developer shall develop and maintain the infrastructure up to the completion of the ITP project. Within such period property tax shall be levied by the concerned Planning Authority at 50 % of normal rate. Provided that the utilities like fire brigade, police station/chauki etc. shall be handed over to the Planning authority on the terms and condition as may be decided by the said authority.
7. Licensing to the Project Proponent/s - The respective Authority shall provide licenses to the Project Proponent/s for telephone Connection, Power and other utilities in the Town ship area. After granting the license from the respective Authority, the project proponent/s shall provide utilities in the Town ship area as per the conditions laid down by the respective authority.

It shall be mandatory for the Project Proponent/s to provide atleast 9 mt. wide road to the land not owned by the project proponent which is surrounded by the Township Area.

6.1.13. Special Concessions.

1. **Deemed conversion for Non-Agricultural (N.A.) Use:-** The lands under approved Master Layout Plan shall be considered as deemed N.A. No separate permission shall be required under the provisions of Maharashtra Land Revenue Code, 1966.
2. **Grant of Government land:** - The Government land/s, if surrounded or adjacent by the lands owned by the Project Proponent/s, may preferably be granted to the Project Proponent/s, as per the rules and regulations to that effect, by the Revenue and Forest Department of the State

Government. Maximum 10% of the total area under township shall be allowed to be included in such township.

3. **Concession in Stamp Duty:-** For the first transaction, from Project Proponent/s to Purchaser, of any unit under any user, from approved Master Layout Plan or subsequent building plan under this Regulation, a concession to the extent of 50% of stamp duty as otherwise required under the Mumbai Stamp Act, shall be granted.
4. **Exemption in payment of Development Charges:-** The amount of Development Charges under sub-section (3) of Section 124F of the said Act shall be exempted to the extent of 50% for, institution of use or, change of use of any land or building or, development of any land or building, proposed for project undertaken by a Project Proponent/s under this Regulation.
5. **Relaxation from Mumbai Tenancy and Agriculture Land Act:-**
The condition that, only the agriculturist will be eligible to buy the agriculture land shall not be applicable to the Project Proponent/s for purchasing agriculture land for Integrated Township under this Regulation.
6. **Exemption from Ceiling for holding agriculture land:-**
The limit for holding agriculture land, stipulated in the Maharashtra Agricultural Lands (Ceiling and Holdings) Act, 1961 shall not be applicable to the Project Proponent/s for development of Integrated Township Project under this Regulation.

6.1.14. Transition Policy.

1. It shall be permissible for the Project Proponent/s, to whom Special Township Project has already been notified, to-
 - a) continue such Integrated Township Project under the erstwhile regulations and for that limited purpose erstwhile regulations for Integrated Township Project shall remain in force; or
 - b) Apply for grant of Letter of Intent or Master Layout Plan as the case may be, under this regulation subject to payment of premium as prescribed in Clause 6.1.7.1 and 6.1.7.2, wherever applicable.
2. If in case as described in Clause 14.1(b), the construction of the project is on-going, it shall be permissible for the Project Proponent/s to opt for, this regulation subject to payment of premium as prescribed in Clause 6.1.7.1 and 6.1.7.2. Premium applicable as mention in clause 6.1.7.2 Social Housing Component as mention in clause 6.1.9 and economic activity as mentioned in 6.1.7.3(f) shall be calculated on the difference of FSI permissible under clause 6.1.7.2 and FSI already sanctioned under erstwhile regulations.

6.1.15. Appeal

Anyone aggrieved by an order passed under prevailing byelaws may within forty days of the date of communication of the order prefer an appeal to the Director of Town Planning, Maharashtra State, Pune. The appeal shall be cleared within 60days.

6.1.16. Control by the State Government

Director of Town Planning M.S Pune shall be authorised on behalf of Government to monitor the Township Project and submit his report once in six months to Government.

6.2. Development/Redevelopment of Housing Schemes Of Maharashtra Housing and Area Development Authority (MHADA):-

Development / re-development of housing schemes of Maharashtra Housing and Area Development Authority shall be subject to the following provision.

- 1) The FSI for a new scheme of Low Cost Housing, implemented by MHADA departmentally on vacant lands for Economically Weaker Sections (EWS), Low Income Group (LIG) and Middle Income Group (MIG) categories shall be 2.50 on the gross plot area and at least 60% built-up area in such scheme shall

be in the form of tenements under the EWS, LIG and MIG categories, as defined by the Government in Housing Department from time to time.

- 2) For redevelopment of existing housing schemes of MHADA, containing (i) EWS/LIG and/or (ii) MIG and/or (iii) HIG houses with carpet area less than the maximum carpet area prescribed for MIG, the total permissible FSI shall be 2.50 on the gross plot area (exclusive of the Fungible FSI).

2.1) Where redevelopment of buildings in existing housing schemes of MHADA is undertaken by the housing co-operative societies or the occupiers of such buildings or by the lessees of MHADA, the Rehabilitation Area Entitlement, Incentive FSI and sharing of balance FSI shall be as follows:-

A) Rehabilitation Area Entitlement-Under redevelopment of building in existing Housing scheme of MHADAs, the entitlement of rehabilitation area for an existing residential tenements shall be equal to sum total of-

- a) a basic entitlement equivalent to the carpet area of the existing tenement plus 35% thereof, subject to a minimum carpet area of 300 sq ft and
b) an additional entitlement governed by the size of the plot under redevelopment, in accordance with the Table below:-

Table	
Area of the Plot under Redevelopment	Additional Entitlement (As % of the Carpet Area of the Existing Tenement)
Upto 4000 sq.m.	Nil
Above 4000 sq.m. to 2 hect.	15%
Above 2 hect to 5 hect.	25%
Above 5 hect to 10 hect.	35%
Above 10 hect.	45%

Provided that the maximum entitlement of rehabilitation area shall in no case exceed the maximum limit of carpet area prescribed limit for MIG category by the Govt. as applicable on the date of approval of the redevelopment project. Provided further that the entitlement of rehabilitation area as admissible under this regulation shall be exclusive of the area of balcony.

ii) Under redevelopment of buildings in existing Housing Schemes of MHADA, the entitlement of rehabilitation area of any existing commercial/amenity unit in the Residential Housing Scheme shall be equal to the carpet area of the existing unit plus 20% thereof.

B) Incentive FSI- Incentive FSI admissible against the FSI required for rehabilitation, as calculated in (a) above, shall be based on the ratio (hereinafter referred to as Basic Ratio) of Land Rate (LR) in Rs./Sq.m. of the plot under redevelopment as per the Annual Statements of Rates (ASR) and Rate of Construction (RC)* in Rs./Sq.m. applicable to the area as per the ASR and shall be as given in the Table below:-

Table	
Basic Ratio (LR/RC)	Incentive (As % of Admissible Rehabilitation Area)
Above 6.00	40%
Above 4.00 and upto 6.00	50%
Above 2.00 and upto 4.00	60%
Upto 2.00	70%

Explanation:-

* RC is the rate of construction in respect of R.C.C. Construction, as published by the Chief Controlling Revenue Authority & Inspector General of Registration, Maharashtra State in the Annual Statements of Rates.

Provided that the above incentive shall be subject to the availability of the FSI on the Plot under redevelopment and its distribution by MHADA.

Provided further that in case there are more than one land rate applicable to different parts of the plot under redevelopment, a weighted average of all applicable rates shall be taken for calculating the Average Land Rate and the Basic Ratio.

Provided further that the Land Rate (LR) and the Rate of Construction (RC) for calculation of the Basic Ratio shall be taken for the year in which the redevelopment project is approved by the authority competent to approve it.

C) Sharing of the Balance FSI:-

The FSI remaining in balance after providing for the rehabilitation and the incentive components, calculated as per (a) and (b) above respectively, shall be shared between the Co-operative Housing Society and MHADA in the form of built-up area, as given in Table below and the share of MHADA shall be handed over to MHADA free of cost.

Table		
Basic Ratio (LR/CR)	Sharing of balance FSI	
	Share of Co-operative Society	Share of MHADA
Above 6.00	30%	70%
Above 4.00 and upto 6.00	35%	65%
Above 2.00 and upto 4.00	40%	60%
Upto 2.00	45%	55%

2.2) Where redevelopment of buildings in the existing Housing Schemes of MHADA is undertaken by MHADA or jointly by the MHADA alongwith the housing societies or the occupiers of such building or by the lessees of MHADA, the Rehabilitation Area Entitlement, incentive FSI and sharing of balance FSI shall be as follows:

A) Rehabilitation Area Entitlement: The Rehabilitation Area Entitlement shall be increased by 10% of the existing carpet area, over and above the Rehabilitation Area Entitlement calculated in (A) of 2.1 above, subject to the maximum of the size of MIG prescribed by the Government in the Housing Department.

B) Incentive FSI: Incentive FSI shall be the same as in (B) of 2.1 above.

C) Sharing of the balance FSI: Sharing of the balance FSI shall be the same as in FAÇADE of 2.1.

3) For the purpose of calculating the FSI, the entire area of the layout including Development Plan roads and internal roads but excluding the land under the reservation of public amenities shall be considered. Sub-division of plots shall be permissible on the basis of the compulsory open spaces as in these Regulations. For low cost housing schemes of MHADA for EWS/LIG categories, the prevailing Regulations of the DCR shall apply.

Provided that there shall be no restriction on the utilization of the FSI permissible under this Regulation except for the restrictions under any law, rule or regulation.

4) For the purpose of this Regulation the carpet areas for EWS, LIG or MIG tenements shall be as determined by the Government from time to time.

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- 5) a) For providing the requisite infrastructure for the increased population, an infrastructure charge at the rate of 7% of the Land Rate as per the ASR of the year of approval of the redevelopment project shall be chargeable for the extra FSI (excluding the fungible FSI) granted over and above the normal FSI admissible for the redevelopment schemes. 50% of the Infrastructure Charge levied and collected by MHADA shall be transferred to the Municipal Corporation for developing necessary off site infrastructure.
- b) No premium shall be charged for the FSI admissible as per the prevailing regulations
- (i) Construction of EWS/LIG and MIG tenements by MHADA on a vacant plot, or(ii) in a redevelopment project for the construction of EWS/LIG and MIG tenements towards the share of MHADA, or (iii) for rehabilitation component of a redevelopment project.
- 6) Notwithstanding anything contained in these Regulations, the relaxation incorporated in the prevailing Regulation shall apply to the Housing Schemes under this Regulation for tenements under EWS/LIG and MIG categories. However, the front open space shall not be less than 3.6m.
- 7) a) In any Redevelopment Scheme where the Co-operative Housing Society Developer appointed by the Co-operative Housing Society has obtained No Objection Certificate from the MHADA, thereby sanctioning additional balance FSI with the consent of 70% of its members and where such NOC holder has made provision for alternative accommodation in the proposed building (including transit accommodation), then it shall be obligatory for all the occupiers / members to participate in the Redevelopment Scheme and vacate the existing tenements for the purpose of redevelopment. In case of failure to vacate the existing tenements, the provisions of section 9A of the MHAD Act mutatis mutandis shall apply for the purpose of getting the tenements vacated from the not co-operative members.
- b) For redevelopment of buildings in any existing Housing Scheme of MHADA under clause 2.2 hereinabove, by MHADA, the consent of the Co-operative Housing Society in the form of a valid Resolution as per the Co-operative Societies Act, 1960 will be sufficient. In respect of members not co-operating as per approval of the redevelopment project, action under section 95(A) of the Maharashtra Housing and Area Development Act, 1976 may be taken by MHADA.
- 8) A corpus fund, as may be decided by MHADA, shall be created by the Developer which shall remain with the Co-operative Housing Societies for the maintenance of the new buildings under the Rehabilitation Component.

6.3. Regulations For Development of Information Technology Establishment

Development of Information Technology Establishments shall be regulated as per the Information Technology & Information Technology Enabled Services (IT/ITES) Policy 2015 as declared by Industries Department vide Government Resolution No. ITP 2013/CR-265/IND-2 dated 25/08/2015, along with the special regulations sanctioned by the Government vide notification No. TPB 4316/CR-167/2016/(3)/UD-11/dated 15th July, 2016 and amended time to time which are mention below.

- 1) The Commissioner may permit additional FSI upto 200 % over and above the basic permissible F.S.I. to all registered Public and Private IT/ITES Parks/AVGC Parks /IT SEZs or IT Parks in SEZs / Stand-alone IT/ITES units in public IT Park (including IT/ITES units located in Residential / Industrial/No Development/ Green/Agriculture Zone or any other land-use zone in which such users are permissible), which have been approved by the Directorate of Industries, proposed to be set up or already set up under present / previous IT/ITES policies, (hereinafter referred to as the "said unit") by charging premium of 30% of the land rate for the said land as prescribed in Annual Statement of Rates for the relevant year of granting such additional F.S.I. for Pune, Pimpri-Chinchwad, Navi Mumbai Notified Area, Municipal Corporations in Mumbai Metropolitan Region and 10% of the land rate for the said land as prescribed in Annual Statement of Rates for the relevant year of granting such additional F.S.I .for other Municipal Corporations.

In case of the Navi Mumbai Notified Area, the CIDCO as land owner may recover lease premium for additional F.S.I. if applicable under land disposal policy of CIDCO.

Provided that additional FSI above 100% and upto 200% shall be permissible only on plots having an access road of minimum 18 meters width.

Provided further that, the premium so collected shall be shared between the Planning Authority and the Government in the proportion of 50 : 50. The share of the Government shall be paid to the concerned Branch office of the Town Planning Department. (Explanation: - Premium charges shall be calculated on the value of lands under such zones, determined by considering the land rates of the said land as prescribed in Annual Statement of Rates (ASR). These charges shall be paid at the time of permitting additional F.S.I. by considering the ASR for the relevant year without applying the guidelines)

- 2) No premium shall be chargeable in Municipal Corporation areas, if they are covered under No Industry Districts and Naxalism affected areas of the State (as defined in the " Package Scheme of Incentives-2013" of the Industries, Energy & Labour Department of the State).
- 3) The total maximum permissible F.S.I. shall not exceed limit of 3.00.
- 4) Maximum 20% of total proposed Built-up area (excluding parking area) inclusive of such additional F.S.I. may be permitted for support services in IT Parks remaining built-up area shall be utilized for IT/ITES.
- 5) New said unit shall allocate at least 2% of the total proposed built-up area, for providing incubation facilities for new units. This area would be treated as a part of the Park to be used for IT activities and eligible for additional FSI benefits accordingly.
- 6) Premium to be received by the Planning Authority as per provisions in this regulation shall be deposited in a separate fund viz. "Critical Infrastructure Fund for IT/ITES Industries" and this fund shall be utilized only for creation of Critical Infrastructure for IT/ITES Industries;

Provided that in the event, the developer come forward for providing such off site infrastructure at his own cost, instead of paying premium as prescribed above, then the Planning Authority may determine the estimated cost of the work by using rates prescribed in District Schedule of Rates (DSR) of the relevant year, in which order for commencement of such work is issued. The Planning Authority shall also prescribe the standards for the work. After completion of the works, the Planning Authority shall verify and satisfy itself that the same is developed as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered from such developer before issuing Occupancy Certificate.

Provided that, in case the cost of work is more than the premium to be recovered, such additional cost to be borne by such developer.

- 7) Permission for erecting towers and antenna upto height permitted by the Civil Aviation Department shall be granted by the Commissioner as per the procedure followed for development permission or otherwise as may be decided by the Government.
- 8) While developing site for IT/ITES with additional FSI, support services as defined in the IT Policy 2015, shall be allowed.
- 9) The sanctioned existing regulations in respect of I.T. Establishments, are proposed to be replaced suitably and for the Planning Authorities, which have no provisions in respect of I.T. Establishments, these regulations shall be proposed to be inserted as new regulations.
- 10) Notwithstanding anything contained in the Development Control Regulations of Planning Authorities, no amenity space is required to be left for development of plot/land upto 2.00 Hect. for IT/ITES.
- 11) Notwithstanding anything mentioned in these Regulations, special provisions mentioned in the existing Regulations of respective Planning Authority, which areas are not covered under these regulations shall continue to prevail unless otherwise specified.

- 12) The Directorate of industries will develop a web portal on which the developer of every IT park will be bound to provide / update detailed information about names of the units in the park, utilization of built-up area and activities being carried out, manpower employed in the It Park for IT/ITES and support services on yearly basis.

If a private IT park has availed additional FSI as per the provisions of IT/ITES policy and subsequently it is found that the built-up space in the park is being used for non IT/ITES / commercial activities / any other activity not permitted as per the IT/ITES policy under which the said park was approved, a penal action as below will be taken, the payment shall be shared between the concerned Planning Authority and the Government in the ratio of 3:1.

- a) The misuse shall be ascertained by physical site verification of the said private IT park by a team of officers from the Directorate of industries and the Planning Authority which has approved the building plans of the said private IT park.
- b) A per day penalty equal to 0.3% of the prevailing ready reckoner value of the built-up area that has been found to be used for non- IT/ITES activities.
- c) The penalty will be recovered from the date of commencement of unauthorized use till the day non IT use continues.

After payment of the penalty to the concerned Planning Authority which has sanctioned the building plans of the concerned private IT park, the said private IT Park will restore the use of premises to the original purpose for which LOI/ Registration was granted. If the private IT Park fails to pay penalty and / or restore the use to its original intended use, the concerned Planning Authority will take suitable action under the Maharashtra Regional and Town Planning Act 1966, against the erring private IT Park under intimation to the Directorate of Industries. This provision will also be applicable to existing IT Parks.

6.4. Biotechnology Parks

A. Definition-

The Biotechnology Units/ Parks shall mean Biotechnology units/ parks which are certified by the Development Commissioner (Industries) or any officer authorised by him in his behalf. The Biotechnology Park and unit/units outside park shall have minimum land area of 2 acres or 20000 sq.ft. built up area. The said requirement of 20000 sq.ft. shall be as per normal permissible FSI and without considering permissible additional FSI/ TDR/ Free of FSI area.

B. Biotechnology Units/ Parks To Be Allowed In Industrial Zone-

Biotechnology Units/Parks shall be permitted in Industrial Zone on all plots fronting on roads having width more than 12 meter.

C. Biotechnology Units/Park To Be Allowed In Development Restricted Zone Earmarked In The Development Plan.

Biotechnology Units/Parks shall be permitted in No Development Restricted Zone subject to following conditions.-

- i) Maximum FSI limit shall be as per the provisions of Regulation no. 5.2 and as far as possible the development shall be at one place of the total land.
- ii) The ground coverage shall not exceed 10% of the area of the plot.
- iii) Tree plantation shall be done at the rate of 500 Trees/Ha on the remaining land excluding the built up area and the surrounding open space/utility space.
- iv) The maximum height of buildings shall not exceed 24 m
- v) Essential residential development for the staff/ officer's accommodation shall be permitted upto the extent of 33% of the permissible built up area.
- vi) These users shall be permitted in Development Restricted Zone, within a distance of 3 km. from the adjoining developable zone.
- vii) Development in plots affected by CRZ area, shall be permissible subject to the notification issued by MOEF regarding CRZ.

D. Additional FSI To Biotechnology Units/Park

Subject to approval by Director of Industries, the Commissioner/ Competent Planning Authority or as the case may permit Floor Space Index to be exceeded to the extent of 100% for Biotechnology units/Parks located in Development Restricted Zone subject to following conditions.:

- i) Out of total built up area minimum 90% shall be used for Biotechnology purpose and maximum 10% (by deducting parking space) shall be used for ancillary users such as specified in the Govt. Resolution of Industry, Energy and Labour Dept. No. BTP 2008/CR-1608/Ind-2, dated 10/2/09.
- ii) Additional FSI to Biotechnology units would be available to Biotechnology Parks duly approved by the Directorate of Industries and after observance of all the regulation of environment.
- iii) Parking spaces, as per the provision of Development Control Regulation shall be provided subject to minimum requirement of one parking space per 100 sqm built up area.
- iv) The additional FSI shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government. Such premium shall be recovered at the rate of 25% of the present day market value of the land under reference as indicated in the Ready Reckoner.
- v) 25% of the total premium shall be paid to the Govt. and remaining 75% amount shall be paid to the said Authority.
- vi) The premium so collected by the Planning Authorities shall be primarily used for development of offsite infrastructure required for the Biotechnology Parks.
- vii) In the event, the developer comes forward for provision of such off site infrastructure at his own cost, then the said Planning Authority shall determine the estimated cost of the works and shall also prescribe the standards for the work. After completion of the works the said Planning Authority shall verify as to whether the same is as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the said Planning Authority.
- viii) No condonation in the required open spaces, parking and other requirement prescribed in the regulations shall be allowed in case of additional FSI.
- ix) Development of biotechnology park shall be done as per the guidelines issued by Industries Department vide the said resolution

6.5. Inclusive Housing: -

The following provisions regarding Inclusive Housing are incorporated in the Development Control Regulations of Municipal Corporations.

- 1) For the sub-division or layout of the land admeasuring 4000 sqm or more for residential purpose minimum 20% of the net plot area shall have to be provided---
- i) Either in the form of developed plots of 30 to 50 sqm size for Economically Weaker Sections, Low Income Groups (EWS/LIG), (hereinafter referred to as "affordable plots") in which plots of 30 sq.mr. size shall be kept for EWS.
- Or
- ii) In the form of equivalent 20% net plot area for, constructing EWS/LIG tenements, which shall be handed. over to MHADA at the land rate prescribed in the Annual Statement of Rates prepared by the Inspector General of Registration, Maharashtra State, Pune (hereinafter referred to as ASR) of the year in which final approval is accorded to such sub-division or layout.
- a) The Landowner/ Developer shall sell the affordable plots to MHADA at one place in lieu of equivalent FSI to be utilized in the remaining plots. If MHADA declines to purchase the same

within a reasonable time of six months, he can sell the affordable plots in the open market, in such case additional FSI of affordable plots shall not be admissible.'

- b) "Provided that in case the Land Owner / Developer desires not to utilize such additional FSI in the same land, fully or partly, then he shall be awarded TDR in lieu of such unutilized additional FSI. The utilization of this TDR shall be subject to the prevailing provisions of DCR and as per the following formula.

$$\text{Formula: } X = \{Rg/Rr\} \times Y$$

Where, X = Utilization of Development Right (DR) on the receiving plot.

Rg = Land Rate in Rs. per Sqmas per the Annual Schedule of Rates (hereinafter referred to as 'ASR') of generating plot in the year when project is sanctioned.

Rr = Rate in Rs. Per Sqm as per ASR of the receiving plot of the same year of the generating plot.

Y = Unutilized additional FSI.

- 2) For a plot of land, admeasuring 4000 sqm or more to be developed for a Housing Scheme consisting of one or more buildings (hereinafter referred to as 'the said Scheme'), EWS/LIG Housing in the form of tenements of size ranging between 30 to 50 . Sq.m, (hereinafter referred to as 'affordable housing tenements') shall be constructed at least to the extent of 20% of the Base FSI as per Regulation no. 5.2subject to the following conditions:-
- i) The built up area of the EWS/LIG tenements constructed under the Scheme shall not be counted towards F.S.I.
 - ii) The Landowner / Developer shall construct the stock of the affordable housing tenements in the same' plot and the Planning Authority shall ensure that the Occupation Certificate for the rest of the development 'under the said Scheme is not, issued till the Occupation Certificate is issued for the Affordable Housing tenements under the said Scheme.
 - iii) "Provided further that the equivalent Affordable Housing tenements can also be provided at some other location (s) within the same Administrative Ward of the Municipal Corporation and such construction shall be free of FSI upto the limit of 50% of the admissible FSI of such alternative plot."
 - iv) The completion of the Affordable Housing tenements under the said Scheme, along with necessary particulars, including a copy of the Occupation Certificate granted by the Planning Authority in respect thereof shall be immediately intimated by the Landowner/ Developer to MHADA. Upon such intimation, MHADA , within a period of six months from the date of receipt of such intimation, shall either purchase such affordable housing tenements or allot such tenements to the allottees selected by MHADA through a system of lottery, drawn after such Affordable Housing tenements have been granted Occupation Certificate and thereafter, the Land Owner/ Developer, shall dispose of such tenements to MHADA or such allottees, as the case may be, at rates equal to 125% of the construction rates in ASR applicable to the land under the Scheme, on the date of grant of Occupation Certificate to such Affordable Housing tenements.
 - v) "Provided that there shall be no obligation to construct affordable Housing tenements in the redevelopment project of any co- operative Housing Society in which the carpet area of all existing individual residential tenements does not exceed 80 sqm.
 - vi) Provided further that in case of Individual bungalow housing scheme, these provisions shall not apply in case of redevelopment of Individual bungalow. However if redevelopment of total plot under layout is proposed, this provisions shall be applicable.
 - vii) The Landowner / Developer may also be permitted to utilize 1/4th of the total 20%F.S.I. earmarked for Affordable Housing towards construction of Affordable Housing Tenements in the form of service quarters on the same plot but in a separate block which shall have to be sold as service quarters only to the purchasers of free sale flats under the said Scheme.
 - viii) There shall be no obligation to construct affordable housing tenements in accordance with these provisions in any Housing Scheme or residential development project wherein, owing

to the relevant provisions of the Development Control Regulations, 20% or more of the basic Zonal FSI is required to be utilized towards construction of residential tenements for the EWS/LIG and also for the development / redevelopment of any land, owned by the Government or any Semi-Government organization. Provided such development / redevelopment is undertaken by the Government or such Semi- Government Organization by itself or through any other agency under BOT or PPP model.

- ix) Provided that in case of Development of reservations of Public Housing, Housing for Dis-housed, Public Housing / High Density Housing and the EWS/LIG tenements constructed under the provisions of any other Act, these provisions shall not be applicable.
- 3) Amalgamation of affordable plots / affordable tenements shall not be allowed.
- 4) These provisions shall be applicable prospectively and shall not be applicable to any Housing Scheme or residential development project wherein Commencement Certificate had been issued prior to the date of coming into force of these provisions and was valid on such date.

6.6. Transit Oriented Development Policy

Special Regulations for Development / Redevelopment of building falling within TOD zone.

6.6.1. Definitions

i) **TOD zone** - It is the area along/around the proposed MRTS/Metro corridor as will be delineated by the Municipal Corporation with approval of the State Government.

ii) **Base permissible FSI** - It is the FSI that is otherwise permissible on any land with respect to zone shown as per the sanctioned development plan and the relevant provision of the Principal DCR excluding the TDR and the premium FSI, redevelopment incentive FSI that can be received.

iii) **Gross plot area** - Gross Plot Area means total area of land after deducting area under reservation or deemed reservation like amenity space if any, area under D.P. Road and Road widening.

iv) **Principal DCR** - Principal DCR means these DC Regulations excluding the provisions regarding TOD zone

6.6.2. Commencement

The date of coming into force of these regulations shall be the date on which construction work of Metro Rail /MRTS actually commences.

6.6.3. Maximum Permissible FSI

The maximum permissible total FSI in TOD zone shall be 4.00 including the base permissible FSI, subject to condition that, the additional FSI over and above the base permissible FSI shall be allowed within the overall limit of maximum permissible FSI, as given in the Table below-

Sr. No.	Road width in m.	Min .Plot Area in sqm	Maximum Permissible FSI
1	2	3	4
1	9 m. and up to 12 m.	Below 1000	2.00
2	12 m. and up to 18 m.	1000 or above	2.50
3	18 m. and up to 24 m.	2000 or above	3.00
4	24 m. and up to 30 m.	3000 or above	3.50
5	30 m. and above	4000 or above	4.00

Explanation:-

- 1) The maximum permissible FSI as per the above Table shall be determined by satisfaction of both the criteria viz. Minimum Road width as well as plot area, simultaneously. However in case, both

these criteria's are not satisfied simultaneously, the maximum permissible FSI shall be the minimum of that permissible against each of these two criteria, as illustrated below ;

2) Land owner / Developer shall not have option to use TDR in TOD zone.

Illustrations: -

Utilization of FSI

Plot Area in sqm	Road width					
	Less than 9mt.	9 m. and up to 12 m	12 m. and up to 18 m	18 m. and up to 24 m.	24 m. and up to 30 m.	30 m. and above
Below 1000	Principal DCR	2.0	2.00	2.0	2.0	2.0
1000 to below 2000	Principal DCR	2.0	2.50	2.50	2.50	2.50
2000 to below 3000	Principal DCR	2.0	2.50	3.00	3.00	3.00
3000 to below 4000	Principal DCR	2.0	2.50	3.00	3.50	3.50
4000 or above	Principal DCR	2.0	2.50	3.00	3.50	4.00

6.6.4. Premium to be Paid

Additional FSI over and above base permissible FSI of respective land use zones as per principal DCR, may be permitted on the payment of premium equivalent to **0.40 times the ASR rates for the sqm of land area.**

6.6.5. Integrated Mobility Plan

- i) There shall be an Integrated Mobility Plan envisaging inter-linkages between different modes of mass transport, parking management, traffic management and pedestrianisation.
- ii) The maximum permissible FSI as given in Table under regulation 6.6.3 shall be calculated on the gross plot area.
- iii) In case of plot / plots falling partly within the TOD zone, the FSI permissible shall be as follows, provided that the total area of the plot (plot falling within TOD zone plus plot falling outside TOD zone) shall be as prescribed in the table in regulation no. 6.6.3 :-
 - a) Where 50% or more area of such plot / plots falls within TOD zone, these regulations including FSI shall apply to the total area of such plot / plots.
 - b) Where less than 50% area of such plot / plots falls within TOD zone, these regulations including FSI shall be applicable to the part of plot / plots falling within TOD zone, whereas for the part of plot / plots falling outside TOD zone, these regulations except provisions regarding FSI shall be applicable. The FSI permissible for the part falling outside TOD zone shall be as per Principal Development Control Regulations.
 - c) Notwithstanding anything contained in **any other provision of this DCR the Parking, Double height terraces up to 20% and 15% balconies not enclosed, Stair cases, Lift wells with machine rooms, Refuge areas, Voids, Service Floor & Entrance lobbies** of the building in TOD zone shall be free of FSI.
 - d) Notwithstanding anything contained in any other provisions of these regulations, TDR as per Regulation no. 12.2 shall not be allowed to be received on the plots within TOD zone.

6.6.6. Tenement Size

For any development or redevelopment within TOD zone, size of tenement shall be minimum 25 sqm and maximum 120 sqm of built-up area and out of total proposed tenements, the tenements equivalent to at least 50% of total FSI shall be of a size equal to or less than 60 sqm. These tenements shall not be allowed to be clubbed/ amalgamated in any case.

6.6.7. Permissible mixed use in TOD zone:

Mixed use in the form of residential and commercial may be permissible on the residential plot in TOD zone fronting on the road width of 12 mt. and above.

Other provisions regarding marginal open spaces shall be governed by the proposed height of structure, as given in the provisions 6.6.8 below and should conform to the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 (Maharashtra Act no. III of 2007) as amended from time to time. No building permission shall be issued without NOC of the Fire Officer. Other regulations regarding room sizes, apertures for light and ventilation shall be as per the principal DCR in force.

6.6.8. Marginal Spaces

Sr. No.	Building Height	Side and Rear Margins	Remark
a	15.0 mt and below	H/2-4	Minimum 3.0 mt. for Residential minimum 4.5 mt. for Commercial and Minimum 6.0 m. for Special Buildings.
b	Above 15.0 mt. and upto 18.0 mt.	H/4	Minimum 6.0 mt. for all Buildings.
c	18.0 mt and above	H/5 subject to Maximum 12.0 mt.	Minimum 6.0 mt.

Note- However if Developer / Owner provides more than 12.00 mt. side and rear margins, it shall be permissible.

- i) No projections shall be allowed in marginal spaces so that minimum 6 mt. marginal spaces remain free from all encumbrances for the movement of fire tenders. In case if ramp is necessary from accessibility, such ramp may be allowed after living 6 mt. clear margin.
- ii) For calculation of marginal distances the height of the parking floors (Maximum two floors above the Ground Level) shall not be taken into account, However height of such parking floors will be counted towards the total height of the building for deciding the building as high rise building and for civil Aviation purpose.
- iii) Car lift / mechanical parking shall be permissible, as per Principal DCR as amended from time to time.

6.6.9. Parking

Parking in the TOD zone shall be provided as per the table given below.

Sr. No.	Occupancy	One parking space for every	Transit Oriented Development Influence Zone		
			Car	Scooter / Motorcycle	Cycle
1	Residential	For 4 units having carpet area From 25 and upto 40 sq.mt.	0	1	2
		For 2 units above 40 and upto 60 sq.mt.	1	1	2
		For every unit above 60 and upto 80 sq.mt.	1	2	2
		For every unit above 80 sq.mt	1	1	1
2	Govt. & Semi Govt., Private business buildings	100 sq.mt carpet area or fraction thereof	1	2	2

Note:

- i) Parking spaces for differently abled persons shall be provided as per Indian Road Congress Code No. IRC 103:2012 in each new construction / development / re- development in the TOD zone.
- ii) No on street parking shall be permissible, unless specifically allowed in the integrated mobility plan report.
- i) Incentive for providing Public Parking in the area falling within the radius of 200 mt. from the Metro/MRTS Station
- a) If the owner / developer of the plot falling within the radius of 200 mt. from the Metro Station/MRTS, is willing to provide Public Parking space over and above the parking spaces required as per the table given in regulation No.1.6 of these regulations, the same shall be allowed and in that case the premium to be paid by such developer / owner as per regulation No.1.2.2 shall be reduced by the amount equal to the premium worked out for 25% of the area earmarked for such additional Public Parking space, subject to following conditions:-
- b) Such parking area shall be in the built-up form and shall be handed over to Planning Authority free of cost before granting the Occupation Certificate to the project. The Planning Authority should enter into an agreement with owner / developer for such parking space at the time of granting Commencement Certificate to the project. Such Public Parking area shall be clearly shown on the proposed building plan / layout and a condition to above effect shall be incorporated in the Commencement Certificate.
- c) The parking area shall have independent access from major road adjacent to the plot and with proper entry and exits.
- d) The parking area to be made available at individual site shall be at minimum 100 sq.mt. at one place either at Ground floor / Stilt floor or first floor.
- e) The maximum parking area that can be provided shall be decided by the Commissioner, Concerned Municipal Corporation , as the case may be, on considering the location of such site and the parking requirement.
- f) A board showing the location of such public parking space should be displayed at suitable places by the Planning Authority.
- g) Area covered under such parking shall not be counted towards FSI consumption.
- h) Concerned land owner / developer / society / public company shall not be allowed to operate the public parking.
- i) The proposed development shall be further subject to such conditions as may be decided by the Municipal Commissioner.

6.6.10 Other Stipulations

- i) In case of metro rail, development or redevelopment, proposed by the Authority / individual applicant / any other Planning Authority, from the edge of the Metro Rail, within 20 mt. distance from the Metro Rail, on its either side, the concerned Planning Authority i.e. Nashik Municipal Corporation before granting such permission for development / redevelopment shall seek prior NOC from the concerned Metro Railway Authority as required under the Metro Railways (Construction of Works) Act, 1978 from the point of view of safety of the Metro Railway and such other related matters.
- ii) In case of any conflict between these Regulations and any other Regulation/s of the DCR, these Regulations shall prevail for the TOD zone.
- iii) No Compound wall / fencing shall be permissible on the boundary of plot fronting on road and 50% front marginal distance (subject to minimum of 3.0 mt.) shall be kept accessible and to be used as foot paths, for pedestrians. However, it shall be permissible for the applicant to construct / erect fencing, on the boundary, after leaving the space for pedestrians as specified above. However for the plots situated on 9mt. and 12mt. wide Roads having 100% residential use therefore above rule shall not be made applicable.

- iv) Large wholesale stores, car dealer showrooms, warehouses/storages, auto service centres, Garages etc. shall not be permissible in TOD zone.
- v) Provision of Inclusive housing shall not be applicable in TOD zone.
- vi) For Gunthewari development regularized under the provisions of Maharashtra Gunthewari Development Act, 2001 and falling in TOD zone, seeking provisions for redevelopment, these regulations shall apply.
- vii) The width of passage shall be minimum 1.5 m.

6.7. Town Planning/Land Re-adjustment Scheme

Land Pooling Scheme shall be permissible in Development Restricted Zone. Town planning scheme for minimum 20 hector area, with proper road network subject to condition that entire cost of scheme shall be borne by the owners. After sanction of preliminary scheme under section 86 of the act, all uses as that of residential zone, shall be permitted.

However, if the owners come together for development on aforesaid concept of town planning scheme instead of undertaking town planning scheme under the Act, the Municipal Commissioner may allow such development subject to availability of existing approach road of minimum 15.0 m. width and earmarking 40% of the land for roads, park, playground, garden, social infrastructure, sale by the Corporation, which shall be handed over to the Corporation, in lieu of FSI equivalent to such area handed over to the Corporation and the plot within such scheme shall be allowed to be developed in accordance with the development potential of developable zone. However, development permission for uses permissible in residential zone shall be granted phase wise after completion of physical infrastructure works including off site infrastructure and handing over of land to the Corporation.

6.8. Affordable Housing Scheme

Implementation of Affordable Housing Scheme shall be permissible as per the provisions contained in the Regulations specifically described in the Schedule

Schedule

1. In order to promote construction of affordable housing stock on private lands, the Planning Authority may permit implementation of Affordable Housing Scheme in accordance with the provisions of these Regulations. Affordable Housing Scheme (hereinafter referred to as 'the Scheme') shall be permissible only on the lands situated within the limits of the Municipal Corporation.
2. (i) Affordable Housing Scheme shall be permissible in Residential Zone only and on plots having access from an existing or proposed Development Plan Road having width equal to or in excess of 18 mt. or an existing road in respect of which Regular Line of Street has been declared under the relevant provisions of Maharashtra Municipal Corporation Act, for a width of 18 mt. or more, provided permissible FSI on such plots is 1.00 or more and TDR more than 0.6 is allowable. However in case of a proposed road, the land under the said proposed road shall be acquired before the approval of building plans for the Affordable Housing Scheme. Affordable Housing Scheme shall not be allowed in areas where FSI is less than 1 or where use of TDR is not permissible.
- ii) Minimum plot area for the Affordable Housing Scheme shall be 4000 sq. mt., excluding area under D.P. Roads and D.P. Reservations, if any.
- iii) The plot under the Scheme shall be independent, unencumbered and contiguous.
- iv) The Scheme shall not be permissible in congested areas, demarcated as such on the Development Plan.

3. The concerned Urban Local Body (ULB), being a Planning Authority, shall be competent to grant both location clearance and layout approval/building permission for an Affordable Housing Scheme .
4. i) Maximum permissible FSI (including the base FSI of 1.00) under the Scheme shall be 3.00 on the gross plot area, including mandatory layout recreational open space and Amenity Space. The FSI to be utilized shall be in the proportion of 1:3 for the Affordable Housing Component and the Free Sale Housing Component on $\frac{1}{4}$ th and $\frac{3}{4}$ th part of the land respectively. Thus Affordable Housing and Free Sale Housing shall be proposed on the same plot of land but on two separate independently buildable pockets.
 ii) Under Affordable Housing Scheme, upto 15% of the total built-up area of the Affordable Housing Component may be used for construction of shops/commercial use as per the direction of Urban Local Body and such commercial built-up area shall be handed over to the concerned ULB free of cost.
5. i) An Affordable Housing Unit shall be a self-contained dwelling unit of 25 sq.mt. carpet area. However the carpet area of a Housing Unit shall be 160 sq.ft., where the construction under the Rental Housing Scheme has already commenced.
 ii) The amenity space for Affordable Housing shall be 10% of the gross plot area under the Scheme and it shall be proportionately provided in the area earmarked for the Affordable Housing Component and the area kept for Free Sale Housing component.

Provided that where the Scheme is to be implemented on a plot in Industrial Zone where the Planning Authority has duly permitted Residential user under the relevant provisions of the Development Control Regulations :—

- (a) no further area shall be required to be kept as amenity space under Regulation 5(ii) for the Scheme if the area prescribed to be kept as amenity space while permitting residential user in Industrial Zone is equal to or more than 10% of the gross plot area.
- (b) only the balance area shall be required to be kept as amenity space under Regulation 5(ii) for the Scheme if the area of amenity space prescribed by the Planning Authority, while permitting residential user in Industrial zone, falls short of 10%.
- iii) Notwithstanding anything contained in the relevant provisions of the Development Control Regulations for the respective Municipal Corporation regarding the provision of Amenity Space in general, and also regarding permitting Residential User in Industrial Zone, it shall be obligatory on the Developer / Owner to develop the amenity space for users (hereinafter referred to as prescribed amenity users) such as School, Play Ground, Garden, Health Care Facilities, Multipurpose Hall, Auditorium, etc. with the approval of Municipal Commissioner of the Municipal Corporation, as per the specifications prescribed by the said Authority, subject to the condition that atleast 50% of such amenity space shall be kept for open users, before seeking Occupancy Certificate for the Free Sale Housing Component of the Scheme, failing which the land under such amenity space shall be handed over free of cost to the Planning Authority and such land shall be developed by the Municipal Commissioner of the Municipal Corporation for the aforesaid prescribed amenity users only.

No compensation in the form of TDR shall be admissible to the Owner / Developer for development of such prescribed amenities under this Regulation.

- iv) Irrespective of whether the Owner / Developer develops the prescribed amenity users as per the provisions of Clause (iii) above or fails to do so, the process of handing over the land under such amenity space, along with the developed prescribed amenities, where such prescribed amenities have been developed, shall be completed within one month from the date of application by the Developer / Owner for seeking Occupancy Certificate for the free sale Housing Component of the Scheme and if such handing over process is not completed within the said period, the Occupancy Certificate for the free sale Housing Component of the Scheme shall be withheld by the Municipal Commissioner of the Municipal Corporation, till

such amenity space, along with developed prescribed amenities, where such prescribed amenities have been developed, is handed over to the Planning Authority.

- (v) Under the Affordable Housing Scheme, there shall be a welfare hall and a Balwadi at the rate of 30 sq.mt. for every multiple or part of 200 residential units and an office for Managers/Co-operative Housing Society at the rate of 30 sq.mt. per every multiple or part of 500 residential units which shall be treated as a part of Affordable Housing Component and shall not be counted towards the FSI while computing 3.00 FSI on the site and shall be given along with layout/DP roads and shops, free of cost to the concerned ULB. These facilities shall be constructed at locations as suggested by the concerned ULB and shall be transferred free of cost to it.
6. Under the Affordable Housing Scheme, Off-Site Infrastructure Charges at the rate of 5% of the land rate as given in the Annual Statement of Rates (ASR) prepared by the Inspector General of Registration, Maharashtra State, for the year in which Commencement Certificate is issued, subject to a minimum of Rs. 2000 per sq.mt., shall be paid by the Developer for the built up area, over and above the normal permissible FSI. This amount shall be paid to the concerned ULB.
7. **Release of FSI under the Scheme shall be as follows:—**

FSI for Affordable Housing Component and the Free Sale Housing Component under the Scheme shall be released in accordance with the following Table

Sr. No.	Stages of Release of FSI	Affordable Housing Component*	Free Sale Component*
1.	On Grant of Building Permission/ Commencement Certificate up to plinth by ULB/Planning Authority to the Affordable Housing Project	3.00	1.00
2.	On Completion of 50% BUA of Affordable Component	--	0.75
3.	On Completion of 100% BUA of Affordable	--	0.75
4.	On handing over of 25% land and completed Affordable	--	0.50
	Total	3.00*	3.00*

* Explanation.—The FSI of 3.00 is to be calculated separately on the one-fourth of plot area for Affordable Housing Component as well as three-fourth of plot area for Free-Sale Housing component.

8. The Affordable Housing Component under the Scheme shall be handed over along with the ¼th part of the total plot of land, free of cost to the concerned ULB.
- 9.i The affordable Housing stock created under the Scheme shall be allotted by the concerned ULB as follows :-

Percentage	Allotment to	Category of stock	Rate of allotment
25	Respective ULBs for use as PAP Ownership Free of Cost tenements or Staff Quarters or Transit Accommodation.	Ownership	Free of cost
25	Outright sale to Government of Maharashtra and its statutory bodies/Govt undertaking for use as PAP tenements or staff quarters or transit Accommodation	Ownership	As per construction of ASR

25	Outright sale as affordable housing by MHADA subject to the general or specific direction of the Government	Ownership	Free of cost to MHADA which shall dispose of the same as per its policy and drawal of lots
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- 9.ii The Affordable Housing stock shall be disposed of as per the prevailing policy of MHADA regarding pricing and disposal of its housing Stock meant for affordable housing. Each Project approved under the Scheme shall be brought to the notice of the Government of Maharashtra and its statutory bodies/Government undertakings by means of Press Advertisement and if the Government of Maharashtra or any of its statutory bodies/ Government Undertakings doesn't place firm requirement for the housing stock earmarked for them in the Scheme before the Completion Certificate / Occupation Certificate for the said Scheme is issued, the same shall come to the share of MHADA for outright sale as per the Prevailing Policy of the MHADA.
10. i) The other aspects of the Development of Affordable Housing Scheme, not specifically dealt with hereinabove, shall be as per the relevant provisions of the Development Control Regulations of the respective Planning Authority.
- ii) It shall also be permissible for the Developer / Owner to utilise the FSI available for Free Sale Housing Component, fully / partly for any other user otherwise permissible as per Development Plan and Development Control Regulations.
- iii) In case owing to genuine hardship and site conditions, relaxation in marginal open spaces is sought by the Developer / Owner, the Municipal Commissioner of the Municipal Corporation may consider such request, using his discretionary powers under the Development Control Regulations, subject to the condition that in no case shall the clear marginal open space be reduced below 6.m. No premium shall be charged for granting such relaxation in marginal open spaces in respect of Affordable Housing Component of the Scheme.
11. No project under the Rental Housing Scheme envisaged under the said directives issued by the Government vide orders dated 6th August 2008, 25th August 2009, 4th November 2008 and 21st August 2008 shall be permitted after the date on which the Notice No. TPS-1212/79/C.R. 60/12/ UD-12, dated 30th November 2013 regarding this Regulation under section 37(IAA) of the Maharashtra Regional and Town Planning Act, 1966 was published in the Official Gazette (herein after referred to as 'the cut of date').

Provided that the Rental Housing Projects in respect of which Location Clearance had been granted by MMRDA, but Commencement Certificate has not been issued by the concerned Planning Authority, shall be allowed to continue, as such, in case such project proposals are resubmitted to MMRDA within a period of 30 days from the date of this Notification in the Official Gazette. All such project proposals received by MMRDA within the prescribed time limit shall be scrutinised by MMRDA on merit and submitted for the prior approval of the State Government for their continuance under the Rental Housing Scheme.

Provided further that the Rental Housing Projects already approved may be allowed to be converted into Affordable Housing Projects under the provisions of this Regulation, with prior approval of the State Government.

6.9. Quarrying Operations-

With the prior approval of the Commissioner, Mining or Quarrying operations may be permitted on following conditions:

1. (A) No quarrying operations shall be carried out without obtaining Development Permission of the Planning Authority under the provisions of the Maharashtra Regional and Town Planning Act, 1966.
- (B) The quarrying and mining operations shall be permitted outside CRZ and notified eco-sensitive zone and heritage precinct but only at specific locations decided by the competent

- authority. The development permission shall be granted subject to production of order to carry out these activities from the revenue authority concerned under the minor minerals act and NOC of the MPCB.
2. The application for Development Permission of quarrying shall include:
 - a) A location plan at 1:5000 scale of the quarry site and an area upto 500 meters around the quarry site showing important natural and manmade features and contours;
 - b) A site plan at 1 : 500 scale showing site boundaries, contours, all existing natural and man-made features such as hills, water courses, trees and other important landscape features, access roads, building and other structures;
 - c) Proposed excavation plan and cross sections at 1 : 500 or larger scale showing proposed phasing; terracing; stepping; benching slopes; locations of process equipment; diversion of water courses; impounding lake; storage areas for top soil, waste material, quarried material; workers housing; landscaping including screen planting, mounding and measures against visual intrusion etc.
 - d) A restoration plan including landscaping proposals, phasing and proposal for reuse of the area after quarrying;
 - e) A report supplementing the excavation and restoration plans, costs and implementation programme;
 - f) Scrutiny fee shall be paid by the owner;
 - g) Development Charge for the land under Quarrying shall be paid by the owner, as per the provisions of section 124B of the MR & TP Act 1966, at 0.50% of the rates of developed land mentioned in the A.S.R. of the Registration Dept. of the year in which permission is granted.
 3. No quarrying shall commence until the excavation plan is approved also by the Director of Geology and Mining, Government of Maharashtra, Nagpur.
 4. The Restoration Plan approved by the Planning Authority shall be carried out in consultation with concerned Conservator of Forest or District Forests Officer, and the Revenue Authority.
 5. Natural gradient of slope should be maintained during quarrying operations slope of the foot-wall side (Slope in the direction in which mining does not exist) should be properly organized by planting adequate trees of suitable species so as to have soil binding vegetation.
 6. In the case of murum quarrying entire weathered soil or murum shall not be excavated exposing hard rock ; instead, a capping of at least half a meter be left so that it can support vegetation and plantation that be done later on. Similarly, these operations shall not cause depression below the average ground level.
 7. Water course, if any from a higher slope, should be properly diverted out of quarry area so that minimum water flows into the quarry and is safely channelled out of any nearby human settlement.
 8. During quarrying operations, the water should be sprayed at least once in a day over the roads at quarry sites and nearby area.
 9. Kachha road leading to quarry site shall be invariably sprayed by water during the period when trucks use carrying murum. In addition, in order to minimize dust pollution, measures such as adoption of hoods at transfer points, vulcanizing of conveyer belt joints, under belt cleaning devices, apart from installation of dust extrication system for conveyance shall be adopted. The kachha road leading to the quarry shall have roadside plantation in order to arrest the dust pollution.
 10. No Quarrying and crushing shall be permitted if a highway or public road having width of 30m. or more, railway line or any human settlement is located within 200m. from the quarrying site. However, for quarrying with blasting operations, the distance shall be at least 500 m.
 11. Residences for labourers and related temporary structures should be constructed at least 500 meters away from the place of blasting as well as from the place of quarrying. Heavy blasting by use of heavy machinery shall be prohibited

12. The development permission for quarrying shall be granted for period of 1 year and may be revalidated every year for a maximum period of 3 years. After this fresh permission for further quarrying will be necessary. In granting such fresh permission, the Planning Authority shall have regard to the applicant's performance in observing the approved excavation and restoration plans, and in carrying out the quarrying operations in accordance with these guidelines.

6.10. Provisions of Facilities for Physically Challenged Persons

a) Definitions-

- i) Non-ambulatory Disabilities: – Impairments that, regardless of cause or manifestation, for all practical purposes, confine individuals to wheelchairs.
- ii) Semi - ambulatory Disabilities: - Impairments that cause individuals to walk with difficulty or insecurity, individuals using braces or crutches, amputees, arthritics, spastics, and those with pulmonary and cardiac ills may be semi-ambulatory.
- iii) Hearing Disabilities:- Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.
- iv) Sight Disabilities: - Total blindness or impairments, which affect sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.
- v) Wheel Chair: - Chair used by disabled people for mobility. The standard size of wheel chair shall be taken as 1050 mm x 750 mm.

b) Scope-

These regulations are applicable to all buildings and facilities used by the public such as educational, institutional, assembly, commercial, business, mercantile buildings constructed on plot having an area of more than 2000 sqm. It does not apply to private and public residences

c) Site development

Level of the roads, access paths and parking areas shall be described in the plan along with specification of the materials.

1. Access Path / Walk Way:- Access path from plot 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 visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emits different sound to guide visually impaired persons: hereinafter referred to as "guiding floor material" (Annexure-I). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.
2. Parking:- For parking of vehicles of handicapped people, the following provisions shall be made-
 - a) Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30.0 m. from building entrance.
 - b) The width of parking bay shall be minimum 3.6 meter.
 - c) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
 - d) Guiding floor materials shall be provided or a device, which guides visually impaired persons with audible signals, or other devices, which serves the same purpose, shall be provided.

d) Building requirements

The specified facilities for the buildings for physically handicapped persons shall be as follows:

- i) **Approach to plinth level** - Every building 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.
- ii) **Ramped Approach** ~ Ramp shall be finished with non-slip material to enter the building. Minimum width of ramp shall be 1800mm with maximum gradient 1:12. Length of ramp shall

- not exceed 9.0 meter having 800mm high hand rail on both sides extending 300mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50mm.
- iii) **Stepped Approach:-** For stepped approach size of tread shall not be less than 300mm and maximum riser shall be 150mm. Provision of 800mm high hand rail on both sides of the stepped approach similar to the ramped approach.
- iv) **Exit/Entrance Door:-** Minimum & clear opening of the entrance door shall be 900mm and it shall not be provided with a step that obstructs the passage of a wheel chair user. Threshold shall not be raised more than 12mm.
- v) **Entrance Landing:-** Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800mm x 2000mm. The entrance landing that adjoins the top end of a slope shall be provided with floor materials to attract the attention of visually impaired person's (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emits different sound to guide visually impaired persons hereinafter referred to as "guiding floor material" (Annexure-I). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.
- vi) **Corridor connecting the entrance / exit for the handicapped:** The corridor connecting the entrance / exit for handicapped leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:
- Guiding floor materials shall be provided or device that emits sound to guide visually impaired persons.
 - The minimum width shall be 1500mm.
 - In case there is a difference of level, slope ways shall be provided with a slope of 1:12.
 - Hand rails shall be provided for ramps/slope ways.
- vii) **Stair-ways** - One of the stair-ways - near the entrance / exit for the handicapped shall have the following provisions:
- The minimum width shall be 1350 mm
 - Height of the riser shall not be more than 150 mm and width of the tread 300mm. The steps shall not have abrupt (square) nosing
 - Maximum number of risers on a flight shall be limited to 12.
 - Hand rails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight of steps.
- viii) **Lifts** -Wherever lift is required as per bye-laws, provision of at least one lift shall be made for the wheel chair user with the following cage dimensions of lift recommended for passenger lift of 13 persons capacity of Bureau of Indian Standards.
- | | |
|----------------------|---------|
| Clear internal width | 1100 mm |
| Clear internal width | 2000 mm |
| Entrance door width | 900 mm |
- A hand rail not less than 600mm long at 1000mm above floor level shall be fixed adjacent to the control panel.
 - The lift lobby shall be of an inside measurement of 1800 mm x 1800 mm or more.
 - The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 m/sec.
 - The interior of the cage shall be provided with a device that audibly indicates the floor, the cage has reached indicates that the door of the cage of entrance/exit is either open or closed.
- ix) **Toilets** -One special W.C. in a set of toilets shall be provided for the use of handicapped with essential provision of washbasin near the entrance for the handicapped.
- The minimum size shall be 1500 mm x 1750 mm.
 - Minimum clear opening of the door shall be 900mm and the door shall swing out.
 - Suitable arrangement of vertical/horizontal handrails with 50 mm clearance from wall shall be made in the toilet.

- d) The W.C. seat shall be 500mm from the floor.
- x) **Drinking Water:-** Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for them.
- xi) **Designing for Children:-** In the buildings meant for the pre-dominant use of the children, it will be necessary to suitably alter the height of the handrail and other fittings & fixtures, etc.

e) **Explanatory notes:-**

1) **Guiding / Warning Floor Material:**

The floor material 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 material. 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:

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

2) **Proper signage:-**

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

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high). For visually impaired persons, information board in brail should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking, there should not be any protruding sign which creates obstruction in walking. Public Address System may also be provided in busy public areas.

The symbols/information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International Symbol Mark for wheel chair be installed in a lift, toilet, staircase, parking areas, etc., that have been provided for the handicapped.

6.11. Conservation of Heritage Buildings / Precincts / Natural Features

This Regulation shall be known as Regulation for Conservation of buildings, artifacts, structures, areas and precincts of historic and /or aesthetic and / or cultural significance or sites of scenic beauty including points of walks, rides and bride path (heritage buildings and heritage precincts) and /or natural features of environmental significance.

6.11.1. Applicability:-

This regulation will apply to those buildings, artifacts, structures, areas and precincts of historical and / or aesthetical and/or architectural and / or cultural significance (hereinafter referred as Listed Buildings / Heritage Buildings and listed Precincts / Heritage precincts) and those natural features of environmental significance and or of Scenic Beauty including sacred groves, hills, hillocks, water bodies (the land areas adjoining the same), open areas, wooden areas, sthalariksha points, walks, rides, bride paths etc. (hereinafter referred to as "Listed natural features") which are listed in notification to be issued by the Central, State Government or Municipal Corporation. The list issued in the notification shall be hereinafter referred to as the said list.

6.11.2. Restriction on Development, Redevelopment / Repairs, etc.:-

- i) No development or redevelopment or engineering operations or additions, alterations, repairs, renovation including painting of building, replacement of special features or plastering or demolition of any part thereof of the said listed buildings or listed precincts or listed heritage streets or listed natural features shall be allowed except with prior written permission of the Municipal Commissioner. Before granting any such permission, the Municipal Commissioner shall consult the Heritage Conservation Committee to be appointed by the State Government (hereinafter referred to as the said Heritage Conservation Committee) and shall act on the advice of the Heritage Conservation Committee.
- ii) In relations to religious buildings in the said list, the changes, repairs, additions, alterations an renovations required on religious grounds mentioned in sacred texts, or as a part of holy practices laid down in the religious codes may be treated as permissible, subject to their being in accordance and in consonance with the original structure and architecture, designs, aesthetics and other special features thereof. Provided that while considering applications for such changes, repairs, additions, alterations and renovations, the Municipal Commissioner shall act on the advice of the Heritage Conservation Committee.
- iii) Provided that before granting any permission for demolition or major alterations / additions to listed buildings (or buildings within listed precincts) streets or construction of any listed natural features or alterations of boundaries of any listed features objections and suggestions from public shall be invited and duly considered by the Heritage Conservation Committee
- iv) Provided that in exceptional cases, for reasons to be recorded in writing, the Municipal Commissioner may overrule the advice of the Heritage Conservation Committee. Provided further that power to overrule the advice of the Heritage Conservation Committee shall not be delegated by Municipal Commissioner to any other officer, provided further the Municipal Commissioner shall take the prior approval of Government before overriding the advice of Heritage Conservation Committee.

6.11.3. Preparation of List of Heritage Building, Heritage Precincts, Listed Natural Features;

- i) The Government/Commissioner in consultation with the Heritage Conservation Committee shall prepare list of new buildings, artifacts, areas and precincts of historic and/or cultural significance and the list of those natural features of environmental significance including sacred groves, hills, hillocks, water bodies (and areas adjoining the same), open areas, wooden areas, sthalarikshaws, viewpoints, walks, rides, bridle path and/or area of scenic beauty etc. The list so amend or newly prepared to which this regulation apply shall not form the part for the purpose of Section 37 of Maharashtra Regional and Town Planning Act of 1966but procedure as mentioned below shall be followed before finalizing such list .
- ii) The Municipal Commissioner shall issue public notice in the local newspaper declaring his intention to include the buildings, artifacts, areas and precincts of historic and / or cultural significance and the list of natural features of environmental significance, including sacred groves, hills, hillocks, water bodies, land and areas etc. and invite objections and suggestions from any persons in respect of the proposed inclusion within a period of thirty days from the date of such notice.
- iii) The Municipal Commissioner shall issue notice to the owners of the buildings, artifacts, areas and precincts of historic and / or cultural significance etc., and invite objection or suggestions from such person in respect of proposed inclusion within 60 days from the date of such notice.
- iv) The Municipal Commissioner on receipt of any objection or suggestion shall decide the same after giving hearing to the Objector and finalised it after taking approval from the Government. For finalizing such list the procedure under Section 37 need not be necessary. After approval from the Government such list shall be the final heritage list.

6.11.4. Amendments in Heritage list:

Provided that the Municipal Commissioner may supplement or amend the list from time to time either suo motto or on the advice of the Heritage Conservation Committee after following the procedure mentioned in this regulation.

- i) The Municipal Commissioner shall frame special Regulation for the Heritage precincts or listed buildings. The special separate regulations for precincts, the draft of the same shall be published in the official gazette and in leading newspapers for the purpose of inviting suggestions from the public. All suggestions and objections received within a period of 60 days from the date of publication in the official gazette and or newspapers shall be considered by the Municipal Commissioner.
- ii) After consideration of the above suggestions and objections, the Municipal Commissioner shall modify the aforesaid draft regulations for precincts, and forward the same to the Government for sanction.
- iii) Provided that pending consideration of suggestion and objections and pending final sanction from the Government to the above draft special regulations for precincts, the Municipal Commissioner shall have due regards to the above draft special regulations while considering applications for development / redevelopment etc. of heritage buildings / heritage precincts.
- iv) The Municipal Commissioner while framing the Development Control Rules or the Bye-laws shall prescribe the Road widening line so as to protect and not to detract from the said Heritage Precincts or listed natural features.
- v) If there are any new roads or road widening lines proposed in the Draft or Sanctioned Regional Plan / Revised Draft / Sanctioned Development Plan of City, the Municipal Commissioner shall consider the heritage provisions and environmental aspects while considering applications for development permissions in these precincts.
- vi) If there are any Development Plan / Regional Plan reservations shown on heritage buildings, or on listed natural features the same shall not be implemented. If required, the Municipal Commissioner on the advice of the Heritage Conservation Committee shall move Government to get these reservations deleted / modifying the said reservation, the Municipal Commissioner shall cause notice to be published in local newspaper inviting objections for such deletion or modification.
- vii) The Municipal Commissioner, on the advice of the Heritage Committee may amend or modify the Special Regulation, after notice to the public and with the sanction of the State Government.

6.11.5. Power to alter, modify or relax Regulations:

On advice of the said Heritage Conservation Committee and for reasons to recorded in writing, the Municipal Commissioner may alter, modify or relax the provisions of other Regulations of the Development Control Regulation / Building Bye-laws (hereinafter referred to as "the said Regulations) with the previous sanction of the State Government if it is needed for the conservations, preservation or retention of historic and / or aesthetic and / or cultural and / or architectural quality of any listed buildings / heritage buildings or listed precincts / heritage precincts and preservation of any listed natural features and or environment.

6.11.6. Restriction on development of Heritage Precincts or Listed Buildings:

- i) No permission for Development, alteration, modification etc., shall be granted to any person in respect of any Heritage precincts or Listed Building, except with the advice of the Heritage Conservation Committee.
- ii) The Municipal Commissioner may grant permission for development, alteration, modification etc. subject to provisions made under special Regulations framed for Heritage Precincts of the listed buildings.
- iii) If application for development, alteration, modification of the Heritage precincts or listed buildings is rejected under this regulation or under the Special Regulation or while granting such permission, any conditions are imposed on the owner which deprives him to use the FSI, the said owner shall be compensated by grant of Development Right Certificate.

- iv) The owner of the Heritage / Listed Buildings shall be entitled to use the said Development Right anywhere in the city subject to conditions in the Development Right Certificate and the regulations as may be prescribed by the Government from time to time.

6.11.7. Grant of Transferable Development Rights in cases of loss of Development Rights:

- i) After the commencement of this Regulation, the Heritage Precincts or Listed Buildings shall not be permitted to be used for any commercial or office purpose except with the permission of the Heritage Conservation Committee. However, in cases of buildings included in the Heritage Conservation List, if the owner / owners agree to maintain the listed Heritage building as it is in the existing stage and to preserve its heritage with due repairs, the owner / owners may be allowed, with the approval of the Heritage Conservation Committee to convert part or the whole of the non-commercial to commercial / office use. Provided that if the heritage building is not maintained suitably or if the heritage value of the building is allowed to be spoiled in any manner, the Municipal Commissioner shall withdraw the permission forthwith.
- ii) Regulation for grant of Transferable Development Rights to owners / lessees of heritage buildings / heritage precincts and conditions for grant of such T.D.R. shall be as stipulated under these regulations.

6.11.8. Maintaining Skyline:

Buildings included in heritage precincts shall maintain the skyline in the precincts (without any high-rise development) as may be existing in the surrounding area, so as not to demolish or destroy the value and beauty of the said heritage building / heritage precincts. The development within the precincts shall be in accordance with the guidelines framed by the Municipal Commissioner on the advice of the Heritage Conservation Committee.

6.11.9. Restrictive Covenants:

Restrictions existing as on date of this Regulation imposed under covenants, terms and conditions, on the leasehold plots either by State Government or by the Municipal Corporation shall continue to be imposed, in addition to the Development Control Regulations, however, in case of any conflict with the heritage preservation interest / environmental conservation and the said Development Control Regulations, this regulation shall prevail.

6.11.10. Repair Fund:

With a view to give monetary help for repairs of heritage buildings, separate fund may be created which would be kept at disposal of the Municipal Commissioner, who will make disbursement from the funds on the advice of the Heritage Conservation Committee. Provisions for such fund may be made through District Planning and Development Council's Budget

6.11.11. Grading of Listed Buildings / Listed Precincts

The Municipal Commissioner shall classify the Heritage Precincts, Heritage Buildings in "Grades" such as I,II,III. The meaning of these grades and basic guidelines for development permissions are as follows:-

Listing does not prevent change of ownership or usage. However, such usage should be in harmony with the said list precinct buildings. Care will be taken to ensure that the development permission relating to these buildings is given without delay.

GRADE I	GRADE II	GRADE III
A)Definition		
Heritage Grade I – comprises buildings and precincts of national / historic importance, embodying excellence in architectural style, design	Heritage Grade II- (A&B) – comprises buildings & precincts of local importance possessing special architectural or aesthetic merits or cultural or historical	Heritage Grade III- comprises building and precincts of importance for townscape; they evoke architectural aesthetic or sociological interest though not as

technology and material usage; they may be associated with a great historical event, personality movement or institution. They have been, and are the prime landmarks of the region. All natural features shall fall within Grade I.	value, though of lower order than that of Heritage Grade-I. They are local landmarks contributing to the image and identity of the region. They may be the work of master craftsman or may be models of proportion and ornamentation or design to suit particular climate.	much as in Heritage Grade-II. These contribute to determine the character of the locality and can be representative of lifestyle of a particular community or region and may also be distinguished by setting on a street line or special character of the facade and uniformity of height, width and scale.
B) OBJECTIVE		
Heritage Grade-I richly deserves careful preservation.	Heritage Grade-II deserves intelligent conservation.	Heritage Grade-III deserves intelligent conservation (though on lesser scale than Grade-II) protection of unique features and attributes.
C) SCOPE FOR CHANGES		
No interventions would be permitted either on the exterior or interior unless it is necessary in the interest of strengthening and prolonging the life of the buildings or precincts or any part or features thereof. For this purpose, absolutely essential and minimum changes would be allowed and the must be in accordance with the original.	GRADE-II(A):Internal changes and adaptive reuse and external changes may by and large be allowed but subject to strict scrutiny. Care would be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade-II.	External and internal changes and adaptive reuse would by and large be allowed. Changes can include extensions and additional buildings in the same plot or compound. However, any changes should be such that they are in harmony with and should be such that they do not detract from the existing heritage building precinct.
	GRADE-II(B)	
	In addition to the above, extension or additional building(s) in the same plot or compound may, in certain circumstances, be allowed; provided that, such extension /additional building is in harmony with (shall not detract) the existing heritage building(s) or precincts, especially in terms of height and/or facade.	
D) PROCEDURE		
Development Permission for changes would be given by the Commissioner on the advice of the Heritage Conservation Committee to be appointment by the State Government.	Development Permission for changes would be given by the Commissioner on the advice of the Heritage Conservation Committee to be appointed by the State Government.	Development Permission for changes would be given by the Commissioner on the advice of the Heritage Conservation Committee to be appointed by the State Government.

E) VISTA / SURROUNDING DEVELOPMENT		
All developments in areas surrounding Heritage Grade-I shall be regulated and controlled, ensuring that it does not mar the grandeur of or view from, Heritage Grade-I	All developments in areas surrounding Heritage Grade-II shall be regulated and controlled, ensuring that it does not mar the grandeur of or view from, Heritage Grade-II	All developments in areas surrounding Heritage Grade-III shall be regulated and controlled, ensuring that it does not mar the grandeur of or view from, Heritage Grade-III

6.11.12. Signage and Outdoor Display Structures including Street Furniture:-

- i) No display or advertising signs and outdoor display structures on listed buildings and or the heritage precincts shall be permitted except in accordance with Part X- (Signs and outdoor display structures) National Building Code of India, with prior approval of Heritage Conservation Committee.

Provided however that for good sufficient reasons to be recorded in writing the Commissioner in consultation with the Heritage Conservation Committee may give directions in specific cases in regard to grant of permission, conditional grant of permission or refusal of permission. These directions shall be binding.

- ii) Additional conditions:-

In addition to above, the following non/flashing neon signs with illumination not exceeding 40 watt light may be permitted as advertising signs.

- One name plate with an area not exceeding 0.1 sqm. for each dwelling unit.
- For other uses permissible in the zone, one identification sign or bulletin board with an area not exceeding 10 sqm. provided the freight does not exceed 1.5 sqm.
- For sale' or 'for rent' signs for real estate, not exceeding 2 sqm. in area.
- Non-flashing business signs placed parallel to the wall and not exceeding 1 m. in height for the establishment.
- Flashing or non-flashing business signs parallel to the wall not exceeding 1 m. in height provided such signs do not face residential building.

- iii) Prohibition of advertising signs and outdoor display structures in certain cases:-

Notwithstanding the provisions of sub-clause 15.1 and 15.2 no advertising sign or display structures shall be permitted on buildings of architectural, aesthetic, historical or heritage importance, or in heritage precincts as may be decided by the Commissioner, on Government buildings, so that, in the case of Government buildings, only advertising signs or outdoor display structures relate to the activities for the said building's own purposes or related programs.

Providing that as advertising or display structures shall be permitted in listed natural features.

6.11.13. Composition of Heritage Conservation Committee:-

There shall be Heritage Conservation Committee for each corporation. The Committee shall be nominated by the State Government. The Committee shall comprise of members with following qualification:-

6.11.13-A - Composition of Heritage Conservation Committee

1	Expert member with relevant experience, being a retired Secretary to the State Government, or retired Municipal Commissioner or retired Divisional Commissioner or a Heritage Conservation expert, having 15 years' experience.	Chairman
2	Eminent Structural Engineer having experience of ten years in the field of conservation and having membership of the Institute of Engineers.	2 members
3	Eminent Architect / Urban Designer / Heritage Conservation Architect having 10 years' experience in conservation architecture and membership	2 members

	of the Council of Architecture / a representative of Institution having expertise in Heritage conservation	
4	Environmentalist having in-depth knowledge and experience of 10 years in the subject matter.	1 member
5	Expert in the field on History, having 10 years' experience in the Field.	1 member
6	Representative of NGO with proven Experience in heritage conservation.	1 member
7	Representative of the Department of Archaeology, Government of Maharashtra.	1 Member
8	Representative of Archaeological Survey of India.	1 Member
9	Joint Director of Town Planning of the Concerned Division	Member
10	Commissioner/Additional Commissioner of concerned Municipal Corporation	Member Secretary.

- i) The Committee shall have the powers to co-opt up to three additional members who may have lesser experience, but who have special knowledge of the subject. Provided that additional members may be co-opted for special purpose or on sub-committees of the Heritage Conservation Committee.
- ii) The tenure of the Members of Category 1 to 6 above shall change after three years, provided however that the same person shall be eligible for reappointment as Member.
- iii) The Heritage Committee shall come into existence with effect from the date of its publication in the Official Gazette.
- iv) No act of the committee done in good faith shall be deemed to be invalid by reason only of some defect subsequently discovered in the Organization of the Committee or in the Constitution of the Committee or in appointment of the Member or on the ground that such member was disqualified for being appointed.
- v) The Chairman and in his absence the Vice-Chairman of the Committee shall preside over the meetings of the Committee

The terms of reference of the Committee shall be, inter alia,

- i) To advise the Municipal Commissioner whether Development permission should be granted under this Regulation and the conditions of such permission.
- ii) To prepare supplementary list of buildings, artifacts structures, areas precincts of historic aesthetic, architectural or cultural significance and a supplementary list of natural features of environmental significance including sacred groves, hills, hillocks, water bodies (and the areas adjoining the same), open areas, wooded areas, sthalariksha etc. to which this Regulation would apply.
- iii) To advise whether any relaxation modification, alteration or variance of any of the Development Control Regulations / Building Bye-laws, is called for.
- iv) To suggest amendments, changes or special regulations or modifications to special regulations and to advise the Municipal Commissioner regarding the same.
- v) To advise on the extent of Development Rights Certificates to be granted to the owners of listed Buildings or Heritage Precincts.
- vi) To advise whether Development Rights Certificates may be allowed to be consumed in a heritage precinct.
- vii) To advise whether to allow commercial / office user of any listed building of Heritage Precincts, and when to terminate the same to advise the Commissioner to regulate erection of outside advertisement / bill boards.
- viii) To recommend to the Commissioner guidelines to be adopted by those private parties who sponsor beautification schemes at Public intersections and elsewhere.

- ix) To advise the Municipal Commissioner to evaluate the cost of repairs to be given to the owners to bring the existing buildings back to the original condition. For this purpose the Committee may also try to help the Municipal Commissioner to raise funds through private resources.
- x) To prepare special designs and guidelines for listed buildings and control of height and essential facade characteristics such as maintenance of the buildings and to suggest suitable design adopting new materials for replacement keeping the old form intact to the extent possible.
- xi) To prepare guidelines relating to design elements and conservation principles to be adhered to and to prepare other guidelines for the purpose of this regulation.
- xii) To advise the Municipal Commissioner on any other issue as may be required from time to time during course of scrutiny of development permissions and in overall interest of heritage / environmental conservation.
- xiii) To prepare special regulations for heritage precincts / and to advise the Municipal Commissioner regarding the same.

6.11.14. Appeal:

Any person aggrieved by any decision of Municipal Commissioner or Heritage Conservation Committee may prefer an appeal to the State Government within the time limit as stipulated in section 47 of MR& TP Act, 1966.

6.12. Redevelopment of Existing buildings belonging to EWS / LIG groups

Reconstruction / Redevelopment of existing buildings of EWS / LIG undertaken by landlord and / or co-operative housing societies and / or occupiers having carpet area of all tenements less than the EWS / LIG norms prescribed by MHADA, which existed prior to these regulations which has ceased to exist in consequence of accidental fire / natural collapse or demolition for the reasons of the same having been declared unsafe by or under a lawful order of the Municipal Commissioner, shall be allowed subject to following conditions-

- i) FSI to be allowed for such redevelopment proposal shall be base FSI permissible under these regulations or the FSI consumed by the existing authorized building whichever is more. In addition to this minimum **15 sq.m.** built up area per Residential flat shall be allowed as incentive to the owner excluding bungalow.
- ii) All the occupants of the old building shall be re-accommodated in the redeveloped building.
- iii) In case of fire gutted buildings the conditions of more than 30 years age of buildings shall not be made applicable, provided the structural stability certificate from nearest Govt. Engineering College shall be necessary.
- iv) The Committee comprises of Commissioner, Superintending Engineer, Public Works Department, State of Maharashtra, Joint Director, Town Planning, Chief Fire Officer, and the Head of department structural Engineering of Government Engineering College shall be set-up to decide whether the building is dangerous or dilapidated or Unsafe.
- v) Reconstruction of the building on the plot shall conform to the provisions of the sanctioned Development Plan and sanctioned Development Control Regulations.

6.13. Redevelopment of old dilapidated/dangerous buildings

Reconstruction / Redevelopment in whole or in part of any tenanted building which existed prior to these regulations which has ceased to exist in consequence of accidental fire / natural collapse or demolition for the reasons of the same having been declared dangerous or dilapidated or Unsafe by or under a lawful order of the Municipal Commissioner, shall be allowed subject to following conditions.

- a) Redevelopment of tenanted building undertaken by landlord and / or co-operative housing societies of landlord and / or occupiers shall be allowed, with an FSI equivalent to the Rehab Area plus 50% incentive FSI of the rehab area. Provided that Rehab Area will be the authorisedly utilised Area or 27.87 sq.mt. per tenement whichever is more.

However as per the road width if the potential of the Plot is more than what is mention above, then the balance potential available on plot after deducting rehab and incentive FSI may be allowed to be utilized to that extent by the way of TDR or Additional FSI in 50- 50 proportion subject to limitation of additional FSI as mentioned in Table No. 5 or 8, if any.

- (b) All the certified tenants of the old building shall be re-accommodated in the redeveloped building. Each tenant shall be rehabilitated and given free of cost the carpet area occupied by him for residential purpose in the old building subject to the minimum carpet area of 27.87sq. mt. or existing carpet area whichever is more subject to maximum carpet area upto 70 sq.mt. (753 sqft.) . In case of non-residential occupier the area to be given in the reconstructed building shall be equivalent to the area occupied in the old building.

Provided that if the carpet area under Residential use exceeds 70 sq.mt., the cost of construction for Area exceeding 70 sq.mt. shall be paid by tenant / occupant to the developer. The cost of construction shall be as per the ready reckoner rate of that year. The carpet area exceeding 70 sq.mt. shall be considered for rehab FSI but shall not be consider for incentive FSI.

- (c) In case of fire gutted buildings the conditions of more than 30 years age of buildings shall not be made applicable, provided the structural stability certificate from nearest Govt. Engineering College shall be necessary.
- (d) The Committee comprises of Commissioner, Superintending Engineer, Public Works Department, State of Maharashtra, Joint Director, Town Planning, Chief Fire Officer, and the Head of department structural Engineering of Government Engineering College shall be set-up to decide whether the building is "dangerous or dilapidated or unsafe".

Note:-

- 1) For the purpose of deciding authenticity of the structure if the approved plans of existing structure are not available, the Commissioner shall consider other evidences such as Assessment Record or City Survey Record or Sanad.
- 2) In case where there are number of buildings on plot, in such cases equivalent land component of the buildings which is declared dangers / unsafe shall be worked out and incentive FSI shall be based on such land component.
- 3) Reconstruction of the building on the plot should conform to the provisions of the sanctioned development plan and sanctioned Development Control Regulations.
- 4) The new building may be permitted to be reconstructed in pursuance of an agreement to be executed on stamp paper by at least 70 present of the landlord/occupants (if any) in the original building, within the meaning of the Bombay Rents, Hotel and Lodging House Rents Control Act, 1947 or Apartment Act, and its related provisions, and in such agreement provision for accommodation for the all occupants in the new building on agreed terms shall be made and a copy of such agreement shall be deposited with the Corporation before commencement or undertaking reconstruction of the new buildings.
- 5) The carpet area of part or parts of the new building intended to be used as non-residential use shall not exceed the carpet area of part or parts of the original building so used
- 6) No new tenancy shall be created
- 7) An amount as may be decided by the Government shall be paid by the Owner / Developer / Society as additional Development Cess for the built up area over and above the Base FSI. A corpus fund as decided by the Municipal Commissioner is to be created by the Developer which will take care of the maintenance of the building for a period of 10 years.

6.14. Slum Rehabilitation Scheme

6.14.1. Short Title & Extent

These Regulations shall be applicable to the rehabilitation of hutment dwellers in the slums located in the area of the SRA Authority constituted under Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971

Definitions

- 1) "Slum" shall mean a slum, censused or declared and notified, in the past or hereafter under the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 (hereafter termed as "the slum act or the said act"). Slum shall also mean an area or stretches of pavement hereafter notified or deemed to be notified and treated as slum rehabilitation area.
- 2) "Slum Rehabilitation Area" shall mean any area that fulfils the conditions laid down in section 4 of the slum act to qualify as slum area and has been censused or declared and notified as such, it shall be deemed to be and treated as Slum Rehabilitation Area.
- 3) Slum Rehabilitation Area shall also mean any area declared as such by the Chief Executive Officer of Slum Rehabilitation Authority appointed under the said act which preferably fulfils the conditions laid down in section 4 of the said act, to qualify as slum area and/or is required for implementation of any Slum Rehabilitation Scheme. Any area where a Slum Rehabilitation Scheme has been approved by the Chief Executive Officer of the Slum Rehabilitation Authority appointed by the Government (hereafter referred to as CEO, SRA) under Slum Act shall be deemed Slum Rehabilitation Area.
- 4) Any area required or proposed for the purpose of construction of temporary or permanent transit camps required for execution of SRS approved by the CEO, SRA shall also deemed to be treated as Slum Rehabilitation Area.
- 5) A "Pavement" shall mean any Municipal/Government/Semi-Government pavement, and shall include any viable stretch of pavement as may be considered viable for the purpose of Slum Rehabilitation Scheme.
- 6) A "Structure" shall mean all the dwelling areas of a protected occupier, as defined in Chapter I-B of Slum act and the orders issued there under.
- 7) A "Composite building" shall mean a building comprising both, rehabilitation and free-sale component and part thereof in the same building.
- 8) The "Chief Executive Officer" shall mean the officer appointed under section 3A of the Slum Act and empowered under Maharashtra Regional and Town Planning Act, 1966 as Planning Authority.
- 9) "Slum Rehabilitation Scheme(SRS)" shall mean a scheme for rehabilitation of hutment dwellers of one or more slum areas in accordance with the provisions of these regulations and shall include transit camps, infrastructure, amenities, rehabilitation component and free sale component of the development, as permitted on the area of SRS by the CEO, SRA.
- 10) "The Competent Authority" referred to hereinafter in this regulation shall mean the officer appointed under section 3 of the slum act.
- 11) "Gross plot area" shall mean total plot area.
- 12) "Net plot area" for the purpose of this regulation shall mean balance area derived after deducting from gross plot area, the area earmarked for road setback area, proposed road and any reservations under the Development plan of the corporation.
- 13) Net Plot Area" for the purpose of this Appendix shall mean balance area derived after deduction from the gross plot area, the area earmarked for road set-back area, proposed road and any reservations under Development Plan of the corporation.
- 14) Carpet area shall mean the net usable floor area, excluding the area that is covered by the walls including partition walls, if any, in the tenement.

- 15) Floor Space Index (FSI) or Floor Area Ratio (FAR) shall mean the quotient of the ratio of the combined built up area on all floors, excepting the areas specifically exempted from computation of F.S.I. under , to the *gross plot* area.
- 16) Recreation Ground (RG) shall mean any common open space required to be kept compulsorily in any layout and left permanently open to the sky, having access from any public pathway or public road.
- 17) Hazardous building shall mean any building or part thereof which is used for the storage, handling, manufacture, or processing of any Hazardous Material as defined in definition of the D.C. Regulation.
- 18) "Rehabilitation Component" shall mean area of all residential tenements as well as non-residential built-up premises to be given to the eligible hutment dwellers in accordance with the provisions of these Regulations and shall be inclusive of common areas, lobbies, staircase/(s) , lift/(s) & machine room/(s), passage/(s), welfare centre/(s), balwadi/(s), women's welfare centre/(s), society office/(s), incentive commercial area/(s) (if any), eligible amenity structure/s (if any) and permitted religious structure/(s) more particularly described in these Regulations.
- 19) "Free Sale Component" of SRS is the built up area that can be constructed against the incentive FSI in accordance with these Regulations, available in the form of FSI or TDR out of the total permissible FSI of the SRS (rehabilitation component plus incentive sale component in the ratio as prescribed in this Schedule) after deducting FSI required for rehabilitation.
- 20) "Beneficiary" shall mean a hutment dweller found eligible as protected occupier as defined in the Slum Act and orders issued there under.
- 21) "Annual Statement of Rates (ASR)" is the Annual statement of rates prepared by the Inspector General of Registration and Controller of Stamps, Maharashtra State, Pune
- 22) Terms and expressions other than those specifically defined herein shall have the same meaning as in the:
 - i) Maharashtra Regional and Town Planning Act, 1966.
 - ii) Comprehensive and Integrated Development Control Regulations for MMR and the Rules framed there under.
 - iii) Maharashtra Municipal Corporation Act 1949 and rules framed there under.
 - iv) National Building Code (2005) as amended from time to time.

6.14.2.3. Eligibility for Redevelopment Scheme

- i) For this purpose, a person eligible for redevelopment scheme shall mean a protected occupier as defined in Chapter IB of Maharashtra Slums Areas (Improvement, Clearance and Redevelopment) Act, 1971 and orders issued thereunder.
- ii) Subject to the foregoing provisions, only the actual occupants of the hutment shall be held eligible, and the so called structure-owner other than the actual occupant if any, even if his name is shown in the electoral roll for the structure, shall have no right whatsoever to the reconstructed tenement against that structure.
- iii) The eligibility of a person including a transferee, under a scheme of Slum redevelopment shall be established in accordance with Chapter IB of Maharashtra Slums Areas (Improvement, Clearance and Redevelopment) Act, 1971 and orders issued thereunder.
- iv) The names of the eligible hutment dwellers on private, Municipal and Government lands shall be duly certified by the Dy. Municipal Commissioner of the concerned corporation. The list of the names of eligible hutment dwellers on lands in possession of the Konkan Housing and Area Development Board or any other public/ semi-public authorities shall be duly certified by the respective land owning authorities.
- v) All eligible hutment dwellers residing on the area of the SRS shall have to be accommodated on the same plot as far as possible

6.14.3.4. Permissible FSI for SRS and Maximum FSI permissible for Consumption on the Plot under SRS:

- i) FSI for rehabilitation of eligible slum/pavement-dwellers includes the FSI for the rehab component and for the free sale component. The ratio between the two components shall be as laid down herein below as per regulation no. 6.14.11 (4)
- ii) Built-up area for rehabilitation component shall mean total construction area of rehabilitation component, excluding what is set down in 5.6 of D. C. Regulations, but including areas under passages, balwadis, welfare centres, society office, religious structures, other social infrastructure like School, Dispensary, Gymnasium run by Public authority or Charitable trust, 5 present incentive commercial areas for the Co-operative society, and the further 5 present incentive commercial area for the NGO, GOVT. / Public Authority / Govt. Company wherever eligible.
- iii) The ratio between the two components shall be as laid down herein below as per regulation no. 6.14.11 (4)
- iv) The Computation of FSI shall be done for both rehabilitation component and free sale component in the normal manner, by giving the benefits of what is set out in DC Regulations No. 5.6. While the area referred to in sub-regulation No.6.14.4 of this regulation shall not be included for computation of FSI. The said areas shall be included for computation of the rehabilitation component as per regulation no. 6.14.11 (4).
- v) FSI to be sanctioned on a Slum Rehabilitation Project on a site may exceed 3.00
- vi) Maximum FSI Permissible for Consumption on the Plot : Even though the sanctioned FSI may be more than 3.00 FSI, the maximum FSI that can be utilised on any slum-site for the project shall not 3.00 and the difference between sanctioned higher FSI and 3.00 if any, will be made available in the form of Transferable Development Right (TDR) in accordance with the provisions of Appendix W of D.C. Regulations. The computation of FSI shall be done for both rehab and free-sale components in the normal manner that is giving the benefit of what is set down in DC Regulations No. 5.6 While the areas referred in sub-regulations No. 6.14.4 of this Appendix shall not be included for computation of FSI the said areas shall be included for computation of the rehab component of 10 sqm as per regulation no. 6.14.11 (4).
Provided that if the existing tenement density is more than 650 per hectare, Govt. in Urban Development Department may allow FSI consumption in situ to be exceeded upto the sanctioned FSI but not exceeding 4.00 FSI. In such cases the difference between sanctioned higher FSI and 4.00 if any, will be made available in the form of Transferable Development Rights (TDR) in accordance with the provisions of Part 12 of the DCR.
- vii) Notwithstanding the provisions in 6.14.3 above, on account of constraints such as height restrictions, uneconomical site conditions, etc.; if the full 3.00 FSI cannot be used on the same site, TDR may be allowed as may be necessary even without consuming FSI upto 3.00 on the same site. However, TDR may be allowed only when the frame work for one complete building in rehab component is constructed or when 10% of the rehab component has been constructed on site and the said TDR will not exceed 50 percent of the construction of rehab component at any point of time till the total rehab component has been completed. On completion of the total rehab component balance TDR will be allowed.
- viii) The rehabilitation component shall mean all residential tenements as well as non-residential built-up premises given free of cost in accordance with the provisions of the Slum Rehabilitation scheme outlined in this regulation excluding what is set down in D.C. Regulation 5.6 and excluding built-up area given for buildable Development Plan reservations.
- ix) If rehabilitation project of a slum located on land belonging to public authority and needed for a vital public purpose, is taken up on an unencumbered plot in addition to the rehabilitation and free sale components as laid down hereinabove, TDR for the area of the land spared for this purpose shall also be sanctioned for the owner of the said unencumbered plot. Provided that the State Govt. or Public authority or a Govt. Company as defined in Sec. 617 of the Companies Act

1956 and owned and controlled by the State Govt. (herein after referred as the Agency) may undertake Slum Rehabilitation Project on its own land and be eligible for the benefits under this Regulation subject to following conditions :

- a) The Rehabilitation Project is approved by the Authority.
- b) The tenements so constructed in execution of the Project are offered to slum dwellers located on land belonging to Govt. or Public Authority and needed for vital public purpose and within 270 days from the date of issue of LOI the Agency shall identify the slum dwellers.
- c) If the Agency fails to identify the slum dwellers needed to be shifted for a vital public purpose, as above, then the tenements so constructed shall be offered.
 - i) To the slum dwellers located on land belonging to Government or Public Authority within a distance of 2 km. from the land on which the Project is undertaken, or
 - ii) To the slum dwellers located anywhere in the Corporation limit, on lands belonging to Govt. or Public Authority, or
 - iii) To the slum dwellers located on private lands if the land owner pays the entire cost of tenements as determined by the Agency.
- d) Provided further that in all the three categories of (i), (ii) & (iii) referred above, slum TDR of land component shall not be given and the construction TDR shall be released only after identification of eligible slum dwellers.
- e) Further provided that in all above cases the relocation of slum dwellers in any case will be undertaken not with reference to individuals but reference to assembly of slum dwellers for the purpose of releasing the plot of land wholly from slums and not only the patches of land.
- f) Development of slums on privately owned lands shall be regulated in accordance with this regulation.
- g) In case of developments undertaken by the Konkan Housing and Area Development Board/Collector, surplus tenements which come into their possession shall be used for accommodating project affected persons and footpath dwellers in consultation with the Municipal Commissioner.

6.14.4.4. Provisions for Amenities: Welfare Hall, Balwadi, Society Office, Religious Structures/ Incentive Commercial areas:

- i) Religious structures existing prior to rehabilitation, if allowed as part of rehabilitation in accordance with the guidelines issued by the Government from time to time, which shall not exceed the area that existed prior to rehabilitation. However FSI required for the same shall not be counted in the in-situ permissible FSI of Slum Rehabilitation Scheme(SRS).
- ii) There shall be a Welfare Centre and Balwadi admeasuring 25 sq.m each for every multiple or part of 100 hutment dwellers families in every SRS as part of the Rehabilitation Component. It shall be located so as to serve all the floors and buildings equitably. Further, two or more such welfare centres and Balwadi may be permitted to be clubbed together suitably for their better utility. In case of misuse of the Welfare Centre and or Balwadi by the members of the society, it shall be taken over by Municipal Commissioner and which shall be entitled to be allotted to run by any suitable organization/ institution for public use.
- iii) For all sites admeasuring more than 4000 sq.m. area 5% of the rehab component, shall be constructed for the Rehab society in the form of Convenience Shopping. Such shops shall not be more than 10 sq.m. in carpet area with a single floor height.
- iv) Convenient users like Vegetable market, Meat market, Fish market, Barber shop, Grocery shop, Milk Booth, Telephone Booth, Newspaper & Book stall, Stationary shop, Utility shop, Tailor shop, Canteen, Tea Stall etc. shall be permitted in these shops.
- v) The Rehab society shall own these Convenient Shops and shall generate Operation & Maintenance costs for rehab component through these by way of a transparent allotment and operation, accounting system to be prescribed by the Municipal Commissioner.

- vi) One society office of 12 sq. m. (free of FSI) per rehabilitation building for hutment dwellers shall be provided free of cost in every Slum Rehabilitation Schemes proposal. An attached toilet of 4 sq. m. area (free of FSI) may be permitted.
- vii) All the areas underlying welfare halls, society office, balwadi/s religious structure/s, the commercial areas given by way of incentives to the co-operative society shall be free of cost and shall form part of rehabilitation component and it shall be considered for incentive FSI computation for the free sale component as per this Regulation.
- viii) Welfare halls, society office, balwadi/s religious structure/s, the commercial areas given by way of incentives to the co-operative society provided in the rehabilitation component shall not be counted towards the FSI even while computing in situ permissible FSI of 3.00 on site as per this Regulation.
- ix) Other social infrastructure like School, Dispensary, Gymnasium run by any public authority or charitable trust that existed prior to the redevelopment shall be constructed under the Redevelopment Project in such a way that area of each reconstructed amenity is equal to the area of such amenity prior to the Redevelopment or the minimum area if any, prescribed for such amenity under the prevailing D.C. Regulations whichever is more.

6.14.5.5. Entitled area for eligible hutment dwellers:

- 1) Hutment-dwellers of residential users, in the slum or on the pavement, eligible in accordance with the provisions of this Appendix shall, in lieu of his structure, be given free of cost a residential tenement, having a carpet area of 25 sq. m (269 sq. ft.), which shall include living room, bedroom, kitchen/ alcove, bath and water closet, but shall exclude common areas.
- 2) **Commercial / office / shop / economic activity free of cost:**
 - i) The eligible existing area under commercial/office/economic activity shall be computed on actual measurement/inspection, and/or on the basis of official documents such as License under the Shops and Establishment Act, Electricity bills, Photopass etc.
 - ii) In the rehabilitation component, the built-up area for commercial /office/ shop/ economic activity that existed prior to 1st January, 2000, subject to the provisions in the sub-regulation below, shall be given. Where a person has both residential and commercial premises without common wall between residential and commercial premises, for commercial/office/shop/ economic activity in the slum/ pavement, he shall be held eligible for a residential unit and also for built-up area for commercial/office/shop/economic activity, both free of cost.
 - iii) Built up area for commercial/office/shop/economic activity upto 20.90 sq. m. (225 sq. ft.) carpet area or actual area whichever is less, shall be provided to the eligible person free of cost as part of the rehabilitation project. Any area in excess of 20.90 sq.mt. to the extent of existing area may, if required, be sold on preferential basis at the rate for commercial area in the free-sale component.
 - iv) Such area may be allowed on any side of the plot abutting 3.0 m wide pathway and deriving access from 3.0 m wide pathway/open space. Back-to-back shopping on ground floor shall also be allowed for the purpose of rehabilitation. After exhausting these provisions it may be allowed on the first floor to the extent necessary.
 - v) **Non-Conforming Activities:** All activities which previously existed shall be allowed to be relocated regardless of the non-conforming nature of the activities, except those which are hazardous and highly polluting, and except in cases where the alternative accommodation has already been allotted elsewhere by the Municipal Corporation.

6.14.6.6. Minimum Density On The Plot Including Non-Residential Units:

- i) **Minimum Density On The Plot Including Non-Residential Units:** The minimum density of rehabilitation component on plot shall be 500 tenements per net hectare, that is, after deducting all reservations actually implemented on site including the land appurtenant thereto, but not deducting the recreational/amenity open space on the remaining area. If the number of tenements to be provided to the hutment dwellers is less than the minimum, the balance shall be handed

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over free of cost to the. The Corporation shall use them for the purpose of transit or Project-affected persons or pavement-dwellers or slum dwellers from other slums.

- ii) Provided if slum rehabilitation scheme is undertaken by a Federation, Co- Op. Housing society consisting of members who are serving or retired State Govt. Employees/Employees of the State Govt. Undertakings/Employees of local bodies of State Government for providing housing to its members , such tenements which are generated over and above the tenements to be provided to the existing eligible hutment dwellers, shall be handed over back to the said Federation/Co-operative Housing Society for providing housing to its above mentioned members and subject to further additional terms and conditions as would be imposed by the Authority to ensure adequate membership of class III and class IV employees.
- iii) All non-residential built-up area shall be included in the computation of minimum density but on the scale total area of 25.00 Sqm per tenement or the area as notified by the Government from time to time.

6.14.7.7. Convenience shopping in SRS

Convenience shopping as defined in item 31 of Regulation 1.5 of DCR shall be permitted along the layout roads within the SRS having width of 9.00 mtrs and above, if a setback of 3m.is provided. This shopping provision would be in addition to the provision for shop area allowed according to the Regulation 6.14.4 (iii)

6.14.8.8. Notified slums on private lands

In case of notified slums on private lands, the Commissioner with the consent of the owners may invite quotations for redevelopment in terms of surplus tenements as provided in these Regulations from developers/ owners. In such cases, the owner would except a return based on the existing balance land potential. This potential would be the permitted FSI in that scheme minus the actual FSI consumed in the slum. In the quotations given by the owner, developer, it would be presumed that he would have taken into account this aspect, Therefore, while evaluating and comparing the quotations from the owner and other developers, necessary loading should be done for proper evaluation of the bids. In case, however, the consent of the owner is not forthcoming within the stipulated time in accordance with the above conditions, such land can be developed according to the scheme after following acquisition proceedings under the respective Act.

6.14.9. Approval to the scheme

Approval to the schemes in this Regulation shall be given by a Authority established in accordance with the provisions of Maharashtra Slum Areas (Improvement, clearance and Redevelopment) Act, 1971 and orders issued there under.

Note: Notwithstanding anything contained in this appendix, till the formation of Slum Redevelopment Authority for MMR region (Excluding Brihan Mumbai Municipal Corporation Area); the approval to SRS within the corporation limits shall be approved by Chief Executive Officer, Slum rehabilitation Authority, Mumbai.

6.14.10. Relaxation in Building and other requirements:

- i) Habitable Rooms - Size & Width – The minimum size and width for any habitable room shall be as per the following provisions:
 - a) Living room shall not be less than 7.5 sq.m with minimum width of 2.4m
 - b) Bed room shall not be less than 6.5 sq.m with minimum width of 2.4m
 - c) Multipurpose room if any shall not be less than 12.5 sq.m with minimum width of 2.4 m
- ii) Provision of a separate kitchen shall not be necessary where an alcove (cooking space with direct access from the main room without a communicating door) is provided of size not less than 2.4 sq. m with a minimum width of 1.2 m. If a separate kitchen is provided, it shall not be lesser than 3.30 sq. m. in area having a minimum width of 1.8 m.
- iii) Floor Height - The minimum clear floor height of habitable (room) shall be 2.75m (finished floor to finished ceiling) and toilet shall have a clear minimum floor height of 2.40m.

- iv) Plinth - The minimum plinth height shall be 45cm and in flood prone areas, the plinth shall be at least 30 cm higher than the Highest Flood Level.
- v) The marginal distances from the front, side and rear boundaries of the land shall be maintained as follows.
- a) If the slum rehabilitation site fronts upon one or more roads, every side abutting on such road shall be treated as the front side, and the marginal distances prescribed below for such front side shall apply. The front side marginal distances shall be measured from the proposed road widening line in the plot, if any.
 - b) In congested areas, the front side marginal distance shall be minimum 1.50 mt. for purely residential buildings and 2.25 mt. for mixed use buildings.
 - c) In non-congested areas, the front side marginal distance shall be minimum 4.50 mt. for purely residential buildings and 6.00 mt. for mixed use buildings.
 - d) Side and rear marginal distances from the side and rear boundaries of the plot shall be minimum 4.5 mt. with height upto 24 m for the building. It shall be increased proportionately with increase in height above 24 mt, but shall not exceed with 7.50m for with 40m height buildings. For building height more than 40 m to the extent of 25% relaxation in all marginal distances may be given. The marginal distances may be further relaxed by the Municipal Commissioner on the merits of each case.
 - e) Front marginal open spaces, for building having height upto 24.0 mt. in the rehab component or composite building shall be 4.5 mt and 6.00mts for buildings having height more than 24.0 mt.
 - f) The provisions in DCR relating to balcony will apply to the scheme with the following modifications. There shall be no restriction on zone and balcony shall not reduce marginal open space to less than 1.5 meters. For calculating the area of 25.00 sq. meters, the area of the balcony shall be included. Premium for such balconies shall be charged at 10% of the normal premium.
 - g) Lifts:
Provisions of Lifts for people as well as for accommodating stretcher, in any building under the Rehabilitation Component, shall be as per the following table:

Sr.No	Height of Building	Minimum No. of lifts	
		General Lift	Stretcher Lift
1	Up to G + 4	-	-
2	Up to G + 9	1	-
3	Up to G + 16	1	1
4	Above G + 16	2	1

- h) There shall be no size restriction for bath or water closet unit.
- i) Moreover for bathroom , water closet for kitchen there shall be no stipulation of one wall abutting open space , etc. as long as artificial light and ventilation through any means are provided.
- j) Common Passage: The minimum width of Common Passage in the Rehabilitation Component shall be 1.5 m Subject to the provisions of this Regulation. The area of common passage not exceeding 2.0 m in width provided in Rehabilitation Component shall not be counted towards the computation of permissible in situ FSI.
- k) For the plot abutting a road having width of 18 mt. or above, the front marginal open space shall be at least 6m provided that the road is not a Classified Road
- l) Where the plot abuts a nalla, the minimum marginal distance along the Nalla shall be 3 m from the edge of the trained Nalla and 4.00 Mt in case of untrained nalla
- m) Minimum distance between two Rehabilitation buildings shall be as follows:

- i) up to G+9 storeys ----- Min. 6.00m
- ii) above G+9 storeys ----- Min. 12.00m
- iii) & upto G+16 storeys
- iv) above G+16 storeys----- Min. 18.00m
- n) A composite building shall contain at least 50 % of the built-up area as rehabilitation components.
- o) In case where the dimensions prescribed are for the pathway and the marginal distances, the larger of the two shall prevail. The pathway shall serve as access wherever necessary. The construction of buildings may be permitted to touch the abutting pathways.
- p) Only because of use of stilt in the rehabilitation building if the height increase beyond 24 m, it shall not be considered high-rise building for the purpose of Fire Prevention Regulation.
- q) Premium shall not be charged for exclusion of staircase and lift-well etc. as covered under the provisions of D.C. Regulation for Rehab. Component.
- r) All relaxations outlined hereinabove shall be given to the rehabilitation component, and also to the composite building in the project
- s) In specific cases where genuine hardship is clearly demonstrated, Commissioner may grant relaxations wherever necessary for reasons to be recorded in writing in order to make the SRS viable.
- t) The ratio between the length of the pathway and the width thereof shall be as follows:

Length	Width
Up to 30 m	6.0 m
Above 30 m and Up to 50 m	7.5 m
- u) In water closet, flushing cisterns may not be necessary and toilets without this provision may be permitted. Water closet seat shall be of a minimum length of 0.46m (18 inches)
- v) Any parameters which are not dealt with separately shall be governed by the normal provisions of the D.C. regulations.

6.14.11.Guidelines for Scheme

In addition to above, following guidelines shall be applicable subject to the amendments as may be made by the Government from time to time

- 1) In case the Rehabilitation Schemes are to be implemented by the Corporation, Maharashtra Housing Area Development Authority (MHADA) or by other Public authorities like State/ Central Government Agencies, it would not be necessary to invite bids. In case such authorities decide to execute the project themselves, on their own lands or lands owned by other public bodies it will not be necessary to take Consent of Society of hutment dwellers.
- 2) **Ownership, Premium of ownership and Terms of Lease :-**
 - i) The part of Government/Corporation/MHADA land on which the rehabilitation component of the slum rehabilitation scheme will be constructed shall be leased to the co-operative Housing Society of the hutment dwellers on 30 years lease at the lease rent of Rs. 1001 for 4000 sq. m. of land or part thereof and renewable for a further period 30 years.
 - ii) The same conditions shall prevail for the land under the free sale component and the land shall be leased directly to the Society/Associations of the purchasers in the free sale component and not through the Society of hutment dwellers, and pending the formation of the society/association of the purchasers in the free sale component, it shall be leased to the developer. The said lease deed shall be executed within 60 days from the date of building permission being issued.
 - iii) In addition to above, the Developer/Co-operative Housing Society shall pay premium at the rate of Twenty Five percent in terms of Annual Statements of Rates in respect of Slum Rehabilitation Scheme proposed to be undertaken on lands owned by Govt., Semi-Govt., Undertakings and Local Bodies



3) Where land is leased or intended to be leased to a Co-operative Housing Society of hutment dwellers, by a public authority, bids may not be invited and the Co-operative Housing Society of the occupant hutment dwellers may submit a scheme for rehabilitation of huts as per the rules

4) F.S.I. & its permissible ratio

a) FSI for rehabilitation of eligible slum/ pavement dwellers includes the FSI for the rehab component and for the free sale component. The ratio between the two components shall be as laid down herein below:-

b) Built-up area for Rehabilitation component shall mean a sum of total built up area required for the Rehabilitation of eligible Slum-dwellers and P.A.P. Tenements, including areas of common passages (up to 2 Mt. in Width) ,Welfare centre/s, Balwadi/s, Society Office/s, incentive commercial area /(if any) and eligible amenity structure/s (if any) applicable as per policy from time to time.

c) Permissible sale component vis-a vis rehad component shall be 1.25:1 subject to maximum in-situ FSI of 3.

d) If the existing tenement density is more than 500 per hectare: Govt. in Urban Development Department may allow FSI consumption in Situ to be exceeded up to the sanctioned FSI but not exceeding 3.50 FSI . In such cases the difference between sanctioned higher FSI and 3.50 if any , will be made available in the form of Transferable Development Rights (TDR) in accordance with the provisions of Part 12 of D.C.R.

5) Initiation of the scheme:

The following procedure shall be adopted while examining and sanctioning any SRS in accordance with the provisions of this Regulation:

a) A certified extract of the relevant Electoral Roll shall be considered as evidence for establishing the eligibility of a person for rehabilitation provided he is found to be occupying any slum structure. In case of, doubt or dispute, the decision of Municipal commissioner shall be final and binding on all the parties concerned. The eligibility of a person including transferees under the SRS shall be established in accordance with Chapter I-B of the Maharashtra Slum Area (Improvement and Clearance and redevelopment) Act, 1971 and orders issues there under.

b) Where 70 present or more of the eligible hutment-dwellers in a slum or pavement in a viable stretch at one place agree to join a SRS, it may be considered for approval. Provided that nothing contained herein shall apply to Slum Rehabilitation Projects undertaken by the State Government or Public authority or as the case may be a Govt. Company as defined in Sec. 617 of the Companies Act 1956 and being owned & controlled by the State Government.

c) A physically handicapped person or widow household shall be given first preference in allotment of tenements to the hutment dwellers. Thereafter lots shall be drawn for allotment of tenements from the remaining tenements to the rest of the eligible hutment dwellers, before grant of OCC to the Rehabilitation Building.

d) Recovery of pending dues such as assessment, occupational charges, non-agricultural tax/ dues etc. Pending with State Government, concerned Corporation, shall not be linked to grant of approval or building permission to the SRS

e) Action under the provisions of the Slum Act, 1971, including Section 33/ 33A and 38 of the said Act shall be taken against any hutment dweller who is not willing to join the SRS within 15 days after approval on site has been granted for the SRS. The hutment of such a hutment dweller shall be removed and it shall be ensured that no obstruction is caused to the scheme.

In respect of those (eligible) hutment-dwellers on site, who do not join the project willingly, the following steps shall be taken:-

i) Provision for all of them shall be made in the rehabilitation component of the scheme.

ii) The details of the actual tenements that would be given to them by way of draw of lots for them on the same basis as for those who have joined the project, will be communicated to them in writing by the Managing Committee of the Co-operative Housing society if it is

registered or by the developer, and in case of dispute, decision of the Commissioner in this regards shall be final and binding on all the parties concerned..

- iii) The transit tenements that would be allotted to such unwilling hutment dweller would also be indicated along with the details of transit accommodation allotted to those who have joined the project.
 - iv) If such unwilling hutment dweller do not join the scheme within 15 days after the approval has been given to the Slum Rehabilitation Project on that site, then action under the relevant provision including sections 33/33A and 38 of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act 1971 as amended from time to time, shall be taken and their hutments will be removed, and it shall be ensured that no obstruction is caused to the scheme of the majority of persons who have joined the scheme willingly.
 - v) After this action under the foregoing clause is initiated, such unwilling hutment dweller should not be eligible for allotment of transit tenement and they will not be eligible for the allotment of reconstructed tenement by draw of lots, but would only be entitled to what is available after others have exercised the choice which may be or may not be on the same site.
 - vi) If such unwilling hutment dwellers do not join till the building permission to the project is given, they will completely lose the right to any built-up tenement, and their tenement shall be taken over by the TMC and used for the purpose of accommodating pavement-dwellers and other hutment dwellers that cannot be accommodated in-situ etc. At this stage, the non-participating slum dweller shall lose their right to rehabilitation.
 - vii) Within 30 days from the allotment, if the permanent tenement is not occupied and transit camp is not vacated then the eligible dweller will lose his right to rehabilitate permanently.
- 6) Formation of Co-operative Society :**
- a) The eligible hutment dwellers including the PAPs nominated by the Commissioner will have to form a co-operative housing society after all members have fully paid their dues to the Corporation, MHADA etc. All the cost involved in connection with registration of the society will be borne by the eligible hutment dwellers.
 - b) The Managing Committee of the registered Co-operative Housing Society of hutment slum dwellers shall have at least one third women members out of total strength of actual members on the committee at any time.
 - c) The rehabilitation tenement shall be jointly owned by the Pramukh hutment dweller and the spouse, if applicable. The details of ownership including Share Certificate and other relevant documents, shall be so entered and shall be deemed to be so entered in the records of the Co-operative Housing Society (CHS),
 - d) The membership of the co-operative Housing Society should be finalized based on eligibility criteria in clause 6.14.2 of this Regulation as per Appendix 'J' certified by Competent Authority.
- 7) Responsibility of the Co-Operative Society :**
- a) The Co-operative Society shall be responsible for maintenance of facilities provided within the area leased to the society. The maintenance shall involve sweeping and cleaning of pathways, collection of household garbage and carrying it to the nearest municipal dustbin, maintenance and replacement of common conveniences, etc. The co-operative society will be entitled to levy a suitable charge on its members for this purpose.
 - b) Internal roads, pathways, common amenities etc. as shown in the layout of the colony will be provided as part of the original project. However the society will be responsible for maintaining the same.
 - c) The society shall be responsible for payment of municipal taxes and service charges such as those for water supply etc. and for any dues of any other competent authority from time to time.
- 8) Inalienability :**

The Corporation shall issue Identity Cards to each rehabilitated family in the name of the head of the family, jointly with his/ her spouse, if applicable. Selling/ Transfer/ Rent/ Lease of the rehabilitation

tenement shall not be allowed for a period of 10 years (except to their heirs) from the date of possession of the tenement. In case of breach, the corporation shall cancel the allotment of the dweller and take over the tenement. These conditions shall appear on the identity card as well.

9) Leasing of land:

- a) The land will be leased to the Society initially for a period of 30 years from the date of handing over the possession and same will be renewable thereafter at the discretion of the land owning authority. The lease will be on usual terms and conditions as applicable. The lease conditions shall be binding on all the members of the society.
- b) The annual lease rent shall be Rs. 1001/- per annum per 4000 Sq. Mt. or part thereof.

10) Possession of the tenements/shop :

Possession of the tenement/shop will be handed over to the hutment dwellers after.

- i) The society is registered.
And
- ii) Agreement to lease the land is executed by land owning authority with the society after completing necessary formalities.
And
- iii) After he/she has surrendered transit accommodation given to him/her, if any and has cleared all dues to the Corporation/MHADA/Govt. of Maharashtra.

11) Transit accommodation :

- a) Temporary Transit Tenement" shall mean habitable residential accommodation constructed from structures or such other material, in such a manner that it ensures safety of the inhabitants. Design criteria for structural elements of transit accommodation shall be similar to those of the rehabilitation tenements, with a minimum carpet area of 16.72 sq. mt. (180 sq. ft.) for each transit tenement.
- b) The Temporary Transit Tenements for rehabilitation of hutment dwellers may be allowed to be constructed on Rehabilitation site itself, or on any other land located within Corporation area
- c) The temporary transit camp may be provided anywhere in the Corporation area & if need be on the area of statutory open space to be left in accordance with D.C. Regulation No.4.4 on the plot or otherwise minimum monthly rent, Fixed by Commissioner shall be given by developer to eligible hutment dweller till allotment of permanent rehabilitation tenement.
- d) On the site itself approved for rehabilitation, multi storied temporary transit tenements may be allowed to be constructed
- e) The area of temporary transit tenements shall be excluded from the computation of FSI, but the safety of the structure shall be ensured.
- f) Such building permission shall be given within 30 days from the date of application and after approval to the project by Commissioner, failing which it shall be deemed to be given
- g) If a site reserved in Development Plan for any buildable public purpose is vacant or partly encumbered or it happens to be the unused portion of cemetery or other such public purpose for which it is reserved, or is occupied by a public building such as market or library etc. at ground level, temporary construction of transit tenements in such sites and on top of such existing public buildings may be allowed wherever possible.
- h) On any nearby vacant site without any reservation in the Development Plan construction of temporary transit tenements made of light material with the consent of the land owners shall be allowed upto FSI of 3.00. Temporary shall mean made of detachable material such as tubular / prefabricated light structures.
- i) In all such cases where the temporary transit camp is erected, the conditions shall be that structures shall be demolished by the Developer / Society/ NGO within 30 days of granting Occupation Certificate to the Rehab Buildings and the site should be brought back to the Original State.

12) Special guidelines for slums on private lands :

In addition to the general guidelines above which are applicable to the development undertaken by the Corporation, MHADA, other public authority on Government lands and private lands, following additional guidelines will have to be fulfilled in case of slums on private land and further subject to the provisions of clause 10 of this Appendix.

- a) Eligibility Criteria: The slum should be a slum area notified by the Dy. Municipal Commissioner.
- b) The owner/developer shall submit a list of eligible hutment dwellers who are proposed to be accommodated in the tenements to be constructed, to the Dy. Municipal Commissioner for his verification and certification. Form of certificate is attached at the end (Appendix 'J'-).
- c) The owner/developer will have to organise all the eligible hutment dwellers into co-operative housing society/ societies.
- d) In case of private lands partially occupied by slums, the owner will be allowed permissible F.S.I. as per these regulation on the proportionate areas of the plot occupied by the eligible hutment dwellers and he will be allowed to develop this land occupied by slums on the basis of area as certified by Dy. Municipal Commissioner and as per the guidelines prescribed for slum rehabilitation scheme as per this Appendix and the remaining vacant land will have to be developed as per the Development Control Regulations in force with permissible F.S.I.
- e) The rehabilitation of hutment dwellers will be carried out first before undertaking the development on the vacant land or taking benefit of vacant land.
- f) The accommodation for re-housing of eligible hutment dwellers will have to be constructed and allotted and possession be given to hutment dwellers before occupation of the accommodation for commercial sale is allowed.

13) Technical guidelines

Slums situated in lands falling under various reservations / zones in the Development Plan shall be developed in accordance with the provisions of regulation no. 12.1 of the D. C. Regulations except otherwise specifically prescribed under this Regulation.

Slums in any zone shall be allowed to be redeveloped in-situ without going through the process of change of zone. In the free-sale component in any zone, in addition to residential user, all the users permitted for original zone shall be permitted. For industrial user, the segregating distance shall be maintained from the existing industrial unit.

- a) Any plot under non-buildable reservations admeasuring only upto 500 sq.mtr. may be cleared by shifting the hutment dwellers from that site.
- b) Any plot under non buildable reservation admeasuring up to 2000 Sq. Mt. may be allowed to be developed for slum rehabilitation in accordance with this regulation subject to the condition that the land so used shall not be more than 75 percent of the reservation, and leaving the remaining 25 percent rendered clear thereafter for the designation or reservation as sanctioned in the Development Plan.
- c) Where the area of plot under non buildable reservation. either independently located or in a cluster with designated/reserved sites, is more than 2000 Sq. Mt upto 67percent of such lands may be allowed to be developed according to this regulation, but the remaining 33 percent, duly cleared off the Slums, shall be retained for the designation or reservation as indicated in the Development Plan.
- d) For other buildable reservations on lands under slum, built-up area equal to not more than 15% area of the entire plot under slum or 25% of the area under that reservation in that plot, whichever is less, shall be handed over free of cost to the Municipal Commissioner for the Concerned Municipal Corporation or for any other Appropriate Authority.
- e) Where DP road passes through slum rehabilitation area, the entire 100% FSI of the road may be given in the same site, on the remainder of the plot.
- f) Development of slum & contiguous non-slum area under any other provisions may be allowed together in order to promote flexibility of design as well as to raise more resources, provided the

FSI on non-slum quantum of area shall be restricted to that permissible in the surrounding zone. Such a project shall be deemed to be a Slum Rehabilitation Project. The power under DCR for shifting and/or interchanging the purpose of designations / reservations shall be exercised by the Municipal Commissioner in respect of slum rehabilitation areas/ projects.

- g) In case of two or more number of slums taken up for development by same owner/developer / NGO/ Co-operative Society of the hutment dwellers, both Rehab & free Sale Component of the said slums can be combined & located in any proportion in those plots provided in any plot, the permissible in-situ FSI does not exceed as prescribed in these regulations and further subject to the condition that the said slums have the same ratio of Rehab component to free sale component as laid down in this Appendix.
- h) In case of a slum rehabilitation project adjoining railway track, a boundary wall of minimum 2.4 mtr. in height shall be constructed.
- 14) **Building for Free-sale Component:** No restriction except that all the normal D.C. Regulations for such construction shall be applicable.
- 15) **Open spaces :**
The open space around the building should be paved upto 1mtr. width.
- 16) **Amenities :**
For plots exceeding 2 Ha area, provision of clause 6.14.4 read with Regulation 4.5 of DC Regulations shall apply.
- 17) **General guidelines for slum rehabilitation scheme to be developed by inviting bids from builders / developers by Public Bodies such as TMC, MHADA etc. :**
- i) The bidder will have to prepare and submit a layout for the entire land occupied by hutment dwellers distinctly showing on the plan, accommodation / buildings for rehousing hutment dwellers, project affected persons nominated by the Municipal Commissioner as per this regulation and additional guidelines and the accommodation / buildings for commercial sale.
- ii) The bidder will quote the maximum number of residential tenements of 25.00 Sq. Mt. in carpet area to be made available to the Corporation including supporting infrastructure as per specifications.
- iii) The land owning authority will form the co-operative societies of existing eligible hutment dwellers.
- iv) The selection of bidders will be on the basis of their capacity to provide transit accommodation, their experience of undertaking large scale building works and other resources at their disposal.
- 18) Notwithstanding anything contained in Regulation No. 4.4, only 10% recreational open spaces shall be required to be provided.
- 19) **Conversion of existing SRD Scheme to new modified S.R. Scheme :-**
- i) Conversion of old SRD scheme to new S.R. Scheme is permissible provided full occupation certificate has not been given in the SRD Scheme and in which the residential slum tenements proposed/constructed are of 269.00 sq.ft. carpet area. Also these Regulations shall be applicable to all the schemes where actual work is not commenced on site at the time of these regulations coming into force.
- ii) In Case of any Slum Redevelopment Scheme in progress and any Slum redevelopment scheme where LOI has been issued, envisaging construction of rehabilitation tenements having individual carpet area of 20.90 sq.mtrs., if full occupation permission has not been granted and if it is structurally feasible to provide rehabilitation tenements having individual carpet area of 25 sq. Mtrs. Without having to completely pull down and reconstruct the on-going rehabilitation building(s), the owner/developer/Co-op. Housing society of Hutment or pavement dwellers/Non-govt. Organisation/Public Authority executing such scheme in accordance with the provisions of this appendix only with regards to the size of tenement and loading of FSI in-situ.
- 20) **Amalgamation / subdivision of plots:-**
Any land declared as slum rehabilitation area or on which slum rehabilitation project has been sanctioned, if spread on part or parts of C.S. Nos. or CTS Nos. or S. No., shall be treated

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as natural amalgamation / subdivision /s of that C.S. or S. No. or F. P. No. for which no separate approval for amalgamation / subdivision of land would be necessary.

21) Boundaries of plot

- i) Boundaries and the measurement of plot areas of the Slum Rehabilitation Area shall be declared by the Competent Authority after actual measurement of plot area on site and the same shall be adopted for planning purpose for calculation of density and Floor Space Index.
- ii) The Municipal Commissioner of the concerned Municipal Corporation may if required, adjust the boundary, of the plot declared as slum rehabilitation area so as to suit the building design and provide proper access to the Project.
- iii) After approval is given to the Slum Rehabilitation Project, the area may be further subdivided, if necessary, to earmark separate plots for the rehab component and the free sale Component. The plot area and the built-up area in terms of square mtrs. on the said plot shall be separately mentioned in the lease agreements and Records of Rights.

22) Slum-rehabilitation permissible on town planning scheme plots

- i) Slum rehabilitation project can be taken up on the final plots of the Town Planning Scheme, as per following conditions.
- ii) If owner of Final Plot wishes to implement S.R. Scheme on partly or fully encroached area of final plot for which possession is not given to him by Corporation, he will be entitled to receive in-situ F.S.I. 3.00 on the plot under encroachment as per these regulation. For permissible F.S.I. computation, actual area covered by hutments will be considered.

6.15. Regulation for Urban Renewal Scheme(s)

6.15.1. "Urban Renewal Scheme" (URS)

Urban Renewal Scheme means any scheme for redevelopment of a cluster or clusters of buildings and structures in the Corporations of MMR Region, over a minimum area of 10,000 Sq. meters, bounded by existing distinguishing physical boundaries such as roads, nallas, railway lines etc. accessible by an existing or proposed D P road which is at least 18 m wide and identified for urban renewal:-

However, in specific cases, in which URS is not bounded by roads, nallas and railway lines, then the boundary of the cluster can be decided / finalized by Municipal Commissioner, in consultation with H.P.C.

In case of natural sub division by roads, nallas, river, railway lines, the area of the cluster can be allowed up to an area of 8000 sq. mtrs. Which shall be allowed by Municipal Commissioner in consultation with H.P.C.

- a) Under the Development Plan (DP), where the DP contains such well-defined Clusters; or
- b) Under the Urban Renewal Plan (URP) for the concerned area, prepared and notified by the Commissioner of concerned Corporation, who may revise the same, as and when required; or
- c) By the Promoter of the Urban Renewal Scheme over a cluster or clusters of buildings, where such clusters are not shown on the DP and the URP is yet to be prepared. If such plans are submitted and approved, these shall mean to be URP within the meaning of this Regulation.

6.15.2. Urban Renewal Cluster (URC)

Urban Renewal Cluster may consist of a mix of structures of different characteristics such as –

- i) Unauthorized buildings which are at least 30 years of age;
- ii) Authorized dilapidated buildings,
- iii) Authorized buildings which are at least 30 years of age;
- iv) Buildings belonging to the Central Government, the State Government, Semi-Government Organizations and Concerned Municipal Corporation, as well as institutional buildings, office buildings, tenanted municipal buildings, staff quarter buildings of the concerned Corporation, that are at least 30 years of age;

- v) Any land belonging to the State Government, any semi-Government Organization, concerned Corporation and MHADA (either vacant or built upon) which falls within the area of the proposed Urban Renewal Scheme including that which has been given on lease or granted on the tenure of Occupant Class II, provided that if built upon, these building shall be at least 30 years of age;
- vi) Any other buildings which may be less than 30 years of age but which by reasons of dis-repair or because of structural / sanitary defects, are declared unfit for human habitation or by reasons of their bad or sub-optimal configuration or the narrowness of streets are dangerous or injurious to the health or safety of the inhabitants of the area,
- vii) Slum areas declared as slums under section 4 of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 or slums on Public lands prior to 1.1.1995 or such other reference date notified by the Government;
- viii) In any proposed URC, any open plot is included and if the concerned owner is willing to participate in URS, the compensation payable shall be as per Land Acquisition, Rehabilitation and Resettlement Act, 2013.

Explanation - 1: Age of a building shall be as on the 1st of January of the year in which URS involving such building, complete in all respect is submitted to the Commissioner *of the concerned Corporation* or prepared and notified by the Commissioner *of the concerned Corporation* and shall be calculated from the date of occupation certificate or, where such occupation certificate is not available, from the date of assessment as per the property tax record in respect of such building, available with the *Corporation*.

Explanation- 2: If some authorized buildings which are less than 30 years of age or buildings which are developed or in the process of development, under the different provisions of the DCR, are required to be included in the URC for the purpose of wholesome planning, they may be so included, provided the area under such buildings does not exceed 40% of the total area of URC.

Provided further that if consent of at least 70% of all title holders of any such authorized developed building or building under-development is obtained, area of such building shall not be counted towards the aforesaid limit of 40%. If any such building is included in the URC without the requisite consent of 70% of all title holders of such building, the Commissioner *of the concerned Corporation* shall retain such building while designing/ sanctioning URS and area of such building shall be excluded from calculation of FSI under this Regulation.

Explanation-3: When any private land Owner / Developer submits URS, such scheme will be given priority while implementation.

6.15.3. Eligibility for Urban Renewal Scheme (URS) –

A. For Buildings outside Slums --

- (i) Every occupant of every building falling under a URS shall be eligible for rehabilitation and relocation under the Scheme to the extent of carpet area occupied on the date of publication of this Regulation in the Official Gazette (herein after referred to as the cut-off date), in accordance with the provisions of Sub-Regulations 6.15.5 and 6.15.6, subject to the ineligibility criteria mentioned herein below.
- (ii) No new Tenancy, occupancy or any other right created after the cut-off date shall be taken into account in any illegal or unauthorized construction. No unauthorized construction made after the cut-off date in any existing building or in the form of new building shall be considered while doing computation of existing FSI or liability of rehabilitation on the URS.
- (iii) Any occupant, who has been allotted any subsidized housing in the Mumbai Metropolitan Region by any public or semi-public authority in the past, shall not be eligible for subsidized rehabilitation under a URS as mentioned in Sub-Regulation 6.15.6 herein below. For this, a self-declaration in the form of Registered Affidavit shall be considered sufficient which, if ever found to be untrue, shall render the concerned allottee liable for eviction and prosecution.

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- (iv) Subject to the forgoing provisions, only the actual occupants fulfilling the eligibility criteria mentioned under this Regulation shall be held eligible for rehabilitation, and any person, other than the actual occupant, claiming rights as owner/ promoter/ developer/lessee over any land/building/ structure included in the URS, shall have no right whatsoever to rehabilitation under the URS in the reconstructed tenements against such land/building/structure. In case of an unoccupied building or a building occupied illegally, no one shall have right whatsoever to rehabilitation under the URS, against such building/structure.
- (v) In case of buildings or lands belonging to the Central Govt., the State Government, Semi-Government Organizations and or MHADA or any Local Government or any Corporation or Company owned by the Central/State Government or any Local Government (hereinafter collectively referred to as Public Authority), prior consent of such Public Authority shall have to be obtained for their inclusion in the URS. For such lands or buildings, the Commissioner of the concerned Corporation may either offer Market Price, to be decided by mutual consent, subject to ratification by the Municipal Corporation, or may offer constructed area , in-situ or ex-situ ,in a composite or independent building or may, alternatively, offer equivalent TDR as per DCR or may offer an exchange of suitable land as per mutual consent, subject to ratification by the concerned Corporation and thereafter such land(s) / building(s) shall vest with the concerned Corporation and shall form the part of URS.
- (vi) The lands belonging to MIDC can be included in the URS after obtaining necessary clearance from Industries Department.

B. For Slums --

Whenever a Slum area or part thereof is included in a URC, eligibility of the hutment dwellers of such slum area for rehabilitation under the URS, shall be in accordance with the provision of Regulation no. 6.14 and hutment dwellers, not eligible under the said provision, shall be considered for rehabilitation as per Clause A(i) of this sub regulation, i.e. as per the eligibility criteria under the URS for the occupants of other non-slum buildings. Eligibility of any hutment dweller of a Slum area included in the URS shall be certified by the Competent Authorities as notified under the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971.

6.15.4. Determination of eligibility and requirement of Rehabilitation and Relocation areas under URS:

- (i) Municipal Commissioner of the concerned Corporation shall initiate the process for determination of eligibility and requirement of alternative area of Rehabilitation and relocation of each occupant under any URS, along with determination of rights over lands falling under the Urban Renewal Cluster(s) and the consideration thereof.
- (ii) Municipal Commissioner of the concerned Corporation shall designate officer(s), not below the rank of class-II, who shall be called Authorized Officer(s) and shall cause to be done the survey required for the purpose mentioned in Clause (i) above and declare and publish the list of buildings/structures and their owners/lessees, occupants/ tenants etc., for inviting suggestions and objections along with relevant records, within one month of such publication for determination of entitled area and the consideration to be offered to the owners/ lessees and other right-holders as well as eligibility and admissible area for the occupants, in accordance with the provisions in this Regulation. Authorized Officer(s) shall, after due enquiry and hearing, finalize the said list(s) and cause the same to be published. Appeal against any decision leading to finalization of the said list shall lie with the Municipal Commissioner of the concerned Corporation.

6.15.5. Entitlement of Rehabilitation:

- (i) All the eligible occupants of the building(s)/slums undergoing redevelopment under a URS shall be rehabilitated in the redeveloped building(s) on the URC over which the URS is to be implemented.

Provided that the Municipal Commissioner of the concerned Corporation may also rehabilitate, in the rehabilitation buildings of the URS, one or more persons declared eligible for allotment of tenement under any other Scheme or Project of the Government or Corporation, outside the area of URS.

- (ii) Each eligible residential occupant, other than occupants of Slums included in URC, shall be rehabilitated on a carpet area equivalent to the area occupied by such occupant in the old building. However in case of residential occupants, such carpet area shall not be less than 30.00 Sqm.
 - a. Any occupant of a slum structure included in URC, either residential or commercial, whether eligible under Regulation no 6.14 or ineligible therein but eligible under this Regulation, shall be entitled for a carpet area as prescribed in Regulation no 6.14 for occupants eligible under the said Regulation.
 - b. All the eligible occupants shall be rehabilitated in the redeveloped buildings of URS as far as possible. However at the request of or with the consent of an occupant, he may be allotted alternative rehabilitation in a location outside URS, up to the extent of his eligibility, at the discretion of the Municipal Commissioner of the concerned Corporation. Request or consent under this provision shall however be irrevocable.

Explanation: Though Commissioner of the concerned Corporation shall endeavour to make provision for rehabilitation areas as per the entitlement of each and every eligible occupant, whenever such area, whether for residential user or non-residential user, within a range of 10% of the individual entitlement of any occupant, is not available in the URS, he shall be entitled for rehabilitation in an available tenement of immediately next higher area, subject to the allottee paying for the differential area as follows -

- (i) for residential areas up to 30.00 Sqm the cost of construction as prescribed in Annual Statement of Rates (ASR) and for residential area more than 30.00 Sqm at market value as per Annual Statement of Rates(ASR) and;
- (ii) for non-residential areas, at market value as per the Annual Statement of Rates(ASR) for the difference of area being allotted and that entitled.

If the beneficiary refuses to pay the specified amount towards such differential area, he will be entitled for an available rehabilitation tenement of immediately lower area, without any consideration towards such reduction in area.

6.15.6. Terms of Allotment of Rehabilitation Tenements -

- (i) Allotment of rehabilitation tenements for occupants shall be free of cost and without any consideration. For the original area and up to 25% of area shall be allowed for the occupants of the buildings, however, the cost of which will have to be paid by the occupant as per rate of construction mentioned in the corresponding Annual Statements of Rates.

If any commercial unit holder demands Residential Unit against his previous holding, such request may be considered by Commissioner in consultation with HPC. However, to consider such request shall not be obligatory on part of Municipal Corporation.

- (ii) Any existing amenity in the URC on the date of coming into force of this Regulation which is under control of a private person/ organization and Charitable Trust/ religious organization shall be entitled for an area equal to the existing area of such amenity, subject to the following:
 1. for an amenity being used for commercial activities and under the control of private person(s)/ organization(s), allotment of equivalent area under URS shall be at 50% of ASR Rate for commercial area up to 40 Sqm and at 100% of ASR Rate for commercial area above 40 Sqm;
 2. for an amenity being used for commercial activities and in control of any Charitable Trust or religious organization for purpose of raising fund for public welfare activities, such allotment shall be free for area up to 40 Sqm and at 50% of ASR Rate for construction above 40 Sqm.

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3. For an amenity having non-commercial nature (e.g. Educational / Health-care facility etc.) and under control of private person(s)/ organization(s) such allotment shall be at 25 % of ASR Rate for constructed area up to 40 Sqm and at 50% of ASR Rate for constructed area above 40 Sqm.
4. For an amenity having non-commercial nature, under the control of any Charitable Trust or religious organization, such allotment shall be free..

iii) **Process of Allotment to Beneficiaries and Conditions thereof:**

- 1) Process of allotment of tenements to beneficiaries, lease conditions including those pertaining to transfer, formation of co-operative housing societies and policy of maintenance of common amenities of buildings and layout as well as and policy regarding any other relevant matter shall be as determined by the concerned Corporation from time to time.
- 2) Allotment of rehabilitation tenements for owners and beneficiaries and allotment of non-rehabilitation component shall be on lease for a period of 30 years, which shall be renewable for further periods of 30 years at a time. This provision shall not apply for the authorised buildings constructed on private land.
- 3) Rehabilitation tenements allotted to beneficiaries shall not be transferable for first fifteen years, except with prior permission of Commissioner, who may grant such permission in case of hardship, on payment of premium as below:
 - a. for the transfer of Rehabilitation tenements allotted to Occupants belonging to the authorised buildings, no premium shall be charged;
 - b. for the transfer of Residential Rehabilitation tenements other than those covered under (a) above, and of carpet area less than 30.00SqM, premium shall be 10% of the differential amount calculated as per clause (d) below;
 - c. for the transfer of Residential and non-residential Rehabilitation tenements other than those covered under (a) and (b) above, premium shall be 25% of differential amount calculated as per explanation below.
 - d. Differential amount for the purpose of clause (b) and (c) shall be equal to difference in the Annual Statement of Rates (ASR) valuation in the year of transfer and the original consideration paid for the allotment of a Tenement brought forward to the year of transfer through capital inflation index.
- 4) In case of unauthorized transfer of any Rehabilitation tenement, the Commissioner may regularize the transfer by charging double the premium as mentioned above, with 12% interest from the date of transfer.
- 5) If the transferee refuses to pay the premium demanded within 3 months of demand, the Commissioner shall initiate process of vacating the premises, though in cases of willingness but hardship, Commissioner may grant instalments with 12% interest rate.

6.15.7. **The permissible FSI for URS:**

a) **Global FSI**

- 1) Total Permissible Global FSI over the area of a URS shall be double the value required for the rehabilitation of occupants as per their eligibility under this Regulation, or 4.00 whichever is higher. FSI shall be calculated over the gross area of the URC. Net area of URC shall be calculated after deducting area falling in CRZ and Forest areas if any. However, if the area in CRZ-II is 25% of the URC, the FSI shall be allowed to be used in non CRZ area. The area from CRZ-I shall be required to be deleted while calculating net plot area. In situ FSI on such net plot shall be maximum 4.00. Out of the construction area allowed as per Global FSI, FSI that cannot be actually utilized in URC, due to constraints imposed by different provisions of DCR, or otherwise, shall be converted into Urban Renewal TDR (URT) which shall be utilisable on a receiving plots per the provisions of Transferable Development Rights as mentioned in Regulation no

- 2) URT may be utilized in any Sector, except on the following areas:-
 - i) Areas falling under Development Prohibited Zone and projects under the Schemes of CORPORATION /MMRDA/ MHADA, where extra FSI, over and above Zonal permissible FSI is available.
 - ii) On plots meant for housing schemes of slum dwellers, for which additional FSI is permissible under these Regulation.
 - iii) Areas where Zonal permissible FSI is less than 1.0.
 - iv) On plots meant for redevelopment proposal undertaken for the Old, dilapidated buildings under these Regulation.
- 3) While permitting utilization of URT on any receiving plot, no extra relaxation over and above that is allowed under DCR for utilisation of TDR, shall be given in marginal open spaces, tenement density, height, parking spaces and other relevant provisions, as applicable under the sanctioned Development Control Regulations.
- b) The FSI for an Urban Renewal Scheme in CRZ area shall be governed by the MOEF Notifications issued from time to time, and the same shall be taken into account while computing permissible FSI or net plot area as per Clause 6.15.7(a). Net Plot area, considered after deducting the area of URC falling in CRZ and area under unbuildable reservations, etc. shall be primarily used for rehabilitation of existing occupants and development of buildable reservations and public amenities with required FSI. After the said development, if there are any eligible occupants left who could not be rehabilitated due to inability to construct the requisite area for rehabilitation and relocation, owing to constraints imposed by DCR, shall be rehabilitated in any nearby URS or in the PAP tenements available with the Corporation; as per the policy guidelines decided by the Corporation.
- c) If after construction of rehabilitation tenements and other areas of entitlement as per the provisions of this Regulation, there is still some building potential left as per the ceiling of 4.0 FSI over Net plot, construction can be done for free sale, either in independent buildings, or on sub-plots or in composite buildings or in undivided plots along with rehabilitation component.
- d) The URT may be released by the Commissioner in stages to be decided by him but URT released at any point of time shall never exceed construction done in URC with respect to buildings where Occupation Certificates have been granted and 50% of construction done in URC with respect to buildings where Occupation certificates are not granted.
- e) When the FSI available in URS is more than double the FSI required for Rehabilitation, ~~50%~~ **80%** of the difference in FSI shall be constructed in the form of EWS/LIG tenements and shall be handed over to the Commissioner. Commissioner may transfer these tenements, (hereinafter referred to as Affordable housing tenements or AHT), free of cost to MHADA. MHADA, after realization of proceeds from disposal of these tenements, shall deposit 50% of such proceeds in Shelter Fund setup under this Regulation. However, if the Commissioner needs such AHTs for transit accommodation, PAP tenements or staff quarters, he may use them for such purpose, with prior permission of the State Government.

6.15.8. Development of Reservations

Development of Reservations contemplated in Development Plan falling in the area of URS shall be as mentioned below:

- (a) All the reservations in the Development plan falling in the area of URC may be rearranged/ relocated, and provided under URS as follows:
 - (i) Redevelopment / reconstruction in any zone shall be allowed to be undertaken without going through the process of change of zone. However, for the industrial user, the existing segregating distance shall be maintained from the existing industrial unit.
 - (ii) Any land under non-buildable reservations, admeasuring only upto 500 sqm may be cleared by shifting the existing tenants from that site.
 - (iii) If the area under a non-buildable reservation is more than 500 sqm, minimum 50% of the area under reservation shall be developed for the same purpose and handed over to *the* concerned

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Corporation, subject to minimum of 500 sqm and remaining land shall be allowed for development. **The said provision is subject to Hon'ble High Court's Order in Writ Petition No. 1152/2002 (City Space V/s. Govt. of Maharashtra)**

- (iv) All the reservations in the Development Plan shall be rearranged if necessary with same area and same width of access road or as required under DCR, whichever is more.
- (v) For the reservation of parking lot on a land included in URC, built up area equivalent to zonal permissible FSI for the area under reservation in that plot shall be made available free of cost to the Corporation or to any other Appropriate Authority. Such built up area to be handed over shall be free of FSI.
- (vi) For other buildable reservations on land, built up area equal to 60% of the zonal permissible FSI under such reservations or existing built up area of the amenity whichever is more, on that plot shall be made available free of FSI and free of cost to the Municipal Corporation or to the Appropriate Authority. The reservations of compatible nature can be preferably constructed in one or more separate blocks, depending on the area and nature of such reservations and Municipal Commissioner may permit composite development of reservations in case of such reservations. However, if the HPC/Planning Authority requires built-up area under any designation /reservation in excess of the zonal permissible FSI, then such excess area shall be considered as rehabilitation F.S.I. and incentive FSI as admissible under this Regulation shall be permissible.

Provided that in case of development of reservations of PH/IDH & ID under the Urban Renewal Scheme, built-up area equal to 30% of the zonal permissible FSI shall be handed over to the Municipal Corporation free of FSI and free of cost, in addition to the rehabilitation of the existing tenements or users if any.

- (vii) Where a proposed Development Plan Road or Regular line of street passes through the Urban Renewal Scheme area, the entire FSI admissible under this Regulation for the area of the road may be given in the same Scheme.
- (viii) Built up area required for development of public amenities/ reservations shall not be counted while computing permissible FSI under URS. If URS includes areas falling under CRZ and Forest, these areas may be considered against the compulsory open space to be kept as per DCR.
- (b) If the area under non-buildable reservation except Play Ground in the URS area is more than 2000 Sqm minimum 50% of the area of such reservation or 2000 Sqm whichever is more shall be reserved.
- (c) For the industrial user, the segregating distance of such reservation shall be maintained from the existing industrial unit.

6.15.9. Preparation and Approval of URS:--

- (1) Subject to the provisions of Development Plan and the URP prepared and notified by the Commissioner, the Commissioner may prepare detailed plan, for one or more URCs contained therein, showing proposals for development/ reconstruction of cluster of buildings and/or structures, which in the opinion of the Commissioner should be developed or redeveloped under a URS. Such plan shall include -
 - (a) Plan for overall development / Redevelopment of specific areas for urban renewal;
 - (b) Strategies and plan for dealing satisfactorily with areas of bad layout, obsolete development and slum areas and relocation and rehabilitation of population;
 - (c) Open spaces, gardens, playgrounds and recreation areas;
 - (d) Area or areas required for making the implementation of such plan for Urban Renewal viable.
- (2) After preparation of detailed plans of URC(s) over which URS is to be implemented, the Commissioner shall place the same for approval of a High Power Committee (HPC) constituted under this Regulation as follows:

Municipal Commissioner, Concerned Corporation	- Chairman
Collector, Concerned District	- Member
DCP (Traffic), Concerned Corporation	- Member
Joint Director Town Planning, Konkan Division	- Member
Chief Officer, Konkan H & AD Board	- Member
Assistant Director Town Planning of the Concerned Municipal Corporation	- Member Secretary.

After approval of detailed plans of URC(s) as aforesaid, the Commissioner shall proceed to select an Implementation Agency for executing URS in the manner described herein. Proposal to finalise Implementation Agency shall be put to HPC which will forward the same with the recommendations to the State Government for final approval.

- (3) Entitlement for consideration under URS: Anyone having any legal rights over any parcel of land falling under URS shall, after establishment of his rights, be offered consideration for such land as per the following provisions which, if declined by any rights holder (s), shall give liberty to the Commissioner to initiate process of acquisition of such rights under appropriate law. Implementation of URS shall be regarded as a public purpose.

6.15.10. Consideration for Land falling under URS.

- (1) Person(s) having legal rights in any land required for URS under this Regulation shall be offered monetary compensation for constructed area or TDR for the entitled area as provided here in after.
- (2) Basis for determination of entitled area towards consideration under URS Scheme shall be as follows:-
 - 2.1 Person(s) in legal possession and ownership of unencumbered land: - Entitled area collectively against this parcel of land shall be equivalent to the area of the land.
 - 2.2 Person(s) in legal possession and ownership of encumbered land where authorized buildings have consumed FSI less than the permissible FSI :- If liability of rehabilitation of the occupants of the building (s) / Structure (s) on the land in question is being taken on URS, entitled area collectively against such parcel of land shall be 25% of the area of encumbered land plus difference of FSI available on such parcel of land and the encumbrance: if the occupants of the building(s) are being independently rehabilitated/ compensated by the person(s)/ rights holders in legal possession and ownership of the land, and not being rehabilitated in URS, entitled area collectively against such parcel of land towards consideration shall be equal to FSI available on the vacated land area.

Provided, where the area of rehab is less than component for free sale, the component for free sale could be enhanced up to 30% by the Municipal Commissioner in consultation with HPC.
 - 2.3 Person(s) in possession and ownership of authorized encumbered land where buildings have consumed FSI more than permissible FSI:- If liability of rehabilitation of the occupants of the building(s)/Structure (s) in question is on the land being taken on URS, entitled area collectively against such parcel of land shall be 25% of land area, if the occupants of the building(s) / Structure (s) are being independently rehabilitated/ compensated by the person(s)/ rights holder (s); in possession and ownership of the land, and not being rehabilitated in URS, entitled area collectively against such parcel of land towards consideration shall be equal to FSI available on the vacated land area.
 - 2.4 Person(s) having right over unauthorizedly encumbered land: - Entitled area collectively against this parcel of land shall be calculated at 50% of entitled area calculated as per clause 2.2 and 2.3 above, except when occupant(s) of building(s) are being rehabilitated/ compensated by such Person(s) and are not being rehabilitated in URS, entitled area towards consideration shall be equal to FSI/ TDR available on the vacated land area.

(3) Consideration for Acquisition of land under URP

- 3.1 Consideration for any land required to be procured for URP shall be either in terms of payment due for entitled area collectively against that parcel of land, as calculated in subsection 8(4) (2) above as per ASR, along with 100% solatium, as applicable for the year of possession, along with 12 % annual compounded interest from date of possession to date of payment, or in terms of TDR equivalent to the entitled area or in terms of equivalent area constructed in URS. Concerned person(s) shall have option to choose from amongst these three modes of consideration. The option once chosen shall be registered and shall be irrevocable.
- 3.2 Once consideration as above, has been accepted by a person having any interest in the land on which any unauthorised construction exists or existed, the Commissioner may consider such person eligible for Compounding of any offence under relevant provisions of MRTP Act with respect to the concerned land/ plot.
- 3.3 Wherever any person having demonstrable legal rights over any area falling under URP rejects the consideration being offered, the Commissioner shall forward the proposal for Land Acquisition under "Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013". In such an eventuality, the Commissioner may move the competent authority for advance possession of the land(s) so as to ensure smooth implementation of URS and shall pay requisite advance, rent etc. under the "Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013". as determined by the Competent Authority. If, however there is any dispute only about apportionment of consideration among person(s) having demonstrable legal rights over any land falling under URS, the Commissioner shall ask the disputing parties to approach Competent Civil Court to get their disputes resolved and to settle apportionment of consideration as offered under this Regulation. Till the final decision in this regard is received, in order to ensure that URS does not get delayed and adversely affect other parties to the URS; the Commissioner shall cause an area, equivalent to the entitled area corresponding to such land, to be constructed as part of URS and in case the claimant(s) of ownership finally declared eligible by the Competent Court decide upon an option other than constructed area and exercise such other option, as mentioned in sub-section 8(4)(2), the Commissioner shall pay consideration as per such option exercised and such reserved constructed area in URS shall vest with the Corporation.

6.15.11. Planning for Rehabilitation and Free Sale Plots in URS:-

- (i) Net area of URC shall be calculated after deducting the area under CRZ and Forest, if any. Out of total net area of the URC, maximum of 25% area in terms of one or more plots, to be called Free Sale Plots, shall be carved out for raising resources to cover the cost of construction of rehabilitation component and development of all the reservations and amenities. While carving out Free Sale Plots, due weight-age shall be given to the fact that the higher is the percentage of these plots in terms of area, the more dense is the Rehabilitation Area, and in exceptional cases, Commissioner may reduce these Free Sale Plots to zero. Constructed area available on this Free Sale Plot collectively shall be equal to that available over the whole URC minus that required for rehabilitation and relocation. If Free Sale Plots, are more than one, the Commissioner may distribute the available free sale construction area under URS over such plots, as he may deem fit. Such Free Sale Plots shall be deemed to belong to C1/C2 Zone for the purposes of permissible users thereon.
- (ii) Area of URC remaining after deducting the free sale plots shall be used for rehabilitation of existing occupants and development of reservations and public amenities with required FSI. After the development of reservations, any occupants who could not be settled due to non-buildability of required construction area for rehabilitation and relocation, owing to constraints

impose by DCR, shall be rehabilitated in the nearby URS or PAP tenements available with the Corporation; as per policy guidelines decided by the Corporation.

6.15.12. Selection of Implementation Agency:

If an owner or group of owners, either directly or through a Power of Attorney Holder, collectively owning more than 70% of the area of URC or a part thereof, come forward for implementation of URS as per the Detailed Plan prepared by the Commissioner for such URC, within 3 months of declaration of the detailed plans of URC, or within such extended period as may be granted by the Commissioner, they may be selected as Implementation Agency for implementation of URS on such URC. In such a case, premium to be received by the Corporation shall be Base Premium as calculated under this Regulation. In case owners, owning more than 70% of whole or part area of URS as mentioned above fail to come together, selection of an implementation agency for the URS shall be done through a transparent bid process in which estimated premium for bidding shall be Base Premium as calculated as per this Regulation. Implementing Agency shall be selected by bid procedure with upset premium as Base Premium, calculated as follows:

Base Premium: Base Premium (BP) expected from a URS shall be calculated thus:

BP = 0.50 X (Total Revenue Associated with the Scheme – Total Cost Associated with the Scheme.)

where -

Total Revenue Associated with the URS = ASR Value for Constructed Area per Sq. meter X Total Constructed Area available for Free Sale under URS (whether it is finally utilized on URS or taken as TDR in lieu thereof) + All the consideration received from allottees of rehabilitation area.

Total Cost Associated with the URS = [Cost of construction of Rehabilitation Area as per ASR + Cost of construction of all amenities as per ASR or as per the Estimate of City Engineer where ASR does not mention cost a particular kind of development + Cost of development of any infrastructure + Cost of construction of Free Sale area as per ASR] X 1.15 + Deposit to the Building Maintenance Fund & URC Maintenance Fund + Development Charge and Premium etc. paid to Corporation or State Government towards any concession required or towards any other aspects of DCR + Other incidental Charges as approved by the High Power Committee .

Explanation: Total Cost of the URS excluding the deposit in the equation above has been multiplied by a factor of 1.15 to compensate for the cost of provision of transit arrangements and escalation.

6.15.13. URS by Private Promoters/ MHADA/ Cooperative Housing Societies:

- (i) Whenever there is no URP made by Commissioner or wherever there is no URS floated by the Commissioner over one or more URCs falling under URP made by Commissioner, any Private Promoter, MHADA, Cooperative Housing Society etc. may approach Commissioner with consent of owners of 70% of any area requiring Urban Renewal, for implementation of URS thereon and Commissioner may, after satisfying himself that conditions mentioned herein, which make an area fit for redevelopment under URS are met, decide to implement URS thereon and, subject to other conditions and processes mentioned in this Regulation, appoint such applicant as implementation agency at the Base Premium.
- (ii) In case where there are some owners (pertaining to less than 30% area) who have not given their consent to the Private Promoter, MHADA, Cooperative Housing Societies etc. for URS, who are appointed as per Clause (i) above by Commissioner as Implementing Agency, the Commissioner shall offer remaining owners and right holders consideration for their rights as mentioned in the provisions for URS being designed and implemented by Commissioner, and if these considerations are rejected by these dissenting owners or right holders the Commissioner shall forward proposals for Land Acquisition to competent authority. In such cases, if final compensation is in terms of money, the same shall be recovered from the Implementation Agency and if final compensation is in terms of TDR, market value of such plots as per ASR rates shall be recovered from the Implementation Agency, in addition to the Base Premium.

- (iii) A Surcharge on Development undertaken by the promoter/Developer at the rate of 100% of Development charge shall be leviable, before commencement of work. This surcharge shall not be applicable to the built up area to be handed over to *Corporation* or any Public Authority in lieu of any reservation and also to the amenity areas to be handed over to the *Corporation* as per the requirement indicated by the *Corporation* or the High Power Committee.

Explanation 1: In case of inclusion of a Slum in URS, any person/ agency having consent of more than 70% eligible Slum dwellers shall be construed to be appropriate person/ agency to deal with the issues regarding the whole area of Slum for the purposes of this sub-section only. i.e. for the purposes of decision about Implementation Agency.

Explanation 2: Base Premium shall be same as that calculated for URS being implemented by the Commissioner.

6.15.14. Transit Camps -

For smooth implementation of the URS, construction of temporary transit camps may be permitted on the same land or a land situated elsewhere as given here-under:

- a. Irrespective of its land-use classification under Development Plan, construction of temporary transit tenements made of light detachable material such as tubular/ prefabricated light structures shall be allowed up to an FSI of 4.0 on any nearby vacant site without any reservation in the Development Plan, with the consent of the land-owner.
- b. The temporary transit camp shall be provided on or close to the site of URS itself. However in exceptional circumstances to be recorded in writing, construction of Temporary Transit Camps may be permitted on the area of open space required to be kept in accordance with D.C Regulation No. 74, 75 on the plot.
- c. Multi-storeyed temporary transit tenements may be allowed to be constructed with 4.00 FSI on the site of URS.
- d. The area of temporary transit tenements shall be excluded from the computation of FSI, but structural safety of such tenements shall be ensured.
- e. Building permission for Temporary Transit Tenements shall be given within 45 days from the date of application but only after approval to the URS, failing which such permission shall be deemed to have been granted.
- f. If a site reserved in Development Plan for any public purpose is vacant or partly encumbered, or it happens to be the unused portion of such public purpose for which such site is reserved, and there is no other option for locating temporary transit tenements, then such site or unused portion may be utilized for building temporary transit tenements, with the permission of Commissioner, on payment of such rent and subject to such conditions/ as the Commissioner may prescribe.
- g. Temporary transit camp erected, under this Regulation shall have to be demolished by the Developer within 30 days of grant of Occupation Certificate to the Rehabilitation buildings and the land there under shall be brought back to the original state.

6.15.15. Non-conforming activities -

All activities which are existing shall be allowed to be re-accommodated regardless of the non-conforming nature of such activities, excepting those which are hazardous and highly polluting and those where alternative accommodation has already been provided elsewhere by the Promoter / Developer / Municipal Corporation.

6.15.16. Relaxation in Building and other requirements:-

- a) The calculation of FSI for all purposes shall be on gross area i.e. without deducting any percentage for recreational open space. This shall not affect the requirement of physical open space in terms of keeping aside the said recreational open space on site as per the prevailing D.C. Regulations.
- c) Areas of common passages not exceeding 2.00 m in width provided in the rehabilitation component to give access shall not be counted towards FSI.

- d) **Front and marginal open spaces:** For a building in the Rehabilitation Component or composite building having height upto 25.0 m, front and marginal open space shall be 4.5 m and for buildings having height more than 25.0 m., the same shall be 6.00m.
- e) Notwithstanding the provisions in these DC Regulation, where the plot abuts a DP Road having width of 18.0m and above, the front marginal open space shall not be insisted upon beyond 4.5 m, provided such road is not a Highway.
- f) Where the plot abuts a trained nalla, the marginal open space along the nallah shall not be insisted upon beyond 4.5 m from the edge of the trained nallah or as per requirement of SWD Department of the **Corporation**, whichever is greater.
- g) The distance between any two rehabilitation buildings shall not be less than 6.00 m.
- h) If the height of a building in URS is more than 25 m, 6 m wide marginal open space or marginal open space as per the requirement of CFO, Corporation, whichever is greater, shall be considered.
- i) A Composite building shall contain at least 50 percent of the built up area as Rehabilitation Component.
- j) The means of access shall be normally governed by the provisions of DC Regulation no.4.2. However, in the URS, wherever the design of the buildings up to 25 m Height in the same land requires some relaxation, the same may be given. Buildings having height exceeding 25 m shall be permissible only on access having width of 9 m or more.
- k) Even if the recreational open space is reduced to make the URS viable, a minimum of at least 10 percent of the area of URC shall be provided as recreational open space. In addition to this, 10 percent of URC area shall be earmarked for amenity space which can be adjusted against the DP reservation, if any provided the area of such reservation exceeds 25% of the area of the URP.
- l) Amenities not available in the periphery of 400m from boundaries of URC shall be developed on Amenity Plot as per these C Regulations, subject to the minimum area specified for such amenities under this Regulation and handed over free of cost to the Corporation without any consideration.
- m) Area to be excluded from computation of FSI shall be as per D C Regulation no. 5.6. Notwithstanding anything contained in D C Regulations, Premium shall not be charged for exclusion of staircase and lift well etc.
- n) In order to make the URS viable, the Municipal Commissioner shall be competent to sanction any relaxation in the parking requirements and marginal open spaces, except for front marginal open spaces, wherever required on account of bonafide hardship and for reasons to be recorded in writing, which shall not affect general safety and fire safety requirements.
- o) All relaxations outlined hereinabove shall be admissible only to buildings in the Rehabilitation Component of URS and also to the composite buildings therein. Premium shall not be charged for all or any of the relaxations given hereinabove or for any other mentioned in DC Regulation no.5.6
- p) The parking in the URS shall be provided as per the provisions of DC Regulation no 5.8.
- q) Any aspect of development under URS, which is not specified under this Regulation shall be governed by the relevant provisions of the D C Regulations.
- r) In order to facilitate redevelopment and to decongest the redeveloped area in the URC, the Commissioner may insist on additional road width, over and above that prescribed in the sanctioned D.P. or the width of the existing roads.
- s) Provisions of Public amenities and roads under the URS shall be considered at par with reservations and the roads in the Development Plan.
- t) Portion of URC falling under Development R, CRZ- I & III and Private Forest shall form a part of the required Recreational Area in the URS.

- i) The approving /sanctioning authority for the building plans under the URS shall be the Municipal Commissioner as per the MRTTP Act, 1966, even if the URS partly consists of declared slums or slums on Municipal / Govt. lands, existing prior to 1.1.1995 or such other reference date as may be notified by the Government.
- ii) Religious structures existing on the site of URS prior to redevelopment, if allowed to be redeveloped in accordance with the guidelines issued by the Government from time to time following such redevelopment, shall not have area exceeding their area prior to redevelopment.
- iii) Heritage buildings of Grade-I and II as well as authorized and structurally sound retainable buildings may be included in the Urban Renewal Cluster, but have to be kept as they are, along with land appurtenant, and this area shall be counted towards the Incentive FSI, but shall not be considered for FSI under this Regulation. As regards such Heritage Structures, the Promoter / Developer shall have to contribute Heritage Cess at 5% of ASR Rates on the basis of built-up area of the Heritage structure. Existing provisions under these Development Control Regulations shall apply to Heritage Buildings of Grade-III. However, before granting the approval for such buildings, the HPC shall consult the Heritage Committee appointed for that purpose.
- iv) If HPC approves areas for amenities such as Fire Stations/ Hospitals/ Police Stations/ Schools, etc. other than reservations/ designations as per Development Plan, such amenities shall be handed over to the concerned Authority, free of cost and the built up area of such amenity shall be considered as rehabilitation F.S.I. and incentive FSI as admissible under this Regulation shall be permissible. The decision of HPC shall be appealable, as if, it is an appeal under section 47 of the MRTTP Act, 1966.

6.15.17. Formation of Cooperative Housing Societies, and their Federations for buildings:

Commissioner shall cause formation of Cooperative Housing Society for each and every building, either separately or collectively as he may deem fit and shall cause to be deposited 25% of the amount of consideration received from the allottees of such building, in a "Building Maintenance Fund" to be utilised by the Co-operative Housing Society of the allottees of such Building, as per the guidelines framed by the Corporation. In addition, the Commissioner shall cause to be deposited 25% of the amount of consideration received from the allottees of each and every rehabilitation and relocation in URC building, in another Maintenance Fund called "URC Maintenance Fund" to be set up, by the Commissioner, for the dedicated use of maintenance of common facilities/ amenities in the URC by the Corporation. The utilisation of the URC maintenance Fund shall be in accordance with the guidelines framed by the Corporation.

6.15.18. Formation of Shelter Fund:

Commissioner shall deposit the amount of premium recovered under this Regulation in a separate fund to be named as "Shelter Fund", which may be used as per the policy to be formulated by the Corporation for payment of consideration for acquisition of land falling under URC, providing financial assistance to beneficiaries under URC, procurement of land for creation of affordable Housing, and promoting affordable housing in the city limits of Corporation.

6.16. Erection of Mobile Towers (Mobile Tower Policy):-

6.16.1. Applicability:-

This Regulation shall apply to all existing and / or proposed Telecommunication Cell Sites/Base Stations installed or to be installed in any area in the State of Maharashtra to which the provisions of the Maharashtra Regional and Town Planning Act, 1966, apply and shall be implemented by the concerned Competent Authority within whose area, the land is situate.

6.16.2. Definitions:-

- a) "Competent Authority" means the Planning Authority as defined in the Maharashtra Regional and Town Planning Act, 1966, over its area of jurisdiction and elsewhere, the Collector of the concerned District.

- b) "Telecommunication Cell Site/Base Station" (TCS/BS) for any Telecom Operator shall mean and include tower of requisite height and dimensions, delta, single pole antennae, microwave antenna, cabin of requisite dimensions for housing equipment, telecom transceiver machinery, related civil work, requisite wires and cables, power supply equipment, Diesel Generator (DG) Set/ Alternate power supply mechanism, cabin /cupboard for housing any or all of the aforesaid items as necessary.

6.16.3. Control Over Development:-

No Telecommunication Cell Site / Base Station shall be setup or installed without the previous permission in writing of the Competent Authority. The permission shall be granted in the same manner as prescribed under Sections 44 to 47 of the Maharashtra Regional and Town Planning Act, 1966, in case of areas for which draft Development Plan has been prepared or final Development Plan has been sanctioned and under Section 18 of the said Act in respect of areas for which draft Regional Plan has been prepared or final Regional Plan has been sanctioned.

If the Competent Authority does not dispose of the application within a period of 60 days from the date of submission, the said application by the Telecom Service Provider/Infrastructure Provider (TSP/IP) shall be deemed to have been approved as per the provisions under Section 45 of the Maharashtra Regional and Town Planning Act, 1966.

6.16.4. Procedure for Obtaining Development Permission:-

- a) All the applications for setting up or installation of any Telecommunication Cell Site/ Base Station (TCS/BS) or erection of a part thereof, shall be made to the Competent Authority by the concerned Telecom Service Provider (TSP) or the concerned Infrastructure Provider (IP), in such form and containing such particulars as may be prescribed by the Competent Authority or the Government.
- b) The application to the Competent Authority for obtaining the aforesaid development permission shall be accompanied by the following documents-
- i) All the documents as otherwise required to be attached for any development permission under the sanctioned Development Control Regulations for the area in which the site under application is located.
 - ii) Plans showing Location Map, Key Plan, Site Plan, Block Plan and Plans of the proposed work. In case of roof-top tower, the copy of Occupation Certificate or copy of sanctioned building plans or copy of Commencement Certificate issued by the Competent Authority or any other valid proof, in respect of the building on which the erection of roof-top tower is proposed, showing that such building is authorised.
 - iii) Notarised consent of the Owner of premises, which shall mean and include consent of the owner of property or no-objection certificate of the concerned registered Co-op Housing Society or notarised consent of 70% of the total number legal occupants in case of Apartments or Condominium or no- objection certificate of the lessor in case of a lease - hold property.
 - iv) Copy of agreement between the TSP/IP and the Owner of premises.
 - v) Copy of Access Service License / Infrastructure Provider (IP) Registration Certificate, granted to the TSP/IP by the Department of Telecommunications (DoT), Government of India(Gol).
 - vi) "Copy of clearance from the Standing Advisory Committee for Frequency Allocations (SACFA) or copy of application made to SACFA for the said location submitted to Wireless Planning Commission (WPC) wing of the Department of Telecommunications (DoT), with registration number as WPC Acknowledgement, along with an undertaking that in case of any objection / rejection, TSPs / IPs will take corrective actions or remove the TCS /BS."
 - vii) "Acknowledgement receipt issued by Telecom Enforcement Resource and Monitoring (TERM) Cells in respect of the self-certificate submitted by TSP / IP regarding mobile towers

viii) / Base Transceiver Station (BTS) [Ground-based or Roof-Top or Pole / wall-mounted] in the format as prescribed by Telecom Engineering Centre (TEC), DoT, establishing / certifying that all General Public areas around the TCS / BS will be within safe Electro-Magnetic Radiation (EMR) exposure limit as per peak traffic measurement after the antennae starts radiating."

ix) "Copy of Structural Stability Certificate for any ground-based Base Transceiver Station(BTS).

OR

In case of any roof-top BTS tower, Structural Stability Certificate for the building, based on written approval of any authorized Structural Engineer of the State / Local Body / Central Building Research Institute (CBRT), Roorkee/ IIT/ NIT or any other Agency authorized by the Competent Authority.

x) Provided that such NOC shall not be required for the single pole antennae or cellular signal boosters.

xi) Copy of the type test certificate issued by Automotive Research Association of India (ARAI) to the manufacturers of the Diesel Generator (DG)Sets.

xii) Notarised undertaking from the Applicant / owner of premises:-

xiii) That the cabin will not be utilized for any purpose other than the Telecommunication Cell Site/Base Station.

xiv) That if the said activity is discontinued by the Applicant, the said cabin will be demolished forthwith by the Applicant/Owner of premises.

xv) No-objection certificate from the Authority concerned under the Civil Aviation Ministry (hereinafter referred to as the said Authority) in case of any building falling in any area where such no-objection certificate of the said Authority is required under the relevant rules or law.

xvi) No objection certificate of the Maharashtra Pollution Control Board regarding compliance with the norms prescribed for noise levels and smoke levels for the power generating sets having capacity above 100 kW, to be provided for Base Transceiver Stations.

xvii) No objection certificate of the Chief Fire Officer of the concerned Urban Local Body, and elsewhere, of the Director of Fire Services, only in case of High Rise buildings having height of 15 m or more measured from ground level.

xviii) Copy of clearance from the State Environment Department as well as the Forest Department, in case of forest, protected areas, if applicable.

xix) Data Sheet containing the information regarding--

Name of Telecom Service Provider/ Infrastructure Provider:-

Location:-

Tower Reference--

Height & Weight of Tower---

Ground Based Tower / Roof Top Tower---

Number of Antennae planned on Tower---

Permissible maximum EMF Radiation Level---

Proposed maximum EMF Radiation Level---

Requisite fees, charges, as applicable.

c) In case of area under Coastal Regulation Zone and / or in case of a listed Heritage building/Heritage precinct and / or in case of cessed buildings and / or in case of area under Environmentally Sensitive Zone (ESZ), notified by the Ministry of Environment and Forest (MoEF) Government of India (GoI), all the applications for installation of any TCS/BS or erection of a part thereof, shall be made to the concerned Competent Authority, which will forward it to the Maharashtra Coastal Zone Management Authority (MCZMA) or National Coastal Zone Management Authority (NCZMA), as the case may be, and / or Heritage

Conservation Committee concerned and / or MHADA and / or High Level Monitoring Committee (HLMC) appointed / constituted by MoEF, respectively.

- d) The erection of the Base Station including tower, shall be commenced within ninety days from the date of receipt of permission from the Competent Authority and report of erection shall be made to the Competent Authority.

6.16.5. Leviable charges:-

The Competent Authority, while granting permission under sub- regulation (3) hereinabove, shall levy and collect the following charges:

a) Development Charge:-

Development charge shall be levied and collected by the Competent Authority as per the provisions under Section 124-B of the Maharashtra Regional and Town Planning Act, 1966. For the purpose of assessing the development charge, the setting up of Base Station on land and on roof-tops shall be classified under commercial category. In an area where the Collector is the Competent Authority, the Development Charge shall be collected by the concerned Branch Office of the Town Planning Department on behalf of the Collector, at the rate of 1% of the rate of developed land mentioned in the Annual Statement of Rates for the relevant year, prepared by the Inspector General of Registration, Government of Maharashtra, calculated over the foot print area occupied by the Telecommunication Cell Site / Base Station.

b) Administrative Fee:-

Over and above the development charge as stipulated in Clause 5 (a) above, TSP/IP shall pay to the Competent Authority, a onetime non-refundable Administrative fee, in accordance with the location of the installation as shown in the Table herein below:-

Table

Sr.No.	Competent Authority	Administrative Fee (Rs.)
1	Municipal Corporation (Except MCGM)	30,000
2	Class A Municipal Council Class B Municipal Council Class C Municipal Council and Nagar Panchayats	25,000 20,000 15,000
3	Special Planning Authority	30,000
4	Competent Authority in Other Areas	10,000

Provided that the State Government may revise these rates from time to time by publishing a Notification to that effect in the Official Gazette.

Provided further that in an area where the Collector is the Competent Authority, the Administrative fee shall be collected by the concerned Branch Office of the Town Planning Department.

6.16.6. Planning Norms For Erection of TCS/BS :-

- a) Notwithstanding the land use provisions under the relevant Development Control Regulations (DCR) pertaining to any Development Plan (DP) or Regional Plan (RP), subject to the compliance of other provisions of these Regulations, it shall be permissible to install TCS/BS, on:-
- all land uses as earmarked in any DP or RP,
 - all lands which are designated for non-buildable reservations in any DP or RP, subject to the condition that the maximum permissible area for installation of such TCS/BS shall not be more
 - than 5% of the area of the reserved site or 100 sqm, whichever is less, and shall be located in one corner of the reserved site.
 - all lands which are designated as open spaces / recreational open spaces / recreational grounds in a sanctioned layout, where such installation shall be permissible only with the no-objection

- certificate of the concerned registered co-operative housing society or consent of 70% of the total number of legal occupants
- v) plot holders of such layout, subject to the condition that the maximum permissible area for installation of such TCS/BS shall not be more than 5% of such area or 100 sqm, whichever is less, and the same shall be located in one corner of such area.
 - vi) all buildable reservations in any DP or RP, except for buildings of uses mentioned in Clause No. 6(f), where such installation shall be permissible on the roof top, but only after development of the said reservation.
 - vii) all open lands in slum areas belonging to the Government / Public Authority / Planning Authority, where only ground-based TCS / BS shall be permissible and no Roof-Top Tower shall be permissible, save as provided in Clause 6(a) (vi) herein below.
 - viii) public buildings in slum areas, like public toilets, community centres etc., constructed by any Public Authority or to be constructed by the TSP / IP, where construction of Roof Top Towers shall be permissible, subject to maintenance and compliance of other terms and conditions specified by the concerned Authority.
- b) No permission for installation of TCS/BS shall be granted in wildlife areas and / or ecologically important areas, without ecological impact assessment and review of installation site. The Forest Department should be consulted before installation of TCS/BS in and around protected areas (PAs) and Zoos.
 - c) The TCS/BS must have clear access by means of an existing road having minimum width of 6 m. for locations falling in congested area as earmarked on any DP or RP and 9 m., for locations falling outside such congested area. However in exceptional circumstances, the Competent Authority may relax such road width suitably, but in no case, shall it be less than 5m.
 - d) In case of both ground-based towers and roof-top towers, there shall be no nearby buildings right in front of the antenna(e) of equivalent height, taking into account the tilt of the lowest antenna on tower, as per the details in the Table below:-

6.16.6-A - Safe Distance from antenna

Sr. No.	Number of Antenna(e) Pointed in the Same Direction	Building /Structure Safe Distance from the Antenna(e) at the Same Height (in mtrs)
1	1	20
2	2	35
3	4	45
4	6	55

Provided that the antennae at the same height only are to be counted, as the beam width of the mobile antennae, in the vertical direction, is very narrow.

(Explanation:- The distance figures in the above Table are based on empirical estimation considering that all the antennae are emitting at their maximum RF power of 20 Watts and exactly in the same direction with the same height.)

Provided further that above norms shall automatically stand revised as per the latest guidelines issued by the DoT from time to time.

- e) In case of Wall Mounted /Pole Mounted Antenna(e):-
 - i) Wherever the antennae are mounted on the wall of a building or pole or along the road, their height should be atleast 5 m. above ground level / road level.
 - ii) Provided that such installations shall have to comply with the prescribed radiation limits.
 - iii) As far as safe distance of buildings from antenna(e) is concerned, guidelines as in Clause 6 (d) above shall apply.
- f) Installation of Base Station antenna(e) shall not be permissible within the premises of schools, colleges, and hospitals as well as on the adjoining land /building within 3 mtr. from the boundary

- of premises of schools, colleges and hospitals. Also antenna(e) shall not be directed / positioned towards any school / college/ hospital building.
- g) The existing Base Station antenna(e) approved earlier on any school/ college/ hospital building shall not be renewed further after the expiry of period of approval and the same shall be removed immediately thereafter, subject to the provisions of Clause 8(d).
 - h) Access to Base Station Antenna site shall be prohibited for the general public, by putting in place suitable measures such as wire-fencing, locking of the door to the roof etc.
 - i) The roof-top TCS/BS towers shall be put only on buildings which are declared structurally strong enough to bear the load of such installation. The base connection to the building should be got designed from a qualified structural engineer. Structural safety certificate of the composite structure [Building + Tower(s)] shall have to be obtained from any of the recognized Government Institutes.
 - j) While according permission for installation of TCS/BS, permissible for erection of a cabin at ground level may be granted. However, the same shall not be allowed in the prescribed marginal open spaces. The area of such cabin shall not be more than 20 sq.m. for each TSP
 - k) / IP, subject to the certificate of structural safety. Built-up area of such cabin(s) shall not be counted towards built-up area or FSI.
 - l) No permission for installation of TCS/BS shall be granted on buildings which are unauthorized and structurally unsafe. If permission for installation of such structures is granted on a building, which is declared as unauthorized at a later point of time, the Competent Authority shall first take recourse to the provisions of sections 52, 53, 54 and 55 of the Maharashtra Regional and Town Planning Act, 1966 or other relevant laws, as the case may be, against such unauthorised building and in case the Competent Authority, after completing the due process of law, decides to undertake any action of demolition against such unauthorised building then such decision shall also be conveyed to the concerned TSP/IP with a direction to relocate the TCS/BS within a period of 90 days, after which the Competent Authority shall not be under any obligation to send any further intimation to the TSP/IP concerned before demolishing such unauthorised building, and it shall not be liable to pay compensation for the loss of the Base Station as a consequence of the demolition of the unauthorized building. The TSP/IP shall indemnify the Competent Authority to this effect, while seeking permission for installation of TCS/BS,
 - m) Permission for installation of TCS/BS, once granted shall remain valid for next 5 years. The TSP/IP shall apply for renewal of permission to the Competent Authority. The Competent Authority, while considering renewal, shall insist upon submission of fresh structural stability certificate for buildings more than 30 years of age. Administrative fee shall be levied and collected as prescribed in Clause 5 (b) hereinabove, for every such renewal. If TSP/IP fails to apply for renewal along with all necessary documents before the expiry of earlier permission, then such TSP / IP shall be liable for action under the provisions of the Maharashtra Regional and Town Planning Act, 1966.
 - n) In case of any existing TCS / BS on a slum structure, every effort shall be made to relocate such TCS / BS on a nearby suitable public building or any other authorised structure or open land in the slum. If such relocation is not possible, then such TCS / BS may be allowed to be continued on such slum structure subject to its structural suitability, till the TCS / BS is shifted to any other authorised structure or till the redevelopment of the slum, whichever is earlier.
 - o) While granting permission for TCS / BS, the Competent Authority shall stipulate that TSP / IP shall conduct regular audit in accordance with the directions / guidelines issued by TERM Cell or DoT from time to time.

6.16.7. Electro-Magnetic Field (EMF) Radiation Norms:-

- a) Prior to installation of TCS / BS, the TSP/IP shall have to obtain Site clearance from the Standing Advisory Committee on Frequency Allocation (SACFA) of the Department of Telecommunication (DoT) for every site from the point of view of interference with other wireless users, aviation hazards and obstruction to any other existing microwave links.

- b) The Electro-Magnetic Field (EMF) radiation from BTS towers shall be subject to the regulations framed by the DoT from time to time. The TSP / IP shall periodically conduct audit and monitor EMF radiation in Urban localities, hospitals and educational/industrial
- c) /residential /recreational premises, especially around the Protected Areas (PAs) and ecologically sensitive areas, in accordance with the guidelines issued by DoT in this regard. It shall be binding on TSP / IP to follow the mechanism prescribed by the DoT / TERM Cell at local level for ensuring control on the EMF radiation and for notifying on continual basis the radiation level at critical location. For all the existing as well as new BTSs / Towers, TSPs are required to submit self-certificates periodically in the format prescribed by TEC, DoT, in order to ensure that normally all general public areas around the TCS / BS site are within the safe EMR exposure limits. Audit of the self-certification furnished by the TSPs shall be done by the TERM Cell periodically. TERM Cell shall carry out test audit of the BTS sites on random basis as per the guidelines received from DoT and also in respect of all cases where there is a public complaint. The TERM Cell shall have due regard to the instructions issued by DoT regarding technical audit of TCS / BS, including radiation of towers within safe limits. These shall include Roof Top / Ground Based / Pole Mounted / Wall Mounted Towers. The TERM Cell shall also verify antenna orientation, safe distance from the Tower (exclusion zone) etc. For non-compliance of EMF standards,
- d) Telecom Service Provider shall be liable for penal action by the TERM Cell and / or Department of Telecommunication (DoT). Any violation noticed may attract heavy penalties on TSPs and may also lead to shut down of TCS / BS, in case the violation persists.

6.16.8. Miscellaneous Provisions:-

- a) Any complaint concerning illegal installation of TCS / BS on any building or any query of any nature regarding the installation of telecommunication equipment, shall be addressed to the Competent Authority which shall intimate the concerned TSP/IP about the same with a direction to resolve the issue under intimation to the Competent Authority, within such period as may be prescribed by the Competent Authority.
- b) The TSP/IP, who has erected TCS / BS without due permission, shall apply to the concerned Competent Authority for regularization within 180 days from the date of coming into force of this Regulation. In case such application is made within the prescribed period, then the offence, if any, registered against the TSP/IP may be compounded by the Competent Authority under Section 143 of the Maharashtra Regional & Town Planning Act, 1966, subject to the provisions of these regulations.
- c) The TSPs/IPs who have earlier erected TCS/BS with due permission, shall apply afresh, for validation of the previous permission, to the Competent Authority within a period of 90 days from the date of commencement of this Regulation, in order to ensure due compliance of this Regulation. However Administrative fee in such cases shall not be leviable if appropriate fee/ Development charge, not less than the amount prescribed under Clause 5 (b) above, has already been paid. In case the amount paid is less than what is prescribed hereinabove, the difference in amount shall be recovered from the TSP/IP.
- d) Any existing TCS/BS not conforming to any of the above provisions shall have to be removed within one year from the date of commencement of this Regulation, unless the same is specifically regularized by the Competent Authority following due compliance by TSP/IP. However, operation of such non- conforming Telecommunication Cell Site/Base station shall be discontinued within a period of 30 days from the date of receipt of notice from the Competent Authority to that effect, which shall however be issued only after obtaining the consent of the TERM Cell of DoT.
- e) The Licensees shall try to share the tower for fixing their respective antennae provided the prescribed conditions are duly fulfilled, so as to ensure curtailing of multiple towers and optimizing the use of the existing ones.
- f) Sign boards and Warning signs ("Danger", "RF Radiation", "Restricted Area", "Don't Enter" etc.) shall be provided at TCS/BS antenna sites which are clearly visible and identifiable.

- g) The TSP/IP shall display the details of the following on a board (minimum size 24" x 48") separately or prominently on the cabin, for the perusal of general public in such a way that the same shall be clearly visible and identifiable.

Name of TSP/IP:-

Location:-

Tower Reference:-

Height, b) Weight c) Number of antennae planned on tower

Permissible EMF radiation level

Proposed EMF radiation level

Due date for next renewal.

Contact Person's name, address and Telephone Number

Address of Complaint Redressing Authority with Telephone Numbers

Police Control Room-100

Fire Control Room -101

Ambulance -102

Other important information, if any.

- h) Provided that in case of Telecommunication Cell Site/Base station on roof-top, the aforesaid information shall be displayed on the ground floor of the building.
- i) The Competent Authority shall display the list of authorized TCS/BS on their official web-site, along with the date of permission and due date for renewal of permission.
- j) TCS/BS Tower shall be inspected for distortion of members, torques of nuts and bolts at least once in five years. However, in case of areas affected by any natural calamity, such as cyclone, earthquake, flood, etc., such inspection shall be carried out immediately after such incident suo-moto or on being directed by the Competent Authority. Such inspection shall be carried out only by a qualified structural engineer and a certificate to that effect shall be submitted to the Competent Authority.
- k) TCS/BS Towers located in highly corrosive environment shall be painted every year. Other towers shall be painted at least once in five years to give additional protection.
- l) The Competent Authority shall make efforts to provide Single Window clearance to TSP / IP for disposal of their applications in a time bound manner.
- m) In order to effectively address Public Grievances relating to installation of TCS / BS and issues related to telecom infrastructure, the State Government may set up-
- n) State Level Telecom Committee (STC) consisting of officers from TERM Cells, State Administration, representative(s) of concerned TSP(s) and eminent public persons, etc.
- o) District Level Telecom Committee (DTC) consisting of officers from District Administration, representative(s) of concerned TSP(s) and eminent public persons, etc.
- p) Notwithstanding anything contained hereinabove, all the Regulations / Bye-Laws / Memorandum / Directions / Guidelines in this regard, issued or to be issued from time to time, by the Department of Telecommunications, Government of India, shall prevail and be binding on TSP/IP and also on all the Competent Authorities concerned, in which case, this Regulation shall stand modified to that extent.

6.16.9. Powers of Interpretation and Removal of Doubt:-

If there is any overlapping provision or any conflict between the existing Development Control Regulations and the provisions of this Regulation and if any interpretation is required regarding the clauses of this Regulation, then the matter shall be referred to the Urban Development Department, Government of Maharashtra, whose decision shall be final.

6.17. Rain Water Harvesting:-

The provision for Rain Water Harvesting shall be made as under:

- a) All the layout open spaces/amenity spaces of housing societies and new constructions/ reconstruction/ additions on plots having area not less than 500 sqm shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in Schedule.
- b) Provided that the Commissioner may approve the Rain Water Harvesting structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.
- c) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting System is maintained in good condition for storage of water for non-potable purposes or recharge of groundwater at all times.
- d) The Authority may impose a levy of not exceeding Rs.1000/- per annum for every 100 sqm of built-up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these regulations. Failure to provide Rain Water Harvesting System shall deemed to be breach of the conditions on which the development permission has been granted.

Schedule

Rain Water Harvesting in a building site includes storage or recharging the ground water by rainwater falling on the terrace or any paved or unpaved surface within the building site. The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface.

- i) Open well of a minimum 1.00 m. diameter and 6m in depth into which rain water may be channelled and allowed to filter for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
- ii) Rain Water Harvesting for recharge of groundwater may be done through a bore-well around which a pit of 1m width may be excavated upto a depth of at least 3m and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore-well.
- iii) An impressive surface/underground storage tank of required capacity may be constructed in the setback or other open spaces and the rain water may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank shall be provided with an overflow.
- iv) The surplus rain water after storage may be recharged in to ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical conditions, the pits may be of the size of 1.20 m width X 1.20 m length X 2 m to 2.50 m depth. The trenches can be of 0.60 m width X 2 to 6 m length X 1.50 to 2 m depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials :
 - a) 40 mm stone aggregate as bottom layer upto 50% of the depth.
 - b) 20 mm stone aggregate as lower middle layer upto 20% of the depth.
 - c) Coarse sand as upper middle layer upto 20% of the depth.
 - d) A thin layer of fine sand as top layer.
 - e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
 - f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents lose soil entering into pits/ trenches. The projection of the wall above ground shall at least be 15 cm.
 - g) Perforated concrete slabs shall be provided on the pits/trenches.

- h) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
- v) The terrace shall be connected to the open well/bore-well/storage tank/ recharge pit/trench by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washing from roof or terrace catchment, as they would contain undesirable dirt. The mouth of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia. for a roof area of 100 sqm.
- vi) Rain Water Harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structure shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
- vii) The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose. Provided that when the rain water in exceptional circumstances will be utilised for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for bypassing the first rain water has been provided. Provided further that will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

6.18. Special Provisions for Installation of Solar Water Heating System

Solar water heating systems should be made in the building for hospitals, hotels, guest houses, police men/army barracks, canteens, laboratories and research institutions, school and colleges and other institutes.

1. The solar water heating system should be mandatory in the hospitals and hotels, where the hot water requirement is of continuous nature. In these building the system must be provided with auxiliary backup system.
2. The use of solar water heating system is recommended in following type of building in Government/Semi-Government and institutional building where the hot water requirement may not be continuous / permanent.
 - a. Guest Houses.
 - b. Police men/Army barracks.
 - c. Canteens.
 - d. Laboratory and Research Institutions where hot water is needed.
 - e. Hostels, Schools, Colleges and Other Institutes.
3. The installation of the electrical back-up in all such water heating system shall be optional depending on the nature of requirement of the hot water.
4. It is suggested that solar water heating system of the capacity of about 100 liters per day based on thermo syphonic system with necessary electrical back-up be installed at residential building like hostels.
5. In order to facilitate the installation of solar water heating system, the new building shall have the following provisions:-
 - i) All such buildings where solar water heating systems are to be installed will have open sunny roof area available for installation of solar water heating system.
 - ii) The roof loading adopted in the design of such building should be at least 50 kg per sqm for the installation of solar water heating system.
 - iii) A Solar water heating system can also be integrated with the building design. These can either be put on the parapet or could be integrated with the south facing vertical wall of the building. The best inclination of the collector for regular use throughout the year is equal to the local latitude of the place. The collectors should be facing south. However, for only winter use the optimum inclinations of the Collector would be (latitude + 15 degrees of the south). Even if the Collectors are built in the south facing vertical wall of the building the output form such

collectors during winter month is expected to be within 32% output from the optimum inclined collector.

- iv) All the new buildings to be constructed shall have an installed hot water line from the roof top and also insulated distribution pipeline to each of the points where hot water is required in the building.
- v) The capacity of the solar water heating system to be installed on the building shall be described on the basis of the average occupancy of the building. The norms for hospitals, hotels and other functional building are given below.

Type of Building	Capacity Recommended - Litres per capita per day
(1) Hospitals	100
(2) Hotels	150
(3) Hostels and other such buildings	35
(4) Canteen	As required.
(5) Laboratory and Research Institutions	As required.

- vi) An open area of 3 sqm would be required for installation of a Collector which supplies about 100 liters of water per day. At least 60% of the roof area may be utilized for installation of the system.
- vii) The specification for the solar water heating system laid down by the Ministry of Non-Conventional Energy Sources can be followed. Flat plate collector conforming to Bureau of Indian Standards-latest Standards should be used in all such solar water heating systems

6.19. Regulation for Waste water Recycling and Reuse

6.19.1. Type of Waste Water

The Waste Water is of following types:-

Black Water - means Waste Water from W.C. Urinals and M.S.W.

Grey Water.-means Waste Water from Bathrooms, Sinks, Shower and Wash Areas, etc.

Apart from Residential Waste Water, Waste Water generated from Industrial, Medical, Commercial and Waste generated from Garbage shall also be treated as per the guidelines given by the Maharashtra Pollution Control Board.

6.19.2. Applicability

These Regulations shall be applicable to all Developments/ Redevelopments/part Developments for the uses as mention under (C-1) to (C-6) shall have the provision for treatment, recycling and reuse of Waste Water. The applicant shall along with his application for obtaining necessary layout approval/ building permission shall submit a plan showing the location of Waste Water Treatment Plant, furnishing details of calculations, references. implementation, etc. This Plan shall accompany with the applicant's commitment to monitor the system periodically from the date of occupation of the respective building.

6.19.3. Regulations

6.19.3.1.(C-1) For Layout Approval/Building Permission

- i) In case of Residential layouts, area admeasuring 4000 sqm or more, in addition to 10 % open space, prescribed in the bye- laws, a separate space for Waste Water Treatment and Recycling Plant should be proposed in the layout.
- ii) On the layout Plan, all Drainage lines, Chambers, Plumbing lines should be marked in different colour and submit the layout for approval to the Municipal Corporation.
- iii) The Recycled Water shall be used for Gardening, Car Washing, Toilet Flushing, Irrigation, etc. and in no case for drinking, bathing, washing utensils, clothes etc.
- iv) In the Estimate of Waste Water Recycling Plant only provision for basic civil work and required machinery will be proposed by the Municipal Corporation other than these provisions, additional

machinery, plumbing, Water tank pipe, landscape should be provided by Owner or Developer on his Own Cost.

- v) A clause must be included by the Owner/ Developer in the purchase agreement that the purchaser, Owner of the Premises/Organization or Society of the purchasers shall ensure that:
- vi) The Recycled Water is tested every six months either in Municipal Laboratory or in the laboratory approved by Municipal Corporation or by State Government and the result of which shall be made accessible to the Competent Authority/ EHO of the respective Ward Office.
- vii) Any recommendation from testing laboratory for any form of corrective measures that are needed to be adopted shall be compiled. Copy of any such recommendation and necessary action taken shall also be sent by the testing laboratories to the Competent Authority/ EHO of respective Wards.
- viii) Maintenance of Recycling Plant should be done by the Developer or Housing Society or Owner.

6.19.3.2.(C-2) Group Housing/Apartment Building

In case of Group Housing if the area admeasuring 4000 sqm and above or if consumption of Water is 20,000 litres per day or if a multi-storeyed building where there are 20 or more tenements then Waste Water Recycling Plant as mentioned in (C-1) above should be constructed

6.19.3.3. (C-3) Educational, Industrial, Commercial, Government, Semi-Government Organizations, Hotels, Lodgings etc.

For all above buildings having built-up area 1500 sqm or more or if Water consumption is 20,000 litre per day whichever is minimum, then provision for Waste Water Treatment Plant as mentioned in (C-1) is applicable.

6.19.3.4.(C-4) Hospitals

Those Hospitals having 40 or more beds, Waste Water Recycling Plant as mentioned in (C-1) is applicable.

6.19.3.5.(C-5) Vehiele Servicing Garages

All Vehicle servicing garages shall ensure that the Waste water generated through washing of vehicles is treated and recycled back for the same use as mentioned in(C-1)

6.19.3.6.(C-6) Other Hazardous uses

All other Establishments/ Buildings where chances of Waste Water generated containing harmful chemicals, toxins are likely and where such water cannot be directly led into municipal sewers, the concerned Competent Authority may direct the Owners, users of such Establishments, Buildings to treat their Waste Water as per the directions laid in (C-1)

6.19.4. Incentive

The Owner/Developer/Society setting up and agreeing to periodically maintain such Waste Water Treatment and Recycling Plant entirely through their own expenditure shall be eligible for an incentive in the form of fiscal benefits in Property Tax to the extent of 5% to Tenement holder/Society.

6.19.5. Penalty Clause

Any person / Owner / Developer / Organization / Society violating the provisions of these bye- laws, he shall be fined Rs.2,500/- on the day of detection and if the violation continues, then he shall be fined Rs.100/- for every day as concrete action after written Notice from Municipal Corporation.

If any person / Owner /Developer / Organization / Society fails to operate as determined by the Authorised Officer of the Municipal Corporation and from the observations of test results and/or physical verification) the Recycling plant, then he will be charged a penalty of Rs.300/- per day and disconnection of Water connection also.

6.20. Solid Waste Management

It shall be mandatory for:

- i) Housing complexes, Commercial establishments, hostels, hospitals having aggregate built-up area more than 4,000 sq.m. or more.
- ii) All three star or higher category hotels.

to establish a dedicated Solid waste management system to treat 100% wet waste being generated in such buildings.

The treatment of wet waste shall be done through an organic waste composters/ vermiculture pits or other similar technologies of suitable capacity installed through reputed vendors.

The disposal of dry waste, e-waste, hazardous waste shall be carried out through authorised recyclers or any other system as specified by the Municipal Commissioner.

6.21. Incentive for green buildings

The municipal corporation shall strive to promote green building concepts within the municipal area. In order to do so it may empanel agencies of repute as listed/ recognised by the State / Central Government. The following incentives shall be provided for green rated buildings.

- i) Green buildings shall be entitled for incentive FSI as below.

GRIHA Three star / IGBC Silver or equivalent rating – 3% incentive FSI on basic FSI.

GRIHA Four star / IGBC Gold or equivalent rating – 5% incentive FSI on basic FSI.

GRIHA Five star / IGBC Platinum or equivalent rating – 7% incentive FSI on basic FSI.

Provided, achieving minimum GRIHA Three star / IGBC Silver or equivalent rating for construction projects shall be mandatory for all buildings belonging to Government, Semi-Government, local bodies and public sector undertakings.

- ii) Incentive FSI will be awarded after pre-certification from the empanelled agency. This FSI shall be exclusive of the limits specified in this DCPR.
- iii) In case that the developer fails to achieve committed rating as per pre-certification at the time of final occupancy, a penalty shall be imposed at the rate 2 times of the land cost as per ASR for the incentive FSI for the rating not achieved.



7. REQUIREMENTS OF PARTS OF BUILDINGS

This part sets out the standard space requirements of various parts of building, light and ventilation, the building services, fire safety, etc. The following parts of a building, wherever present, shall conform to the requirements given herein:

7.1. Plinth

- i) The plinth of building shall be so located with respect to the surrounding ground level that adequate drainage of the site is assured. The height of the plinth shall not be less than 45 cm above the surrounding ground level. In areas subjected to flooding, the height of the plinth shall be at least 60 cm. above the high flood level or greater than 60 cm. as may be decided by the Planning Authority in deserving cases.
- ii) Interior Courtyards, Covered parking spaces and garages shall be raised at least 15 cm. above the surrounding ground level and shall be satisfactory drained.
- iii) In the case of special housing schemes undertaken by public agencies for low income group and economically weaker section of society, the minimum height of plinth shall be not less than 30 cm. The minimum height of plinth shall be regulated on the basis of environmental & topographical condition & higher plinth height may be required in areas prone to flooding.

7.2. Habitable Rooms

7.2.1. Size and Dimension of Habitable Rooms

Internal dimensions & size of rooms for various uses and occupancies shall be as in Table No 7.2.1-A below.

7.2.1-A - Size and Dimension of Habitable Rooms

No	Occupancy	Minimum Area in sq. m.	Minimum width in m.
(1)	(2)	(3)	(4)
1	Any Habitable room in residential building / room from any other occupancy like hostels, residential hotel, lodging & boarding/housing etc. except kitchen.	9.5	2.4
2	Room in a single – room tenement in Housing scheme for EWS & LIG.	12.5	3.0
3	Room in two-room tenements-		
	a) one of the rooms	9.5	2.4
	b) other room	7.5	2.4
	Room in a two-room tenement in Housing scheme for EWS & LIG		
	a) one of the room	9.0	2.5
	b) other room	6.5	2.1
4	Single hedded room in a hostel of a recognized educational institutions	7.5	2.4
5	Shop on less than 12m road	6.0	1.8

No	Occupancy	Minimum Area in sq. m.	Minimum width in m.
(1)	(2)	(3)	(4)
	Shop on 12m and above road	10	2.0
6	Class room in an educational building	38	5.5
7	Institutional building		
	a) Special room	9.5	3
	b) General Ward	40	5.5
8	Cinema Hall, auditorium assembly hall etc.	Inconformity with the Maharashtra Cinema Rules	

7.2.2. Height of Habitable Rooms

The minimum and maximum height of a habitable room shall be given in Table 7.2.2-A hereunder:

7.2.2-A - Height of Habitable Room

No.	Occupancy	Minimum Height (m)	Maximum Height (m)
(1)	(2)	(3)	(4)
1	Flat Roof-		
	a) Any habitable room	2.75	4.2
	b) Habitable room in LIG Housing	2.6	4.2
	c) Air-conditioned habitable room	2.4	4.2
	d) Assembly Halls, Residential Hotels of 3 star category and above, Institutional, Educational, Industrial, Hazardous or storage occupancies, Departmental Stores, Malls, IT Buildings, Office Buildings, Entrance Halls and Lobbies to department stores and assembly halls.	3.6	4.2 Subject to written permission of the Municipal Commissioner greater height may be permitted.
	e) shops	3.0	4.2
2	Pitched roof-		
	a) Any habitable room	2.75	4.2
	b) Habitable room in EWS / LIG Housing.	2.6 (average with 2.0 m. at the lowest point)	4.2 (average with 3.2 m. at the lowest point)

Provided that -

- i) The minimum head-way under any beam shall be 2.4 m.
- ii) In all occupancies, except those included in serial no. 1 (d) in the Table above, any height in excess of 4.2 m. shall be deemed to have consumed additional FSI of 50 percent of the relevant floor area.

7.3. Kitchen-

7.3.1. Size of Kitchen:-

- i) The area of the kitchen where separate dining area is provided shall be not less than 5.5sqm with a minimum width of 1.8m, where 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.
- ii) In case of special housing scheme, undertaken by public agencies for low income group and economically weaker section of the society, the size of a cooking alcove serving as cooking space shall not be less than 2.4sqm with a minimum width of 1.2m.. The size of individual kitchen provided in a two-roomed house shall be not less than 3sqm with a minimum width of 1.5 m.

7.3.2. Height of Kitchen:-

The height of a kitchen measured from the surface of the floor, to the lowest point in the ceiling (bottom of slab) shall not be less than 2.75 m. except for the portion to accommodate floor trap of the upper floor subject to provisions of Regulation No.7.2.2

7.3.3. Other requirements of kitchen:-

Every kitchen shall have:

- i) unless separately provided, means for the washing of kitchen utensils which shall lead directly or through a sink to grated and trapped connection to the wastepipe;
- ii) an impermeable floor;
- iii) a flue, if found necessary,
- iv) Window of not less than 1 sqm. in area, opening directly on to an interior or exterior open space, but not into a shaft and
- v) Refuse chutes, in the case of High Rise residential buildings more than 15 m. in height.

7.3.4. Requirements regarding pantry:-

A pantry shall have –

- i) A floor area of not less than 3 sqm with the smaller side not less than 1.4m.
- ii) A sink for the cleaning of kitchen's utensils which shall drain through a grated and trapped connection to the waste water pipe where water borne sewerage system is not available and the grated connection shall be made to the pucca surface drain leading to soak pit. or other approved system of disposal and
- iii) An impermeable floor and an impermeable dado 0.9 m. high.

7.4. Bath Rooms, Water Closets, Combined Bath Room plus Water Closet

7.4.1. Size of bath room and water closet:

- i) The size of a bathroom shall be not less than 1.8 sqm with a minimum width 1.2 m. The size of a water closet shall be not less than 1.10 sqm with a minimum width of 0.9m. The minimum area of a combined bathroom and water-closet shall be 2.8 sq. m. with a minimum width of 1.2 m.
- ii) In the case of EWS/LIG housing scheme the sizes of bathroom and water-closets shall be as follows
 - a) The size of independent water-closet shall be atleast 0.90 sqm with minimum width of 0.9m.
 - b) The size of independent bathroom shall be atleast 1.20sqm with a minimum width of 1.00m
 - c) The size of combined bathroom & water-closet shall be atleast 1.80sqm with minimum width of 1.0m.

7.4.2. Height of bath room and 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 be not less than 2.1m.

7.4.3. Other requirement of bath room and water closet:

Every bathroom or water-closet shall –

- i) Be so situated that atleast one of its walls shall open to external air,
- ii) 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,
- iii) Have platform or seat made of water-tight non-absorbent material;
- iv) 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
- v) Every water closet and/or a set of urinals shall have a flushing cistern of adequate capacity attached to it. In EWS/LIG housing, however, no such flushing cistern need be provided,
- vi) Be provided with an impervious floor covering sloping towards the drain with a suitable grade and not towards verandah or any other room,
- vii) In High Density housing, pour flush water seal latrines (NEERI type) may be permitted when the sewerage system is not available and the water table in the area is not high.
- viii) All the sewerage outlets shall be connected to the sewerage system. Where no such systems exist a septic tank shall be provided within the plot conforming to the requirements of Regulation No.7.31.3
- ix) Have a window or ventilator, opening to a shaft or open space, of area not less than 0.3sqm with side not less than 0.3m.

7.4.4. Restriction on use of room containing water closet:

No room containing a water-closet 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. Every room containing water-closet shall have a door completely closing the entrance to it.

7.5. Ledge or Tand/Loft**7.5.1. Location and extent**

Lofts may be provided over kitchen, habitable rooms, bathrooms, water closets, and corridor within a tenement in residential buildings, over shops and in industrial building, as mentioned in below Table No.7.5.1-A subject to the following restrictions-

- i) The clear head room under the loft shall not be less than ~~2.2m~~ 2.1 m.
- ii) Loft in commercial areas and industrial building shall be located 2 m away from the entrance.
- iii) Loft shall not interfere with the ventilation of the room under any circumstances.
- iv) The minimum headroom of Ledge or Tand / Loft shall be ~~2.2m~~ 2.1 m.
- v) The maximum height of loft shall be 1.5m.

7.5.1-A - Provision of Loft

Sr. No.	Rooms over which Permitted	Maximum Coverage (Percentage to area or room below)
(1)	(2)	(3)
1	Kitchen/Habitable room	25
2	Bathroom, water closet, corridor	100
3	Shops with width up to 3m.	33
4	Shops with width exceeding 3m.	50
5	Industrial	33

7.6. Mezzanine Floor

7.6.1. Size of Mezzanine Floor-

The minimum size of the mezzanine floor, if it is to be used as living room, shall not be less than 9.5sqm. The aggregate area of such mezzanine floor shall in no case exceed 50% of built-up area of that room, shops, etc.

Note: Mezzanine floor area shall be counted towards FSI.

7.6.2. Height of Mezzanine Floor:

The minimum height of a mezzanine floor shall be 2.1 m. The head room under mezzanine floor shall not be less than 2.1 m

7.6.3. Other requirements of mezzanine floor:

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

- i) It conforms to the standards of living rooms as regards lighting and ventilation in case the size of mezzanine floor is 9.50 sqm or more.
- ii) It is so constructed as not to interfere, under any circumstances, with the ventilation of the space over & under it.
- iii) Such mezzanine floor or any part thereof will not be used as a kitchen.
- iv) It is atleast 1.8 m. away from front wall of such rooms.
- v) Access to the mezzanine floor is from within the respective room only.
- vi) in no case shall a mezzanine floor be closed so as to make it liable to be converted into unventilated compartments

7.7. Store room

7.7.1. Size of Store Room:

The area of a store room if provided in a residential building shall not be more than 3 sqm

7.7.2. Height of Store Room:

The height of a store room shall not be less than 2.1 m.

7.8. Garage

7.8.1. Size of private Garage:

The size of a private garage in residential building shall not be less than 2.5 m x 5.5 m and not more than 3.0m x 6.0m. The garage, if located in the side open space, shall not be constructed within 3.0 m. from the main building, but at least 7.5 m. away from the any access road.

7.8.2. Size of public Garage:

The size of a public garage shall be calculated based on the number of vehicles to be parked.

7.8.3. Height of private Garage:

The minimum and maximum height of garage shall be 2.4 m. and 2.75 m. respectively.

7.8.4. Plinth of private Garage:

The plinth of garage located at ground level shall not be less than 15 cm. above the surrounding ground level.

7.8.5. Set Back of private Garage:

The garage shall be set-back behind the building line for a street or road on which the plot abuts and shall not be located affecting the access ways to the building. If the garage is not set-back as aforesaid, the Planning Authority may require the owner or occupier of the garage to discontinue use, of

premises or to take such other measures as the Planning Authority may consider necessary in order to prevent danger or obstruction to traffic along the street.

7.9. Location of Garage in Case of Corner Plot:

When the site fronts on two streets, the frontage shall be as on the street having the larger width. In cases where two streets are of the same width, then the larger depth of the site will decide the frontage and open spaces. In such case, the location of a garage in a corner plot is provided within the open spaces, shall be located diagonally opposite the point of inter-sections.

7.10. Roofs:

The roof of a building shall be so constructed or framed as to permit effectual drainage of the rainwater there from by means of sufficient rainwater 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 or foundations of the building or those of an adjacent buildings.

7.11. Rain Water Pipes:

The Planning Authority may require rainwater pipes to be connected to a drain or sewer through a covered channel formed beneath the public foot path to connect the rainwater pipe to the road gutter or in any other approved manner,

Rainwater pipes shall be affixed to the outside of the walls of the buildings or in recesses or chases cut or formed in such walls or in such other manner as may be approved by the Planning Authority.

7.12. Basements:

One or more basements may be permissible for following uses and shall be constructed after leaving the prescribed set-back/required front open space/required front margin, and prescribed building lines.

- a) storage of household or other goods or ordinarily non-combustible material;
- b) Strong rooms, bank lockers, safe deposit vaults, X-ray room, post mortem room, mortuary, cold storage for hospital building etc.
- c) air-conditioning equipment's and other machines used for services and utilities of the building;
- d) parking spaces;
- e) D.G. set room, meter room and electric substation (which will conform to required safety requirements);
- f) Effluent Treatment Plant, suction tank, pump room;
- g) Users strictly ancillary to the Principal user.

Provided that the users mentioned at (a) & (b) above shall be permitted only in the basement immediately below ground floor/stilt floor/podium by counting in F.S.I., subject to the following conditions:

- i) All requirements regarding access, safety (including fire safety), ventilations, etc. shall be complied with.
- ii) All the planning standards (particularly as regarding parking) should be strictly adhered to.
- iii) The basement shall not be used for residential purpose.
- iv) The users other than (a) & (b) shall not be counted in F.S.I.
- v) The basement shall have the following requirements -
 - a) every basement shall be in every part at least 2.4 m. in height from the floor to the underside of the roof slab or ceiling;

- b) Adequate ventilation shall be provided for the basement. The standard of ventilation shall be the same as required by the particular occupancy according to these regulations. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers exhaust fans or air-conditioning systems;
- c) the minimum height of the ceiling of any basement shall be 0.9 m. and the maximum shall be 1.2 m. above the average surrounding ground level;
- d) adequate arrangements shall be made so as to ensure that surface drainage does not enter the basement;
- e) the walls and floors of the basements shall be water-tight and be so designed that the effect of the surrounding solid and moisture if any is taken into account in design and adequate damp proofing treatment is given and;
- f) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous the same shall be enclosed type serving as a fire separation from the basement floor and higher floors. Open ramps shall be permitted if they are constructed within the building line subject to the provision of clause (d) above.
- g) If the basement is proposed flushing to average surrounding ground level, then such basement can be extended in side and rear margins upto 3 mt. from the plot boundary. If the basement is proposed to be constructed below podium then marginal distances shall be as that of podium.
- h) Multilevel basements may be permitted if the basement is used for parking. The ramps of minimum 3.0 m. width for entry and exit of vehicles separately shall be provided. In case of bonafide hardship, the Municipal Commissioner may allow only one ramp with not less than 6.0 m. in width.

7.13. Ramp-

7.13.1. Non Vehicular Ramp-

All the requirements of stairways in Regulation 7.29.3 shall apply *mutatis mutandis* to non-vehicular ramp. In addition, the following requirement shall be complied with.

- a) Ramps with a slope of not steeper than 1 in 10 may be substituted for and shall comply with all the applicable requirements of required stairways as to enclosure, capacity and limited dimensions. In certain cases steeper slopes may be permitted but in no case greater than 1 in 8. Ramps shall be surfaced with approved non slipping material. Provided that in the case of public offices, hospitals, assembly halls, etc. the slope of the ramp shall not be more than 1: 12.
- b) The minimum width of the ramps in hospitals shall be 2.25 m.
- c) Handrails shall be provided on both sides of the ramp.
- d) Ramps shall lead directly to outside open space at ground level or courtyards or safe place.
- e) For building above 24 m. in height access to ramps from any floor of the building shall be through smoke stop door.
- f) When there is a difference in level between connected areas for horizontal exits, ramps not more than 1 in 10 slope shall be provided; steps shall not be used.
- g) For High Rise building, ramps may be permitted in side marginal open space, provided that 6.0 meter clear marginal open space is available after providing ramp.

7.13.2. Ramp to basements and upper storeys for vehicles-

For parking spaces in a basement and upper floors, atleast two ramps of minimum 3-63.0 m. width or one ramp of 6.0 meter width with slope not more than 1:10 and two car lifts shall be provided preferably at the opposite ends.

7.14. Podium

Podium for parking of the vehicle may be permitted with following requirements / conditions:

- i) Every podium shall be in every part at least 2.4 m. in height from the floor to the soffit of beam.
- ii) Podium shall not be provided in front setback space.
- iii) Podium shall only be used for parking and it shall be designed to take load of fire engine.
- iv) Podium shall be permissible for plots having 2000 sq.m. and above and recreational open space may be permitted on Podium subject to condition that out of required open/recreational space, at least 50% shall be provided on ground.
- v) Podium shall be permissible joining two or more buildings or wings of buildings, subject to availability of manoeuvring space for fire engine. In such case, the distance between two buildings/wings of the building shall be provided as otherwise required under these Regulations.
- vi) Podium shall be allowed at a distance of 6.0 m. from the plot boundary.
- vii) The consent from the Chief Fire Officer shall be necessary before permitting the podium.

7.15. Balcony-

Provisions for the balconies and its requirement shall be as per regulation no 5.5 (b)

7.16. Supported double height terraces

Supported double height terraces shall be permitted (open terraces with railing and minimum height equal to two floors) within the building line, not exceeding 20% of the built up area of the same floor on payment of premium as decided by the Municipal Commissioner.

7.17. Stilt-

A stilt portion shall be permitted on ground floor only constructed below 1st floor level, the height between ground floor level & ceiling of the stilt portion shall not be more than 2.4 m from the plinth of stilt upto the bottom of beam and atleast three sides of the stilt portion shall be open. The stilt portion shall not be used for any purpose other than for vehicles parking or for play field. Plinth of stilt shall not be more than 15 cm. from surrounding ground level.

7.18. Chimneys-

Chimneys, where provided, shall conform to the requirements of IS: 1646-1960 Indian Standard Code of Practice for Fire Safety of Building. The chimney shall be built atleast 0.9 m. above flat roof if the top of the chimney be below the tops of adjacent wall and in the case of sloping roof, the chimney top shall not be less than 0.6 m. above the ridge of the roof in which the chimney penetrates.

7.19. Letter Box-

A letter box of appropriate dimensions shall be provided on the ground floor of residential and commercial buildings with five and more storeys.

7.20. Meter Room-

For all buildings above 15 m in height and in special occupancies, like educational, assembly, institutional, industrial, storage, hazardous and mixed occupancies with any of the aforesaid occupancies having area more than 500sqm on each floor, provision shall be made for an independent and ventilated meter (service) room, as per requirements of electric (service) supply undertakings on the ground floor with direct access from outside for the purpose of termination of electric supply from

the licensee's service and alternative supply cables. The door/doors provided for the service room shall have fire resistance of not less than two hours.

7.21. Common Antenna for Television Transmission Reception-

A common conventional antenna for receipt of television transmission shall be provided for every residential building with more than ten tenements.

7.22. Lighting and Ventilation of Room-

i) Adequacy and manner of provision-

All parts of any room shall be adequately lighted and ventilated. For this purpose every room shall have-

- a. sixth of the floor area of the room, with no part of any habitable room being more than 7.5 m. away from the source of light and ventilation. However, a staircase shall be deemed to be adequately lighted and ventilated, if it has one or more openings then area taken together measuring not less than 1 sqm per landing on the external wall.
 - b. An opening with a minimum area of 1 sqm in any habitable room including a kitchen, and 0.30 sqm with one dimension of 0.30 m. for any bathroom, water closet or store.
 - c. All the walls, containing the openings for light and ventilation fully exposed to an exterior open space either directly or through a verandah not exceeding 2.4 m. in width provided that a room meant for non-residential user shall be considered as adequately lighted and ventilated if, its depth from the side abutting the required open space does not exceed 12 m.
- ii) **Ventilation Shaft**-For ventilating the spaces for water closets & bathrooms, if not opening on front, side, rear & interior open spaces, these shall open on the ventilation shaft, the size of which shall not be less than the values given below:

7.13.2-A - Ventilation Shaft

Sr. No.	Height of Buildings in m.	Cross-section of Ventilation shaft in sq. m.	Minimum one dimension of the shaft in m.
(1)	(2)	(3)	(4)
1	Upto 10	1.2	0.9
2	Upto 12	2.4	1.2
3	Upto 18	4.0	1.5
4	Upto 24	5.4	1.8
5	Upto 30	8.0	2.4
6	Above 30	9.0	3.0

For buildings above 30m. mechanical ventilation system shall be installed besides the provisions of minimum ventilation shaft. In such ventilations shafts, mechanical ventilation system shall be installed. Further, such ventilation shaft shall be adequately accessible for maintenance.

- iii) **Artificial Lightning and Mechanical ventilation** - where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured through artificial lighting and ventilation in accordance with the provisions of Part 8, Building Services- Section 1, Lighting and Ventilation, National Building Code of India, 2005.
- iv) In any residential hotel where toilets are provided with a mechanical ventilation system. The size of the ventilation shaft prescribed in this Regulation may be suitably relaxed by the Planning Authority.
- v) For fully air-conditioned residential buildings for lodging purposes, the ventilation shaft need not be insisted upon, provided the air-conditioning system works in an uninterrupted manner, also, provided there is an alternative source of power supply.

7.23. Overhead Tanks:

Every overhead water storage tank shall be maintained in a perfectly mosquito-proof condition by providing a properly fitting hinged cover and every tank more than 1.5 m. in height shall be provided with a permanently fixed iron ladder to enable inspection by anti-malaria staff.

7.24. Parapet:

Parapet walls and handrails provided on the edges of roof terraces, balcony, and verandah shall not be less than 1.0m and not more than 1.2m in height from the finished floor level.

7.25. Cabin:

The size of cabins shall be 3.0 sqm with a minimum width of 1m. The clear passages within the divided space of any floor shall not be less than 0.9 m. and the distance from the farthest space in a cabin to any exit shall not be more than 18.5 m. In case the sub-divided cabin does not derive direct lighting and ventilation from any open space or mechanical means, the maximum height of the cabin shall be 2.2 m.

7.26. Boundary /Compound Wall:

- i) Unless the special permission of the Planning Authority is obtained, the maximum height of the front compound wall shall be 1.5 m. above the central line of the front street. Compound wall up to 2.4 m. height may be permitted if the top 0.9 m. is of open type construction.
- ii) In the case of a corner plot, the height of the boundary wall shall be restricted to 0.75 m. for a length of 10 m. on the front and side of the inter sections and the remaining height of 0.75 m. if required in accordance with sub-regulation (i) may be made up of open type construction (through railings)
- iii) The provision of sub-regulations (i) and (ii) shall not be applicable to boundary walls of jails.
- iv) In the case of industrial buildings, electric sub-stations, transformer stations, institutional buildings like sanatoria, hospital, industrial building like workshops, factories and educational buildings like schools, colleges including the hostels and other user of public utility undertakings the height up to 2.4 m. may be permitted by the Planning Authority.

7.27. Provision of Lift:**i) Planning and Design**

Atleast one lift shall be provided in every building more than 15m or as amended from time to time in NBC in height. In case of buildings more than 24m high atleast two lifts shall be provided. However, in the case of a proposal to add one additional floor to an existing building having a lift, it will not be necessary to raise the existing lift to the additional floor. Provided that in the case of an existing building with height of 15m or above one additional floor may be permitted without insisting on a lift in the case of chawl like structures. The same concession would be available for buildings with apartment accommodation provided the additional floor space is limited to 120 sqm. The total height shall not exceed 15m or ground and five upper floors.

The planning and design of lifts including their number, type and capacity depending on the occupancy of the building, the population of each floor based on the occupant load and the building height shall be in accordance with Section 5 - Installation of Lifts and Escalators of Part 8- Building Services, of the National Building Code of India, 2005.

ii) Maintenance-

- a) The lift installation should receive regular cleaning, lubrication adjustment and adequate servicing by authorized competent persons at such intervals as the type of equipment and

- frequency of service demand. In order that the lift installation is maintained at all times in a safe condition, a proper maintenance schedule shall be drawn up in consultation with the lift manufacturer and rigidly followed. A log book to record all items relating to general servicing and inspection shall be maintained. The electrical circuit diagram of the lift with the sequence of operation of different components and parts shall be kept readily available for reference by persons responsible for the maintenance and replacement, where necessary, to the satisfaction of the Competent Authority i.e. Lift inspector of the Government of Maharashtra.
- b) Any accident arising out of operation or maintenance of the lifts shall be duly reported to the Competent Authority, i.e. Lift Inspector of the Government of Maharashtra. A notice may be put in the machine room to this effect.
 - c) All the floors shall be accessible for 24 hours by the lifts. The lifts provided in the buildings shall not be considered as a means of escape in case of emergency. Grounding switch at ground floor level to enable the fire service to ground the lift cars in an emergency shall also be provided.
 - d) The lift machine rooms shall be separate and no other machinery shall be installed therein.
 - e) Particular attention may be directed for thorough periodical examination of wire ropes when in service. Attention should also be directed to the thorough examination of the groove of the drums, sheaves and pulleys when installing a new rope. A groove deepened by rope wear is liable to lead to early failure of a new rope unless the groove is returned.

7.28. Exit Requirements-

7.28.1. General

- a) An exit may be a doorway, corridor, passageway(s) to an internal staircase, or external staircase, or to a *VERANDAH* or terrace(s), which have access to the street, or to the roof of a building or a refuge area. An exit may also include a horizontal exit leading to an adjoining building at the same level.
- b) Lifts and escalators shall not be considered as exits.
- c) Every exit, exit access or exit discharge shall be continuously maintained free of all obstructions or impediments to full use in the case of fire or other emergency.
- d) Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of occupants, in case of fire or other emergency.
- e) In every building or structure, exits shall comply with the minimum requirements of this part, except those not accessible for general public use.
- f) No building shall be so altered as to reduce the number, width or protection of exits to less than that required.
- g) Exits shall be clearly visible and the route to reach the exits shall be clearly marked and signs posted to guide the occupants of the floor concerned. Signs shall be illuminated and wired to an independent electrical circuit on an alternative source of supply. The sizes and colours of the exit signs shall be in accordance with good as per N.B.C. (4.16, 4.17 Part-IV) practice [4(16)]. The colour of the exit signs shall be green.
- h) The floors of areas covered for the means of exit shall be illuminated to values not less than 1 ft. candle (10 IUX) at floor level. In auditoriums, theatres, concert halls and such other places of assembly, the illumination of floor exit/access may be reduced during period of performances to values not less than 1/5 ft. candle (2 lux).
- i) Fire doors with 2 h fire resistance shall be provided at appropriate places along the escape route and particularly at the entrance to lift lobby and stairwell where a 'funnel or flue effect' may be created, inducing an upward spread of fire to prevent spread of fire and smoke.
- j) All exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to a street.
- k) Exits shall be so arranged that they may be reached without passing through another occupied unit.

7.28.2. Type of Exits:

An exit may be a doorway, a corridor, a passage or a way to an internal staircase or external staircase, ramp or to a verandah and/or terraces which have eaves to the street or to roof of a building. An exit may also include a horizontal exit leading to an adjoining building at the same level. Lifts and escalators shall not be considered as exits.

7.28.3. Number and Size of Exits

The requisite number and size of various exits shall be provided, based on number of occupants in each room and floor based on the occupant load, capacity of exits; travel distance and height of building as per provisions of Regulation No.7.28.4, 7.28.5

7.28.4. Arrangement of Exits:

Exits shall be so located that the travel distance on the floor shall not exceed 22.5 m. for residential, education, institutional and hazardous occupancies and 30 m. for assembly business, mercantile, industrial, storage & hazardous occupancies. Whenever more than one exit is required for a floor of a building, exits shall be placed at remote from each other as possible. All the exits shall be accessible from the entire floor area at all floor levels.

7.28.5. Occupant Load:

For determining the exits required, the number of persons within any floor area or the occupant load shall be based on the actual number of occupants, but in no case less than that specified in Table No.7.28.5-A below-

7.28.5-A - Occupant load for various uses

Sr. No.	Group of Occupancy	Occupant Load Floor Area in sqm per person
(1)	(2)	(3)
1	Residential	12.5
2	Educational	4
3	Institutional	15 (See Note 1)
4	Assembly	
	a) With fixed or loose seat and dance floors	0.6 (See Note 2)
	b) Without seating facilities including dining rooms	1.5(See Note 2)
5)	Mercantile	
	a) Street floor & Sales basement	3
	b) Upper sale floors	6
6)	Business and industrial	10
7)	Storage	30
8)	Hazardous	10

Note:

- i) Occupant load in dormitory portions of homes for the aged, orphanages, insane, asylums etc. where sleeping accommodation provided, shall be calculated at not less than 7.5 sqm gross floor area per person.
- ii) The gross floor area shall include, in addition to the main assembly rooms or space, any occupied connecting room or space in the same storey or in the storeys above or below where entrance is common to such rooms and spaces and they are available for use by the occupants of the assembly place. No deductions shall be made in the area for corridors, closets or other subdivisions, that area shall include all space serving the particular assembly occupancy.

7.28.6. Capacity of Exits-

- 1) Occupants per unit exit width shall be in accordance with Table-7.28.6-A

7.28.6-A- Occupants per unit exit width

Sr. No.	Group of Occupancy	Number of Occupants		
		Stairways	Ramps	Doors
(1)	(2)	(3)	(4)	(5)
1	Residential	25	50	75
2	Educational	25	50	75
3	Institutional	25	50	75
4	Assembly	60 40	50	90 60
5	Business	50	60	75
6	Mercantile	50	60	75
7	Industrial	50	60	75
8	Storage	50	60	75
9	Hazardous	25	30	10 40

- 2) For the dormitory portions of homes for the aged, orphanages, mental hospitals, etc. these multipliers will be doubled.
- 3) The gross floor area shall include, in addition to the main assembly rooms or space, any occupied connecting room or space in the same storey or in the storey above or below where entrance is common to such rooms and space and they are available for use by the occupants of the assembly place.
- 4) No deductions shall be made in the gross area of the corridors, closets or other sub- divisions; the area shall include all space serving the particular assembly occupancy shall be reckoned.

7.28.7. Provision for Staircase-

Provided that, in case of multi-storeyed and special buildings, a minimum of two enclosed type staircases shall be provided, at least one of them opening directly to the exterior or to an interior open space or to any open place of safety.

7.28.8. Width of stair case-

Notwithstanding anything contained in regulations 7.28.5, 7.28.6 and 7.28.7 the following minimum width provision shall be made for staircases flight/corridor.

7.28.8-A - Min. width of Staircase

S No	Use of Building	Minimum width of Stair Case (in m)
1	Residential Building	1.20
2	Residential hotel buildings	1.50
3	Assembly Building likes auditorium, theatres and cinemas	2.00
4	Institutional Buildings	2.00
5	All other Buildings	1.50

Note-

- i) For row housing with 2 storeys the minimum shall be 0.75 m.

- ii) The width of the mid-landing/quarter landing should not be more than 1.5 times and the floor landing should not be more than two times of the width of the stair flight.

7.28.9. Corridors:

- a) The minimum width of a corridor other than internal passages shall be calculated based on the provisions of a regulation No 7.28.9 as per the corresponding width of staircase;
- b) In case of more than one main staircase of the building interconnected by a corridor or other enclosed space, there shall be at least one smoke stop door across the corridor or enclosed space between the doors in the enclosing walls of any two staircases.
- c) The passages (covered or uncovered) including an arcade, a courtyard, a porch or portico, spaces to be left open to sky in accordance with these Regulations, in any premises shall not be used for any other purpose than the one permissible.

7.28.10. Lifts and Escalators:-

- i) Lifts:-
 - a) All the floors shall be accessible for 24 hours by the lifts. The lifts provided in the buildings shall not be considered as a means of escape in case of emergency.
 - b) Grounding switch at ground floor level to enable the fire service to ground the lift cars in any emergency shall also be provided; the lift machine room shall be separate and no other machinery shall be installed therein.

ii) Escalators :-

Escalators may be permitted in addition to required lifts. Such escalators may be permitted in atrium area in shopping malls / public buildings.

7.28.11. Fire lift –

Where applicable, fire lifts shall be provided with a minimum capacity for 8 passengers and fully automated with emergency switch on ground level. In general, buildings 15 m in height or above shall be provided with fire lifts. In case of fire, only fireman shall operate the fire lift. In normal course, it may be used by other persons. Each fire lift shall be equipped with suitable inter-communication equipment for communicating with the control room on the ground floor of the building. The number and location of fire lifts in a building shall be decided after taking into consideration various factors like building population, floor area, compartmentation, etc.

7.29. Requirements of Individual Exit at Each Floor-

The detailed requirements in respect of exits shall be as provided in regulations 7.29.1 to 7.29.5 given below.

7.29.1. Doorways:

- i) Every exit doorway shall open into an enclosed stairway or a horizontal exit, or a corridor or passageway providing continuous and protected means of egress:
- ii) No exit doorway shall be less than 100 cm. in width except assembly buildings where door width shall be not less than 200 cm. Doorway shall be not less than 200 cm. in height. Doorways for the bathrooms, water-closets or stores shall be not less than 75 cm. wide.
- iii) Exit doorways shall open outwards, that is away from the room but shall not obstruct the travel along any exit. No door, when opened shall reduce the required width of stairways or landing to less than 90 cm. Overheads or sliding doors shall not be installed.
- iv) Exit door shall not open immediately upon a flight of stair. A landing equal to at least the width of the door shall be provided in the stairway at each doorway. Level of landing shall be the same as that of the floor which it serves.
- v) Exit doorway shall be openable from the side which they serve without the use of a key.
- vi) Mirrors shall not be placed in exit ways or exit doors to avoid confusion regarding the direction of exit.

7.29.2. Revolving doors:

- i) Revolving doors shall not be used as required exits except in residential business and mercantile occupancies; they shall not constitute more than half the total required door width.
- ii) When revolving doors are considered as required exit way, the following requirements shall be made .

7.29.3. Stair Ways:

- i) Interior staircase shall be constructed of non-combustible materials throughout
- ii) Interior staircase shall be constructed as a self-contained unit with at least one side adjacent to an external wall and shall be completely enclosed.
- iii) A staircase shall not be arranged around a lift shaft
- iv) Hollow combustible construction shall not be permitted.
- v) The minimum width of tread without nosing shall be 25 cm. for an internal staircase for residential building. In the case of other buildings, the minimum tread shall be 30 cm. The treads shall be constructed and maintained in a manner to prevent slipping.
- vi) The maximum height of riser shall be 19 cm. in the case of residential buildings and 15cm. in the case of other buildings. They shall be limited to 15 per flight.
- vii) Handrails shall be provided with a minimum height of 100 cm. from the centre of the treads to the top of the handrails. Balusters / railing shall be provided such that the width of staircase does not reduce.
- viii) Floor indicator - The number of each floor shall be conspicuously painted in figures at least 15 cm. large on the wall facing the flights of a stairway or at such suitable place as is distinctly visible from the flights.
- ix) The minimum headroom in a passage under the landing of a staircase shall be 2.2 m.
- x) For building more than 15m. in height or more access to main staircase shall be gained through at least half an hour fire resisting automatic closing doors placed in the enclosing wall of the staircase. It shall be a swing type door opening in the direction of the escape.
- xi) No living space, store or other space including fire risk shall open directly into the staircase.
- xii) External exit door of staircase enclosure at ground level shall open directly to the open spaces or should be reached without passing through any door other than a door provided to form a draught lobby.
- xiii) In the case of assembly, institutional or residential occupancies or hotels or industrial and hazardous occupancies, the exit sign with arrow indicating the way to the escapes route shall be provided at a height of 0.5 m. from the floor level on the wall and shall be illuminated by electric light connected to corridor circuits. All exit way marking signs should be flushed with the wall and so designed that no mechanical damage shall occur to them due to moving of furniture or other heavy equipments. Further all landings of floor shall have floor indicating boards prominently indicating the number of floor. The floor indication board shall be placed on the wall immediately facing the flight of stairs and nearest to the landing. It shall be of the size not less than 0.5 x 0.5 m.
- xiv) In case of a single staircase, it shall terminate at the ground floor level and the access to the basement shall be by a separate staircase. Whenever the building is served by more than one staircase one of the staircases may lead to basement level provided the same is separated at ground level by either a ventilated lobby or a cut-off screen wall without opening, having a fire resistance of not less than 2 hours with discharge point at two different ends or through enclosures. It shall also be cut-off from the basement areas at various basement levels by a protected and ventilated lobby or lobbies.

7.29.4. Fire escape or external stairs:

An external staircase is desirable to be provided for high rise buildings. External stairs, when provided shall comply the following:

- i) External stairs shall always be kept in sound operable conditions.
- ii) All external stairs shall be directly connected to the ground.

- iii) Entrance to the external stairs shall be separate and remote from the internal staircase.
- iv) Care shall be taken to ensure that no wall opening or window opens on to or close to an external stairs.
- v) The route to the external stairs shall be free of obstructions at all times.
- vi) The external stairs shall be constructed of non-combustible materials, and any doorway leading it shall have the required fire resistance.
- vii) No external staircase, used as a fire escape, shall be inclined at an angle greater than 45 degree from the horizontal.
- viii) External stairs shall have straight flight not less than 1250 mm wide with 250 mm treads and risers not more than 190 mm. The number of risers shall be limited to 15 per flight.
- ix) Handrails shall be of a height not less than 1000 mm and not exceeding 1200 mm. There shall be provisions of balusters with maximum gap of 150 mm.
- x) The use of spiral staircase shall be limited to low occupant load and to a building not exceeding 9 m in height. A spiral stair case shall be not less than 1500 mm in diameter and shall be designed to give adequate headroom.
- xi) Unprotected steel frame staircase will not be accepted as means of escape. However, steel staircase in an enclosed fire rated compartment of 2 h will be accepted as means of escape.

7.29.5. Corridors and passageways –

- i) The minimum width of a corridor shall not be less than 75cm. in the case of 2 storeys row housing residential buildings and 100cm. in the case of other buildings and actual width shall be calculated based on the provision of regulations 7.28.3 to 7.28.5 (both inclusive)
- ii) Where there is more than one staircase serving a building, there shall be at least one smoke-stop door in the space between the staircases.
- iii) Exit corridors & passageways shall be of width not less than the aggregate required width of exit doorways leading from them in the direction of travel of the exterior/stairways.
- iv) Where stairways discharge through corridors & passageways the height of the corridors & passageways shall not be less than 2.4 m.
- v) All means of exit including staircases, lifts, lobbies & corridors shall be adequately ventilated

7.30. Refuge Area:

For buildings more than 24 m in height, refuge area of 15 sqm. or an area equivalent to 0.3 sqm. per person to accommodate the occupants of two consecutive floors, whichever is higher, shall be provided as under :

The refuge area shall be provided on the periphery of the floor or preferably on a cantilever projection and open to air at least on one side protected with suitable railings.

- a) **For floors above 24 m and Up to 39 m**-One refuge area on the floor immediately above 24 m.
- b) **For floors above 39 m**-One refuge area on the floor immediately above 39 m and so on after every 15 m. Refuge area provided in excess of the requirements shall be counted towards FSI.

7.31. Water Supply and Drainage Arrangement-

Every plot individually for a building or group of buildings shall provide for drinking water storage facilities and sub-soil dispersion system within its boundaries as follows.

7.31.1. Drinking water arrangement-

The drinking water arrangement could be through the pipe water supply available from Municipal Authorities or private source or internal wells. If the water supply is through internal sources like a private source or wells a certificate as regards to the availability of adequate quantity of water supply round the year & especially during the months of March to June shall be obtained from the Ground Water Survey and Development Agency.

Water brought from offsite sources shall be stored in underground tanks of adequate size & supply to the tenements, user buildings through a network of overhead water storage tank, hydro-pneumatic system so as to ensure adequate pressure. The tanks shall be maintained in a perfectly mosquito-proof condition by providing a properly fitting hinged cover & every tank more than 1.5 m in height shall be provided with a permanently fixed iron ladder to enable inspection by anti-malaria staff.

7.31.2. Wells:

Wells, intended to supply water for human consumption or domestic purposes, where provided shall comply with the requirements of Regulations.

- 1) **Location**-The Well shall be located:-
 - a) Not less than 15 m. from any ash pit, refuse pit, earth closet or privy and shall be located on a site upwards from the earth closet or privy ;
 - b) not less than 18 m. from any cess pit, soak way or borehole latrine and shall be located on a site upwards from the earth closet or privy ;
 - c) that contamination by the movement of sub-soil or other water is unlikely; and
 - d) Not under a tree unless it has a canopy over it so that leaves and twigs do not fall into the well and rot.
- 2) **Requirements**-The well other than a bore well or a tube well shall:-
 - a) Have a minimum internal diameter of not less than 1 m.
 - b) Be constructed to a height not less than 1 m. above the surrounding ground level, to form a parapet or kerb and to prevent surface water flowing into a well, and shall be surrounded with a paving constructed of impervious material which shall extend for a distance of not less than 1.8 m in every direction from the parapet from the kerb forming the well head and the upper surface of such a paving shall be sloped away from the well.
 - c) Be of sound and permanent construction (PUCCA) throughout. Temporary exposed (KUTCHA) wells shall only be permitted in fields or gardens for purposes of irrigation; and
 - d) The interior surface of the lining or walls of the well shall be rendered impervious for a depth of not less than 1.8 m measured from the level of the ground immediately adjoining the well head.

7.31.3. Sub soil dispersion system/septic tank-

Every building, group of buildings together shall be either connected to the Municipal Drainage system or provided with sub-soil dispersion system in the form of septic tank which shall be governed by the following or any other alternative design and specifications as approved by State Government.

- 1) **Design of septic tank**-
Where a septic tank is used for sewage, disposal the location, design and construction of the septic tank shall conform to requirements of the following Regulations.
- 2) **Location of septic tank and subsurface absorption system**-
A subsoil dispersion system shall not be closer than 18 m. from any source of drinking water such as well to mitigate the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building as economically feasible but not closer than 6 m. to avoid damage to the structures.
- 3) **Requirements**-
 - a) Septic tanks shall have minimum width of 75 cm. a minimum depth of one meter below the water level and a minimum liquid capacity of one cubic meter. Length of tanks shall be 2 to 4 times the width.
 - b) Septic tanks may be constructed of brickwork, Stone Masonry, concrete or other suitably material as approved by the Authority.
 - c) Under no circumstances should effluent from a septic tank be allowed into an open channel drain or body of water without adequate treatment.
 - d) Minimum nominal diameter of pipe shall be 100 mm. Further, at junctions of pipes in manholes, direction of flow from a branch connection should not make an angle exceeding 45 degree with the direction of flow in the main pipe;

- e) The gradients of land drains, under-drainage as well as the bottom of dispersion trenches and soak ways should be between 1:300 and 1:400.
- f) Every septic tank shall be provided with ventilating pipe of at least 50 mm diameter. The top of the pipe shall be provided with a suitable cage of mosquito proof wire mesh. The ventilating pipe shall extend to a height which would cause no smell nuisance to any building in the area. Generally, the ventilating pipe may extend to a height of about 2 m. when the septic tank is at least 15 m. away from the nearest building and to a height of 2 m. above the top of the building when it is located closer than 15 meters.
- g) When the disposal of septic tank effluent is to seepage pit, the seepage pit may be of any suitable shape with the least cross sectional dimension of 90 cm. and not less than 100 cm in depth below the invert level of the inlet pipe. The pit may be lined with stone, brick or concrete blocks with dry open joints which should be backed with at least 7.5 cm. of clean coarse aggregate. The lining above the inlet level should be finished with mortar. In the case of pits of large dimensions, the top portion may be narrowed to reduce the size of the RCC cover slabs. Where no lining is used, especially near trees, the entire pit should be filled with loose stones. A masonry ring may be constructed at the top of the pit to prevent damage by flooding of the pit by surface run off. The inlet pipe may be taken down a depth of 90 cm from the top as an anti-mosquito measure; and
- h) When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm deep and 30 to 100 cm wide excavated to a slight gradient and shall be provided with 15 to 25 cm of washed gravel or crushed stones. Open jointed pipes placed inside the trench shall be made of unglazed earthenware clay or concrete and shall have minimum internal diameter of 75 to 100 mm. No dispersion trench shall be longer than 30 m and trenches shall not be placed closer than 1.8 m.

7.32. Structural Safety, Water Supply, Drainage and Sanitary Requirement, Outdoor Display and Other Services-

Building shall be planned, designed and constructed to ensure structural safety, water supply, drainage, sanitary requirement, outdoor display and other services etc. shall be as per National Buildings Code of India unless otherwise specified Part-10/11 of these regulations

7.33. Fire Protection Requirement-

All buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with the regulations mentioned in Part IX of these regulations and Part IV of Fire Protection of National Building Code of India and *Maharashtra Fire Prevention and Life Safety Measures Act, 2006*. unless otherwise specified in Part-8 of these regulations.

7.34. Additional requirements in case of Housing Schemes

Following amenities shall be provided in any housing scheme and shall be counted in FSI

- i) Fitness Centre, Crèche, society office cum letter box room, admeasuring area of about 20 sq.m.in scheme having minimum 100 flats and thereafter additional 20 sq.m. area for every 300flats.
- ii) Sanitary block for servants having maximum area of 3.00 sq.m. in schemes having minimum 100 flats and thereafter additional 3.00 sq.m. area for every 200 flats.
- iii) Drivers room of size 12 sq.m. with attached toilet in schemes having minimum 100 flats and thereafter additional 10 sq.m. area for every 300 flats.

In case of scheme having more than 1000 flats, the above amenities shall be reasonably provided keeping in view the above requirements

8. FIRE PROTECTION REQUIREMENTS

8.1. Fire protection requirements-

All buildings shall be planned, designed and constructed as per these regulations and to ensure fire prevention and fire safety measures required shall be done in accordance with provisions of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 as amended from time to time, and Part IV of Fire Protection of National Building Code of India (for the provisions which are not covered in these regulations.) In case of special buildings, the building schemes shall also be cleared by the Chief Fire Officer, Fire Brigade Department of the Corporation.

8.2. Construction materials

- i) All materials of constructions in load bearing elements, stairways and corridors and facades shall be non-combustible.
- ii) The interior finish materials shall not have a flame spread ability rating exceeding Class 1 (see 3.4.15.2 of Part 4 of National Building Code)
- iii) The internal walls or staircase shall be of brick or reinforced concrete with a minimum of 2 h. fire rating.
- iv) The staircase shall be ventilated to the atmosphere at each landing and a vent at the top; the vent openings shall be of 0.5sq.m in the external wall and the top. If the staircase cannot be ventilated, because of location or other reasons, a positive pressure 50 Pa shall be maintained inside. The mechanism for pressurizing the staircase shall operate automatically with the fire alarm. The roof of the shaft shall be 1 m. above the surrounding roof. Glazing or glass bricks, if used in staircase, shall have fire resistance rating of minimum 2h.

8.3. Lifts

General requirements of lifts shall be as follows:

- a) Walls of lift enclosures shall have a fire rating of 2 h; lifts shall have a vent at the top of area not less than 0.2sq.m.
- b) Lift motor room shall be located preferably on top of the shaft and separated from the shaft by the floor of the room.
- c) Landing doors in lift enclosures shall have a fire resistance of not less than 1h.
- d) The number of lifts in one row for a lift bank shall not exceed 4 and the total number of lifts in the bank (of two rows) shall not exceed 8. A wall of 2 h. fire rating shall separate individual shafts in a bank.
- e) Lift car door shall have a fire resistance rating of half an hour.
- f) Collapsible gates shall not be permitted for lifts and shall have solid doors with fire resistance of at least 1h.
- g) If the lift shaft and lobby is in the core of the building, a positive pressure between 25 and 30 Pa shall be maintained in the lobby and a positive pressure of 50 Pa shall be maintained in the lift shaft. The mechanism for pressurization shall act automatically with the fire alarm; it shall be possible to operate this mechanically also.
- h) Exit from the lift lobby, if located in the core of the building, shall be through a self-closing smoke stop door of half an hour fire resistance.
- i) Lifts shall not normally communicate with the basement; if, however, lifts are in communication, the lift lobby of the basements shall be pressurized as in (g), with self-closing door as in (h)

- k) Grounding switch (es), at ground floor level, shall be provided on all the lifts to enable the fire service to ground the lifts.
- l) Telephone or other communication facilities shall be provided in lift cars for building of 30 m. in height and above. Communication system for lifts shall be connected to fire control room for the building.
- m) Suitable arrangements such as providing slope in the floor of lift lobby, shall be made to prevent water used during fire-fighting, etc., at any landing from entering the lift shafts.
- n) A sign shall be posted and maintained on every floor at or near the lift indicating that in case of fire, occupants shall use the stairs unless instructed otherwise. The sign shall also contain a plan for each floor showing the locations of the stairways. Alternate source of power supply shall be provided for all the lifts through a manually operated change over switch.

8.4. Fire Lifts -

Following details shall apply for a fire lift:

- i) To enable fire services personnel to reach the upper floors with the minimum delay, one fire lift per 1200 sq.m. of floor area shall be provided and shall be available for the exclusive use of the firemen in an emergency.
- ii) The lift shall have a floor area of not less than 1.4 sq.m. It shall have loading capacity of not less than 545 kg (8 persons lift) with automatic closing doors of minimum 0.8 m. width.
- iii) The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire, that is, within the lift shaft. Lights and fans in the elevators having wooden panelling or sheet steel construction shall be operated on 24 V supply.
- iv) Fire-fighting lift should be provided with a ceiling hatch for use in case of emergency, so that when the car gets stuck up, it shall be easily openable.
- v) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand-still with door open.
- vi) The operation of a fire lift is by a simple toggle or two-button switch situated in a glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call-points will become inoperative and the lift will be on car control only or on a priority control device. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.
- vii) The words 'Fire Lift' shall be conspicuously displayed in fluorescent paint on the lift
- viii) Landing doors at each floor level.
- ix) The speed of the fire lift shall be such that it can reach the top floor from ground level within 1 minute.

8.5. Basements -

- i) Each basement shall be separately ventilated. Vents with cross-sectional area (aggregate) not less than 2.5 percent of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills or breakable stall board lights or pavement lights or by way of shafts. Alternatively, a system of air inlets shall be provided at basement floor level and smoke outlets at basement ceiling level. Inlets and extracts may be terminated at ground level with stall board or pavement lights as before, but ducts to convey fresh air to the basement floor level have to be laid.
- ii) Stall board and pavement lights should be in positions easily accessible to the fire brigade and clearly marked SMOKE OUTLET or AIR INLET with an indication of area served at or near the opening.

- iii) The staircase of basements shall be of enclosed type having fire resistance of not less than 2 h and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper storeys of the building and shall communicate with basement through a lobby provided with fire resisting self-closing doors of 1 h resistance. For travel distance, if the travel distance exceeds as given therein, additional staircases shall be provided at proper places.
- iv) In multi-storey basements, intake ducts may serve all basement levels, but each basement levels and basement compartment shall have separate smoke outlet duct or ducts. Ducts so provided shall have the same fire resistance rating as the compartment itself. Fire rating may be taken as the required smoke extraction time for smoke extraction ducts.
- v) Mechanical extractors for smoke venting system from lower basement levels shall also be provided. The system shall be of such design as to operate on actuation of heat / smoke sensitive detectors or sprinklers, if installed, and shall have a considerably superior performance compared to the standard units. It shall also have an arrangement to start it manually.
- vi) Mechanical extractors shall have an internal locking arrangement, so that extractors shall continue to operate and supply fans shall stop automatically with the actuation of fire detectors.
- vii) Mechanical extractors shall be designated to permit 30 air changes per hour in case of fire or distress call. However, for normal operation, air changes schedule shall be as given in Part 8, Building Services, Section 3. Air-conditioning, Heating and Mechanical Ventilation of National Building Code.
- viii) Mechanical extractors shall have an alternative source of supply.
- ix) Ventilating ducts shall be integrated with the structure and made out of brick masonry or reinforced cement concrete as far as possible and when this duct crosses the transformer area or electrical switchboard, fire dampers shall be provided.
- x) Use of basements for kitchens working on gas fuel shall not be permitted, unless air conditioned. The basement shall not be permitted below the ward block of a hospital/nursing home unless it is fully sprinkled. Building services such as electrical sub-stations, boiler rooms in basements shall comply with the provisions of the Indian Electricity Act / Rules.
- xi) If cut-outs are provided from basements to the upper floors or to the atmospheres, all sides cut-out openings in the basements shall be protected by sprinkler head at close spacing so as to form a water curtain in the event of a fire.
- xii) Openable windows on external wall shall be fitted with such locks that can be opened by a fireman's axe.
- xiii) All floors shall be compartmented with area not exceeding 750 sq.m. by a separation wall with 2 h fire rating, for floors with sprinklers the area may be increased by 50 percent. In long building, the fire separation walls shall be at distances not exceeding 40 m. For departmental stores, shopping centres and basements, the area may be reduced to 500 sq.m. for compartmentation. Where this is not possible, the spacing of the sprinklers, care should be taken to prevent spray from one sprinkler impeding the performance of an adjacent sprinkler head.
- xiv) It is essential to make provisions for drainage of any such water on all floors to prevent or minimize water damage of the contents. The drain pipes should be provided on the external wall for drainage of water from all floors. On large area floors, several such pipes may be necessary which should be spaced 30 m. apart. Care shall be taken to ensure that the construction of the drain pipe does not allow spread fire / smoke from floor to floor.

8.6. Service Ducts/Shafts

- i) Service ducts and shafts shall be enclosed by walls of 2 h and doors of 1 h. fire rating. All such ducts/shafts shall be properly sealed and fire stopped at all floor levels.
- ii) A vent opening at the top of the service shaft shall be provided having between one-fourth and one-half of the area of the shaft.

8.7. Refuse chutes

shall have opening at least 1 m. above roof level for venting purpose and they shall have an enclosure wall of non-combustible material with fire resistance of not less than 2 h. They shall not be located within the staircase enclosure or service shafts, or air-conditioning shafts inspection panel and doors shall be tight fitting with 1 h fire resistance; the chutes should be as far away as possible from exit.

8.8. Refuge Area

Provisions contained in Regulation no 7.30 shall apply for all buildings except multi-family dwellings.

8.9. Electrical services

Electrical Services shall conform to the following:

- i) The electric distribution cables / wiring shall be laid in a separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits;
- ii) Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electrical cables; use of bus ducts / solid rising mains instead of cables is preferred;
- iii) Separate circuits for fire-fighting pumps, lifts, staircases and corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fire in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed. Master switches controlling essential service circuits shall be clearly labeled;
- iv) The inspection panel doors and any other opening in the shaft shall be provided with air-tight fire doors having fire resistance of not less than 2 h;
- v) Medium and low voltage wiring running in shafts and within false ceiling shall run in metal conduit. Any 230 V wiring for lighting or other services above false ceiling shall have 660 V grade insulation. The false ceiling including all fixtures used for its suspension, shall be of non-combustible material and shall provide adequate fire resistance to the ceiling in order to prevent spread of fire across ceiling. Reference may be made to good practice;
- vi) An independent and well ventilated service room shall be provided on the ground level or first basement with direct access from outside or from the corridor for the purpose of termination of electric supply from the licensee's service and alternative supply cables. The doors provided for the service room shall have fire resistance of not less than 2h.
Note: If service room is located at the first basement, it should have automatic fire extinguishing system.
- vii) If the licensee agree to provide meters on upper floors, the licensee's cable shall be segregated from consumers' cable by providing a partition in the duct. Meter rooms on upper floors shall not open into staircase enclosures and shall be ventilated directly to open air outside; and
- viii) Suitable circuit breakers shall be provided at the appropriate points.

8.10. Gas supply

Gas supply shall conform to the following:-

- i) Town Gas / L.P. Gas Supply Pipes – Where gas pipes are run in buildings, the same shall be run in separate shafts exclusively for this purpose and these shall be on external walls, away from the staircases. There shall be no interconnection of this shaft with the rest of the floors. LPG distribution pipes shall always be below the false ceiling. The length of these pipes shall be as

short as possible. In the case of kitchen cooking range area, apart from providing hood, covering the entire cooking range, the exhaust system should be designed to take care of 30 cu.m. per minute per sq.m. of hood protected area. It should have grease filters using metallic grill to trap oil vapours escaping into the fume hood.

Note:- For detailed information on gas pipe installations, reference may be made to Para.9, Plumbing Services, Section 3 Gas Supply, of National Building Code of India.

- ii) All wiring in fume hoods shall be of fibreglass insulation. Thermal detectors shall be installed into fume hoods of large kitchens for hotels, hospitals and similar areas located in high rise buildings. Arrangements shall be made for automatic tripping of the exhaust fan in case of fire. If LPG is used, the same shall be shut off. The voltage shall be of 24 V or 100 V dc operated with the external rectifier. The valve shall be of the hand re-set type and shall be located in an area segregated from cooking ranges. Valves shall be easily accessible. The hood shall have manual facility for steam or carbon dioxide gas injection, depending on duty condition; and
- iii) Gas meters shall be housed in a suitably constructed metal cupboard located in a well-ventilated space, keeping in view the fact that LPG is heavier than air and town gas is lighter than air.

8.11. Illumination of Means of Exit

Staircase and corridor lights shall conform to the following:

- i) All wires and other accessories used for emergency light shall have fire retardant property. The staircase and corridor lighting shall be on separate circuits and shall be independently connected so as it could be operated by one switch installation on the ground floor easily accessible to fire-fighting staff at any time irrespective of the position of the individual control of the light points, if any. It should be of miniature circuit breaker type of switch so as to avoid replacement of fuse in case of crisis;
- ii) Staircase and corridor lighting shall also be connected to alternative supply. The alternative source of supply may be provided by battery continuously trickle charged from the electric mains;
- iii) Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installed in the staircase and the corridor does not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand-by supply.
- iv) Emergency lights shall be provided in the staircase and corridor; and

8.12. A stand-by electric generator

- i) A **stand-by electric generator** shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump, pressurization fans and blowers, smoke extraction and damper systems in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machines and circuits stated above simultaneously. If the stand-by pump is driven by diesel engine, the generator supply need not be connected to the stand-by pump.
- ii) Where parallel HV / LV supply from a separate sub-station is provided with appropriate transformer for emergency, the provision of generator may be waived in consultation with the Authority.

8.13. Transformers

Transformers shall conform to the following:-

- i) A sub-station or a switch-station with oil filled equipment shall not be located in the building. The sub-station structure shall have separate fire resisting walls/surroundings and shall necessarily be located at the periphery of the floor having separate access from fire escape

staircase. The outside walls, ceiling, floor, openings including doors and windows to the sub-station area shall be provided with a fire resisting door of 2 h fire rating. Direct access to the transformer room shall be provided, preferably from outside fire escape staircase.

- ii) The sub-station area needs to be maintained at negative air pressures and area in sub-station shall not be used as storage / dump areas.
- iii) When housed inside the building, the transformer shall be of dry type and shall be cut off from the other portion of premises by walls/ doors / cut-outs having fire resistance rating of 4h.

8.14. Air-conditioning

Air-conditioning shall conform to the following:

- i) Escape routes like staircases, common corridors, lift lobbies, etc. shall not be used as return air passage.
- ii) The ducting shall be constructed of substantial gauge metal in accordance with good practice.
- iii) Wherever the ducts pass through fire walls or floors, the opening around the ducts shall be sealed with materials having fire resistance rating of the compartment.
- iv) Where duct crosses a compartment which is fire rated, the ducts shall be fire rated for same fire rating. Further depending on services passing around the duct work, which may get affected in case of fire temperature rising, the ducts shall be insulated.
- v) As far as possible, metallic ducts shall be used even for the return air instead of space above the false ceiling.
- vi) Where plenum is used for return air passage, ceiling and its fixtures shall be of non-combustible material.
- vii) The materials used for insulating the duct system (inside or outside) shall be of non-combustible material. glass wool shall not be wrapped or secured by any material of combustible nature.
- viii) Area more than 750 sq.m. on individual floor shall be segregated by a fire wall and automatic fire dampers for isolation shall be provided.
- ix) Air ducts serving main floor areas, corridors, etc. shall not pass through the staircase enclosure.
- x) The air-handling units shall be separate for each floor and air ducts for every floor shall be separated and in no way inter-connected with the ducting of any other floor.
- xi) If the air-handling unit serves more than one floor, the recommendations given above shall be complied with in addition to the conditions given below:
- xii) Proper arrangements by way of automatic fire dampers working on smoke detector / or fusible link for isolating all ducting at every floor from the main riser shall be made.
- xiii) When the automatic fire alarm operates, the respective air-handling units of the air-conditioning system shall automatically be switched off.
- xiv) The vertical shaft for treated fresh air shall be of masonry construction.
- xv) The air filters of the air-handling units shall be of non-combustible materials.
- xvi) The air-handling unit room shall not be used for storage of any combustible materials.
- xvii) Inspection panels shall be provided in the main trunking to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.
- xviii) No combustible material shall be fixed nearer than 150 mm to any duct unless such duct is properly enclosed and protected with non-combustible material (glass wool or spyglass with neoprene facing enclosed and wrapped with aluminium sheeting) at least 3.2 mm thick and which would not readily conduct heat.
- xix) **Fire Dampers:-**
 - a. These shall be located in conditioned air ducts and return air ducts/ passages at the following points:
 - i) At the fire separation wall.
 - ii) Where ducts/passages enter the central vertical shaft.
 - iii) Where the ducts pass through floors.

- iv) At the inlet of supply air duct and the return air duct of each compartment on every floor.
- b. The dampers shall operate automatically and shall simultaneously switch off the air-handling fans. Manual operation facilities shall also be provided. (Note- For blowers, where extraction system and duct accumulators are used, dampers shall be provided).
- c. Fire/smoke dampers (for smoke extraction shafts) for buildings more than 24 m in height.
 - i) For apartment houses in non-ventilated lobbies / corridors operated by fusible link / smoke detectors and with manual control.
 - ii) For other buildings on operation of smoke detection system and with manual control.
- d. Automatic fire dampers shall be so arranged as to close by gravity in the direction of air movement and to remain tightly closed on operation of a fusible link / smoke detector.

8.15. Boiler and boiler rooms

Provisions of boiler and boiler rooms shall conform to Indian Boiler Act. Further, the following additional aspects may be taken into account in the location of boiler room:

- a. The boilers shall not be allowed in sub-basement, may be allowed in the basements away from the escape routes.
- b. The boilers shall be installed in a fire resisting room of 4 h fire resistance rating and this room shall be situated on the periphery of the basement. Catch-pits shall be provided at the low level.
- c. Entry to this room shall be provided with a composite door of 2 h fire resistance.
- d. The boiler room shall be provided with fresh air inlets and smoke exhausts directly to the atmosphere.
- e. The furnace oil tank for the boiler, if located in the adjoining room shall be separated by fire resisting wall of 4 h rating. The entrance to this room shall be provided with double composite doors. A curb of suitable height shall be provided at the entrance in order to prevent the flow of oil into the boiler room in case of tank rupture.
- f. Foam inlets shall be provided on the external walls of the building near the ground level to enable the fire services to use foam in case of fire.

8.16. First-aid and fire-fighting appliances.

The first-aid fire-fighting equipment shall be provided on all floors, including basements lift rooms, etc. in accordance with good practice in consultation with the Authority.

8.17. Fire alarm system:

- i) All buildings with heights of 15 m or above shall be equipped with manually operated electrical fire alarm (MOEFA) system automatic fire alarm system in accordance with good practice. However, apartment buildings between 15 m and 30 m in height may be exempted from the installation of automatic fire alarm system provided the local fire brigade is suitably equipped for dealing with fire in a building of 15 m in height or above and in the opinion of the Authority, such building does not constitute a hazard to the safety of the adjacent property or occupants of the building itself.
- ii) Manually operated electrical fire alarm system shall be installed in a building with one or more call boxes located at each floor. The call boxes shall conform of good practice.
- iii) The installation of call boxes in hostels and such other places where these are likely to be misused shall as far as possible be provided. Location of call boxes in dwelling units shall preferably be inside the building.

8.18. Lightning protection of buildings:-

The lightning protection for buildings shall be provided as given in Para.8 _Building Services, Section 2, and Electrical Installations of National Building Code of India.

8.19. Fire control room:-

For all buildings 15 m in height or above and apartment buildings with a height of 30 m and above, there shall be a control room on the entrance floor of the building with communication system (suitable public address system) to all floors and facilities for receiving the message from different floors. Details of all floor plans along with the details of fire-fighting equipment and installations shall be maintained in the fire control room. The fire control room shall also have facilities to detect the fire on any floor through indicator board connections; fire detection and alarm systems on all floors. The fire staff in-charge of the fire control room shall be responsible for the maintenance of the various services and fire-fighting equipment and installations in co-ordination with security, electrical and civil staff of the building.

8.20. Fire officer for hotels, business and mercantile buildings with height more than 30 m

A qualified Fire Officer with experience of not less than 3 years shall be appointed who will be available on the premises.

The Fire Officer shall:

- i) Maintain the fire-fighting equipment in good working condition at all times,
- ii) Prepare fire orders and fire operational plans and get them promulgated,
- iii) Impart regular training to the occupants of the buildings in the use of fire-fighting equipment's provided on the premises and keep them informed about the fire emergency evacuation plan,
- iv) Keep proper liaison with City Fire Brigade, and
- v) Ensure that all fire precautionary measures are observed at the times.

Note: Competent Authority having jurisdiction may insist on compliance of the above rule in case of buildings having very large areas even if the height is less than 30 m.

8.21. Housekeeping:-

To eliminate fire hazards, good housekeeping, both inside and outside the building, shall be strictly maintained by the occupants and / or the owner of the building.

8.22. Fire drills and fire orders:-

Fire notices/orders shall be prepared to fulfill the requirements of fire-fighting and evacuation from the buildings in the event of fire and other emergency. The occupants shall be made thoroughly conversant with their actions in the event of emergency, by displaying fire notices at vantage points and through regular training. Such notices should be displayed prominently in broad lettering.

For guidelines for fire drills and evacuation procedures for high-rise buildings, Annexure E of National Building Code of India may be referred.

8.23. Compartmentation:-

The building shall be suitably compartmentalized so that fire/smoke remain confined to the area where fire incident has occurred and does not spread to the remaining part of the building.

8.24. Materials for interior decoration / furnishing

The use of materials, which are combustibile in nature and may spread toxic fume / gases should not be used for interior decoration / furnishing, etc.

For various types of occupancies, requirements given in NBC, Part IV shall be followed.



9. QUALIFICATION TO THE TECHNICAL PERSONS

9.1. General-

The qualifications of the technical personnel and their competence to carry out different jobs for building permit and supervision for the purpose of licensing by the Authority shall be as given in Regulation No. 9.2 to 9.4.

9.2. Architect

Qualifications- The Architect must have degree in architecture from recognized college/university and minimum of two years of experience in practice of architecture.

Registration: The Architect shall be registered with the Council of Architecture, India issued as per the provisions of Architects Act, 1972.

Duties

To design and carry out work related to development permission as given below and to submit

- a) All plans/documents/information/area certification and other details as specified in DCR connected with development permission.
- b) Work start notice, certificate of plinth completion, certificate of supervision, completion certificate for buildings with plan.

Responsibilities

The Architect/ Licensed Surveyor shall be responsible for designing the building in conformity with these Regulations, for authentication of documents submitted and for ensuring that the development is carried out as per approved plans, else get amended plans approved and intimating the Authority.

9.3. Engineer and Structural Engineer

A) Engineer –

Qualifications-

- i) The qualifications for Licensing Engineer will be the corporate membership (Civil) of the Institution of Engineers or such Degree or Diploma in Civil or Structural Engineering or equivalent;
- ii) Diploma in Civil Engineering or equivalent, having experience of 10 years in the field of land and building planning.

Competence- To carry out work related to development permission as given below and shall be entitled to submit-

- (a) All plans and related information connected with development permission.
- (b) Structural details and calculations for building on plot upto 500 sq.m. and upto 3 storeys or 11 m. height, and
- (c) Certificate of supervision and completion for all building.

B) Structural Engineer -

Qualifications-

- i) The minimum qualification for a structural Engineer shall be Graduate in Civil Engineering of recognized Indian or Foreign University or Associate Membership in Civil Engineering Division of Institution of Engineers (India) and with minimum 3 years' experience in Structural Engineering practice with designing and field work.

- ii) The 3 years of experience shall be relaxed to 2 years in the case of post graduate degree of recognized Indian or Foreign University in the branch of structural Engineering. In case of Doctorate in Structural Engineering, the experience require would be 1 year.

Registration

The Structural Engineer shall have valid license issued as per the procedure adopted by the corporation.

Duties

To carry out work related to development permission as given below and to submit

- a. All structural plans and related information connected with development permission
- b. Structural details and calculation of all parts of buildings
- c. Certificate of plinth completion, Certificate of supervision and completion certificate for building with completion plans.
- d. Structural Inspection audit of existing buildings

Responsibilities

The structural engineer shall be responsible for the structural safety and stability as specified in part 10 of these regulations. He shall ensure that the development is as per the structural requirements given by him. Further, the structural design given shall match with approved plans. If he notices any difference he shall be responsible for intimating the Authority.

9.4. Site Supervisor:

Qualification

The "Site Supervisor" must hold a diploma in Civil/ Construction Engineering or any other qualification in the field of Civil Engineering recognized by the board / universities in Maharashtra. The "Site Supervisor" must have a minimum of two years of experience in Supervision of building works.

Registration

The Site Supervisor shall be registered with the Municipal Corporation with the valid license issued as per the procedure adopted by the corporation.

Duties

To carry out work in accordance with the development permission and approved plans and to submit Certificate of supervision of buildings and to carry out material testing on site and ensuring the quality of work as per the specifications, NBC & relevant Code of Practice.

Responsibilities

The Site Supervisor shall be responsible for the workmanship and material quality and tests of material required in development carried out on site. The failure of test results shall be intimated to the corporation. He shall ensure that the development is as per the structural design and approved plans and If he notices any deviation he shall be responsible for intimating the Authority.

9.5. Duties and Responsibilities of Licensed Technical Personnel:

The duties and responsibilities of licensed technical Personnel shall be as follows:-

- i) It will be incumbent on every licensed Technical personnel, in all matters in which he may be professionally consulted or engaged, to assist and co-operate with the Commissioner of the Municipal Corporation and other Officers in carrying out and enforcing the provisions of Maharashtra Regional & Town Planning Act, 1966 and of any regulations for the time being in force under the same.
- ii) Every licensed Technical Personnel shall in every case in which he may be professionally consulted or engaged, be responsible, so far as his professional connection with such case extends, for due compliance with the provisions of Maharashtra Regional & Town Planning Act,

1966 and the Maharashtra Municipal Corporations Act, 1949 and of any regulations for the time being in force under the said Act, or such of them as may respectively be applicable to the circumstances of the particular case and in particular it will be obligatory on him to satisfy himself that a qualified and competent Mastery or Inspector of Works is constantly employed and present on the work to supervise the execution of all work and to prevent the use of any defective material therein and the improper execution of any such work.

- iii) In every case in which a Licensed Technical Personnel is professionally concerned in connection with any building or work upon any premises designed or intended to be used for any purposes in respect of which the written permission or license of the Commissioner is prescribed by the said Act at a necessary condition to the establishment or use of such premises for such purpose, it shall be incumbent on such Licensed Technical personnel, so far as his professional connection with such case extends, to see that all conditions prescribed by the said Act, or by any rule for the time being in force there under, in respect or premises designed or intended to be applied to such use, are duly fulfilled or provided for.
- iv) When Licensed Technical Personnel ceases to be in the employment for the development work, he shall report the fact forthwith to the Commissioner.



10. STRUCTURAL DESIGN, STABILITY AND STRUCTURAL AUDIT

10.1. General:

The structural design of foundations, elements made of masonry, timber, plain concrete, reinforced concrete and structural steel shall be carried out in accordance with Part 6. Structural design Section 1-Loads, courses and effects, Section 2- Soils and Foundation, Section 3—Timber and Bamboo, Section 4-Masonry, Section 5-Concrete, Section 6-Steel, Section-7 Prefabrication, systems building and mixed / composite construction of National Building Code of India, amended from time to time. Structural design and stability report shall be compulsory for all new buildings. Also the periodic structural inspection / audit of existing buildings shall be necessary. The licensed structural engineer shall be authorized to do the structural design and audit of the existing buildings. Following are the qualification, competency, scope and responsibility for the licensed structural engineer

	A) Structural Design & Stability for new building	B) Structural audit of existing buildings
1	Structural design and stability report shall be compulsory for all new buildings.	<p>1) The periodic structural inspection audit shall be necessary to all existing buildings <i>except</i>, detached houses, semi-detached houses, apartments which are used solely as places of residence, mix use occupancies less than G+ 1 storey and temporary buildings.</p> <p>2) <i>Periodic Duration for structural Audit</i>- The periodic structural inspection audit shall be carried out on the following frequency:</p> <p>a) After every <i>15 years</i> for buildings of Detached houses, semi-detached houses, apartments which are used solely as places of residence, mix use</p> <p>b) After every <i>10 years</i> for all other buildings like institutional, commercial, hospital, assembly, etc. and buildings excluded as mentioned in (a).</p>
6	<p>The comprehensive scope of work and the services of the structural engineer at various stages are mentioned below. The records for these stages shall be created using standardized formats.</p> <p>i) Planning and structural design -All the structural members shall be design considering the seismic zone factor and based on design that the earthquake is</p>	<p>The <i>Scope of structural investigation /inspection</i> consists of the following. The structural engineer is expected to carry out, with reasonable diligence, a inspection of:</p> <p>a) the condition of the structure of the building in which he has to identify the types of structural defects , to identify any signs of</p>

<p>expected to occur at least once during the design life of structure and it shall be carried out in accordance with the Part 6- Structural Design -Section I -of NBC-2005. To perform well in an earthquake, a building should possess four main attributes, namely, simple and regular configuration and adequate lateral strength, stiffness and ductility. For the purpose of resistant design of building seismic zone and seismic factor shall be taken into consideration.</p> <p>The basic requirements of a good and efficient structural design are that it should be safe, durable, easy to construct, functionally and aesthetically good and reasonable in cost. The structural engineer must acquire and record all necessary information prior to starting the actual design. In case of a subsequent information/addition/ modification, the same should be recorded with the date on which the information was furnished and the stage or status of work on that date.</p> <p>Methodology - The structural designer shall acquire and record the requirements of the project as a whole, prepare the "structural design data" sheet, get the same confirmed in writing and store it as a permanent record. • Visit the construction site, if necessary, to get acquainted with the local conditions and surroundings. • Advise/ initiate at the client's expense soil investigation, if considered necessary to decide upon the type of foundation to be adopted. • Examine applicable codes and standards for fulfilling his scope of work. • Prepare, if necessary, preliminary draft sketches and notes on structural work for the understanding of the requirements by the client/ architect. • Discuss the draft sketches, notes and outline with the client/architect and make modifications, if necessary, within the framework of the codes and good practice, to satisfy the requirements of the work. • Prepare a sketched scheme and estimate the cost, with sufficient details for the purpose of tender and for proceeding to the stage of working drawing. Obtain written approval from clients/architects for the sketch scheme and the estimation of cost.</p> <p>ii) Structural working drawings- Drawings are a means of communication for transforming the design concepts and specifications into actual work. Hence, the</p>	<p>structural distress and deformation , to identify any signs of material deterioration;</p> <p>b) the loading on the structure of the building in which he has to identify any deviation from intended use, misuse and abuse which can result in overloading;</p> <p>c) any addition or alteration works affecting the structure of the building in which he has to identify any addition or alteration works which can result in overloading or adverse effects on the structure.</p> <p>Methodology -</p> <p><i>Audit Report by Licensed Structural Engineer-</i> A report produced by the structural engineer on above <i>scope of work</i> is expected to be professional, clear and conclusive. The report should reflect the fact that the structural engineer had carried out the inspection in a professional manner with reasonable diligence expected of him as a professional engineer. A well-prepared and professional report is demonstrated by the engineering views, assessment, judgment, conclusion and follow-up recommendations put forth based on the observations. Such a report is also useful for the owner as a maintenance record for any follow-up. The following is the content to be consider by the Structural Engineer for their scope of the work and for preparation of the report</p> <p>a) General Information of the Building-</p> <ul style="list-style-type: none"> - Name and address of the building - Number of storeys in each block of building - Description of main usage of the building - Maintenance history of the building, if known <p>b) Structural System of the Building</p> <ul style="list-style-type: none"> - Description of the structural forms, systems and materials used in different parts of the building e.g. reinforced concrete, pre-stressed concrete, steel, etc.
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<p>content, organization and presentation of structural drawings should preferably be on the following lines</p> <p><i>Methodology-</i> The set of structural drawings should consist of general arrangement (GA) drawings and other detailed drawings deriving reference from the GA drawings with key plans. • The drawings should be prepared in a standardized manner and should have distinctly unique numbers for reference. • As far as possible, the drawings should be drawn to scale. • More intricate details should be depicted in bigger scales. • The drawings should have adequate notes, sectional details, brief material specifications (concrete mixes, etc), leg- end, references to other relevant drawings and judicious use of hatching and shading. • Wherever applicable, the drawings may contain bar bending schedules and bill of quantities. • Whenever revisions are incorporated, the drawings should clearly indicate the revision number near the drawing number. The date and nature of revision should be listed in the table for revisions and changes/ alterations should be predominantly marked with the revision number. • Whenever drawings are released for a certain purpose, the date of release and the purpose should be stamped on the prints.</p>	<p>- Description of the soil condition and foundation system, if known</p> <p>- Identification critical structures and structures without redundancies (e.g. transfer girders, slender columns, cantilever structures, long span structures, cable structures, etc.)</p> <p>c) Diary and Scope of the Visual Inspection</p> <p>- Dates of inspection for different parts of the buildings</p> <p>- Description of any areas not covered by the visual inspection, the reasons and an assessment of whether such areas are critical to overall structural integrity of the building.</p> <p>d) Survey of Loading on the Building Structure</p> <p>- Records of and comments on the observations on the loading conditions, indicating the usage at different parts of the building and identifying any misuse, abuse or deviation from intended use. Special attention to be paid to industrial buildings (eg. factories and warehouses).</p> <p>- State whether existing usage and loading condition is compatible with the intended purpose of the structure.</p> <p>- State whether any misuse, abuse or deviation from intended use has given rise to excessive loading which can adversely affect the building structure.</p> <p>- Where there is deviation from its intended use resulting in overloading or supporting higher design imposed load, the need for further design check on structural adequacy and display of allowable imposed loading signage shall be recommended in the inspection report.</p> <p>e) Survey of Addition or Alteration Works to Building Structure</p> <p>- Records of and comments on the findings of any addition and alteration works to the building structure. Such information can be obtained by visual inspection, engineering judgment, interviewing the management corporation, owners and users, and checking the drawings if available to the engineer.</p>
<p>iii) Quality assurance- For quality assurance, the structural engineer may undertake the following</p>	<p>- State whether existing usage and loading condition is compatible with the intended purpose of the structure.</p> <p>- State whether any misuse, abuse or deviation from intended use has given rise to excessive loading which can adversely affect the building structure.</p> <p>- Where there is deviation from its intended use resulting in overloading or supporting higher design imposed load, the need for further design check on structural adequacy and display of allowable imposed loading signage shall be recommended in the inspection report.</p> <p>e) Survey of Addition or Alteration Works to Building Structure</p> <p>- Records of and comments on the findings of any addition and alteration works to the building structure. Such information can be obtained by visual inspection, engineering judgment, interviewing the management corporation, owners and users, and checking the drawings if available to the engineer.</p>
<p><i>Methodology-</i> Initially formulate a control and reporting mechanism for the structural part and also specify the types of tests for materials and items (such as concrete cube tests) and stipulate their frequency. Insist on continuous superintendence of work and maintenance of proper records by the contractor. Check the reports periodically.</p>	<p>Hold an educative workshop at the site to explain to the contractors and other agencies the salient features of the specifications and execution of work, watch points, the structural drawings, procedures of preparing memos, recording the progress of work, etc.</p>

<p>Check and approve shop drawings, schemes and formwork submitted by contractors with respect to special watch points, for example, large span beams and camber, floors at heights, etc.</p> <p>Visit the site, as and when necessary, to inspect if the structural work is being executed in general accordance with his drawings and specifications.</p> <p>The important stages for inspection may be:</p> <p>approval of foundation strata and founding level</p> <p>typical footings, foundations, stub columns below ground level plinth beams, lift well and columns in ground/ stilts floor checking of reinforcement for floor slabs/ systems and such important stages inspection of large span/ heavily loaded beams, tall columns, cantilever staircases, etc. checking of reinforcement of water tanks and lift machine room typical members of structural steel structures such as stanchion, truss, gantry girder, etc.</p> <p>Continuous supervision is not a part of the scope undertaken by the structural engineer and his inspection alone cannot guarantee that the work is carried out strictly in accordance with his drawings and specifications.</p>	<p>- State whether any addition and alteration works have given rise to excessive loading or other adverse effects on the building structure.</p> <p>- Recommendations on any remedial actions to be taken by the owners e.g. the need for the removal of the addition and alteration works.</p> <p>f) Survey of Signs of Structural Defects, Damages, Distress, Deformation or Deterioration</p> <p>- Records of observations of any signs of structural defects, damages, distress, deformation or deterioration e.g. cracks, excessive deflection, connection failure, instability, floor settlement, foundation settlement, tilt, spalling concrete, corrosion of steel, termite infestation, dry & wet rot timber, etc. This could entail judicious removal of plaster or architectural finishes to establish the underlying structural condition. The seriousness of any structural defects should be assessed.</p> <p>-Comments on the extent, possible causes and assessment of the seriousness of these identified problems.</p> <p>g) Assess whether the identified problems are:</p> <p>- Defects of no structural significance</p> <p>- Defects requiring remedial action and/or monitoring</p> <p>- Suspected defects of structural significance requiring full structural investigation and immediate action</p> <p>-Recommendations on remedial actions and/or monitoring necessary to ensure the structural stability and integrity of the building.</p> <p>- Where there are signs of termite attack on timber structures the engineer shall recommend the owner to carry out inspection and treatment by an anti-termite specialist and obtain the certificate of termite treatment accordingly.</p> <p>- If there are signs of significant structural problems, the engineer shall make recommendations for a full structural investigation to be carried out without further delay.</p>
<p>iv) Quantity control -Whenever quantity estimation or cost estimation is included in the scope of his work, a structural engineer should keep in mind the following.</p> <p>Methodology-</p> <p>Whenever quantity estimation or cost estimation is included in the scope of his work, a structural engineer should keep in mind the following. • The bill of quantities and cost estimates of structural and other related items (such as excavation, plain concrete bed- ding under the footings, etc.) only shall be included in his scope. • His commitment shall be for the quantities rather than their costs since cost can vary with time. • His quantities will be for the structural design based on the original design parameters and if revisions and deviations are likely to influence the quantities significantly, the structural engineer should bring this fact to the notice of his client. • Certain quantities are subject to marginal change during the execution due to their obvious uncertainty at the stage of design, for example, excavation, pile foundation, etc. • Certain architectural requirements or other stipulations (such as elevational features, restricting beam</p>	<p>Contractors with respect to special watch points, for example, large span beams and camber, floors at heights, etc.</p> <p>Visit the site, as and when necessary, to inspect if the structural work is being executed in general accordance with his drawings and specifications.</p> <p>The important stages for inspection may be:</p> <p>approval of foundation strata and founding level</p> <p>typical footings, foundations, stub columns below ground level plinth beams, lift well and columns in ground/ stilts floor checking of reinforcement for floor slabs/ systems and such important stages inspection of large span/ heavily loaded beams, tall columns, cantilever staircases, etc. checking of reinforcement of water tanks and lift machine room typical members of structural steel structures such as stanchion, truss, gantry girder, etc.</p> <p>Continuous supervision is not a part of the scope undertaken by the structural engineer and his inspection alone cannot guarantee that the work is carried out strictly in accordance with his drawings and specifications.</p>

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	<p>widths to match the wall widths and beam depth to match the lintel level, disallowing columns at certain locations, etc.) can have very significant influence on the structural quantities. The structural engineer should bring this fact to the notice of his client. • The requirements of flexibility (for ex- ample, combining two neighbouring apartments, converting toilets, etc.) or future extensions (for example, additional floors) can also have significant influence on the structural quantities. The structural engineer should bring this fact to the notice of his client.</p>	<p>h) Survey of retaining walls and slope protection structures (eg. soil nails, ground anchors, shotcrete slope)</p> <ul style="list-style-type: none">- Evidence of wall movement, inadequate surface drainage, unintended imposed loading behind wall, corrosion of anchor blockhead, spalling of shotcrete protection, tension cracks, presence of big trees nearby etc. <p>i) Survey of safety barriers (eg. parapets and railings)</p> <ul style="list-style-type: none">- Signs of corrosion, excessive deflection, spalling, cracks, etc. observed on safety barriers particularly those in buildings where large crowds are expected (eg. shopping malls, institutional buildings, sport halls, stadiums, theatres, etc.) <p>j) Other Surveys or Checks Carried Out</p> <ul style="list-style-type: none">- Presence of heavy suspended fixtures in crowded locations, such as heavy false ceilings over high human-traffic areas like food courts, lobbies etc.- Records of and comments on any known maintenance problems and previous rectification carried out on the building structure. Useful plans, sketches, photographs and tabulations could also be included to illustrate the findings of the inspection; <p>k) Conclusions</p> <ul style="list-style-type: none">- Conclusions on the structural condition shall include conclusions on loading conditions; addition and alteration works; structural defects, damage, distress, deformation, deterioration; and overall structural integrity and stability. <p>l) Sketches, Plans and Photographs</p> <ul style="list-style-type: none">- All sketches, plans and photographs should have proper titles, explanations and cross-references to the main body of the report.- Although photographs are often used by structural engineers as a record of their inspections, the entire collection of photographs should not be submitted indiscriminately, e.g. photographs of non-structural elements with no defects. <p>m) Structural Engineer's Endorsement and Standard Certification</p>
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	<p>- The report shall be signed and endorsed on the first and last page by the Structural Engineer appointed to carry out the inspection as follows.</p>	<p>i) The structural engineer who is appointed by the building owner is expected to carry out a comprehensive visual inspection that relies largely on his professional engineering assessment, judgment and advice. He shall exercise reasonable diligence and take active and personal interest in the planning and carrying out of the inspection of the building.</p> <p>ii) The responsibility of the structural engineer shall be commensurate with the scope of work agreed between him and his client. The structural engineer shall be liable if he fails to exercise all reasonable skill, care and diligence in the discharge of his duties.</p> <p>iii) It will be incumbent on every licensed structural engineer in all matters in which he may be professionally consulted or engaged to assist or co-operate with the Commissioner in carrying out and enforcing the provisions of Maharashtra municipal Corporations Act, 1949 & MRTP Act, 1966 and of any regulations or rules for the time being in force under this Act.</p> <p>iv) The structural engineer shall be responsible for not following codes of practice and stipulations, which are mandatory during the stage of structural design. He will also have the liability towards the safety or stability of the structure for the stipulations which may be mandatory when the structure was designed.</p> <p>v) Every licensed Technical Personnel shall in every case in which he may be professionally consulted or engaged, be responsible, so far as his professional connection with such case extends, for due compliance with the provisions of Maharashtra Regional & Town Planning Act, 1966 and the BPMP Act 1949 and of any regulations for the time being in force under the said Act, or such of them as</p>
<p>Responsibility</p>	<p>i) The structural engineer who is appointed by the building owner is expected to carry out a comprehensive visual inspection that relies largely on his professional engineering assessment, judgment and advice. He shall exercise reasonable diligence and take active and personal interest in the planning and carrying out of the inspection of the building.</p> <p>ii) The responsibility of the structural engineer shall be commensurate with the scope of work agreed between him and his client. The structural engineer shall be liable if he fails to exercise all reasonable skill, care and diligence in the discharge of his duties.</p> <p>iii) It will be incumbent on every licensed structural engineer in all matters in which he may be professionally consulted or engaged to assist or co-operate with the Commissioner in carrying out and enforcing the provisions of Maharashtra municipal Corporations Act, 1949 & MRTP Act, 1966 and of any regulations or rules for the time being in force under this Act.</p> <p>iv) The structural engineer shall be responsible for not following codes of practice and stipulations, which are mandatory during the stage of structural design. He will also have the liability towards the safety or stability of the structure for the stipulations which may be mandatory when the structure was designed.</p> <p>v) Every licensed Technical Personnel shall in every case in which he may be professionally consulted or engaged, be responsible, so far as his professional connection with such case extends, for due compliance with the provisions of Maharashtra Regional & Town Planning Act, 1966 and the BPMP Act 1949 and of any regulations for the time being in force under the said Act, or such of them as may respectively be applicable to the circumstances of the particular case and in particular it will be obligatory on him to satisfy himself that a qualified and competent Masterly or Inspector of Works is constantly employed and present on</p>	<p>i) The structural engineer who is appointed by the building owner is expected to carry out a comprehensive visual inspection that relies largely on his professional engineering assessment, judgment and advice. He shall exercise reasonable diligence and take active and personal interest in the planning and carrying out of the inspection of the building.</p> <p>ii) The responsibility of the structural engineer shall be commensurate with the scope of work agreed between him and his client. The structural engineer shall be liable if he fails to exercise all reasonable skill, care and diligence in the discharge of his duties.</p> <p>iii) It will be incumbent on every licensed structural engineer in all matters in which he may be professionally consulted or engaged to assist or co-operate with the Commissioner in carrying out and enforcing the provisions of Maharashtra municipal Corporations Act, 1949 & MRTP Act, 1966 and of any regulations or rules for the time being in force under this Act.</p> <p>iv) The structural engineer shall be responsible for not following codes of practice and stipulations, which are mandatory during the stage of structural design. He will also have the liability towards the safety or stability of the structure for the stipulations which may be mandatory when the structure was designed.</p> <p>v) Every licensed Technical Personnel shall in every case in which he may be professionally consulted or engaged, be responsible, so far as his professional connection with such case extends, for due compliance with the provisions of Maharashtra Regional & Town Planning Act, 1966 and the BPMP Act 1949 and of any regulations for the time being in force under the said Act, or such of them as</p>

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<p>the work to supervise the execution of all work and to prevent the use of any defective material therein and the improper execution of any such work.</p> <p>v) In every case in which a Licensed Technical Personnel is professionally concerned in connection with any building or work upon any premises designed or intended to be used for any purposes in respect of which the written permission or license of the Commissioner is prescribed by the said Act at a necessary condition to the establishment or use of such premises for such purpose, it shall be incumbent on such Licensed Technical Personnel, so far as his professional connection with such case extends, to see that all conditions prescribed by the said Act, or by any rule for the time being in force there under, in respect of premises designed or intended to be applied to such use, are duly fulfilled or provided for.</p> <p>vi) The liability of the structural engineer shall expire at <i>thirty years</i> from the date of issue of the stability certificate.</p> <p>vii) The structural engineer shall carry out supervision / Checking at every stage of casting of civil work i.e at casting of foundation, plinth, column and beams and at the time of every casting of the slab level. During execution, his commitment shall be for the structural quantities rather than their costs since costs can vary with time. • His liability will be for the design parameters submitted along with the certificate of structural stability. The liability shall expire in the event of changes in the parameters thereafter. •</p> <p>viii) The structural engineer shall be responsible for not following codes of practice and stipulations, which are mandatory during the stage of structural design. He will also have the liability towards the safety or stability of the structure for the stipulations which may be mandatory when the structure was designed. •</p> <p>ix) Unless explicitly laid down in his scope of work, the structural engineer shall not be responsible for the safety or stability of the scaffolding/ staging and any other temporary structures. •</p> <p>x) He shall not guarantee the work of any contractor. •</p>	<p>may respectively be applicable to the circumstances of the particular case and in particular it will be obligatory on him to satisfy himself that a qualified and competent Mastery or Inspector of Works is constantly employed and present on the work to supervise the execution of all work and to prevent the use of any defective material therein and the improper execution of any such work.</p> <p>vi) In every case in which a Licensed Technical Personnel is professionally concerned in connection with any building or work upon any premises designed or intended to be used for any purposes in respect of which the written permission or license of the Commissioner is prescribed by the said Act at a necessary condition to the establishment or use of such premises for such purpose, it shall be incumbent on such Licensed Technical Personnel, so far as his professional connection with such case extends, to see that all conditions prescribed by the said Act, or by any rule for the time being in force there under, in respect of premises designed or intended to be applied to such use, are duly fulfilled or provided for.</p>
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	<p>xi)The structural engineer shall have no liability whatsoever for any part of the works not designed or supervised by him or not under his responsibility or which has been constructed without or contrary to his specifications. •</p> <p>xii)He shall have no liability whatsoever for any damage to life and property whatsoever resulting from any act of client, contractors, suppliers or other agencies during the execution of work. •</p> <p>xiii)The structural engineer shall have no liability whatsoever for any violation of legal provisions of rights of third parties, governments, etc., unless these provisions or rights have been specifically brought to the notice of the structural engineer well in advance by the client in writing. •</p>
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11. WATER SUPPLY, DRAINAGE & SANITARY REQUIREMENTS, OUTDOOR DISPLAY AND OTHER SERVICES

11.1. Quality of Materials and Workmanship

- i) All materials and workmanship shall be of good quality conforming generally to accepted standards of Public Works Department of Maharashtra and Indian Standard Specifications and Codes as included in Part 5 - Building Materials and Part 7 - Construction Practices and Safety of National Building Code of India, amended from time to time.
- ii) All burrow pits dug in the course of construction and repair of buildings, roads, embankments etc. shall be deep and connected with each other in the formation of a drain directed towards the lowest level and properly stopped for discharge into a river stream, channel or drain and no person shall create any isolated burrow pit which is likely to cause accumulation of water which may breed mosquitoes.

11.2. Alternative Materials, Methods of Design & Construction and Tests

- i) The provision of the regulations are not intended to prevent the use of any material or method of design or construction not specifically prescribed by the regulations, provided any such alternative has been approved.
- ii) The provision of these regulations is also not intended to prevent the adoption for architectural planning and layout conceived as an integrated development scheme.
- iii) The authority may approve any such alternative provided it is found that the proposed alternative is satisfactory and confirm to the provisions of relevant parts regarding material, design, and construction and that material, method or work offered is, for the purpose intended, at least equivalent to that prescribed in the rules in quality, strength, compatibility, effectiveness, fire rating and resistance, durability and safety.
- iv) **Tests:** Whenever there is insufficient evidence of compliance with the provisions of the regulations of evidence that any material or method of design or construction does not confirm to the requirements of the rules or in order to substantiate claims for alternative materials, design or methods of construction, the Commissioner may require tests sufficient in advance as proof of compliance. These tests shall be made by an approved agency at the expense of the owner.
- v) Test method shall be as specified by the regulations for the materials or design or construction in question. If there are no appropriate test methods specified in the regulations, the Authority shall determine the test procedure. For methods of tests for building materials; reference may be made to relevant Indian standards as given the National Building Code of India, published by the Bureau of Indian Standards. The latest version of the National building Code of India shall be taken into account at the time of enforcement of these rules.
- vi) Copies of the results of all such tests shall be retained by the authority for a period of not less than two year after the acceptance of the alternative material.

11.3. Building Services

- i) The planning, design and installation of electrical installations, air-conditioning and heating work shall be carried out in accordance with Part 8 - Building Services, Section 2-Electrical and allied Installations, Section 3 Air Conditioning, heating and mechanical ventilation of National building Code of India, amended from time to time.

- ii) The planning design including the number of lifts, type of lifts, capacity of lifts depending on occupancy of building; population on each floor based on occupant load, height of building shall be in accordance with Section - 5 installation of Lifts and Escalators of National Building Code of India, amended from time to time. In existing buildings, in case of proposal for one additional floor, existing lift may not be raised to the additional floor.
- iii) Maintenance of Lift in working order: The lifts shall be maintained in working order in line with provisions of Regulation Part-4 of NBC.

11.3.1. Per Capita Water Requirement of Various Uses / Occupancies

The requirements of water supply for various occupancies shall be as given in Table below or as specified by the Commissioner from time to time.

11.3.1-A - Per Capita Water Requirement of Various Uses / Occupancies

Sr.No.	Types of Occupancy	Consumption per head per day (in litres)
(1)	(2)	(3)
1	RESIDENTIAL	
a)	In living unit located on plots less than 50 sqm	90
b)	In living units	135
c)	Hotels with lodging accommodation (per bed)	180
2.	EDUCATIONAL	
a)	Day schools	45
b)	Boarding schools	135
3.	INSTITUTIONAL (Medical Hospitals)	
a)	Number of beds not exceeding 100	340
b)	Number of beds exceeding 100	450
c)	Medical quarters and hostels	135
4.	Assembly Cinema theatres, auditoria, etc. (per seat of accommodation)	15
5.	Government or and Semi-Public business-uses	45
6.	MERCANTILE (Commercial)	
a)	Restaurants (per seat)	70
b)	Other business buildings	45
7.	INDUSTRIAL	
a)	Factories where bath rooms are to be provided	45
b)	Factories where no bath rooms are required to be provided	30
8.	Storage (Including warehousing)	30
9.	Hazardous	30
10.	Intermediate / Stations (excluding mail & express stops)	45 (25)*
11.	Junction Stations	70 (45)*

12.	Terminal / Stations	45
13.	International and Domestic Airports	70

*The values in parenthesis are for stations where bathing facilities are not provided.

Note :The number of persons for Serial Number (10) to (13) shall be determined by the average number of passengers handled by the station daily ; due consideration may be given to the staff and workers likely to use the facilities.

11.3.1-B - Flushing Storage Capacities

Sr.No	Classification of Buildings	Storage Capacity
1.	For tenements having common convenience.	900 litres net per w.c. seat.
2.	For residential premises other than tenements having common convenience.	270 litres for one w.c. seat & 180 litres for each additional seat in the same flat.
3.	For factories and workshops.	900 litres per w.c. seat and 180 litres per urinal seat.
4.	For cinemas, public assembly halls etc.	900 litres per w.c. seat & 350 litres per urinal seat.

11.3.1-C - Domestic storage capacities

Sr.No	Number of Floors	Storage Capacity	Remarks
(1)	(2)	(3)	(4)
I.	For premises occupied as tenements with common conveniences.		
1.	Floor 1 (Ground).	Nil	Provided, no down-take fittings are installed.
2.	Floors 2, 3, 4, 5 & upper floors.	500* litres per tenement	---
II.	For premises occupied as flats or blocks		
1.	Floor 1.	Nil	Provided no down-take fittings are installed.
2.	Floors 2, 3, 4, 5 & upper floors.	500* litres per tenement	---

* Subject to provisions of water supply and drainage rules.

Note 1 : If the premises are situated at a place higher than the road level, storage at ground level shall be provided in front of the premises on the same lines as on floor 2.

Note 2 : The above storage may be permitted to be installed provided, that the total domestic storage calculated on the above basis is not less than the storage calculation on the number of down-take fittings according to the scales given below.

Down-take taps	70 litres each
Showers	135 litres each

Bathtubs

200 litres each

Note-3: All other provisions which are not covered under these Regulations; the provisions specified in the National Building Code of India, 2005 shall be applicable.

11.4. Drainage and Sanitation Requirements

a) General

- i) There should be at least one water tap and arrangement for drainage in the vicinity of each water-closet or group of water-closets in all the buildings.
- ii) Each family dwelling unit on premises (abutting on a sewer or with a private sewage disposal system) shall have, at least, one water-closet and one kitchen type sink. A bath or shower shall also be installed to meet the basic requirement of sanitation and personal hygiene.
- iii) All other structures for human occupancy or use on premises, abutting on a sewer or with a private sewage disposal system, shall have adequate sanitary facilities, but in no case less than one water-closet and one other fixture for cleaning purposes.

b) For Residences

- i) Dwelling with individual convenience shall have at least the following fitments:
- ii) One bathroom provided with a tap and a floor trap,
- iii) One water-closet with flushing apparatus with an ablution tap; and
- iv) One tap with a floor trap or a sink in kitchen or wash place.
- v) Dwelling without individual conveniences shall have the following fitments:
- vi) One water tap with floor trap in each tenement,
- vii) One water-closet with flushing apparatus and one ablution tap, bath for every two tenements, and
- viii) One bath with water tap and floor trap for every two tenements.

c) For Buildings Other than Residences

The requirements for fitments for drainage and sanitation in the case of buildings other than residences shall be in accordance with Table **Error! Reference source not found.** to **Error! Reference source not found.**. The following shall be, in addition, taken into consideration:

- a) The figures shown are based upon one (1) fixture being the minimum required for the number of persons indicated or part thereof.
- b) Building categories not included in the tables shall be considered separately by the Commissioner.
- c) Drinking fountains shall not be installed in the toilets.
- d) Where there is the danger of exposure to skin contamination with poisonous, infectious or irritating material, washbasin with eye wash jet and an emergency shower located in an area accessible at all times with the passage / right of way suitable for access to a wheel chair, shall be provided.
- e) When applying the provision of these tables for providing the number of fixtures, consideration shall be given to the accessibility of the fixtures. Using purely numerical basis may not result in an installation suited to the need of a specific building. For example, schools should be provided with toilet facilities on each floor. Similarly toilet facilities shall be provided for temporary workmen employed in any establishment according to the needs; and in any case one WC and one washbasin shall be provided.
- f) All buildings used for human habitation for dwelling work, occupation, medical care or any purpose detailed in the various tables, abutting a public sewer or a private sewage disposal system, shall be provided with minimum sanitary facilities as per the schedule in the tables. In case the disposal facilities are not available, they shall be provided as a part of the building design for ensuring high standards of sanitary conditions in accordance with this section.
- g) Workplaces where crèches are provided, they shall be provided with one WC for 10 persons or part thereof, one washbasin for 15 persons or part thereof, one kitchen sink with floor tap for preparing food / milk preparations. The sink provided shall be with a drinking water tap.
- h) In all types of buildings, individual toilets and pantry should be provided for executives and for meeting / seminar / conference rooms, etc. as per the user requirement.

11.5. Sanitation Requirements for Various Uses / Occupancies

11.5.1. Sanitation Requirements for Shops and Commercial Offices

Sr.No.	Fitments	For personnel
(1)	(2)	(3)
1.	Water-closet	One for every 25 persons or part thereof exceeding 15 (including employees and customers). For female personnel, 1 per every 15 persons or part thereof exceeding 10.
2.	Drinking water fountain	One per every 100 persons with a minimum of one on each floor.
3.	Wash basin	One for every 25 persons or part thereof. One of such wash basins on each floor shall be fixed at height of 80 cm. with tap at 100 cm. above finished floor level for the use of handicapped disabled, old and infirm persons.
4.	Urinals	One for 50 persons or part thereof.
5.	Cleaner's sink	One per floor minimum, preferably in or adjacent to sanitary rooms.

Note: Number of customers for the purposes of the above calculations shall be the average number of persons in the premises for a time interval of one hour during the peak period. For male-female calculation a ratio of 1:1 may be assumed.

11.5.2. Sanitation Requirements for Institutional (Medical) Occupancy - (Staff Quarters & Hostels)

Sr.No.	Fitments	Doctor's Dormitories		Nurse's Hostel
		For Male Staff	For Female Staff	
1.	Water-closet	One for 4 persons	One for 4 persons	One for 4 persons or part thereof.
2.	Ablution taps	One in each water closet	One in each water closet	One in each water closet
3.	Wash basin	One for every 8 persons or part thereof. One of such wash basins on each floor shall be fixed at height of 80 cm. with tap at 100 cm. above finished floor level for the use of persons with disabilities, old and infirm persons.	One for every 8 persons or part thereof.	One for every 8 persons or part thereof.
4.	Baths (with shower)	One for 4 persons or part thereof.	One for 4 persons or part thereof.	One for 4-6 persons or part thereof.
5.	Cleaner's sink	One per floor minimum	One per floor minimum.	One per floor minimum.
6.	Drinking water fountains	1 per 100 persons or part thereof with a minimum of 1 on each floor.		

11.5.3.- Sanitation Requirements for Government and Public / Business Occupancies and Offices

Sr.No.	Fitments	For Male Personnel	For Female Personnel
(1)	(2)	(3)	(4)
1.	Water-closet	One for every 25 persons or part thereof.	One for every 15 persons or part thereof.

2.	Ablution taps	One in each water closet	One in each water closet
3.	Urinals	Nil upto 6 persons. One for 7-20 persons, 2 for 21-45 persons, 3 for 46-70 persons, 4 for 71-100 persons.	
		From 101 to 200 persons add at the rate of 3 percent. For over 200 persons add at the rate of 2.5 percent.	
4.	Wash basin	One for every 25 persons or part thereof. One of such wash basins on each floor shall be fixed at height of 80 cm. with tap at 100 cm. above finished floor level for the use of persons with disabilities, old and infirm persons.	
5.	Drinking water fountains.	One for every 100 persons with a minimum of one for each floor.	
6.	Baths	Preferably one on each floor	
7.	Cleaner's sinks	One per floor minimum preferably in or adjacent to sanitary rooms.	

11.5.4.- Sanitation Requirements for Residence

Sr.No.	Fitments	Dwellings with Individual convenience	Dwellings without Individual convenience
(1)	(2)	(3)	(4)
1.	Bath room	1 provided with water tap.	1 for each two tenements
2.	Water closet	1	1 for each two tenements
3.	Sink (or Nahani) in the floor	1 From 101 to 200 persons add at the rate of 3 percent. For over 200 persons at the rate of 2.5 percent	
4.	Wash tap	1	1 with draining arrangement in each tenement. 1 in common bath room and common water closets.

Note : Where only one water closet is provided in dwelling, the bath and water closet shall be separately accommodated

11.5.5.- Sanitation Requirements for Assembly Occupancy Buildings - (Cinemas, Theatres and Auditoria)

Sr. No.	Fitments	FOR PUBLIC		FOR STAFF	
		For Male	For Female	For Male	For Female
(1)	(2)	(3)	(4)	(5)	(6)
1.	Water-closet	1 per 100 persons upto 400 persons.	3 per 100 persons upto 200 persons	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons

2.	Ablution taps	One in each water closet	One in each water closet	One in each water closet	One in each water closet
3.	Urinals	1 for 25 persons or part thereof.		Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons	
4.	Wash basin	1 for every 200 persons or part thereof.	One for every 200 persons or part thereof. One of such wash basins on each floor shall be fixed at height of 80 cm. with tap at 100 cm. above finished floor level for the use of persons with disabilities, old and infirm persons.	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons
5.	Drinking water fountains	1 per 100 persons or part thereof.			

Note : It may be assumed that two thirds of the number are males and one third females.

11.5.6.- Sanitation requirements for assembly occupancy buildings - (Art galleries, libraries and museums)

Sr. No.	Fitments	FOR PUBLIC		FOR STAFF	
		For Male	For Female	For Male	For Female
(1)	(2)	(3)	(4)	(5)	(6)
1.	Water-closet	1 per 200 persons upto 400 persons.	1 per 100 persons upto 200 persons	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons
2.	Ablution taps	One in each water closet	One in each water closet	One in each water closet	One in each water closet
3.	Urinals	1 for 50 persons		Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons	
4.	Wash basin	1 for every 200 persons or part thereof. For over 400 persons, add at the rate of 1 per 250 persons or part thereof.	One for every 200 persons or part thereof. For over 200 persons add at the rate of 1 per 150 persons or part thereof. One of such wash basins on each floor shall be fixed at height of 80 cm.	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons

			with tap at 100 cm. above finished floor level for the use of persons with disabilities, old and infirm persons.		
5	Drinking water fountains	1 per floor, minimum			

Note :It may be assumed that two thirds of the number are males and one third females.

11.5.7.- Sanitation Requirements For Restaurants

Sr. No.	Fitments	FOR PUBLIC		FOR STAFF	
		For Male	For Female	For Male	For Female
(1)	(2)	(3)	(4)	(5)	(6)
1.	Water-closet	One for 50 seats upto 200. For over 200, add at the rate of one per 100 or part thereof.	One for 50 seats upto 200. For over 200, add at the rate of one per 100 or part thereof.	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons	1 for 1-12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41-57 persons 5 for 58-77 persons 6 for 78-100 persons
2.	Ablution taps	One in each water closet	One in each water closet	One in each water closet	One in each water closet
3.	Urinals	1 for 50 persons	---	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons	---
4.	Wash basin	One for every water closet provided			
5.	Kitchen sinks and dish washers	One in each kitchen.			
6.	Slop or service sink	One in the Restaurant			

Note :It may be assumed that two thirds of the number are males and one third females.

11.5.8.- Sanitation Requirements For Factories

Sr.No.	Fitments	For Male Personnel	For Female Personnel
(1)	(2)	(3)	(4)
1.	Water closet	1 for 1-15 persons. 2 for 16-35 persons. 3 for 36-65 persons. 4 for 66-100 persons.	1 for 1-12 persons. 2 for 13-25 persons. 3 for 26-40 persons. 4 for 41-57 persons. 5 for 58-77 persons. 6 for 78-100 persons

		From 101 to 200 persons, add at the rate 3 percent. From over 200 persons, add at the rate of 2.5 percent.	From 101 to 200 persons, add at the rate 5 percent. From over 200 persons, add at the rate of 4 percent.
2.	Ablution taps	1 in each water closet One water tap with draining arrangement shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals.	1 in each water closet
3.	Urinals	Nil upto 6 persons. 1 for 7-20 persons. 2 for 21-45 persons. 3 for 46-70 persons. 4 for 71-100 persons.	
4.	Washing taps and draining	1 for every 25 persons or part thereof.	1 for every 25 persons or part thereof.
5.	Drinking water fountain.	1 for every 100 persons with a minimum of one on each floor.	
6.	Baths preferably showers)	As required for particular trades of occupations.	

Note 1 : For many trades of a dirty or dangerous character, more extensive provisions are required.

Note 2 : Creches, where provided shall be fitted with water closets (one for 10 persons or part thereof) and wash basins (one for 15 persons or part thereof) and drinking water tap with draining arrangements (one for every 50 persons or part thereof.)

11.5.9.- Sanitation Requirements For Large Stations And Air-Ports

Sr.No.	Place	WC for Males	WC for Females	Urinals for Males only
(1)	(2)	(3)	(4)	(5)
1.	Junction stations, intermediate stations and bus stations.	3 for first 1000 persons and 1 for every subsequent 1000 persons or part thereof.	4 for first 1000 persons and 1 for every additional 1000 person.	4 for every 1000 persons and 1 for every additional 1000 persons.
2.	Terminal stations and bus terminals	4 for first 1000 persons and 1 for every subsequent 1000 persons or part thereof.	5 for first 1000 persons and 1 for every subsequent 2000 persons or part thereof.	6 for first 1000 persons and 1 for every additional 1000 persons or part thereof.
3.	Domestic airports min.	2*	4*	2*
	for 200 persons	5	8	6
	for 400 persons	9	15	12
	for 600 persons	12	20	16
	for 800 persons	16	26	20
4.	International Airports			
	for 200 persons	6*	10	8
	for 600 persons	12	20	16
	for 1000 persons	18	26	22

Note 1: Provisions for wash basins, baths including shower stalls, shall be in accordance with Part IX Section 2 Drainage and Sanitation of National Building Code of India.

11.6. Signs and Outdoor Display Structures -

The display of advertising signs on buildings and land shall be in accordance with Part 10, Section 2 "*Signs and outdoor display structures*" of National Building Code of India as amended from time to time. Prohibition of advertising signs and outdoor display structure in certain cases - Notwithstanding the provisions of sub-regulations no advertising sign or outdoor display structures shall be permitted on buildings of architectural, aesthetical, historical or heritage importance as may be decided by the Commissioner or on Government Buildings save that in the case of Government buildings only advertising signs or outdoor display structure may be permitted if they relate to the activities for the said buildings' own purposes or related programmes.

12. TRANSFERABLE DEVELOPMENT RIGHTS AND ACCOMMODATION RESERVATION PRINCIPLE

12.1. ACCOMMODATION RESERVATION

Manner of development of reserved sites in development plan (accommodation reservation principle)

The use of land situated within the Municipal limit which has been reserved for certain purpose in the Development Plan shall be regulated in regard to type and manner of development / redevelopment according to the provisions mentioned in following Table no. 12.1.A

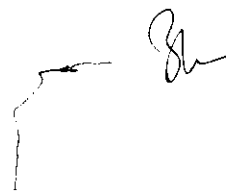
12.1.A - Manner of Development

Reservation	Person/Authority who may acquire/ develop	Principle For Development through Accommodation Reservation subject to which development is permissible
1	2	3
1) Recreational - 1.1) Open reservations like Garden, Play Ground, Children PG, Open Space, Recreation Ground Park, Park etc.	Planning Authority/ Appropriate Authority / Owner	<p>Planning Authority may acquire the land and develop the same for the purpose. The ancillary users like indoor games, public toilet, changing Rooms, gymnasium, canteen, sport shop , meditation, yoga hall, may be allowed at one corner/side of the reservation subject to condition that maximum built-up area for such user shall be 15%, out of which maximum 10% shall be allowed on ground floor & remaining on first floor. However, if the Land under reservation is owned by any Government agency / Authority, in such cases the Planning Authority may allow such Government agency / Authority to Develop full reservation for the said purpose subject to condition as may be decided by the Commissioner and such Developed Amenity shall be open to the general Public.</p> <p>OR</p> <p>The Commissioner may allow the owner to develop the reservation on 70 % of the land and after handing over it to the planning authority free of cost then remaining 30 % land may be allowed to be developed as per adjoining use subject to following terms/conditions:-</p> <p>i) The owner shall be entitled to develop remaining 30 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p> <p>ii) The Municipal Commissioner, if required, shall allow the TDR for the unutilized FSI, if any (after deducting in-situ FSI as mentioned in Sr. no (i) above) which shall be utilised as per the TDR utilisation regulations.</p>

		iii) No reservation shall be allowed to be developed partly.
1.2) Stadium, Sport Complex, Recreational Centre etc.	Planning Authority/ Appropriate Authority	Planning Authority/ Appropriate Authority shall acquire the land and develop the same for the purpose.
1.3)Swimming Tank/Swimming Pool	Planning Authority /Appropriate Authority / Owner	The Planning Authority/ Appropriate Authority may acquire and develop the site for the same purpose. OR The Planning Authority/ Appropriate Authority after acquiring the land or after acquiring and developing the same, as the case may be, lease out as per the provisions of the Municipal Corporations Act, to the Registered Public Institution for developing and running or only for running the same. OR The Owner may be allowed to develop according to the designs; specifications and conditions prescribed by the Municipal Commissioner and run the same.
2) Public Utilities- a) Cremation Ground, b) Burial Ground, c) Slaughter House, d) Sewerage Treatment Plant, e) Water Treatment Plant, f) Water Tank	Planning Authority/ Appropriate Authority Authority/	2)The Planning Authority/ Appropriate Authority shall acquire the land and develop the reservation for the same purpose.
3) Commercial Utilities 3.1) Market and Mandies- a) Weekly Market/ b) Vegetable Market c) Open Market. d) Hawkers Market 3.2) Shopping centres - a) Shopping Centre, b) Commercial Complex, c) Municipal Market d) Fish Market etc.	Planning Authority/ Appropriate Authority / Owner	The Planning Authority/ Appropriate Authority shall acquire the land and develop the reservation for the same purpose. OR i) The Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 40 % independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation no (iii) mention below & as per norms prescribed by Municipal Commissioner. ii) The owner shall be entitled to develop remaining 60 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot. iii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr. no. (ii) above) which shall be utilised as per the TDR utilization regulations.

		iv) Reservation may be allowed to be developed in parts.
4) Health Facility a) Health Centre b) Dispensary c) Maternity Home d) Veterinary Hospital/ Clinic e) Urban Health Centre f) Rural Hospital and like	Planning Authority/ Appropriate Authority/ Owner	The Planning Authority / Appropriate Authority may acquire and develop the reservation site for the same purpose. OR i) The Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 40 % independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation no (iii) mention below & as per norms prescribed by Municipal Commissioner. ii) The owner shall be entitled to develop remaining 60 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot. iii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI only (after deducting in-situ FSI as mentioned in sr. no. (ii) above) which shall be utilised as per the TDR utilization regulations. iv) Reservation may be allowed to be developed in parts.
5) Transportation – 5.1) Depots and Stands- a) Bus Stand b) Bus Depot etc. c) Metro Car Shed d) MRTS Station	Planning Authority /Appropriate Authority / Owner	The Planning Authority / Appropriate Authority may acquire and develop the reservation site for the same purpose. OR i) The Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 50 % independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation no (iii) mention below & as per norms prescribed by Municipal Commissioner. ii) The owner shall be entitled to develop remaining 50 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot. iii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr. no. (ii) above which shall be utilised as per the TDR utilization regulations. iv) Reservation shall not be allowed to be developed in parts.

5.2) Roads- Proposed	Planning Authority / Appropriate Authority	The Planning Authority/ Appropriate Authority shall acquire the land and develop the reservation for the same purpose.
5.3) Parking -	Planning Authority /Appropriate Authority / Owner	<p>i) The Planning Authority/ Appropriate Authority may acquire and develop the site for the same purpose.</p> <p>OR</p> <p>ii) The Planning Authority/ Appropriate Authority after acquiring the land or after acquiring and developing the same, as the case may be, lease out as per the provisions of the Municipal Corporations Act, to the Registered Public Institution for developing and running or only for running the same.</p> <p>OR</p> <p>The Owner may be allowed to develop parking space according to the designs, specifications and conditions prescribed by the Municipal Commissioner subject to handing over of constructed parking area equal to double the reservation area, to Planning Authority free of cost subject to condition that,</p> <p>i) The operation and the maintenance of the facility will be decided by Municipal Commissioner.</p> <p>ii) Parking spaces may be in basement or on stilts or on first/second floor with separate entry & exit.</p> <p>After handing over the above said parking area to the Planning Authority, the owner shall be entitled to construct with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot for other permissible user in that zone.</p> <p>iii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr. no. (ii) above) which shall be utilised as per the TDR utilization regulations.</p>
6) Educational – (a) Primary School (b) High School (c) College	Planning Authority/ Appropriate Authority/ Registered Educational Institution Trust / Owner	<p>The Planning Authority/ Appropriate Authority may acquire and develop the site for the same purpose. The Planning Authority / Appropriate Authority after acquiring land or after acquiring and constructing the building on it, as the case may be, lease out the same as per the provisions of the Municipal Corporations Act, to the Registered Public Educational Institution trust for developing and running or only for running the same.</p> <p>OR</p> <p>The owner may be allowed to develop the reservation for the same purpose. The Registered Public Educational Institution trust on behalf of owner may</p>



		<p>be allowed to develop subject to terms /conditions as prescribed by the Planning Authority.</p> <p>OR</p> <p>i) The Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 50 % independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation no. (iii) mention below & as per norms prescribed by Municipal Commissioner.</p> <p>ii) The owner shall be entitled to develop remaining 50 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p> <p>iii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr. no. (ii) above) which shall be utilised as per the TDR utilization regulations, provided that the area of reservation to be handed over shall not be less than norms decided by the Education Department.</p> <p>iv) Reservation shall not be allowed to be developed in parts.</p>
(d)Educational Complex	Planning Authority/ Appropriate Authority/ Land Owner	<p>The Planning Authority/ Appropriate Authority may acquire and develop the site for the same purpose.</p> <p>OR</p> <p>The Planning Authority/ Appropriate Authority after acquiring land or after acquiring and constructing the building on it, as the case may be, lease out the same as per the provisions of the Municipal Corporations Act, to the Registered Public Educational Institution Trust for developing and running or only for running the same.</p> <p>OR</p> <p>The owner may be allowed to develop the reservation for the same purpose. The Registered Public Educational Institution trust on behalf of owner may be allowed to develop subject to terms /conditions as prescribed by the Planning Authority.</p> <p>OR</p> <p>If the area of the Educational Complex reservation is more than 3.00 Ha, then</p> <p>i) The Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 50 % independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation no. (iii) mention below & as per norms prescribed by Municipal Commissioner.</p>

		<p>ii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr. no. (ii) above) which shall be utilised as per the TDR utilisation regulations.</p> <p>iii) The Planning Authority, if required, shall allow TDR to the owner after deducting in-situ FSI utilized on 50% land mentioned in (ii).</p>
<p>7) Residential(R)-</p> <p>a) Public Housing EWS/LIG Housing.</p> <p>b) High Density Housing.</p> <p>c) Housing for Dis-housed.</p> <p>d) Public Housing / Housing for Dis-housed.</p> <p>e) Reservation similar as above.</p>	<p>Planning Authority/ Appropriate Authority/ Owner</p>	<p>Planning Authority / Appropriate Authority may acquire the reserved land and develop for the same purpose.</p> <p>OR</p> <p>i) The Municipal Commissioner may allow the owner to develop the reservation, subject to handing over of 40% land alongwith 50% built up area of basic FSI constructed tenements of 25 sqm.to 30sq.m carpet area to the Planning Authority free of cost in lieu of construction amenity TDR as per general Regulation no (iii) mention below & as per norms prescribed by Municipal Commissioner.</p> <p>ii) The owner shall be entitled to develop remaining 60% land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p> <p>iii) The Planning Authority, if required, shall allow TDR to the owner after deducting in-situ FSI utilized on 40% land mentioned in (i).</p> <p>iv) The Planning Authority / Appropriate Authority shall allot such tenement on priority to the persons dispossessed by implementation of Development Plan.</p> <p>OR</p> <p>The Municipal Commissioner may allow the owner to develop the reservation, subject to-</p> <p>a) Handing over of 50 % land to Planning Authority, for laying out plots for EWS/LIG . The owner shall thereafter be entitled to develop remaining plot as per the uses permissible in residential zone with permissible FSI of entire plot on remaining plot without taking into account the area handed over to the Planning Authority.</p> <p>The Planning Authority / Appropriate Authority shall prepare layout for EWS/LIG plots and allot such plots on priority to the persons dispossessed by implementation of Development Plan. The Planning Authority may construct EWS/LIG tenements on such land.</p> <p>Owner can select any one option of the above, once the permission for that option is granted and work</p>

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		commenced then he cannot be permitted to shift for other option.
<p>8) Assembly and Institutional-</p> <p>Town Hall, drama Theatre, Auditorium, Samaj Mandir, Community Hall, Multipurpose Hall etc..</p>	<p>Planning Authority/ Appropriate Authority/ Owner</p>	<p>i) The Planning Authority / Appropriate Authority may acquire and develop the site for the same purpose.</p> <p>ii) The Planning Authority / Appropriate Authority after acquiring the land or after acquiring and developing the same, as the case may be, lease out as per the provisions of the Municipal Corporations Act, to a Registered Public Institution to develop and running or only for running the same.</p> <p>OR</p> <p>i) The Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 50 % independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation no (iii) mention below & as per norms prescribed by Municipal Commissioner.</p> <p>ii) The owner shall be entitled to develop remaining 50 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p> <p>iii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr. no. (ii) above) which shall be utilised as per the TDR utilization regulations.</p> <p>iv) Reservation shall not be allowed to be developed in parts.</p>
<p>9) Reservations of composite nature like Vegetable Market & Shopping Centre, Town Hall & Library, etc.</p>	<p>Planning Authority/ Appropriate Authority/ Owner</p>	<p>i) The Planning Authority / Appropriate Authority may acquire and develop the site for the same purpose.</p> <p>Clarification-</p> <p>For the reservation of composite nature, proposed in Development Plan except Town Hall & Library, area of each user shall be considered equal i.e. 50-50% and such area shall be allowed to be developed as per the guidelines applicable for such reservation as mentioned in these regulations.</p> <p>For Town Hall & Library, area of Library shall be 10% of area of Town Hall.</p>
<p>10) Reservations which are not included in these regulations but are compatible to other similar type of reservation.</p>	<p>Planning Authority/ Appropriate Authority/ Owner</p>	<p>Planning Authority/ Appropriate Authority may acquire the reserved land and develop for the same purpose.</p> <p>OR</p> <p>The development permissions for such type of user under this Regulation may be granted by the</p>

		Municipal Commissioner in consultation with the Divisional Joint Director of Town Planning, subject to verification of compatibility of both the users and allowed to be developed as per the guidelines applicable for such reservation as mentioned in these regulations.
11) For other buildable reservations shown in Development Plan which are not covered above	Planning Authority/ Appropriate Authority Owner.	<p>The Planning Authority / Appropriate Authority may acquire and develop the reservation site for the same purpose.</p> <p>OR</p> <p>i) The Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 40 % independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation no (iii) mention below & as per norms prescribed by Municipal Commissioner.</p> <p>ii) The owner shall be entitled to develop remaining 60 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p> <p>iii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr. no. (ii) above) which shall be utilised as per the TDR utilization regulations.</p> <p>iv) Reservation may be allowed to be developed in parts.</p>
12) Reservations for the Appropriate Authority other than Municipal Corporation	Planning Authority/ Appropriate Authority/ Owner	<p>Planning Authority / Appropriate Authority may acquire the reserved land and develop for the same purpose.</p> <p>OR</p> <p>The Municipal Corporation may allow the owner to Develop the reservation subject to condition that;</p> <p>i) Wherever the reservation is to be developed by the Appropriate Authority other than Municipal Corporation, No Objection Certificate from the Appropriate Authority shall be obtained before granting development permission.</p> <p>ii) The concerned Appropriate Authority (other than the State Government Department) shall deposit cost of construction for the built- up area to be handed over to it, as per Annual Statement of Rates with the Planning Authority. However, the Municipal Commissioner shall handover such constructed area to the State Government / concerned State Government Department free of cost.</p>

General conditions to allow development under above regulations:-

- i) If the area of reservation is not adequate to construct independent building as mentioned above OR When it is not possible to handover individual plot along with public amenity, then in such cases Municipal Commissioner may allow composite building on said land subject to condition that the built up area mentioned as above may be allowed to be handed over to the Planning Authority or Appropriate Authority, as the case may be, preferably on ground floor and subject to premium as may be decided by Government from time to time. If ground floor is utilised for parking, then on stilt/first floor with separate entry & exit from Public Street. In such cases, built-up area along with proportionate undivided share of land shall be handed over to the Planning Authority or Appropriate Authority, as the case may be. In such cases no compensation of proportionate undivided land share shall be permissible.
- ii) In cases where not specifically mentioned in this regulation, if the area under the reservation is owned by more than one owner, then the owner/s may come forward jointly or the owners holding atleast 50% or more area shall be allowed to develop the reservation on such land. It is mandatory for other owners to construct amenity contiguous to the earlier development.
- iii) The owner/developer shall be entitled for construction amenity TDR as per the TDR regulations after handing over the constructed amenity free of cost on the land surrendered to the planning Authority under this Regulation. For specific reservation where construction amenity is not required by the Commissioner, in such cases Municipal Commissioner should not insist for such amenity.
- iv) It shall be obligatory on Planning Authority to make registered agreement with the developer /owner at the time of granting the development permission subject to terms and conditions as it deem fit. Occupancy Certificate shall be issued only after compliance of all terms & conditions and getting possession of the constructed amenity.
- v) The above permissions for development of reservations shall be granted by the Municipal Commissioner as per the norms mentioned in these regulations
- vi) The area / built-up area to be handed over to the Planning Authority under these Regulations shall be earmarked on the sanctioned building plan clearly mentioning the same, and registered agreement to that effect shall be executed. After completion of construction, the said amenity shall be handed over by executing the deed of transfer in this respect and expenses thereon shall be borne by the owner. The occupation certificate to the construction belonging to owner shall be granted only after handing over said amenity to the Planning Authority. The constructed amenity shall be made available to the general public by the Municipal Commissioner within 3 month from possession as per the condition as Commissioner deem fit.
- vii) In cases, where permission for development under accommodation reservation principle is already granted as per earlier regulations, the same shall continue to be valid till completion of construction.
- viii) Provisions of Regulations of Inclusive Housing, Amenity Space if any, shall not be applicable for development under this Regulation. Moreover Regulation of required recreational open space shall not be applicable for development of reservation other than Residential purpose as mention at sr. no.7.
- ix) Notwithstanding anything contained in these regulations, there shall be no cap for utilization of available in-situ FSI and TDR potential of the entire plot on the remaining plot provided that no relaxation in side margin shall be permissible.
- x) Once sanction is granted under this regulation, the owner /developer shall have to complete the development and hand over the developed reservation to Planning Authority within the period as specified by Planning Authority. Thereafter Planning Authority may levy penalty for any delay.
- xi) The development permissions granted under the provisions of Accommodation Reservation provisions and full & final occupation certificate is issued, in such cases the portion/location designated for respective reservation is continued to be in said reservation and rest of land on which residential/commercial development permission is granted is deemed to be converted into residential/commercial zone to the extent of that area.

12.2. Regulations For Grant of TRANSFERABLE DEVELOPMENT RIGHTS

12.2.1. Transferable Development Rights -

Transferable Development Rights (TDR) is compensation in the form of Floor Space Index (FSI) or Development Rights which shall entitle the owner for construction of built-up area subject to provisions in this regulation. This FSI credit shall be issued in a certificate which shall be called as *Development Right Certificate (DRC)*.

Development Rights Certificate (DRC) shall be issued by Municipal Commissioner under his signature and endorse thereon in writing in figures and in words, the FSI credit in square meters of the built-up area to which the owner or lessee is entitled, the place from where it is generated and the rate of that plot as prescribed in the Annual Statement of Rates issued by the Registration Department for the concerned year.

12.2.2. Cases eligible for Transferable Development Rights (TDR):-

Compensation in terms of *Transferable Development Rights (TDR)* shall be permissible for-

- i) lands under various reservations for public purposes, new roads, road widening etc. which are subjected to acquisition, proposed in Draft or Final Development Plan, prepared under the provisions of the Maharashtra Regional and Town Planning Act, 1966;
- ii) lands under any deemed reservations according to any regulations prepared as per the provisions of Maharashtra Regional & Town Planning Act, 1966;
- iii) lands under any new road or road widening proposed under the provisions of Maharashtra Municipal Corporation Act;
- iv) development or construction of the amenity on the reserved land;
- v) unutilized FSI of any structure or precinct which is declared as Heritage structure or Precinct under the provisions of Development Control Regulations, due to restrictions imposed in that regulation;
- vi) in lieu of constructing housing for slum-dwellers according to regulations prepared under the Maharashtra Regional & Town Planning Act, 1966;
- vii) The purposes as may be notified by the Government from time to time, by way of, modification to, new addition of, any of the provisions of sanctioned Development Control Regulations.

12.2.3. Cases not eligible for Transferable Development Rights (TDR):-

It shall not be permissible to grant *Transferable Development Rights (TDR)* in the following circumstances:-

- i) For earlier land acquisition or development for which compensation has been already paid partly or fully by any means;
- ii) Where award of land has already been declared and which is valid under the Land Acquisition Act, 1894 or the Right to Fair Compensation & Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 unless lands are withdrawn from the award by the Appropriate Authority according to the provisions of the relevant Acts.
- iii) In cases where layout has already been sanctioned and layout roads are incorporated as Development Plan roads prior to these regulations.
- iv) In case where layout is submitted along with proposed Development Plan Road, in such cases TDR shall not be permissible for the width of road that would be necessary according to the length as per Development Control Regulations;
- v) If the compensation in the form of FSI / or by any means has already been granted to the owner.
- vi) Where lawful possession including by mutual agreement /or contract has been taken.
- vii) For an existing user or retention user or any required compulsory open space or recreational open space or recreational ground, in any layout.
- viii) For any designation, allocation of the use or zone which is not subjected to acquisition.

12.2.4. Generation of the Transferable Development Rights (TDR)–

Transferable Development Rights (TDR) against surrender of land:-

- a. For Surrender of the gross area of the land which is subjected to acquisition, free of cost and free from all encumbrances, the owner shall be entitled for TDR or DR irrespective of the FSI permissible or development potential of the vary said land to be surrender and also that of land surrounding to such land at the rate of 2 times the area of surrendered land.
- b. Provided that above entitlement may also be applicable to the compensation paid in the form of FSI to the owner to be utilised on unaffected part of same land parcel and in such cases the procedure of DRC shall not be insisted.)
- i) *Provided that*, if levelling of land and construction/erection of the compound wall / fencing as per Clause No. 12.2.4 (d) to the land under surrender is not permissible as per the prevailing Development Control Regulations, the quantum of TDR shall be reduced to 1:1.85
- ii) *Provided also that* Additional / incentive *Transferable Development Rights (TDR)* to the extent of 20 %, 15 % , 10 % and 5% of the surrendered land area shall also be allowed to the land owners who submit the proposal for grant of *Transferable Development Rights (TDR)* within 1, 2 ,3 years and 5 years respectively from the TDR notification dated 29th Jan 2016.
- c. Provided that the *quantum of generation of TDR as prescribed above*, shall not be applicable for TDR generated from construction of amenity or construction of reservation/roads, Slum TDR, and Heritage TDR . Also the quantum of *Transferable Development Rights (TDR)* generated for reservation in CRZ/BDP/HTHS/Development Prohibited Zone/ or in areas which have some natural or legal constraint on development etc. shall be as decided by the Government separately. Provided
- d. DRC shall be issued only after the land is surrendered to the Municipal Corporation, free of cost and free from encumbrances and after levelling the land to the surrounding ground level and after constructing / erecting a 1.5 m. high compound wall / fencing i.e. brick/stone wall up to 0.60m above ground level and fencing above that up to remaining height with a gate, at the cost of the owner and to the satisfaction of the Municipal Commissioner. *Provided that*, if on certain lands such construction / erection of compound wall / fencing is prohibited or restricted by any regulation, then quantum of *Transferable Development Rights (TDR)* shall be reduced as prescribed in provision to Clause 11.8.4(b)(i). *Provided further that* such construction/erection of compound wall/fencing shall not be necessary for area under Development Plan roads. In such cases TDR equivalent to entitlement as mentioned in regulation no. 4.1.1 shall be granted without any reduction.
- e. If any contiguous land of the same owner/developer, in addition to the land under surrender for which *Transferable Development Rights (TDR)* is to be granted, remains unbuildable, the Municipal Commissioner may grant *Transferable Development Rights (TDR)* for such remaining unbuildable land also if the owner / developer hands it over free of cost and free from all encumbrance and encroachment. If such land is from the proposed roads then such land shall be utilised for road side parking, garden, open space or road side amenities including bus bays, public toilets or any compatible user as the Commissioner may decide and if the such land is from the proposed reservation then same shall be included in such proposed reservation and shall be developed for the same purpose. The Municipal Commissioner shall quarterly report such cases to Government.
- f. In case of lessee, the award of *Transferable Development Rights (TDR)* shall be subject to lessee paying the lessor or depositing with the Planning Authority for payment to the lessor, an amount equivalent to the value of the lessors' interest to be determined by the Planning Authority on the basis of Land Acquisition Act, 1894 or the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 against the area of land surrendered free of cost and free from all encumbrances.

12.2.5. Transferable Development Rights (TDR) against Construction of Amenity-

When an owner or lessee with prior approval of Municipal Commissioner, may develop or construct the amenity on the surrendered plot or on the land which is already vested in the Planning Authority, at his own cost subject to such stipulations as may be prescribed and to the satisfaction of the Municipal

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Commissioner and hands over the said developed/constructed amenity free of cost to the Municipal Commissioner then he may be granted a *Transferable Development Rights (TDR)* in the form of FSI as per the following formula:-

$$\text{Construction Amenity TDR in sqm} = A/B * 1.25$$

Where,

A= cost of construction of amenity in rupees as per the rates of construction mentioned in Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of amenity is commenced.

B = land rate per sqm as per the Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of amenity is commenced.

12.2.6. Utilisation of Transferable Development Rights (TDR)

- i) A holder of DRC who desires to use FSI credit therein on a particular plot of land shall attach valid DRCs to the extent required with his application for development permission. Proposal for *Transferable Development Rights (TDR)* utilisation shall be submitted along with the documents as may be prescribed by the Commissioner or by the Government from time to time.
- ii) With an application for development permission, where an owner seeks utilization of DRC, he shall submit the DRC to the Municipal Commissioner who shall endorse thereon in writing in figures and words, the quantum of the TDR proposed to be utilised, before granting development permission. Before issuance of Occupation Certificate, the Commissioner shall endorse on the DRC, in writing in figures and words, the quantum of TDR/DRs actually used and the balance remaining, if any.
- iii) The *Transferable Development Rights (TDR)* generated from any land use zone shall be utilised on any receiving plot irrespective of the land use zone and anywhere in congested or non- congested area earmarked on Development Plan. The equivalent quantum of *Transferable Development Rights (TDR)* to be permitted on receiving plot shall be governed by the formula given below:-

$$\text{Formula: } X = (Rg / Rr) \times Y$$

Where, X = Permissible Utilisation of TDR/DR in sqm on receiving plot

Rg = Rate for land in Rs. per sqm as per ASR of generating plots in generating year

Rr = Rate for land in Rs. per sqm as per ASR of receiving plot in generating year

Y = TDR debited from DRC in sqm

12.2.7. Utilisation of Transferable Development Rights (TDR) and Road Width Relation:-

Notwithstanding anything contained in any regulation, the total maximum permissible built- up area and utilisation of *Transferable Development Rights (TDR)* on receiving plot shall be, subject to the road width, as shown below:

Sr.No.	Plots Fronting on road width	Maximum Permissible TDR
1	2	3
1	9m and above but less than 12m	0.40
2	12m and above but less than 18m	0.65
3	18m and above but less than 24m	0.90
4	24m and above but less than 30m	1.15
5	30m and above	1.40

- i) Column No.3 shows the maximum permissible TDR that can be utilised on any plot. Provided that specific area based restriction where TDR utilisation is not permissible by earlier Regulations shall remain in force except for gaathan/congested area and except along NH/SH/Ring Road, Arterial Roads. Provided further that the above utilisation of TDR would be available to an existing road width of 9m and above so marked under the relevant Municipal Corporations Act.
- ii) FSI loading limit on such plot (Maximum Building potential) shall be as mention in column no (f) of regulation no 5.2 which includes the basic FSI + TDR +Road widening FSI + Additional FSI or: payment of premium if any. However, the Municipal Commissioner shall not grant any relaxation due to such allowable loading potential unless he himself satisfied that there is constraint on development.
- iii) Maximum permissible TDR loading as mentioned above on any plot shall be exclusive of FSI allowed for inclusive housing if any
- iv) The quantum of maximum permissible TDR loading mentioned above shall include at least 20 % slum TDR (wherever applicable) and DRC generated from the vary said land and/or DRC generated from other location up to the permissible limit mention above.
- v) If a plot is situated on internal road having dead end within 50 m from the main road, then such plot shall be treated as fronting on main road for the purpose of utilisation of TDR.
- vi) Provided that, the restrictions of total maximum permissible built up area in terms of FSI with respect to road width shall not be applicable in cases where, the permissible FSI is more than the basic FSI in various schemes, like Slum Rehabilitation Scheme, Redevelopment of cess buildings, redevelopment of dangerous buildings, Urban Renewal Scheme, Redevelopment of MHADA buildings/Colonies, Metro Influence Zone, BRTs, TODs etc. where specific provisions which are sanctioned by the Government shall apply.
- vii) The utilisation of *Transferable Development Rights (TDR)* shall be permissible by considering Gross Plot Area excluding area affected by reservations or deemed reservation, if any. This principle shall also be applicable to the reservations to be developed under the provisions of Accommodation Reservation, by considering the total area of such reservation before surrender.

12.2.8. Areas Restricted from Utilisation of Transferable Development Rights (TDR):-

Utilisation of Transferable *Development Rights (TDR)* shall not be permitted in following areas:-

- a. Development Restricted / Prohibited zone in the Development Plan.
- b. Area within the flood control line i.e. blue line (prohibitive zone) as specified by Irrigation Department.
- c. Coastal regulation zone.
- d. Where the permissible basic Zonal FSI is less than 0.75.
- e. Area having developmental prohibition or restrictions imposed by any notification issued under the provisions of any Central/State Act (like CRZ regulations, Defence restriction areas, etc.) or under these regulations.

12.2.9. General stipulation:-

- i) Development Rights (DRs) will be granted to an owner or lessee, only for reserved lands which are retainable and not vested or handed over to the Government /Urban Local Bodies and not exempted under section 20 or 21 of the then Urban Land (Ceiling and Regulations) Act, 1976 and undertaking to that effect shall be obtained, before a Development Right is granted. In the case of schemes sanctioned under section 20 or 21 of the said Act, the grant of Development Rights (DRs) shall be to such extent and subject to the conditions mentioned in section-20 scheme and such conditions as the Government may prescribed. In case of non-retainable land, the grant of Development Rights shall be to such extent and subject to such conditions as the Government may specify. The provisions of this Regulation shall be subject to the orders issued by the Government from time to time in this regard.
- ii) Provided that, in case of lands having tenure other than Class-I, like Inam lands, tribal lands etc., N.O.C. from Competent Authority, mentioning i)share of Government and land holder ii)transfer of

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such land in the name of Planning / Appropriate Authority, shall be produced by the land holder at the time of submission of application for grant of TDR.

- iii) DRC shall be issued by the Municipal Commissioner as a certificate printed on bond paper in an appropriate form prescribed by him. Such a certificate shall be a "transferable and negotiable instrument" after the authentication by the Municipal Commissioner. The Municipal Commissioner shall maintain a register in a form considered appropriate by him of all transactions, etc. relating to grant of, or utilisation of DRC.
- iv) The Commissioner shall issue DRC within 180 days from the date of application or reply from the applicant in respect of any requisition made by him, whichever is later.

12.2.10. Transfer of DRC-

The Commissioner shall allow transfer of DRC in the following manner-

- i) In case of death of holder of DRC, the DRC shall be transferred only on production of the documents as may be prescribed by him from time to time, after due verification and satisfaction regarding title and legal successor.
- ii) If a holder of DRC intends to transfer it to any other person, he shall submit the original DRC to the Commissioner with an application along with relevant documents as may be prescribed by the Commissioner and a registered agreement which is duly signed by Transferor and Transferee, for seeking endorsement of the new holders name, i.e., the transferee, on the said certificate. The transfer shall not be valid without endorsement by the Commissioner and in such circumstances the Certificate shall be available for use only to the holder /transferor.

The utilisation of TDR from certificate under transfer procedure shall not be permissible, during transfer procedure.

The Commissioner may refrain the DRC holder from utilizing the DRC in the following circumstances:-

- i) Under direction from a competent Court.
- ii) Where the Commissioner has reason to believe that the DRC is obtained
 - a) by producing fraudulent documents
 - b) by misrepresentation,
- a. Any DRC may be utilised on one or more plots or lands whether vacant, or already developed fully or partly by erection of additional storey, or in any other manner consistent with the prevailing Development Control Regulations,
- b. DRC may be used on plots/land having Development Plan reservations of buildable nature, whether vacant or already developed for the same purpose, or on the lands under deemed reservations, if any, as per prevailing Regulations.
- c. DRC may be used on plots/land available with the owner after surrendering the required land and construction to the Planning Authority under the provisions of Accommodation Reservation. In such circumstances, for the purpose of deciding *Transferable Development Rights (TDR)* receiving potential, the total area of the reservation before surrender, shall be considered.

12.2.11. Infrastructure Improvement Charges-

The utilizer shall pay to the Planning Authority, an infrastructure improvement charges, for a proposed quantum of TDR to be utilised, at the rate of 5% of construction cost as per the prevailing Annual Statement of Rates.

12.2.12. Vesting of Land:-

The Commissioner, before issuing DRC, shall verify and satisfy himself that the ownership and title of the land proposed for surrender is with the applicant, and get the Record of Right to be corrected in the name of Planning Authority.

In case the Appropriate Authority for reservation is other than Planning Authority, it shall be permissible for the Commissioner on the request of such authority to grant TDR under this regulation and hold such possession as a facilitator. Provided that, the Municipal Commissioner shall handover the possession of such land to concerned Appropriate Authority, after receipt of value of land, from such Appropriate

Authority as per Annual Statement of Rates prevailing at the time of handing over possession of land under reservation.

Provided also that, if such Appropriate Authority is the State Government Department, the Municipal Commissioner shall handover the possession of such land to the concerned Department free of cost.

12.2.13. Effect of this Regulation:-

Provision of Generation of TDR from these regulations shall not be applicable where DRC has been issued prior to date of publication of TDR Regulations under section 37 (1AA) (a) of the MR & TP Act, 1966 i.e. dated 30/04/2015. However DRCs issued under the old Regulations shall be allowed to be utilised as per TDR zones of old Regulations without indexation but subject to all other conditions of these regulations. Such utilisations shall be allowed for one year only from the date 29/01/2016 (i.e. the date of sanctioned of TDR Regulations under section 37 (1AA) (c) of the MR & TP Act, 1966 vide notification dated 29/01/2016).

Provided also that old TDR purchased for utilisation on a specific plot with registered documents of sale and / or specific proposal for utilisation of such TDR pending in the ULBs prior to these regulations shall be allowed completely as per the old regulations.

Appendix

Appendix A-1

FORM FOR CONSTRUCTION OF BUILDING OR LAYOUT OF BUILDING / GROUP HOUSING

Application for permission for development under Section 44 / 58 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the BPMC Act, 1949.

From _____
(Name of the owner)

To,

The Municipal Commissioner,
Municipal Corporation,

Sir,

I intend to carry out the under mentioned development in the site/plot of land, on Plot No..... Town and Revenue S.No.....City Survey No.....Maujesituated at Road / Street Societyin accordance with Section 44 / 58 of the Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the BPMC Act, 1949.

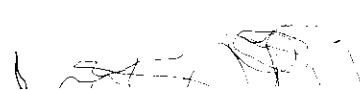
I forward herewith the following plans and statements (Item i to ix) wherever applicable, in quadruplicate, signed by me (Name in block letters)and the Architect / Licensed Engineer / Structural Engineer / Supervisor, (License No.....), who has prepared the plans, designs and a copy of other statements /documents as applicable

- i) Key Plan (Location Plan), (to be shown on first copy of the set of plans)
- ii) Site Plan showing the surrounding land and existing access to the land proposed to be developed; (to be shown on first copy of the set of plans)
- iii) A detailed building plan showing the plan, section and elevations of the proposed development work along with existing structure to be retained/ to be demolished, if any;
- iv) Particulars of development in Form enclosed (to be submitted for development other than individual buildings);
- v) Copy of sanctioned layout plan if any;
- vi) An extract of record of rights, property register card (any other document showing ownership of land to be specified) along with consent of co-owners where third party interest is created;
- vii) Attested copy of receipt of payment of scrutiny fees;
- viii) Latest property tax receipt;
- ix) No Objection Certificate(s), wherever required.

I request that the proposed development/ construction may be approved and permission be accorded to me to execute the work.

Signature of the Licensed /
Surveyor/Architect
Name
License No.
Contact No.
Dated

Signature of Owner
Name of Owner
Address of Owner
Contact No.
Dated

FORM GIVING PARTICULARS OF DEVELOPMENT

(Item iv of Appendix A-1)

1.	(a) (i) Full Name of Applicant	
	(ii) Address of applicant	
	(iii) e-mail ID	
	(iv) Contact / Mobile No.	
	(b)(i) Name and address of Architect/ licensed Engineer/ Structural Engineer/ Supervisor employed.	
	(ii) No. and date of issue of License	
2.	(a) Is the plot of, a City Triangulation Survey Number, Revenue Survey Number or Hissa Number of a Survey Number or a Final Plot Number of a Town Planning Scheme or a plot of an approved layout?	
	(b) Please state Sanction Number and Date of Sub- division / Layout	
	(c) Whether the land is situated in Core Area or Outside Core Area?	
3.	(a) What is the total area of the plot according to the ownership document and measurement plan?	
	(b) Does it tally with the Revenue/CTS Record	
	(c) What is the actual area available on site measured by Architect/ licensed Engineer/ Structural Engineer / Supervisor? (The permission shall be based on the area whichever is minimum.)	
	(d) Is there any deduction in the original area of the plot on account of D.P. roads, or reservation(s). If so, are they correctly marked on the site plan? Please state the total area of such deductions?	
	(e) Is there any water stream in the land? State the area of such land.	
	(e) What is the Gross plot area remained for development after above deduction(s)?	
	(f) What is the area proposed for recreational open space? (in case of land having original holding more than 0.4 hector) Please mention the area.	
	(g) Whether amenity space as required under Regulation no.4.5is lcf? Please mention the area.	
4.	Are all plans as required under Regulation no.2.2.3.2enclosed?	
5.	(a) In what zone does the plot fall?	

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	(b) For what purpose the building is proposed? Is it permissible according to the land use classification?	
6.	(a) Is road available as an approach to the land? What is the average existing width of the road? (If the plot abuts on two or more roads, the above information in respect of all roads should be given)	
	(b) Is the land fronting on D.P. road? If so, width of the D.P. road	
	(c) Is the land fronting on National or State highway? If so, is the Building line / control line maintained? Please state the distance.	
	(c) What is the height of the building above the average ground level of the plot?	
	(d) Is it within permissible limit of height specified in Regulation no.5.4i.e. 1.5 times of the road width plus front margin?	
	(e) Does height exceed the limit specified in (d) above? If so, is height approved by Director of Fire Services, M.S.?	
7.	Is the land subject to restrictions of blue / red flood line, airport, railway, electric line, land fill sites, archaeology, etc.? Please state the details along with 'No objection certificate' if any.	
8.	(a) If there are existing structures on the plot	
	(i) Are they correctly marked and numbered on the site plan?	
	(ii) Are those proposed to be demolished immediately and hatched in yellow colour?	
	(iii) What is the plinth area and total floor area of all existing structures to be retained? (Please give details confirming to the plan submitted)	
10.	Are double height terrace within the limit of 20%? Are they of supported type? State said double height terrace area and area counted in FSI.	
11.	(a) Please state the total built up area, (existing + proposed + extra balconies + extra double height terraces.)	
	(b) What is the basic permissible F.S.I. of the zone according to front road width?	
	(c) What is the premium FSI proposed to be consumed?	
	(d) What is the area of TDR proposed to be consumed?	
	(f) Please state the overall F.S.I. utilised in the proposal?	
	(g) Is built-up area of each flat / unit mentioned on the plan?	

12.	Whether area for inclusive housing is required as per Regulation no.6.5? Please state the details.						
13.	(a) What is the width of the front marginal distance (s)? If the building abuts two or more roads, does the front marginal distance comply with Regulation?						
14.	(a) What is :	Permissible	Proposed				
	(i) the side marginal distance (s)?						
	(ii) the rear marginal distance (s)?						
	(iii) the distance between buildings?						
15.	(a) What are the dimensions of the inner or outer chowk?						
	(b) Is / are room (s) dependent for its light and ventilation on the chowk? If so, are the dimensions of the chowk as required?						
16.	(a) Whether sizes of the rooms comply with the dimensions mentioned in the regulations?						
	(b) Whether use of every room / part mentioned on the plan?						
	(c) Whether every room derives light and ventilation required under the regulations?						
17.	If the height of the building is more than 15 meter above the average ground level, is provision for lifts made?						
	(a) If so, give details of lift.	<table border="1"> <thead> <tr> <th>Passenger Capacity</th> <th>No. of Lifts</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>	Passenger Capacity	No. of Lifts			
	Passenger Capacity	No. of Lifts					
(b) Details of Fire Lift.	<table border="1"> <thead> <tr> <th>Passenger Capacity</th> <th>No. of Lifts</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>	Passenger Capacity	No. of Lifts				
Passenger Capacity	No. of Lifts						
18.	(a) Does the building fall under purview of Regulation no.2.2.3.2(g)?						
	(b) If so, is fire escape staircase provided in addition to regular staircase?						
	(c) Whether the ramps to the basement are provided leaving 6 m marginal distance for movement of fire fighting vehicle?						
	(d) If podiums are proposed, does it allow the movement of fire fighting vehicle properly?						
19.		Required	Proposed				

	(a) What are the requirements of parking spaces under the Regulation no.5.7? How many are proposed?	Car		
		Scooter		
		Cycle		
	(b) (i) Are loading-unloading spaces necessary?			
	(ii) If so, what is the requirement?			
	(iii) How many are proposed?			
20.	Is the sanitary arrangement provided as per the regulation?			
21.	Details of the source of water to be used in the construction			
22.	Distance from the sewer.			
23.	Please explain in detail in what respect the proposal does not comply with the Development Control and Promotion Regulations and the reasons there for, attaching a separate sheet if necessary.			

I hereby declare that I am the Architect/ licensed Engineer/ Structural Engineer/ Supervisor employed for the proposed work and that the statements made in this form are true and correct to the best of my knowledge.

Date : / /

Signature of the Architect/ licensed Engineer/
Structural Engineer/ Supervisor employed.

FORM OF STATEMENT 1 (to be printed on plan)				
Sr. No. 8 (a) (iii)]				
Existing Building to be retained				
Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors.
	(2)	(3)	(4)	(5)

Buildin g No.	Floor No.	Total Built-up Area of floor (including common areas and balconies)	Double height terrace area within 20%	Excess Double height terrace area counted in FSI.	Total FSI (3+5)
(1)	(2)	(3)	(4)	(5)	(6)

Building No.	Floor No.	Flat / unit No.	Built up area of flat / unit along with Share of Common areas like staircase / passages	Area of Double height terraces attached to flat / unit	Total area of flat / unit (4 + 5)
1	2	3	4	5	6

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PROFORMA - I
(At Right Hand top Corner of Plans)

Proposed ----- complex on C.T.S. No./Plot No. / S.No. / F.P.No.-- Drawing Sheet No.
----- of village mauje ----- X/Y

Stamps of Approval of Plans:

A	AREA STATEMENTS	
	1. Area of plot (Minimum area of a, b, c to be considered)	
	a) As per ownership document (7/12, CTS extract)	
	b) as per measurement sheet	
	c) as per site	
	2. Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area	
	(b) Any D.P. Reservation area	
	(c) Natural Water course area, if shown in DP	
	(Total a+b+c)	
	3. Net Area of Plot for FSI calculation (1-2)	
	4. Recreational Open space	
	(a) Required	
	(b) Proposed	
	5. Amenity Space -	
	(a) Required -	
	(b) Proposed -	
	6. Service road and Highway widening	
	7. Internal Road area	
	8. Built up area with reference to Basic F.S.I. (sr. no. 3 X 1.20)	
	9. Addition of area for F.S.I.	
	(a) In-situ area against D.P. road. <i>if any</i>	
	(b) In-situ area against Amenity Space. <i>if any</i>	
	(c) Premium FSI area	
	(d) TDR area	
	(Total of a+b+c+d)	
	10. Total area available (9+10)	
	11. Maximum utilization of F.S.I. Permissible as per Road width (<i>as per Regulation no. 5.2</i>)	
	12. Total Built-up Area in proposal. (<i>excluding area at Sr.No.15.b</i>)	
	a) Existing Built-up Area.	
	b) Proposed Built-up Area	

c) Excess Double Height terraces area counted in F.S.I.	
Total (a+b+c)	
13. F.S.I. Consumed (13/3) (should not be more than serial no.12 above.)	
14. Area for Inclusive Housing, if any	
a) Required (20% of sr.no.9)	
b) Proposed	

Certificate of Area:

Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature
(Name of Architect.)

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration / License no. of Architect

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12.3. Appendix A-2**FORM FOR SUB-DIVISION OF LAND AS PLOTTED LAYOUT**

Application for permission for development under Section 44 / 58 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the BMC Act, 1949.

From

(Name of the owner)

To,

The Municipal Commissioner,
Municipal Corporation,

Sir,

I intend to carry out the under mentioned development in the site/plot of land, bearing S.No./ Gut No. City Survey No..... Mouje situated at Road/ Street in accordance with Section 44/58 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the BMC Act, 1949.

I forward herewith the following plans and statements (Item 1 to 6) wherever applicable, in quadruplicate, signed by me (Name in block letters) and the Architect / Licensed Engineer / Structural Engineer / Supervisor (License No.....). who has prepared the plans, designs and a copy of other statements /documents as applicable (Items 7 to 10).

- (1) Key Plan (Location Plan); (to be shown on first copy of the set of plans)
- (2) Site Plan showing the surrounding land and existing access to the land included in the layout; (to be shown on first copy of the set of plans)
- (3) A layout plan showing,
 - (i) sub-divisions of the land or plot with dimensions and area of each of the proposed sub-divisions and its use according to prescribed regulations;
 - (ii) width of the proposed streets; and
 - (iii) Dimensions and area of recreational open spaces provided in the layout.
 - (iv) Dimensions and area of amenity space provided in the layout.
- (4) An extract of record of rights property register card (any other document showing ownership of land to be specified) along with consent of co-owners where third party interest is created.
- (5) Particulars of development in Form enclosed.
- (6) Attested copy of Receipt for payment of scrutiny fees.
- (7) No Objection Certificate, wherever required.

I request that the proposed layout may please be approved and permission accorded to me to execute the work.

Signature of the Licensed /

Surveyor/Architect

Name

License No.

Contact No.

Dated

Signature of Owner

Name of Owner

Address of Owner

Contact No.

Dated

FORM GIVING PARTICULARS OF DEVELOPMENT
(PART OF APPENDIX I.....ITEM 5)

1.	(a) (i) Full Name of Applicant	
	(ii) Address of applicant	
	(iii) e-mail ID	
	(iv) Mobile No.	
	(b) (i) Name and address of Architect/ licensed Engineer employed.	
	(ii) No. and date of issue of License	
2.	Is (a) Is the plot of, a City Triangulation Survey Number, Revenue Survey Number or Hissa Number of a Survey Number or a Final Plot Number of a Town Planning Scheme?	
	(b) Whether the land is situated in Core Area or Outside Core Area?	
3.	(a) What is the total area of the plot according to the ownership document and measurement plan?	
	(b) Does it tally with the Revenue/CTS Record	
	(c) What is the actual area available on site measured by Architect/ licensed Engineer/ Structural Engineer / Supervisor? (The permission shall be based on the area whichever is minimum.)	
	(d) Is there any deduction in the original area of the plot on account of D.P.roads, or reservation(s). If so, are they correctly marked on the site plan? Please state the total area of such deductions?	
	(e) Is there any water stream in the land? State the area of such land and state whether it is excluded?	
	(e) What is the area remained for development after above deduction(s)?	
	(f) What is the area proposed for recreational open space?	
	(g) Whether amenity space as required under Regulation no.4.4is left? Please mention the area.	
	5.	Are all plans as required under Regulation no.2.2.3.2enclosed?
6.	(a) In what zone does the plot fall?	
	(b) For what purpose the layout is proposed? Is it permissible according to the land use classification?	
7.	(a) Is road available as an approach to the land? What is the average existing width of the road? (If the plot abuts on two or more roads, the above information in respect of all roads should be given)	

	(b) Is the land fronting on D.P. road? If so, width of the D.P. road	
	(c) Is the land fronting on National or State highway? If so, is the Building line / control line maintained? Please state the distance.	
8.	Is the land subject to restrictions of blue / red flood line, airport, railway, electric line, land fill sites, archaeology, etc.? Please state the details along with 'No objection certificate 'if any.	
9.	Whether the internal roads proposed in the layout conform to the Regulation no.4.2	
10	Whether roads in the layout are co-ordinated with the roads in the surrounding layout?	
11	Whether the area and dimensions of plots are proposed as per prescribed regulations?	
11.	Whether area for inclusive housing is required as per Regulation no. 6.5? Please state the details.	

I hereby declare that I am the Architect/ licensed Engineer employed for the proposed work and that the statements made in this form are true and correct to the best of my knowledge.

Date : / /

Signature of the Architect/ licensed Engineer/ Structural Engineer/ Supervisor employed.

PROFORMA - I		
(At Right Hand top Corner of Plans)		
Proposed ----- layout on C.T.S. No./Plot No. / S.No. / F.P.No.----- of village mauje -----		Drawing Sheet No. X/Y
Stamps of Approval of Plans:		
A	AREA STATEMENTS	
	1. Area of land (Minimum area of a, b, c to be considered)	
	a) As per ownership document (7/12, CTS extract)	
	b) as per measurement sheet	
	c) as per site	
	2. Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area	
	(b) Any D.P. Reservation area	
	(c) Natural water course area, if shown in DP	
	(Total a+b+c)	
	3. Net Area of Plot for FSI calculations (1-2)	
	4. Recreational Open space	
	(a) Required -	
	(b) Proposed -	
	5. Amenity Space	
	(a) Required -	
	(b) Proposed -	
	6. Service road and Highway widening	
	7. Internal Road area	
	8. Area under layout plots	
	9. Area for inclusive housing	
	(a) Required -	
	(b) Proposed -	

Certificate of Area:

Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature
(Name of Architect.)

Owner (s) name and signature

Architect name and signature

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration / Licence no. of Arch.
---------	-------------	-------	----------	------------	-------------------------------------

Statement of distribution of FSI on each plot
(to be printed at suitable place on plan)



12.4. Appendix 'B'

FORM OF SUPERVISION

To,
The Municipal Commissioner,
Municipal Corporation.

Sir,

I hereby certify that the development/erection/re-erection/demolition or material alteration in/ or Building No _____ on / in Plot No. _____ in Block No. _____ situated at Road / street _____ City Survey No. _____ shall be carried out under my supervision and I certify that all the materials (types and grade) and the workmanship of the work shall be generally in accordance with the general specifications and that the work shall be carried out according to the sanctioned plans. I shall be responsible for the execution of the work in all respects.

Signature and name of the Architect or Licensed _____
Engineer/Structural Engineer/ Supervisor --

License No. _____
--

Date :

12.5. Appendix 'C-1'FORM FOR SANCTION OF BUILDING PERMISSION AND
COMMENCEMENT CERTIFICATE

To,

Sir,

With reference to your application No _____, dated _____ for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the Maharashtra municipal Corporations Act, 1949 to carry out development work / Building on Plot No _____ Revenue Survey No _____, City Survey No _____, mauja _____ situated at Road /Street _____, Society _____ the Commencement Certificate/Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. You will have to handover the amenity space to the Corporation before approval of final layout as per Regulation no.13.4. (wherever applicable)
4. You will have to submit an undertaking in respect of recreational open spaces as stipulated in Regulation.(wherever applicable)
5. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
6. This permission does not entitle you to develop the land which does not vest in you.
7. -----
8. -----

Office No.

Office Stamp

Date :

Yours faithfully,
 Municipal Commissioner.
 or an officer appointed by him



12.6. Appendix 'C-2'

FORM FOR TENTATIVE APPROVAL FOR DEMARCATION OF LAND/ SUB-DIVISION LAYOUT

To,

Sir,

With reference to your application No _____, dated _____ for the land sub-division approval, under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the Maharashtra municipal Corporations Act, 1949 to carry out development work in respect of land bearing Revenue Survey No _____, City Survey No _____, mauje _____ situated at Road /Street _____, Society _____, it is to inform you that, land sub-division layout is hereby tentatively approved and recommended for demarcation, subject to the following conditions:

1. You will get the land sub-division layout demarcated on the site by the Land Records Department and submit the certified copy to that effect for final approval.
2. It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the Municipal Corporation after developing them to the satisfaction of the Municipal Commissioner.
3. If you wish that the Municipal Corporation has to carry out these development works, then you will have to deposit the estimated expenses to the Municipal Corporation in advance, as decided by the Municipal Commissioner.
4. You will have to handover the amenity space to the Corporation before approval of final layout as per Regulation no.4.5. (applicable in case where owner is not allowed to develop)
5. You will have to submit an undertaking in respect of recreational open spaces as stipulated in Regulation.
6. This permission does not entitle you to develop the land which does not vest in you.
7. -----

Office No.

Office Stamp

Yours faithfully,

Municipal Commissioner.

or an officer appointed by him

12.7. Appendix 'C-3'

FORM FOR FINAL APPROVAL TO THE LAND SUB-DIVISION / LAYOUT

To, _____

Sir,

1.	It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the Municipal Corporation after developing them to the satisfaction of the Municipal Commissioner.
2.	If you wish that the Municipal Corporation should carry out these development works, then you will have to deposit the estimated expenses to the Municipal Corporation in advance, as decided by the Municipal Commissioner.
3.	As per the undertaking submitted by you in respect of recreational open space as stipulated in Regulation no.4.4, the said open space admeasuring ----- sqm stand vested in the name of plot holders of the layout or society of the plot holders and you have no right of ownership or interest in the said recreational open space.
	Since you have handed over the amenity space to the Corporation, you shall be entitled for FSI equivalent to TDR, on the remaining land. (wherever applicable)
4.	This permission does not entitle you to develop the land which does not vest in you.
5.	-----
6.	-----
7.	-----
8.	-----

With reference to your application No. _____, dated _____ for the land sub-division approval, under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the Maharashtra municipal Corporations Act, 1949 to carry out development work in respect of land bearing Revenue Survey No _____, City Survey No _____, mauje _____ situated at Road /Street _____. Society _____, the land sub-division layout is finally approved as demarcated under Section 45 of the Maharashtra Regional & Town Planning Act, 1966, subject to the following conditions:

Office No. -----Office Stamp
 -----Date : -----

12.8. Appendix 'D-1'

FORM FOR REFUSAL OF BUILDING PERMIT / COMMENCEMENT CERTIFICATE

To,

Sir,

With reference to your application No. _____ dated _____ for the grant of sanction

for the development work / the erection of a building / execution of work on Plot No. _____, Revenue

Survey No. _____, City Survey No. _____, mauje _____, I regret to inform

you that the proposal has been refused under Section 45 of the Maharashtra Regional and Town Planning Act,

1966, on the following grounds.

- 1. -----
- 2. -----
- 3. -----
- 4. -----
- 5. -----
- 6. -----

----- Office Stamp

Yours faithfully,

Municipal Commissioner.....

or an officer appointed by him

12.9. Appendix 'D-2'

FORM FOR REFUSAL OF LAND SUB-DIVISION / LAYOUT

To,

Sir,

With reference to your application No. _____ dated _____ for the grant of sanction for the development work bearing Revenue Survey No. _____, City Survey No. _____, mauje _____, I regret to inform you that the proposal has been refused under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, on the following grounds.

- 1. -----
- 2. -----
- 3. -----
- 4. -----
- 5. -----
- 6. -----

Office Stamp

Yours faithfully,

Municipal Commissioner.
or an officer appointed by him



12.10. Appendix 'D-3'

FORM FOR INTIMATION OF COMPLETION OF WORK UPTO PLINTH/STILT LEVEL

To,
The Municipal Commissioner,
.....Municipal Corporation

Sir,
The construction upto plinth/column/stilt level has been completed in building No. _____ on/in Plot No./CTS No./S.No. _____ of village/F.P.No. _____ of Town Planning Scheme No. _____ Road/Street No. _____ Ward _____ in accordance with your permission No. _____ dated _____ and as per NA permission under No. _____ dated _____ under my supervision and in accordance with the sanctioned plan.

Please check the completed work and permit me to proceed with the rest of the work.

Yours Faithfully,

Signature and name of Architect /Licensed Engineer/
Structural Engineer/Supervisor

Name : _____

In Block Letters)

Address : _____

Date : _____

12.11. Appendix 'D-4'

FORM OF APPROVAL/REFUSAL OF DEVELOPMENT WORK UPTO PLINTH/STILT LEVEL

To

Sir,

Please refer your intimation No. _____ dated _____ regarding the completion of construction work upto plinth/columns/stilt level in Building No. _____ on/in Plot no./S.No./CTS no./ _____ of village/F.P.no. _____ of Town Planning Scheme No. _____ situated at _____ Road/Street, ward _____ You may/may not proceed with the further work as per the sanctioned plans/ as the construction upto plinth level does/does not conform to the sanctioned plans.

Yours Faithfully.

Municipal Commissioner...

or an officer appointed by him

Office No. _____

Office Stamp _____

Date: _____

12.12. Appendix 'E'

FORM FOR COMPLETION CERTIFICATE

To,
The Municipal Commissioner,
.....Municipal Corporation

Sir,

I hereby certify that the erection / re-erection or part/ full development work in / on building / part building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, mauje _____, has been supervised by me and has been completed on _____ according to the plans sanctioned, vide office communication No _____ dated _____. The work has been completed to the best of my satisfaction.

The workmanship and all the materials (type and grade) have been strictly in accordance with general and detailed specifications. No provisions of the Act or the building Regulations, no requisitions made, conditions prescribed or orders issued there under have been transgressed in the course of the work. I am enclosing three copies of the completion plans. The building is fit for occupancy for which it has been erected/ re-erected or altered, constructed and enlarged.

I have to request you to arrange for the inspection & grant permission for the occupation of the building.

Yours faithfully

Signature and name of Architect /Licensed Engineer/
Structural Engineer/Supervisor

Encl : As above.

Date :

(Signature of Owner)

Name of Owner (in Block Letters)

12.13. Appendix 'F'

FORM FOR OCCUPANCY CERTIFICATE

To,

i) Owner:

ii) Architect

Sir,

The part / full development work / erection re-erection / or alteration in of building / part building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, mauje _____, completed under the supervision of _____ Architect, Licensed Engineer/ Structural Engineer /Supervisor, / License No _____ may be occupied on the following conditions-

- 1. _____
- 2. _____
- 3. _____
- 4. _____

A set of certified completion plans is returned herewith.

Encl : As above.

Yours faithfully,

Municipal Commissioner.....
or an officer appointed by him

12.14. Appendix 'G'

FORM FOR REFUSAL OF OCCUPANCY CERTIFICATE

To,

i) Owner:

ii) Architect

Sir,

The part / full development work / erection re-erection / or alteration in of building / part building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, mauje _____, completed under the supervision of _____ Architect, Licensed Engineer/ Structural Engineer /

Supervisor, / License No. _____ is not allowed to be occupied because of the following reasons –

- 1. The construction carried out by you does not conform to the sanctioned plans.
- 2. -----
- 3. -----

A set of completion plan is retained with the Municipal Corporation and remaining sets are regretfully returned herewith.

Encl : As above.
Yours faithfully,

Municipal Commissioner.....,
or an officer appointed by him

12.15. Appendix 'H'

FORM OF INDEMNITY FOR PART OCCUPANCY CERTIFICATE
(On Stamp Paper Of such value as decided by the Municipal Commissioner.)

To,

Municipal Commissioner,
..... Municipal Corporation.

Subject:-

Sir,

While thanking you for letting me occupy a portion of the above building before acceptance of the Completion Certificate of the whole building for the plans approved in communication No....., dated _____ I hereby indemnify the Municipal Corporation against any risk, damage and danger which may occur to occupants and users of the said portion of the building and also undertake to take necessary security measures for their safety. This undertaking will be binding on me /us, our heirs, administrators and our assignees.

Yours faithfully,

Signature and name of Owner

Witness:

Address:

Date:



12.16. Appendix I

1.	Name of the Slum/Location/ Municipal Ward/ Assembly Constituency Name of CHS (if any)	
2.	Name of Architect Firm of Architect & Address	
3.	Survey No. / CTS No. /CS. No. / Plot No. Of Village/ Division Name of the Road Pin Code :	
4.	Ownership of land a) Name of the owner b) Address of the owner	
5.	Status of Slum a) Notification No. b) Year of census c) Area under Slum	
6.	Documentary Evidence Regarding ownership Of the land A) Private Lands: a) Conveyance Deed b) Lease Agreement c) Power of Attorney d) Extract from P R Cards signed by SLR e) Court order if any B) For Govt./MHADA/T.M.C. Lands: NOC of concerned Department a) Whether under acquisition if yes stage of acquisition.	
7.	Documentary Evidence regarding area of the holding /Plot a) As per conveyance deed b) As per P R Cards sign by SLR c) As per affidavit of Owner/Society d) As per Architect's Certificate & triangulation calculation/ with plot dimensions. e) As per the Lease Agreement / Power of Attorney f) As per certificate issued by D.M.C. g) Least of (a) to (f)	____ Sq.M. ____ Sq.M. ____ Sq.M. ____ Sq.M. ____ Sq.M. ____ Sq.M. ____ Sq.M.

8.	<p>Details of existing hutments.</p> <p>(A) Number of eligible hutment dwellers up-to 1-1-2000 Assembly electoral list.</p> <p>a) Residential _____ Nos.</p> <p>b) Residential cum Commercial (RC) _____ Nos.</p> <p>c) Commercial Shop/Work Shop / Factory shop / Economic activities _____ Nos.</p> <p>d) Existing Amenity structure/ Welfare Hall, Balwadi Schools, Gymnasium and Religious structure etc. _____ Nos.</p> <p>(B) Attach statement of giving detail of area etc. of each commercial establishment with documentary evidences for c & d above. (Showing actual & permissible area)</p>	
9.	Zone	
10.	Reservations as per D.P. (Attach D.P. / Survey Remark)	
11.	Is layout/sub-division/amalgamation Necessary (Separate application not necessary)	
12.	<p>Area Statement</p> <p>i) Area of the Plot _____ Sq.Mts.</p> <p>ii) Deduction for _____ Sq.Mts.</p> <p>a) Setback area _____ Sq.Mts.</p> <p>b) Proposed Road _____ Sq.Mts.</p> <p>c) Deductions for physical provision of buildable/ un buildable reservation _____ Sq.Mts.</p> <p>d) Deduction for 5 % Amenity open space _____ Sq.Mts.</p> <p>e)(Total a + b + c + d)</p> <p>iii) Net Plot area (i-ii)</p> <p>(For computation of Tenement Density)</p>	
13.	<p>Computation of Tenement density</p> <p>Existing nos. of tenement residential, residential-cum-commercial as per D.C.R. modified appendix X clause no. _____ Nos.</p> <p>b) No. of equivalent tenements for commercial use of hutment dwellers as per this appendix _____ Nos.</p> <p>b1) Area of Balwadi, Passages, Welfare Centre, Society Office as per this Appendix clause 6) _____ Nos.</p> <p>c) Total of a +b+b1</p> <p>d) Existing Tenement Density:</p> <p>(c) _____ Nos.</p> <p>_____ X 10,000 _____ Nos.</p> <p>12(iii)</p> <p>e) Tenement required to be provided as per tenement density of 500 T/s net Hect. _____ Nos.</p> <p>f) No. of PAP required to be provided (e-c) _____ Nos.</p> <p>g) Total No. of (rehab + PAP) tenements. _____ Nos.</p>	

	Proposed on Site Residential Residential-cum-Commercial Commercial PAP Existing Amenity Total	____ Nos. ____ Nos. ____ Nos. ____ Nos. ____ Nos. ____
14.	Tenements required to be provided at the rate of 500 tenements per net hectare. a) Area of the Plot b) Deduction of D.P. Reservations i) Non Buildable reservations ii) Buildable reservation actually implemented on site, including appurtenant open spaces iii) Set Back area iv) Proposed area c) Total b {i} + b {ii} + b {iii} + b {iv} d) Net area of the plot for computing No. of Tenements (a-c) e) Deductions for 15 % RG (if applicable) f) Balance area of Plot (d-e) g) Addition for FSI purpose h) Total Area	____ Sq.Mtr. ____ Sq.Mtr. ____ Sq.Mtr. ____ Sq.Mtr. ____ Sq.Mtr. ____ Sq.Mtr. ____ Sq.Mtr. ____ Sq.Mtr. ____ Sq.Mtr. ____ Sq.Mtr. ____ Sq.Mtr.
15.	(A) Built up area of Rehabilitation Component as per clause no. 1) p) & 6) maximum up to 35 % (a) Residential (No of Tenements _____) (b) Residential-cum-Commercial (No. of Tenements _____) (c) Non-residential permissible are of rehab component (No of tenements _____) i) 5 % for slum society if project is implemented by slum society Total (a + b + c) 15(A) (B) Exclusion for FSI computation a) Welfare Center b) Balwadi c) Society Office d) Common passage upto 2.00 in width e) Religious structures Total (a + b + c + d + e) 15(B)	____ Sq.Mtr. ____ Sq.Mtr. ____ Sq.Mtr. ____ Sq.Mtr. ____ Sq.Mtr. ____ Sq.Mtr. ____ Sq.Mtr. ____ Sq.Mtr. ____ Sq.Mtr. ____ Sq.Mtr. ____ Sq.Mtr. ____ Sq.Mtr. ____ Sq.Mtr.
16	Built-Up Area for FSI computation proposed for	____ Sq.Mtr.

	Rehabilitation Bldg. {15 (A)}	
17	Built-up Area for sale	_____ Sq.Mtr.
18	Built-up area for FSI purpose actually proposed to be consumed in sale bldg. on site (for maximum 3.00 on plot)	_____ Sq.Mtr.
19	Total BUA permitted for the project (16 +17) for FSI purpose	_____ Sq.Mtr.
20	Total FSI for the project	_____ Sq.Mtr.
21	Total Built-up Area actually to be consumed for FSI purpose (16) + (18) on plot	_____ Sq.Mtr.
22	Total FSI actually to be consumed on plot for rehabilitation + PAP + Sale Bldg.	
23	Built-up Area available for TDR (19) – (21)	_____ Sq.Mtr.
24	No. of Residential tenements available for sale	Resi Tenement
25	Total No. of tenements constructed on plot	_____ Nos.
26	<p>(A) Amenities available one site</p> <p>a) Water Supply</p> <p>b) Sewerage System</p> <p>c) Public Road/ Paved Road width of road abutting plot</p> <p>East-</p> <p>West-</p> <p>North-</p> <p>South-</p> <p>d) Proposed road/ road widening, if any</p> <p>e) Street Lights</p> <p>f) Electric Supply/Sub-Station</p> <p>g) School</p> <p>h) Welfare Center</p> <p>i) Dispensary</p> <p>(A) Amenities proposed if any</p> <p>a)</p> <p>b)</p> <p>c)</p> <p>d)</p> <p>(C) Description and details of transit camps arrangement proposed (Attach planning)</p> <p>(D) Photographs of existing slum colony from all four sides and access to be</p>	<p>Yes/No.</p> <p>Yes/No.</p> <p>Provided/ Not Provided</p> <p>Available/ Not Available</p> <p>Available/ Not Available</p> <p>Available/ Not Available</p> <p>Available/ Not Available</p> <p>Enclosed herewith.</p>

attached to the proposal.	
27. Cost of the project	Rs.
a) Cost of _____ Sq.mtrs. of reh. Component at Rs. _____ per Sq.mtrs.as per RR	Rs.
b) Cost of _____ Sq.mtrs. Sale Component at Rs. _____ per Sq.mtrs. as per RR (including commercial for sale)	
c) Cost of _____ Sq.mtrs. of Transit Accommodation at Rs. _____ per sq. Mtrs.	Rs.
d) Total (a + b + c)	Rs.
e) Supervision Charges (5 %)	Rs.
f) Interest Burden (15 %) for half the Project period	Rs.
g) Price Variation (10 %) (including cost of transit accommodation)	Rs.
h) Development Charges	Rs.
i) Premium (Stair + Lift + Lobby + Balcony + Open space deficiency)	Rs. Rs.
j) Any other cost	
TOTAL COST OF THE PROJECT	Rs.

12.17. Appendix 'J'

SLUM REHABILITATION SCHEME

Certified an area _____ Sq.m. in CTS/ F.P./ S. Nos. _____ of Village _____
Taluka _____

is a censused slum colony of Municipal / Mhada/ Govt. Records or is notified as Slum Area (IC & R) Act 1971 vide Notification No. _____ dated _____

OR

is a declared slum on private land under section 4 (1) of Maharashtra Slum Area (IC & R) Act vide Notification No. _____ dated _____.

There are total _____ (Give the number) structures in the said slum colony out of which _____ (No) of structures are protected structures as per Government G.R. No. _____ dated 16th may 1996 and modified appendix "S" of D.C.R. therefore eligible for free alternative accommodation under Slum Rehabilitation Scheme.

Out of _____ (No) of eligible structures _____ are Residential ----- are Residential cum Commercial and _____ are commercial.

Out of _____ eligible hutment dwellers _____ hutment dwellers have given consent in writing to proposed Slum Rehabilitation Scheme.

The list of hutment dwellers alongwith other details such as carpet area for commercial users, etc. is appended herewith.

The Slum boundaries as submitted are described as below with plan

North

South

East

West

Local Name of the Slum Colony is _____ and the name of the proposed Society of the hutment dwellers is _____

Dy. Municipal Commissioner
Concerned Municipal Corporation

75

12.18. Appendix 'K'**SLUM REHABILITATION SCHEME**

(Annexure to assess the financial capacity of the developer/ Promoter to execute the SRS scheme to be issued by CAFO, concerned Municipal Corporation.)

Name of the slum Co-op Society

Address of the Slum Co-op Society.

Name of the chief Promoter/ President
& Secretary of the Slum Co-op. Society.

Number of Rehabilitation tenements to be
Constructed as per Annexure I.

Name and Address of the Architect /
Licensed Surveyor

Name Address of the Developers

Status of the Developer's Firm
(Proprietary/Partnership/Company)

Whether Memorandum of Association/
Registered Partnership deed attached.

Whether Audited Statements of last three
Consecutive years of Accounts attached
If yes

- (i) Year
- (ii) Year
- (iii) Year

(a) Funds required for construction of _____ rehab. Tenements

Number of Rehab. Tenements X Cost of one tenement.
_____ No. X Rs. _____ per/T + Rs. _____

(b) Whether 20% of the Amount in (a) above as initial
Investment is ready for investment in the scheme Yes/No.

12. Proof of the funds available

- (1) _____
- (2) _____
- (3) _____
- (4) _____

Planning for 80 % of the amounts in 11 (a) above i.e. the amounts
Required for completing the scheme will be made available from the following sources -

- (1) _____
- (2) _____
- (3) _____
- (4) _____

Owner/ Developer

Remarks of the Finance Section.

CAFO



MCGM DC Rules

**Development Control Rules For
Greater Mumbai
Municipal Corporation of Greater Mumbai**

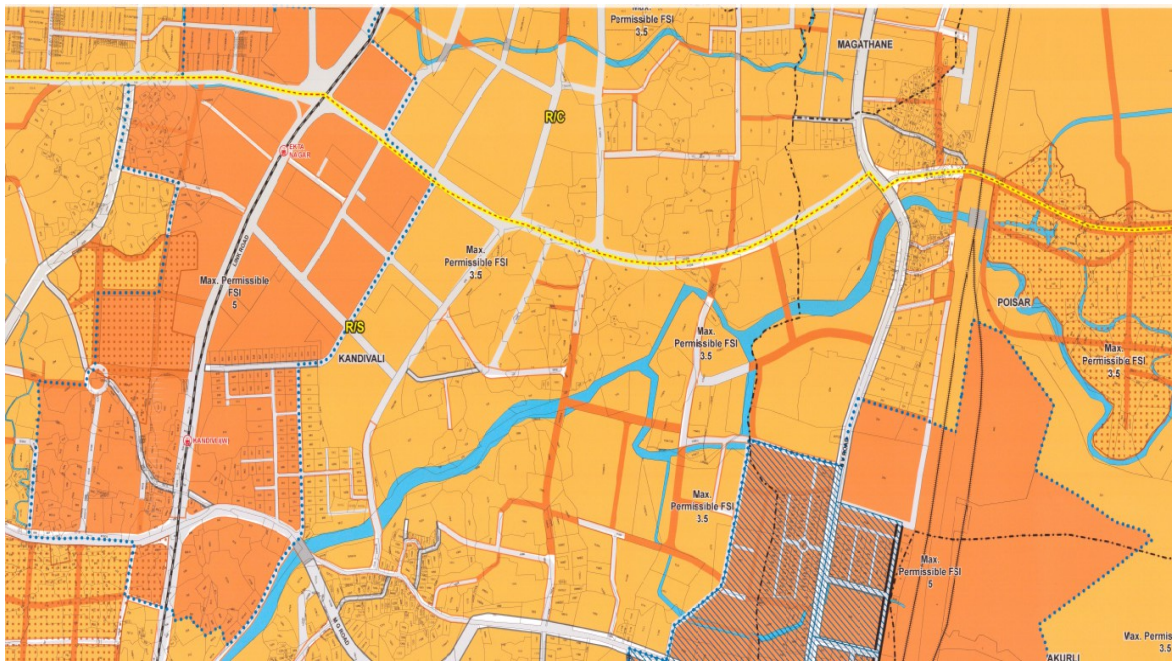
REDEVELOPMENT AND DEVELOPMENT CONTROL REGULATIONS

PRESENTATION BY ARCHITECT SANDEEP KANGUTKAR

Maharashtra Regional and Town Planning Act (MRTP-ACT) and Development Plan

- ▶ Development Plan of any region of Maharashtra is governed by MRTP ACT.
- ▶ Hence Development Plan for the jurisdiction of Greater Mumbai is governed by MRTP ACT-1966.
- ▶ 1ST Development Plan for the jurisdiction of Greater Mumbai came into force on 9th Feb.1967.
- ▶ 2nd Development Plan for the jurisdiction of Greater Mumbai came into force on 25th March 1991.
- ▶ 3rd Draft Development plan published on 25-02-2015.
which has been revised on 27th May 2016.

3RD Development Plan-2034 25th Feb 2015 has been rejected by the Government of Maharashtra due to its enormous mistakes.



Many Proposed D.P.Roads were passing through existing buildings. Many Private Recreation Grounds shown as Public Gardens. Redevelopment schemes such as SRA, MHADA, CESSUED BUILDINGS not considered .

Policy of fungible FSI which is beneficial to existing society members has been scraped.

Government of Maharashtra has decided to revise this Draft D.P.2034

Revised Development Plan-2034 published on 27th May 2016.

- ▶ Municipal Corporation of Greater Mumbai undertook revision of Development Plan under Section 38 of the MRTP Act and has prepared the Draft Development Plan of Greater Mumbai 2034. As part of the Revision of Development Plan, these Development Control Regulations - 2034 have been formulated under Clause (m) of Section 22 of the MR & TP Act 1966.
- ▶ The purpose of these Regulations is to guide the Municipal Officials, landowners and the concerned professionals to formulate development proposal in accordance with the objectives and provisions of Development Plan.

Revised Development Plan-2034 published on 27th May 2016.

- ▶ This Revised D.P.2034, published on 27th May 2016 is at par with present D.P.1991.
- ▶ This Revised D.P.2034 dated 27-05-2016 is an up gradation of present D.P.1991.
- ▶ There is uniformity in the F.S.I. distribution.
- ▶ Fungible F.S.I. is continued in this Revised D.P.2034
- ▶ Format for additional F.S.I. is almost unchanged except very minor modifications.
- ▶ Hence, to understand Revised D.P.2034, it is required

APPLICABILITY OF D.C.REGULATIONS 1991 and Revised D.P.2034 ARE SAME

- (1) *Development and construction* -Except as hereinafter otherwise provided, these Regulations shall apply to all development, redevelopment, erection and/or re-erection of a building, change of user etc. as well as to the design, construction or reconstruction of, and additions and alterations to a building.
- (2) *Part construction* -Where the whole or part of building is demolished or altered or reconstructed/removed, except where otherwise specifically stipulated, these Regulations apply only to the extent of the work involved.
- (3) *Change of occupancy*- Where the occupancy of a building is changed, except where otherwise specifically stipulated these Regulations apply to all parts of the building affected by the change.
- (4) *Reconstruction* - The reconstruction in whole or part of a building which has ceased to exist due to an accidental fire, natural collapse or demolition, having been declared unsafe or which is likely to be demolished by or under an order of the Corporation or the Bombay Housing and Area Development Board and for which the necessary certificate has been given by either the said Corporation or the Board shall be allowed subject to the Regulations in Appendix II.
- (5) *Exclusions* - Nothing in these Regulations shall require the removal, alteration or abandonment or prevent the continuance of the lawfully established use or occupancy of an existing building or its use unless, in the opinion of the Commissioner, such a building is unsafe or constitutes a hazard to the safety of adjacent property.

JURISDICTION AND DATE OF COMING INTO FORCE of D.C.REGULATIONS 1991

Jurisdiction. -These Regulations apply to building activity and development work in areas under the entire jurisdiction of the Municipal Corporation of Greater Mumbai (hereinafter called "the Corporation "). If there is a conflict between the requirements of these Regulations and those of any other rules or byelaws, these Regulations shall prevail:

Provided however that in respect of areas included in a finally sanctioned Town Planning Scheme, the Scheme Regulations shall prevail, if there is a conflict between the requirements of these Regulations and the Scheme Regulations.

Date of coming into force.- These Regulations shall come into force on 25th March 1991 and shall replace the existing Development Control Rules for Greater Mumbai framed under the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966).

Present D.C.REGULATION 1991 IS DIVIDED INTO 5 PARTS and APPENDICES 1 TO 23

▶ **PART -1 :- ADMINISTRATION**

Consist of D.C.Regulations 1 to 8.

▶ **PART-2 :- GENERAL PLANNING REQUIREMENTS,
LAND USES & MANNER OF DEVELOPMENT**

Consist of D.C.Regulations 9 to 36 .

▶ **PART-3 :- GENERAL BUILDING REQUIREMENTS**

Consist of D.C.Regulations 37 to 48.

▶ **PART-4 :- LAND USE CLASSIFICATION AND USES PERMITTED**

Consist of D.C.Regulations 49 to 61.

▶ **PART-5 :- SUPPLIMENT AND MISCELLANEOUS PROVISIONS**

Consist of D.C.Regulations 62 to 68.

At the end APPENDICES-1 TO 23

D.C.REGULATION No.32 for F.S.I. as per present D.C.R.1991

- ▶ **It deals with the F.S.I. i.e. FLOOR SPACE INDEX**

F.S.I. is relation between Built up Area and Plot area

$$\text{F.S.I.} = \text{BUILT UP AREA} / \text{PLOT AREA}$$

To control the maximum Built up area on any plot D.C.Regulations imposes cap to this F.S.I.

- ▶ **For suburbs and extended suburbs Max. F.S.I. cap is 1 (one).**

For example if plot area is 1000 sq.mt. then maximum permissible built up area is 1000 sq.mt. So that F.S.I. do not cross limit of one.

- ▶ **For Island city area Max. F.S.I. is 1.33**

For example if plot area is 1000 Sq.Mt. then maximum permissible built up area is 1330 sq.mt. So that F.S.I. do not cross the limit of 1.33

ADDITIONAL F.S.I. up to 0.5 TO SUBURBS AND EXTENDED SUBURBS

- ▶ Each plot owner in the suburbs and extended suburbs can avail additional F.S.I. up to 0.5, but In all circumstances the total maximum permissible F.S.I. with this FSI of 0.5, Road and T.D.R. Should be restrained to TWO.
- ▶ For example if plot area is 1000 sq.mt. then maximum permissible built up area with 0.5 Additional F.S.I. would be 1500 Sq.mt.
- ▶ For this additional F.S.I., premium has to be paid to the tune of 60% of Ready Reckoner Rate of that particular plot.
- ▶ Of this premium 50% amount goes to Govt. Of Maharashtra and 50% goes to M.C.G.M.
- ▶ This additional F.S.I. up to 0.5 is not permissible for Bandra Kurla Complex, SRA schemes, CRZ area and Industrial user.

D.C.REGULATION-34 of present D.C.R.1991 for utilization of T.D.R.

- ▶ **Due to this regulation T.D.R. could be utilized on the receivable plot.**
Maximum cap on FSI is 2 i.e. cap of 1 for FSI relating to plot potential and in addition to this external FSI not related with the plot could be utilized so that maximum FSI could be utilized up to 2
- ▶ For example if plot area is 1000 sq.mt. then as per FSI up to one due to plot potential could allow to construct built up area up to 1000 sq.mt and Due to TDR additional built up area could be constructed up to 1000 sq.mt. So that total construction area could be 2000 Sq.Mt.
- ▶ **AS PER PRESENT DC.R.1991 T.D.R. COULD NOT BE UTILISED IN CITY AREA.**

D.C.REGULATION-35 of present D.C.R.1991

- ▶ 1) It deals with computation of FSI.
- ▶ 2) It deals with exemption from FSI computation.

For example

- a) Area of staircase, lift and lift lobby could be free from FSI computation by paying premium of the same.
- b) Area of one society office up to 12.00 sq.mt for society up to 20 members and area of one society office up to 20.00 sq.mt is counted free of premium.

D.C.REGULATION-35 (4) FUNGIBLE FSI of D.C.R.1991 and Fungible FSI is continued in new DCR 2034 as per Reg.No.31(3)

- ▶ **FUNGIBLE F.S.I. UP TO 35% OF PERMISSIBLE BUILT UP AREA COULD BE AVAILED WHILE DEVELOPMENT OR REDEVELOPMENT OF RESIDENTIAL PROJECT**
- ▶ **FOR COMMERCIAL USER THIS FUNGIBLE FSI IS RESTRICTED UP TO 20%**
- ▶ **FOR REHAB COMPONENT FUNGIBLE FSI IS FREE OF PREMIUM AND FOR SALE COMPONENT PREMIUM TO BE PAID 60% OF READY RECKONER RATE FOR RESIDENTIAL USER AND FOR COMMERCIAL USER IT IS 100% OF READY RECKONER RATE.**
- ▶ **FUNGIBLE FSI OF REHAB COMPONENT IS NON TRANSFERABLE i.e. IT IS NOT ALLOWED TO USE IT IN THE SALE COMPONENT.**

D.C.REGULATION 33 :- RELATING TO ADDITIONAL F.S.I. MAY BE ALLOWED TO

CERTAIN CATEGORIES

- ▶ 33 (1) :- Road widening and construction of new roads:- 100% but could be utilized up to 40% in city and upto 80% in suburbs and extended suburbs with respect to balance net plot area.

- ▶ 33 (2) :-Educational and Medical Institutions:-

Additional F.S.I. may be availed up to 4 or as per Govt. gazettes declared time to time.

D.C.REGULATIONS 33 :-

▶ 33(5):- Development or Redevelopment for housing schemes of MHADA

F.S.I. could be availed up to 3.00

a) Minimum entitlement of carpet area to existing tenant is existing carpet area plus 35% but in any case minimum carpet area is 300.00 sq.ft. i.e. when plot area is upto 4000 sq.mt.

D.C.REGULATIONS 33 :-

- ▶ 33(6):- Reconstruction of buildings destroyed by fire or collapsed or demolished.
- ▶ 33(7):- Reconstruction or Redevelopment of cessed buildings in the island city
F.S.I. could be availed up to 3.00 OR
Area required to rehabilitation of existing tenants + 50 % insentive area for sale component.
- ▶ 33(8) :- Construction for housing for dishoused.
- ▶ 33(9):- Cluster development in island city with F.S.I. up to 4.
- ▶ 33(10) :- For S.R.A. Schemes F.S.I. upto 3.
- ▶ 33(11):- Housing schemes under ULC Act 1976.
- ▶ 33(12):-Development by MHADA with world bank assistance.
- ▶ 33(13):- Rehabilitation for project affected persons.

D.C.REGULATION 33 :-

▶ 33(14):-Providing transit camps.

▶ 33(14)(d):- Handing over area to SRA free of cost for transit accommodation

Additional FSI upto 1.5 over and above existing one FSI .

Hence total permissible maximum FSI 2.5

Out of which 0.75 FSI has to be handed over SRA.

▶ 33(15):- Redevelopment of contravening structures in the T.P.Scheme.

F.S.I. Upto 2.5 could be availed.

▶ 33(16):- Buildings of I.T.establishments

Additional F.S.I. up to 1.00 over and above existing FSI one could be availed by paying premium.

D.C.REGULATION 33 :-

- ▶ 33(17):- Shifting of cattle sheds.
- ▶ 33(18):- Additional F.S.I.for Mill workers.
- ▶ 33(19):- Gaothan Plots
 - a) FSI up to 1.5 for plots fronting road widths up to 9.00M
 - b) FSI up to 1.5 and additional 0.5 over and above 1.5 for commercial user for plots fronting road with more than 9.00M.
- ▶ 33((20):- Buildings of bio-technological establishments.
- ▶ 33(24):- Development of multi storied Parking:-

TOTAL PERMISSIBLE BUILT UP AREA UNDER D.C.REGULATIONS 32,34 AND 35 (4) as per D.C.R.1991

- ▶ PLOT AREA = 1000 SQ.M.
- ▶ Road set-back area = 200 SQ.M.
- ▶ BASIC FSI AS PER D.C.REG.32 IS ONE BUT IT IS ON NET PLOT AREA
- ▶ 1000-200 = 800 SQ.M.
- HENCE PERMISSIBLE BUILT UP AREA (Reg.No.32) = 800 SQ.MT.
- ▶ AS PER D.C.REG.34, MAX. T.D.R. PERMISSIBLE = 800 SQ.MT.
- NET PERMISSIBLE BUILT UP AREA = 1600 SQ.MT.
- ▶ PERMISSIBLE FUNGILE FSI 35% OF 1800 = 560 SQ.MT.
- TOTAL PERMISSIBLE BUILT UP AREA = 2160 SQ.MT.

But plot having no set-back, permissible Built-up area

$$= 1000 + 1000 (T.D.R.) + 35\% \text{ fungible of } (2000) = 2700 \text{ Sq.MT.}$$

IT IS LOSS TO PLOT OWNER WHO IS SACRIFICING HIS PLOT AREA FOR PUBLIC BENEFIT.

Regulation No.-30 for F.S.I. as per

(A) Floor Space Indices & Floor space /BUA computation

1. TABLE-12 of D.C.Reg.30 of Revised D.C.R.2034

SR. NO.	AREA	ZONE	ZONAL BASIC	ADDITIONAL FSI ON PAYMENT OF PREMIUM	ADMISSIBLE TDR	TOTAL PERMISSIBLE FSI
1	2	3	4	5	6	7
I	ISLAND CITY	RES./COM	1.33	0.34	0.33	2.00
II	Suburbs and extended suburbs					
	i Restricted area in M and N Ward	Res./Com	0.75			0.75
	ii Area of village Akse, Marve etc	Res./Com	0.50			0.50
	ii The remaining Area of Suburbs and extended suburbs	Res./Com	1.00	0.50	0.50	2.00
III	Island City	Industrial	1.00			1.00
IV	Suburbs and extended suburbs	Industrial	1.00			1.00

F.S.I. as per D.C.R.2034 is based on Gross Plot Area as per D.C.reg.No.30(A)(2)

(A) Floor Space Indices & Floor space /BUAcomputation

(2) The permissible FSI shall be on gross plot area including area under DP roads/roads for which sanctioned Regular line as per MMC Act is prescribed and DP Reservation, and where

- (4) The permissible FSI shall be on gross plot area including areas to be surrendered to MCGM/Appropriate Authority under Regulation no 14 (amenity plots), 15 (inclusive housing) and 35 (development of cotton textile mills).

Provided further that BUA in lieu of cost of construction of built up amenity required to be handed over to MCGM under Regulation Nos 15, if any, shall be permissible over and above permissible BUA(as per column no 7 of Table No 12 above) or owner may avail the TDR thereof, if not consumed on the balance plot..

- (5) BUA so arrived shall be allowed to be consumed on the balance plot after handing over of Reservation/Amenity/Plot/DP road/roads for which sanctioned Regular line is prescribed as per MMC Act to MCGM.
- (6) Premium shall be charged for 'additional FSI on payment of premium' (as per column no 5 of table no 12) for BUA at the rate of 60% of the land rates as per ASR (for FSI 1) of the year in which such FSI is granted. Premium so recovered shall be shared between the State Govt. and MCGM on 50:50 basis. The MCGM shall utilize the premium for implementation of D P.

If owner/developer is unable to consume even Zonal (basic) FSI due to planning constraints, he shall be entitled for TDR for the unconsumed BUA thereof including a & c above.

D.C.Reg.31 of D.C.R. 2034

Exempted from FSI to be counted in FSI/Compensatory (Fungible) Floor Space Index (FSI):

(1) Exemption from FSI

The following shall not be counted in FSI

- (i) Areas of structures permitted in ROS under clause (g) of sub-Regulation (1) of Reg.No.27
- (ii) Areas covered by features permitted in open spaces as listed in Regulation No.42 except for Regulation 42(i) (b), 42(ii)(d),42(ii) (e) (ii)&(iii) and 42(ii) (f) (ii)&(iii).
- (iii) Areas covered by staircase rooms, lift rooms above topmost storey, staircase/lift wells and passages in stilt, basement and floors exclusively used for parking and other ancillary uses as permitted in this

(v) Area of the basement used exclusively for parking and other ancillary uses as permitted in Regulation No. 37(9) (iv) (b, c, d, e & j).

(vi) Area of covered parking spaces as provided in sub-Regulation (6) (a) of Regulation No.44

Provided, however, that additional parking to the extent of 25% of the required parking may be permitted without payment of premium.

Provided further that in non-residential building, where entire parking is proposed by mechanical/ automatic means, additional parking to the extent of 10% of the required parking shall be permitted free of FSI as vehicle holding area.

(vii) Area of one office room as provided in sub-Regulation (11) of Regulation 37

(viii) Lofts [vide sub-Regulation 4 of Regulation 37]

(ix) Porches [vide sub-Regulation (20) of Regulation 37].

(x) Canopy [vide sub-Regulation (21) of Regulation 37].

(xi) Area of structures for an effluent treatment plant as required to be provided, as per the requirements of the MPCB or other relevant authorities:

Provided, however, in the case of an existing industry, if no vacant land is available the Commissioner may permit structures with dimensions to be approved by him for such effluent treatment plant on 15 per cent amenity open space.

(xii) A chajja, cornice, weather shade, sun-breaker; at lintel level only; projecting not more than 1.2 m. from the face of the building as provided in sub regulation no. 42 (ii) (e)(i).

Further Chajja, Cornice, Weather Shade, sun breaker or other ornamental projections etc. shall be permissible upto 0.3 m. in Gaothan area for the plots admeasuring upto 250 Sq.m .

(xiii) A chajja, cornice, weather shade, sun-breaker over a balcony or gallery, as provided in sub regulation no. 42(ii)(f)(i)

(xiv) Area covered by elevated/underground water reservoirs/tanks, electric sub-stations, pump houses, facility for treatment of wet waste in situ.

(xv) Area covered by new lift and passage thereto in an existing building with a height up to 16m. in the Island City [vide clause (ii) (f) of sub-Regulation (19) of Regulations 37]

(xvi) Area of a covered passage of clear width not more than 1.52m (5ft.) leading from a lift exit at terrace level to the existing staircase so as to enable descent to lower floor in a building to reach tenements not having direct access to a new lift in a building without an existing lift.

(xvii) Area of one fitness centre /Yogalaya for a Co-Op. Housing Society or Apartment Owners Association as provided in sub-regulation 37(30).

D.C.Reg.31 (2) of D.C.R. 2034

The following shall be counted in FSI

- (i) Covered parking spaces/Garage as provided under Regulation No. 44 (6)(d)
- (ii) Area of fire escape balcony as provided in Regulation No 48(6)
- (iii) Area of Sanitary block for the use of domestic servants engaged in the premises, other than at staircase mid-landing level, stilt level, parking level.
- (iv) Part/Pocket/Covered terraces, for whatever purpose, except open terrace above the top most storey and the part terrace at top most storey due to planning constraints but accessible from common staircase, terraces created due to restriction imposed by the Railway Authority and above shopping/Nonresidential area at one level only, in case of residential development on upper floors.
- (v) Area below open to sky swimming pool, clearance exceeding 1.5 m. from floor level.
- (vi) Air conditioning plant room/Air handling unit room, D.G.set room except provided in basement.
- (vii) Service floor of height exceeding 1.8 m.
- (viii) Area of balconies as provided in sub regulation 22 of Regulation No 37.

D.C.Reg.31 (3)

Compensatory (Fungible) Floor Space Index (FSI):-

Notwithstanding anything contained in the D.C.Regulations 30, 32 & 33, the Commissioner may, by special permission, permit fungible compensatory FSI,

not exceeding 35% for residential development and 20% for Industrial/Commercial development, over and above admissible FSI/BUA, by charging a premium at the rate of 60% for Residential and 80% for Industrial and Commercial development of ASR (for FSI 1).

Provided that in case of redevelopment under regulation 33(6),33(7),33(8),33(9), 33(20) and 33(10) excluding clause No.3.11 of the Regulation the fungible compensatory FSI admissible on rehabilitation component shall be granted without charging premium.

Provided further that redevelopment under Regulation No. 33(5) and redevelopment proposal of existing buildings in suburbs and extended suburbs by availing TDR, the fungible compensatory FSI admissible on FSI consumed in existing structure shall be granted without charging premium.

Provided further that such fungible compensatory FSI for rehabilitation component shall not be used for free sale component and shall be used to give additional area over and above eligible area to the existing tenants/occupants.

D.C.Reg.32 of D.C.R.2034 Transfer of Development Rights (TDR)

1. TDR in lieu of handing over of areas affecting reservations including DP road:

Due to this TDR is generated and it could be utilised on receivable plot.

2. Utilization of TDR

Development Right Certificates (DRCs) can be used in entirety or in parts at any location, except mentioned in Sr No 3.(A)(8) below, in any land use zone within the limits of FSI prescribed in Table No. 12 above. The TDR at the receiving plots shall be governed by the following

$$\mathbf{TDR_r = TDR_o \times (RRL_o/RRL_r)}$$

Where:

TDR_r = Transferable Development Rights on the receiving plot.

TDR_o = Transferable Development Rights on the originating plot

RRL_o = Land rates of Annual Statement of Rates (ASR) of the originating plot

RRL_r = Land rates of Annual Statement of Rates (ASR) of the receiving plot

Note: Land rates of ASR of both RRL_o & RRL_r shall be of the relevant year in which

D.C.Reg.32 of D.C.R.2034 Transfer of Development Rights (TDR)

1) T.D.R. receiving plot is at Vile Parle (East)

Ready Reckoner rate is say Rs.95,000/-per sq.mt.

2) T.D.R. generated at Kandivli where Ready Reckoner rate is say Rs.50,000/-per sq.mt. and T.D.R. quantity purchased is 5000 Sq.Ft.

T.D.R. could be loaded = $5000 \times (50,000 / 95,000)$
= $5000 \times 0.53 = 2650.00$ Sq.ft.

3) Hence greater quantity of T.D.R. is required to be purchased.

D.C.Reg.33(22) of D.C.R 2034

Additional FSI for Redevelopment of existing residential housing societies, residential tenanted buildings excluding cessed buildings:

In case of redevelopment of existing residential housing societies, residential tenanted

buildings excluding cessed buildings proposed by Housing societies/land lords or through

their proponents where existing members, tenants are proposed to be re-accommodated

on the same plot, additional FSI for redevelopment of such existing residential buildings

shall be as follows:

1. Additional BUA in lieu of cost of construction of authorized existing BUA =
 $1.50 \times \left(\frac{\text{Rate of construction per sq. m as per ASR rate}}{\text{Rate of developed land per sq. m as per ASR (for FSI1)}} \right) \times (\text{authorized existing built up area} + \text{area of the balcony if claimed free of FSI as per then prevailing regulation})$

► **Provided that this incentive shall not exceed 40% of existing authorized BUA**

Provided further that if the existing authorized BUA and incentive thereon as per

Additional built up area up to 40% of existing built-up area should be at par with D.C.Reg.No.30(A)(4)

4 The permissible FSI shall be on gross plot area including areas to be surrendered to MCGM/Appropriate Authority under Regulation no 14 (amenity plots), 15 (inclusive housing) and 35 (development of cotton textile mills).

Provided further that BUA in lieu of cost of construction of built up amenity required to be handed over to MCGM under Regulation Nos 15, if any, shall be permissible over and above permissible BUA(as per column no 7 of Table No 12 above) or owner may avail the TDR thereof, if not consumed on the balance plot.

D.C.Reg.14 of D.C.R.2034

Amenities and Facilities

(A) In Plots/lay-outs of the land admeasuring 4000 sq. m or more

In case of development of land admeasuring 4000 sq.m and more(excluding the area under Road set back / DP Road) in Residential and Commercial Zones, amenity areas as specified below shall be fronting a public road or shall be provided with a perpetual independent right of way. Such amenity area shall be exclusive of area under perpetual independent right of way.

- (i) Development of plots with area 4,000 sq.m and more and up to 10,000 sq. m shall require handing over 5% of plot area to MCGM as POS.
- (ii) Developments of plot with area exceeding 10,000 sq. m shall require handing over 10% of plot area to MCGM as public amenity space. 50% of such public amenity space shall be used exclusively for POS and the balance 50% shall be used for provision of such amenities as education, health, social and other amenities as approved with the special permission of the Commissioner. In determining the amenity, the Commissioner shall give due regard to amenity deficits in the ward.
- (iii) Such public amenities or facilities (i) and (ii) above shall be deemed to be designations or reservations in the DP thereafter.

D.C.Reg.14 of D.C.R.2034

Amenities and Facilities

(A) In Plots/lay-outs of the land admeasuring 4000 sq. m or more

- a) If the area under DP reservation to be handed over to MCGM (excluding the DP Road/Road set back) is less than the required area of public amenity space as per this Regulation, then only the additional area required shall be provided for public amenity space.
- b) If the area under DP reservation to be handed over to MCGM (excluding the DP Road/Road set back) is more than the required area of public amenity space as per this Regulation, then the provision for public amenity space shall not be necessary.
- c) Such amenity areas shall not be deducted from the plot for the calculation of FSI permissible on the balance plot.
- d) These areas will be in addition to the Recreational Open Space (ROS) as required under Regulation No. 27.
- e) The minimum dimension of any side of such amenity space shall not be less than 7.5 m and if the average width of such amenity space is less than 16.6 m, the length thereof shall not exceed 2 1/2 times the average width.

Note: No amenity plot will be carved out of any land entirely reserved for public

D.C.Reg.No.-15 Inclusive Housing (IH)

- ▶ In case of any residential development partially or fully consisting of subdivision/amalgamation/layout or single plot of land having gross plot area admeasuring 4000 sq. m or more (excluding the area under Road set back/DP Road/designation/reservation) shall have the provision of IH as described below:
- ▶ 1 a) For construction of EWS/LIG tenements, minimum 20% of the plot area (excluding the area under Road set back/D P Road/designation/reservation) shall be handed over to MCGM free of cost .The FSI of the plot handed over to MCGM shall be allowed to be utilized on the remaining plot.
- ▶ b) The aforesaid plot shall be handed over to MCGM within twelve months from the date of approval /approval of the layout. The FSI of such plot can be utilized on remainder plot only after handing over of such plot to MCGM or before availing Zonal (basic) FSI beyond 50% of gross plot area or granting Occupation Certificate to any of the building, whichever is earlier. The ownership of such plot shall be transferred in the name of MCGM in Revenue records before seeking occupation to any of

D.C.Reg.No.-15 Inclusive Housing (IH)

- ▶ c) MCGM after receipt of such plot shall immediately formulate a scheme of development for IH wherein the size of tenement shall have carpet area between 27.88 sq. m. and 42sq. m. Further, such plots shall not be used for any other purpose.
- ▶ Provided that in case the Landowner/Developer desires not to utilize such FSI in the same land, fully or partly, then he shall be eligible for TDR in lieu of such unutilized FSI. The utilization of this TDR shall be subject to the prevailing provisions of DCR and as per the following formula.
- ▶ Formula:
- ▶ $X = (R_g/R_r) * Y$
- ▶ Where, X = Utilization of Development Right (DR) on the receiving plot.
- ▶ R_g = Land Rate in Rs. per sq. m as per the Annual Schedule of Rates (herein after referred to as "ASR") of generating plot in the year when project is sanctioned.

REDEVELOPMENT AND D.C. REGULATIONS

PRESENTATION BY ARCHITECT SANDEEP KANGUTKAR

► SANDEEP KANGUTKAR

ARCHITECTS

YOU.

THANKING

Nagpur DC Rules

DEVELOPMENT CONTROL REGULATIONS - 2000 FOR NAGPUR CITY

DEVELOPMENT CONTROL REGULATIONS - 2000 FOR NAGPUR CITY

PART 1 ADMINISTRATION

1. SHORT TITLE, EXTENT AND COMMENCEMENT

- 1.1 These Regulation shall be called as "Development Control Regulations, 2000 for Nagpur city".
- 1.2 These Regulation shall apply to building activity and development work in the areas under the jurisdiction of Nagpur Improvement Trust, Nagpur and Nagpur Municipal Corporation, Nagpur.
- 1.3 All Development work shall conform to the respective provisions made under these regulations.

2. DEFINITIONS

2.0 General

2.0.1 In these regulations, unless the context otherwise requires, the definitions given under 2.1 to 2.97 shall have meaning Indicated against each of them.

2.0.2 Words and expressions not defined in these regulation shall have the same meaning or sense as in the

(1) The Nagpur Improvement Trust Act, 1936.

(2) City of Nagpur Corporation Act, 1948.

(3) Maharashtra Regional & Town Planning Act, 1966.

2.0.3. Commissioner / Chairman: - "Commissioner" means Commissioner, Nagpur, Municipal Corporation and "Chairman" means Chairman, Nagpur Improvement Trust.

2.1. Act -Shall mean :-

(1) The Nagpur Improvement Trust Act, 1936 and

(2) The City of Nagpur Corporation Act, 1948

(3) Maharashtra Regional & Town Planning Act, 1966.

2.2 Advertising Sign :- Any surface of structure with characters, letters or illustrations applied thereto and displayed in any manner whatsoever out of door for purposes of advertising or to give information regarding or to attract the public to any place, person, public performance, article or merchandise what soever , and which surface or structure is attached to, forms of or is connected with any building, or is fixed to a tree or to the ground or to any Pole, screen-, fence or hoarding or displayed in space.

2.3 Air - conditioning :- The process of treating air so as to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of conditioned space.

2.4 Alteration :- A change from one occupancy to another, or a structural change, such as an addition to the area or height, or the removal of part of a building, or any change to the structure, such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor, roof or other support or a change to or closing of any required means of ingress or egress or a change to the fixtures of equipment as provided under these regulations. However modification in regards to gardening, white washing, painting, plastering, pointing, paving and retiling shall not be deemed to be alteration.

2.5. Approved:- Approved by the Authority having jurisdiction.

2.6. Authority having jurisdiction :- The authority which has been created by a Statute and which for the purpose of administering the regulations may authorise Technical Committee or an official having a professional skill to act on its behalf hereinafter called the 'Authority'.

2.7 Automatic Sprinkler System :- An arrangement of piping and sprinklers, designed to operate

automatically by the heat of fire and to discharge water upon that fire and which may also simultaneously give automatic audible alarm.

- 2.8 Balcony :- A Horizontal projection including parapet and handrail ballustrade to serve as a passage or sitting out place at least one side fully open, except provided with railing or parapet wall for safety.
- 2.9 Basement:- The lower storey of a building below or partly below the ground level.
- 2.10 Building:- Any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof whether used as human habitation or not and includes foundation, plinth, walls, floors, roofs, chimneys, wells, door steps, fencing, plumbing and building services, fixed -platforms, varandahs, balcony; cornice or projection, part of a building or anything affixed thereto or any wall fence enclosing or intended to enclose any land or space and signs and outdoor display structures. However, tents, SHAMIANAHs and the tarpaulin shelters erected for temporary and ceremonial occasions with the permission of the Authority shall not be considered as building.
- 2.11 Built up Area :- The area covered by a building on all floors including cantilevered portion , if any, but excepting the areas excluded specifically under these Regulations.
- 2.12 Building Height:- The vertical distance measured in the case of flat roofs, from the average level of the surrounding ground and contiguous to the building or as decided by the Authority to the highest point of the building and in the case of pitched roofs, upto the midpoint between the eaves level and the ridge. However, architectural features serving no other function except that of decoration shall be excluded for the purpose of ascertaining height.
- 2.13 Building Line :- The line upto which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend. It includes the lines prescribed, if any, in any scheme and/or development plan.
- 2.14 Cabin :- A non - residential enclosure constructed of non - load bearing, non masonry partitions.
- 2.15 Carpet Area:- The net usable floor area within a building excluding that covered by the walls or any other areas specifically exempted from floor space index computation in these regulations.
- 2.16 Chajja :- A sloping or horizontal structural overhang usually provided over openings on external walls to provide protection from sun and rain and for purpose of Architectural appearance.
- 2.17 Chimney:- The construction by means of which a flue is formed for the purpose of carrying products of combustion to the open air. Chimney includes chimney stack and the flue pipe.
- 2.18 Combustible Material :- A material, if it burns or adds heat to a fire when tested for combustibility in accordance with IS - 3808 - 1966 Method of Test for combustibility of Building Materials, National Building Code.
- 2.19.1 Courtyard or chowk :- A space permanently open to sky enclosed fully or partially by buildings and may be at ground level or any other level within or adjacent to a building.
- 2.20 Detached Building :- A building whose walls and roofs are independent of any other building with open space on all sides as specified.
- 2.21 Development :- Development with its grammatical variations means the carrying out of buildings, engineering, mining or other operations in, or over, or under, land or the making of any material change, in any building or land or in the use of any building or land or any material or structural change in any Heritage building or its precinct and includes demolition of any existing building, structure or erection of part of such building, structure of erection and reclamation, redevelopment and layout or sub-division of any land and to develop shall be construed accordingly.
- 2.22 Development Plan.- The Development Plan for the City of Nagpur framed under the Maharashtra regional and Town Planning Act, 1966 and amendments made from time to time including revised Development Plan.

- 2.23 Drain :- A system or a line of pipes including all fittings and equipments such as manholes, inspection chambers, traps, gullies and floor traps used for drainage of building, or a number of buildings or yards appurtenant to the buildings, within the same cartilage. 'Drain shall also include open channel used for conveying surface water.
- 2.24 Drainage :- The removal of any liquid by a system constructed for the purpose.
- 2.25 Enclosed Stair- case :- A stair case separated by fire resistant walls and door (s) from the rest of the building.
- 2.26 Existing Building or use:- A building, structure or its use existing authorisedly before the commencement of these regulations.
- 2.27 Exit :- A passage, channel or means of egress from any building, storeys or floor area to a street or other open space of safety.
- 2.27.1 Vertical Exit :- A vertical exit is a means of exit used for ascension or descension between two of more levels including stairways, smoke proof towers, ramps, escalators and fire escapes.
- 2.27.2 Horizontal Exit:- A horizontal exit is protected opening through or around a firewall or a bridge connecting two buildings.
- 2.27.3 Outside Exit :- An outside exit is an exit from the building to public way, to an open area leading to public way, to an enclosed fire resistive passage to a public way.
- 2.28 External Wall :- An outer wall of a building not being a party wall even though adjoining to a wall of another building and also means a wall abutting on an interior open space of any building.
- 2.29 Fire and / or Emergency Alarm System :- An arrangement of call points or detectors, sounders and other equipments for the transmission and indication of alarm signals, for - testing of circuits and whenever required for the operation of auxiliary services. This device may be workable automatically or manually to alert the occupants in the event of fire or other emergency.
- 2.30 Fire lift :- One of the lifts specially designed for use by fire service personnel in the event of fire.
- 2.31 Fire Proof Door :- A door or shutter fitted to a wall opening, and constructed and erected with the requirement to check the transmission of heat and fire for a specified period.
- 2.32 Fire Resisting Material:- Material which has certain degree of fire resistance.
- 2.32.1 Fire Resistance :- The time during which it fulfils its function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load or restraint. The fire resistance test of structures shall be done in accordance with "IS -3809 - 1966 Fire Resistance Test of Structures".
- 2.33 Fire Separation :- The distance in metres measured from any other building on the site, or from other site, or from the opposite side of a street or other public space to the building.
- 2.34 Fire Service Inlets :- A connection provided at the base of a building for pumping up water through in Built fire fighting arrangements by fire service pumps in accordance with the recommendations of the Fire Services Authority.
- 2.35 Fire Tower :- An enclosed staircase which can only be approached from the various floors through landings or lobbies separated from both the floor areas and the staircase by fire resisting doors, and open to the outer air.
- 2.36 Floor :- The lower surface in a story on which one normally walks in a building. The general term floor unless otherwise specifically mentioned shall not refer to a mezzanine floor.

NOTE:- The sequential numbering of floor shall be determined by its relation to the determining entrance level. For floor at or wholly above ground level the lowest floor in the building with direct entrance from to road/ street shall be termed as ground floor. The other floors above ground floor shall be numbered in sequence as Floor 1, Floor 2, etc., with number increasing upwards.

- 2.37 Floor space index (F. S. I) :- The quotient obtained by dividing the total covered area (plinth area) on all floors, excluding exempted areas as given in regulation No. 15.4.2 by the area of the plot.
- $$\text{F. S. I.} = \frac{\text{Total covered areas on all floors}}{\text{Plot area}}$$
- 2.38 Footing:- A foundation unit constructed in brick work, masonry of concrete under the base of a wall or column for the purpose of distributing the load over a large area.
- 2.39 Foundation :- That part of the structure which is in direct contact with an transmitting loads to the ground
- 2.40 Front :- The space between the boundary line of plot abutting the means of access / road / street and the building line. In case of plots facing two or more means of accesses / road / streets, the plot shall be deemed to front on all such means of access / road / streets.
- 2.41 Gallery :- An intermediate floor or platform projecting from a wall of an auditorium of a hall providing extra floor area, additional seating accommodation etc. These shall also include the structures provided for seating in stadia.
- * 2.42 Garage, Private:- A building or portion thereof designed and used for parking of private owned motor driven or other vehicles.
- 2.43 Garage, Public :- A building or portion thereof designed as other than a private garage, operated for gain, designed or used for repairing, servicing, hiring, selling or storing or parking motor driven of other vehicles.
- 2.44 Habitable Room :- Habitable room or living room means, a room constructed or intended for human habitation.
- 2.45 Holding, Contiguous :- A contiguous piece of land in one ownership irrespective of separate property register cards.
- 2.46 Home Occupation :- Customary home occupation other than the conduct of an eating or a drinking place offering services to the general public, customarily carried out by a member of the family residing on the premise without employing hired labour, and for which there is no display to indicate from the exterior of the building that it is being utilised in whole or in part for any purpose other than a residential or dwelling use, and in connection with which no article or service is sold or exhibited for sale except that which is produced therein, which shall be non - hazardous and not affecting the safety of the inhabitants of the building and the neighbourhood and provided that no mechanical equipment is used except that as is customarily used for purely domestic or household purposes and / or employing licensable goods. If motive power is used, the total electricity load should not exceed 0.75 kw. Home Occupation may also include such similar Occupations as may be specified by the Commissioner / Chairman with the approval of Corporation and subject to such terms and conditions as may be prescribed.
- 2.47 Ledge or Tand :- A shelf like projection, supported in any manner whatsoever, except by vertical supports within a room itself but not having projection wider than half meter.
- * 2.48 Architect :- An Architect who is an associate or corporate member of the Indian Institute of Architects or who holds a degree or diploma which makes him eligible for such membership for such qualification listed in schedule XIV of the Architects Act, 1972, and being duly registered with the Council of Architecture under that Act.
- * 2.48.1 Licenced Engineer / Structural Engineer / Supervisor :- A qualified Engineer / Structural Engineer / Supervisor licenced by the Commissioner, Nagpur Municipal Corporation / Chairman, Nagpur Improvement Trust.
- 2.49 Lift :- An appliance designed to transport persons or materials between two or more levels in a
- * Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- vertical or substantially vertical directions, by means of a guided car platform.
- 2.50 Loft :- An intermediate floor between two floors or a residual space in a pitched roof, above normal floor level which is constructed and adopted for storage purposes.
- 2.51 Masonry :- An assemblage of masonry units properly bound together with mortar.
- 2.52 Masonry Unit :- A unit whose net cross - sectional area in every plans parallel to the bearing surface is 75 percent or more of its gross cross - sectional area measured in the same plans. It may be either clay brick, stone concrete block or sand-lime brick.
- 2.53 Mazzanine floor :- An intermediate floor, not being a loft, between the floor and ceiling of any storey.
- 2.54 Non -Combustible :- A material which does not burn nor add heat to a fire when tested for combustibility in accordance with IS: 3808 - 1966 'Method of Test for Combustibility of Building Materials'.
- 2.55 Occupancy or Use Group :- The principal occupancy or use for which a building or a part of a building is used, or intended to be used, for the purposes of classification of a building according to the occupancy, on occupancy shall be deemed to include subsidiary occupancies which are contingent upon it. Buildings with mixed occupancies are those buildings in which more than one occupancy are present in different portions of the buildings.
- The occupancy classification shall have the meaning given from 2.55.1 to 2.55.9 unless otherwise spelt out in Development plan.
- 2.55.1 Residential Buildings:- These shall include any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities. It includes one or two or multi family dwellings, lodging or rooming houses hostels, dormitories, apartment houses and flats, and private garages.
- 2.55.2 Educational Buildings :- A building exclusively used for a school or college, recognised by the appropriate Board or University, or any other competent authority involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other users incidental thereto such as library or a research Institution. It shall also include quarters for essential staff required to reside in the premises and a building used as a hostel captive to an educational institution whether situated in its campus or not.
- 2.55.3 Institutional Buildings :- A building constructed by Government, Semi - Government organisation or registered Trusts and used for medical or other treatment, a hostel for working women or for an auditorium or complex for cultural and allied activities or for an Hospice care of persons suffering from physical or mental illness, handicap, disease or infirmity, care of orphans, abandoned women, children and infants, convalescents, distitutes or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes dharmshalas, hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental Hospitals, houses of corrections detention and reformatories.
- 2.55.4 Assembly Buildings :- These shall include any building or part of building where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes, for example theatres, motion picture house, drive-in - theatres, assembly halls, city halls, town halls, auditoria, exhibition halls, museums, mangal karyalaya, skating rinks, gymnasium, restaurants, eating houses, boarding houses, places of worship, dance halls; ,club rooms, gymkhana, passenger stations and terminals of air, surface and other public transportation services, recreation piers and stadia, residential hotels including star category hotels.
- 2.55.5 Business Buildings :- These shall include any building or part of building, which is used for transaction of business for the keeping of accounts and records for similar purposes; offices, banks, professional establishments, court houses, libraries shall be classified in this group in so far as principal function of these is transaction of public business and the keeping of books and records.

- 2.55.5.1 Office Building (premises) :- The premises whose sole or principal use is to be used as an office or for office purpose; "office purposes" includes the purpose of administration, clerical work, handling money, telephone and telegraph operating and operating computers and "clerical work" includes writing, book-keeping, sorting papers, typing filing, duplicating, drawing of matter for publication and the editorial preparation of matter for publication.
- 2.55.6 Mercantile Buildings :- These shall include any building or part of a building, which is used as shops, stores, market, for display and sale of merchandise either wholesale or retail, Office, storage and service facilities incidental to the sale of merchandise and located in the same building shall be included under this group.
- 2.55.6.1 Wholesale Establishments :- These shall include establishments wholly or partly engaged in whole -sale trade, manufactures, wholesale outlets including related storage facilities, warehouses and establishments engaged in truck transport including truck transport booking agencies.
- 2.55.7 Industrial Buildings :- These shall include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated assembled or processed like assembly laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories etc.
- 2.55.8 Storage Buildings :- These shall include any building or part of a building used primarily for the storage or sheltering of goods, wares or merchandise, like ware houses, cold storage, freight depots, transit sheds, store houses, public garages, hangars, truck terminals, grain elevators, barns and stables.
- 2.55.9 Hazardous Buildings :- These shall include any building or: part of a building which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to bum with extreme rapidity and / or which may produce poisonous gases or explosions during storage, handling, manufacturing or processing, which involve highly corrosive, toxic or noxious alkalies, acids or other liquids or chemicals producing flame, fumes and explosive, mixtures of dust or which result in the division of matter into fine particles subject to spontaneous ignition.
- 2.56 Open Space :- An area, forming an integral part of the site, left open to the sky.
- 2.57 Owner :- The owner shall have the meaning as assigned thereto in the Act.
- 2.58 Parapet :- A low wall or railing built along the edge of a roof or a floor.
- 2.59 Parking Space :- An enclosed or unenclosed, covered or open area sufficient in size to park vechicles. Parking space shall be served by a drive way connecting them with a street or galley and permitting ingress or egress of vehicles.
- 2.60 Partition:- An interior non-load bearing divider, one storey or part storey in height.
- 2.61 Party wall :- It includes:-
- (a) a wall forming part of a building, and being used or constructed to be used in any part of the height or length of such wall for separation of adjoining buildings belonging to different owners or occupied or constructed or adopted to be occupied by different persons; or
 - (b) a wall forming part of building and standing in any part of the length of such wall to a greater extent than the projection of the footing on one side on grounds of different owners.
- 2.62 Permanent open Air Space:- Air space is deemed to be permanently open to the sky if.
- (a) it is a street.
 - (b) Its freedom from encroachment in future by a structure on any kind is assured either by law or by contract or by the fact that the ground below it is a street or is permanently

and irrevocably appropriated as an open space.

Provided that, in determining the open air space required in connection with construction work on a building, any space occupied by an existing structure may if it is ultimately to become a permanently open air space, be treated as if it were already a permanently open space.

- 2.63 Permit :- A permission or authorization in writing by the Authority i.e. Nagpur Improvement Trust or Nagpur Municipal Corporation to carry out the work regulated by the regulations.
- 2.64 Plinth :- The portion of a structure between the surface of the surrounding ground and surface of the floor and immediately above the ground.
- 2.65 Plinth area:- Built - up covered area measured at the floor level or basement or of any storey, whichever is higher.
- 2.65.1 A plot:- A parcel or piece of land enclosed by definite boundaries.
- 2.66 Porch :- A covered surface supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building.
- 2.67 Road / Street :- Any highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square place or bridge, whether a thoroughfare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm-water drains, culverts, sidewalks, traffic islands, roadside trees and hedges, retaining walls, fences, barriers and railings within the street lines.
- 2.68 Road / Street Level or Grade :- The officially established elevation or grade of the central line of the street upon which a plot fronts and if there is no officially established grade, the existing grade of the street at its mid point.
- 2.69 Road / Street Line :- The line defining the side limit of a road / street.
- 2.70 Room Height :- The vertical distance measured from the finished floor surface to the finished ceiling/ slab surface. In case to pitched roofs, the room height shall be the average height between bottom of the eaves and bottom or ridge.
- 2.71 Row Housing :- A row of houses with only front, rear and interior open spaces.
- 2.72 Semi Detached Building :- A building detached on three sides with open spaces as specified.
- 2.73 Service Road :- A road/ lane provided at the front / rear or side of a plot for service purposes.
- 2.74 Site :- A parcel / piece of land enclosed by definite boundaries.
- 2.75 Site corner :- The side at the junctions of and fronting on two or more intersecting streets.
- 2.76 Site, Depth of :- The mean horizontal distance between the front and rear wide boundaries.
- 2.77 Site, Double Frontage :- A site, having a frontage on two streets other than a corner plot.
- 2.78 Site, Interior or Tandem :- A site, access to which is by a passage from a street whether such passage form part of the site or not.
- 2.79 Smoke, Stop Door :- A door for preventing or checking the spread of smoke from one area to another.
- 2.80 Stair Cover :- A structure with a covering roof over a stair case and its landing built to enclose only the stair for the purpose of providing protection from weather and not used for human habitation.
- 2.81 Storage :- A place where goods are stored.
- 2.82 Store Room :- *A room used as storage space.*

- 2.83 Storey :- 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.
- 2.84 Tenement :- An independent dwelling unit with a kitchen or cooking alcove.
- 2.85 To Abut :- To abut on a road such that any portion of the building is fronting on the, road.
- 2.86 To Erect :- To erect a building means
- (a) To erect a new building on any site whether previously built upon or not;
 - (b) To re-erect any building of which portions above the plinth level have been pulled down, burnt or destroyed; and
 - (c) Conversion from one occupancy to another and sub - division of occupancy into more than one.
- 2.87 Travel Distance :- The distance from the remotest point on a floor of a building to a place of safety, be it a vertical exit, horizontal exit or an outside exit measured along the line of travel.
- 2.88 Tower like structure :- A structure in which the height of the tower like portion is at least twice the width of the broader base.
- 2.89 Unsafe Building :- Unsafe buildings are those which are structurally unsafe, 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, dilapidation or abandonment.
- 2.90 Volume to plot Ratio (VPR) :- The ratio of volume of building measured in cubic meters to the area of plot measured in square meters and expressed in meters.
- 2.91 Water Closet (WC) :- A privy with arrangement for flushing the pan with water. It does not include a bathroom.
- 2.92 Water Course :- A natural channel or an artificial one formed by draining or diversion of a natural channel meant for carrying storm and waste water.
- 2.92.1 Major Water Course :- A water course which carries storm water discharging from a contributing area of not less than 160 Ha.
- Note :- The decision of the Authority as regards the calculation of the contributing area shall be final.
- 2.92.2 Minor Water Course :- A water course which is not a major one.
- 2.93 Width of Road :- The whole extent of space within the boundaries of road when applied to a new road, as laid down in the city surveys map or development plan or prescribed road lines by any Act or Law and measure at right angles to the course or intended course of direction of such road.
- 2.94 Window :- An opening to the outside other than the door which provides all or part of the required natural light, ventilation or both, to the interior space.
- 2.95 Stilts or stilt floor :- Stilts or stilts floor means ground level portion of a building consisting of structural column supporting the super structure done without any enclosures and not more than 2.5 mts. in the height from ground level for the purpose of parking vehicles, scooters, cycles, etc.
- 2.96 Group Housing :- group housing means a building constructed or to be constructed with one or more floors, each floor consisting of one or more dwelling units and having common service facilities. Common service facilities mean facilities like stair case, balcony and varandah, lift, etc.
- 2.97 Information Technology Establishment (ITE) :- means an establishment which is in the business

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

of developing either software or hardware relating to computers or computer technology.

- * 2.98 Heritage buildings / precincts :- This will include all such buildings / precincts as notified by the Govt. from time to time.
- * 2.99 Congested Area :- Relates to the congested area as shown on development plan.

3. APPLICABILITY OF REGULATIONS.

- 3.1 In addition to the provisions contained in the Maharashtra Regional & Town Planning Act, 1966, Nagpur Improvement Trust Act, 1936, the City of Nagpur Corporation Act, 1948 and Maharashtra Apartment Act. 1963 as amended from time to time these regulations shall apply to the building regulation activities given under 3.2.
- 3.2.0 These regulations shall apply to all "development". Further these regulations shall apply to development work defined in Regulation No. 3.2.1 to 3.2.5.
- 3.2.1 Where a building is erected, these Regulations apply to the design and construction of the building.
- 3.2.2 Part Construction :- Where the whole or part of a building is demolished or altered or reconstructed, removed, except where otherwise specifically stipulated, these Regulations apply only to the extent of the work involved.
- 3.2.3 Change of Occupancy :- Where the occupancy of a building is changed, except where otherwise specifically stipulated, these Regulations shall apply to all parts of the building affected by the change.
- 3.2.4 Reconstruction :- The reconstruction in whole or part of a building which has ceased to exist due to an accidental fire, natural collapse or demolition, having been declared unsafe, or which is likely to be demolished by or under an order of the Corporation or the Nagpur Improvement Trust or the Nagpur Housing and Area Development Board and for which the necessary certificate has been given by either the said Corporation or Trust or the Board shall be allowed subject to the Regulations mentioned in N - 2.9 (4).
- 3.2.5 Exclusions.- Nothing in this Regulations shall require the removal, alteration or abandonment or prevent the continuance of the lawfully established use or occupancy of an existing building or its use unless, in the opinion of the Chairman / Commissioner, such a building is unsafe or constitutes a hazard to the safety of adjacent property.

4. INTERPRETATION

- 4.1 In the regulations, the use of present tense includes the future tense, the masculine gender include the feminine and the neutral, the singular number includes the plural and the plural includes the singular. The word person includes a corporation, writing includes printing and typing and "signature" includes thumb impression made by a person who cannot write if his name is written near to such thumb impression.
- 4.2 Whenever sizes and dimensions of rooms and spaces within buildings are specified, they shall mean clear dimensions unless otherwise specified in these regulations.

5. BUILDING PERMIT AND COMMENCEMENT CERTIFICATE REQUIRED.

- 5.1 No person shall carry out any development, erect, re-erect or make alterations or demolish any building or cause the same to be done without first obtaining a separate building permit and commencement certificate for each such development work / building from the authority.
- 5.1.1 The following operational construction of the Government, whether temporary or permanent which is necessary for the operation, maintenance, development or execution of any of following services may be exempted from the provisions of these regulations
 - (i) Railways;

- (ii) National Highways;
- (iii) National waterways;
- (iv) Airways and Aerodromes ;
- (v) Posts and Telegraphs, telephones, wireless, broadcasting and other like forms of communication;
- (vi) Regional grid for electricity, and
- (vii) Any other service which the State Government may, if it is of opinion that the operation maintenance development of execution of such service is essential to the life of the community, by notification, declare to be a service for the purpose of this clause.

5.1.1.1 However the following constructions of the Government Departments do not come under the preview of operational construction for the purpose of exemption under regulation No. 5.1.1 -

- (i) New residential building, roads and drains in railway colonies, hospitals, clubs, institute and school, in the case of railways ; and
- (ii) A new building, new construction or new installation or any extension thereof, in the case of any other services.

5.1.1.2 In the context of regulations No. 5.1.1. (i) and 5.1.1.1 (i) for the purpose of deciding what constitute Operational Construction the following may be used as the basis

- (i) Repaire, renovation etc, to the following works in the existing installations, buildings etc. of the Railways.
 - (a) All Railways tracks in and outside the yards including the formation, culverts, bridges, tunnels and side drains.,
 - (b) Building; Platforms, foot over bridges, subways, sheds over platforms, yard, master's and train dispatcher's offices, weight bridges; turn -tables, lifting-towers, gantries.
 - (c) Running (Loco) sheds, carriage and wagon deposits, carriage washing arrangement, running rooms, train Examiner's office and depots in the yards, permanent way inspectors and Signal Inspectors ,stores in the yards, water tanks overhead and ground level, pipe lines and pumping stations.
 - (d) Goods sheds, parcel offices, goods platforms.
 - (e) Store sheds, sub - stations.
 - (f) Signals, signal cabins, control cabins in humping yards.
- (ii) Fencing or walling for protection of railway lines and yards.
- (iii) All over head electric equipment for electric traction.

Note- 1.- In the case of new railway lines, the Railway Administration should make a reference to the state Government for their views which will be given due consideration by the Railway Administration, before finalising the project. '

Note- 2.- For the construction of new station building, goods sheds, parcel offices, goods platforms and workshops or their major remodeling, as distinct from repairs, renovations etc., referred to under item (i) (a) to (f) above, reference to the Appropriate Authority will be necessary.

* 5.2 This rule is deleted.

6.0 PROCEDURE FOR OBTAINING BUILDING PERMIT AND COMMENCEMENT CERTIFICATE.

6.1 Notice :- Every person who intends to carry out development and erect, re-erect or make

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001 .

alterations in any place in a building or demolish any building, shall give notice in writing to the Authority of his said intension in the prescribed form (See Appendix 'A') and such notice shall be accompanied by the required building permit fee and the plans and statements in sufficient (See Regulation No. 6.1.1) copies, as required under 6.2 and 6.3. The plans may be ordinary prints on ferro paper or any other type (prints only), one set of plans shall be retained in the office of the Authority for record after the issue or permit of a refusal.

* 6.1.1 Copies of Plans and Statements :- Four copies or plans and statement shall be made available along with the notice. In case of building schemes, where the clearance is required from other agencies like Nagpur Fire Service (See Regulation No. 6.2.6.1) and other, number of copies of plans required shall be as decided by the Authority.

6.2 Information Accompanying Notice :- The Notice shall be accompanied by the key (location plan), site plan, sub-division layout plan, building plan, services plans, specification and Certificate of supervision and ownership title as prescribed in 6.2.1 to 6.2.13.

6.2.1 Size of Drawing Sheets and colouring of plans.

6.2.1.1 The size of drawing sheets shall be any of those specified in Table 1.

TABLE 1

DRAWING SHEET SIZES

Sr. No.	Designation	Trimmed Size, mm
(1)	(2)	(3)
1	AO	841 x 1189
2	A1	594 x 841
3	A2	420 x 594
4	A3	297 x 420
5	A4	210 x 297
6	A5	148 x 210

6.2.1.2 Colouring Notations for Plans :- The Plans shall be coloured as specified in Table 2, further prints of plans shall be on one side of paper only.

6.2.1.3 Dimensions :- All dimensions shall be indicated in metric units.

TABLE-2

COLOURING OF PLANS

Sr. No.	Item	Site Plan			Building Plan		
		White Plan	Blue Print	Ammonia Print	White Plan	Blue Print	Ammonia Print
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1.	Plot lines	Thick Black	Thick Black	Thick Black	Thick Black	Thick Black	Thick Black
2.	Existing Street	Green	Green	Green	..	..	..
3.	Future street if any	Green dotted	Green dotted	Green dotted	..	..	..
4.	Permissible Building	Thick dotted Black	Thick dotted Black	Thick dotted Black	...	...	..

Continued Table 2.

Sr. No.	Item	Site Plan			Building Plan		
		White Plan (3)	Blue Print (4)	Ammonia Print (5)	White Plan (6)	Blue Print (7)	Ammonia Print (8)
5.	Open Spaces	No colour	..	..	..	..	..
6.	Existing work (outline)	Black	White	Blue	Black	White	Blue
7.	Work proposed to be demolished	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched
8.	Proposed work	Red filled in	Red	Red	Red	Red	Red
9.	Drainage and sewerage work	Red dotted	Red dotted	Red dotted	Red dotted	Red dotted	Red dotted
10.	Water supply work	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin
11.	Deviations	Red hatched	Red hatched	Red hatched	Red hatched	Red hatched	Red hatched
12.	Recreation Ground	Green wash	Green wash	Green wash	Green wash	Green wash	Green wash

Note:-For land development / sub- division / layout, suitable colouring notations shall be used which shall be indexed.

6.2.2 Ownership title and area :- Every, application for development permission and commencement certificate shall be accompanied by the following document for verifying the ownership and area etc. of the land.

- attested copy of original sale / lease - deed / power of attorney / enabling ownership document where applicable.
- 7-12 extracts of property register card of a date not earlier than twelve months of the date of submission of the development proposal;
- Statement of area, of the holding by triangulation method from the qualified licensed technical personnel or architect with an affidavit from the owner in regard to the area in the form prescribed by the Commissioner/ Chairman.
- Any other document prescribed by the Commissioner/ Chairman.

In the case of land leased by the Government or local authorities, clearance of Government or such authorities regarding observance of the lease conditions shall be obtained and attached to the application for development permission in respect, of such land.

6.2.3 Key plan or location plan :- A key plan drawn to a scale of not less than 1:10,000 shall be submitted along with the application for a building permit and Commencement certificate showing the boundary locations of the site with respect to neighbourhood land marks.

6.2.4 Site Plan :- The site plan sent with an application for permission drawn to a scale of 1:500 shall be duly authenticated by the appropriate Officer of the Department of Land Records showing in addition the following details :-

- The boundaries of the site and of any contiguous land belonging to the owner of the site ;

- (b) the position of the site in relation to neighbouring streets ;
- (c) The name of, the streets on which the building is proposed to be-situated, if any;
- (d) All existing buildings contained in the site with their names (where the buildings are given names) and their numbers;
- (e) The position of the building and of other buildings, if any, which the applicant intends to erect, upon his contiguous land referred to in (a) above in relation to;
 - (i) The boundaries of the site and, in a case where the site has been partitioned, the boundaries of the portions owned by others;
 - (ii) All adjacent streets, buildings (with number of storeys and height) and premises within a distance of 12 m. of the work site and of the contiguous land (if any) referred to in (a), and
 - (iii) If there is no street within a distance of 12m. of the site, the nearest existing street with its name;
- (f) The means of access from the street to the building and to all others buildings (if any) which the applicant intends to erect upon his contiguous land referred to in (a) ; above.
- * (g) The space to be left around the building to secure free circulations of air, admission of light and access for scavenging purposes ;
- (h) The width of the street (if any) in front and of the street (if any) at the side of near the building;
- (i) The direction of the north line relative to the plan of the building ;
- (j) Any existing physical features, such as wells, tanks, drains or trees;
- (k) The ground area of the whole property and the break-up of the covered area on each floor with the calculations for percentage covered in each floor in terms of the total area of the plot as required by the Regulations governing the coverage of the area;
- (l) Overhead electric supply' lines including space for electrical transforming substation according to the requirements of the electric distribution licences, water supply and drainage line;
- (m) Such other particulars as may be prescribed by the Commissioner/ Chairman.

6.2.5 Sub - Division/ Layout plan :- In the case of development work, the notice shall be accompanied by the sub -division/ layout plan which shall be drawn on a scale of not less than 1 :500, however, for layout having areas 4.0 ha. and above the plan shall be drawn at a scale of not less than 1:1000, containing the following:

- (a) Scale used and North point;
- (b) The location of all proposed and existing roads with their existing / proposed / prescribed widths within the land;
- (c) Dimension of plot along with building lines showing the set backs with dimensions within each plot;
- (d) The location of drains of sewers, public facilities and services and electrical lines etc.
- (e) Table indicating size, area, and use of all the plot in the sub-division layout plan;
- (f) The statement indicating the total area of the site, area utilized under roads, open spaces for parks, play ground, recreation spaces and development plan reservation, schools,

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

shopping and other public places along with their percentage with reference to the total area of the site proposed to be sub-divided

- (g) In case of plots which are sub-divided in built-up areas in addition to the above, the means of access to the sub-division from existing streets.

6.2.6. Building Plan :- The plans of the buildings with elevations and sections accompanying the notice shall be drawn to a scale of 1:100. and shall

- (a) include floor plans of all floors together with the covered area clearly indicating the sizes of rooms and the position and width of staircases, ramps and other exit ways, lift-wells, lift machine room and lift pit details. It shall also include ground floor plan as well as basement plans and shall indicate the details of parking space, loading and unloading spaces provided around and within building as also the access ways and the appurtenant open spaces with projections in dotted lines, distance from any building existing on the plot in figured dimensions along with accessory building.
- (b) show the use or occupancy of all parts of the buildings;
- (c) show exact location of essential services, for example, WC, sink, bath and the like;
- (d) Include sectional drawings of the building showing all sectional details.
- (e) show all street elevations;
- (f) give dimensions of the projected portions beyond the permissible building line,
- (g) Include terrace plan indicating the drainage and the slopes of the roof;
- (h) give indications of the north point relative to the plans; and
- (i) give dimensions and details of doors, windows and ventilators; .

* (j) This provision is deleted.

6.2.6.1 Building Plans for Multistoreyed Special Buildings.- For multistoreyed buildings which are more than 15m. height and for special buildings like educational, assembly, mercantile, institutional, industrial, storage and hazardous and mixed occupancies with any of the aforesaid occupancies having area more than 150 sq. m., the following additional information shall be furnished/indicated in the Building Plans in addition to the items (a) to (i) of regulation No. 6.2.6.

- (a) access to fire appliances/vehicles with details of vehicular turning circle and clear motorable access way around the building;
- (b) size (width) of main and alternate staircases along with balcony approach, corridor ventilated lobby approach;
- (c) location and details of lift enclosures;.
- (d) location and size of fire lift;
- (e) smoke stop lobby/door, where provided;
- (f) refuse chutes, refuse chamber, service duct, etc.;
- (g) vehicular parking spaces;
- (h) refuse area, if any;
- (j) Details of Building Services :- Air-conditioning system with position of fire dampers, mechanical ventilation system electrical services, boilers, gas pipes etc.,
- (k) details of exits including provision of ramps, etc. for hospitals and buildings requiring special

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- fire protection measures,
- (m) location of generator, transformer, and switch gear room;
 - (n) smoke exhauster system, if any;
 - (p) details of fire alarm system net work;
 - (q) location of centralized control, connecting all fire alarm system, built in fire protection arrangements and public address system etc.
 - (r) location and dimensions of static water storage tank and pump room along with fire service inlets for mobile pump and water storage tank;
 - (s) location and details of fixed fire protection installations such as sprinklers, wet risers; house reels, drenchers, CO2 installation etc.; and
 - (t) location and details of first aid, fire fighting equipments / installations.
- 6.2.7. Service Plan:- Plans, elevations and sections of private water supply, sewage disposal system and details of building services, where required by the Authority, shall be made available on a scale not less than 1 :100 and for layouts 1 :1000:
- 6.2.8. Specifications - General specification of the proposed constructions, giving type and grade of materials to be used in the form given in Appendix A, duly signed by licensed Architect as the case may be shall accompany the notice.
- 6.2.9. Supervision - The notice shall be further accompanied by a certificate of supervision in the prescribed form given in Appendix B, by the licensed Architect/ Engineer/ Structural Engineer as the case may be. In the event of the said licensed technical personnel ceasing to be employed for the development work, the further development work shall stand suspended till a new licensed technical person is appointed and his certificate of supervision along with a certificate for the previous work (either from the previous technical personnel or news).
- 6.2.10. Building Permit Fee :- The notice shall be accompanied by an attested copy of Receipt of payment of Building Permit Application Fee. The building permit fee and layout /subdivision of Land fees shall be as decided by the Corporation / NIT from time to time uniformly.
- 6.2.11. Security Deposit Fee:- For ensuring the faithful compliance of Regulations and the directions given in the sanctioned plan and other terms and conditions, a security fee shall be charged at rates as specified by the Authority. The same shall be returned to the owner after the issue of the full occupancy certificate for the building by the Authority.
- 6.2.12 No Objection Certificate.- In the case of certain occupancies requiring clearance from the authorities like Civil Aviation Authorities, Railways, Directorate of Industries, Maharashtra Prevention of Pollution Board, District Magistrate, Inspectorate of Boilers and Smoke Nuisance etc., the relevant no objection certificates from these authorities, applicable to the occupancy, shall also accompany the application.
- * 6.2.13. Tax receipt for tax clearance - The notice shall also be accompanied by the attested copy of a tax receipt from the Assessment Department of the corporation / NIT for payment of Tax upto date:
- * 6.3. Signing the Plan - All the plans shall be duly signed by the owner and the Architect or licensed Engineer / Structural Engineer / Supervisor and shall indicate his name, address and licence number allotted by the Authority.
- * 6.4. Qualification and Competence of the Architect / Licensed Engineer / Structural Engineer/ Supervisor:- Architect/ Engineer/Structural Engineer Supervisor referred an under 6.3 shall be registered / licensed by the authority as competent to give various works as given in Appendix "C" . The qualification and procedure for

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

registration and licensing of the Engineer I structural engineer I supervisor shall be as given in Appendix- "C".

6.5 Delegation of and discretionary Powers.—

6.5.1 Delegations of Powers- Any of the powers, duties or functions conferred or imposed upon or vested in the Chairman/Commissioner by any of these regulation may be exercised, performed or discharged under the Authority Control and subject to his revision and to such conditions and limitations, if any as he shall think fit to prescribe, by any officer whom the' Authority generally or specially empowers in writing in this behalf and in each of the said regulations the word Chairman/Commissioner shall to the extent to which any officer is so empowered, be deemed to include such officer.

6.5.2 Discretionary Powers.

6.5.2.1 In conformity with the intent and spirit of these regulations the Commissioner / Chairman may :-

- (i) decide on matters where it is alleged that there is an error in any order, requirement decision, determination or interpretations made by him in the application of these Regulations
- (ii) determine and establish the location of zonal boundaries in exceptional cases, or in cases of doubt or controversy;
- (iii) interpret the provisions of these regulations where the streets layout actually on the ground varies from the street layout as shown on the Development Plan;
- (iv) With prior approval of Government modify the limit of a zone where the boundary line of the zone divides a plot; and
- (v) authorise the erection of building or use of premisses for a public service undertaking for public utility purposes only, where he finds such an authorisation to be reasonable, necessary for the public convenience and welfare even if it is not permitted in any Land Use Classification.

* 6.5.2:2 Temporary Constructions - The commissioner/Chairman may grant permission for temporary construction for period not exceeding six months at a time & in the aggregate not exceeding for a period of three years, such a permission may be given by him for the construction of the following, namely:-

- (i) Structures for protection from the rain or covering of the terraces during the monsoon only.
- (ii) Pandals for fairs, ceremonies, religious function, etc.;
- (iii) Structures for godowns/storage of construction materials within the site;
- (iv) Temporary site offices and watchman chowkies within the site only during the phase of construction of the main building.
- (v) Structures of exhibitions/ circuses etc.;
- (vi) Structures for storage of machinery, before installation, for factories in industrial lands within the site.
- (vii) Structures for ancillary works for quarrying operations in conforming zones;
- (viii) MAFCO stalls, milk booths and telephone booths;
- (ix) Transit accommodation for persons to be rehabilitated in a new construction;
- (x) Structures for educational and medical facilities within the site of the proposed building during the phase of planning and constructing the said permanent buildings;

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

Provided that, temporary constructions for structures etc. mentioned at (iii), (iv), (vi), (ix) and (x) may be permitted to be continued temporarily by the Commissioner / Chairman but in any case not beyond completion of construction of the main structure or building and that structure in (vii) may be continued on annual renewals basis by Commissioner / Chairman beyond a period of three years.

* Provided further that for the structure accommodating more than 50 persons, no objection certificate from the Chief Fire Officer, Nagpur Fire Brigade shall be obtained prior to issuing permission.

6.5.2.3 In specific cases, where a clearly demonstrable hardship is caused, the Commissioner / Chairman may by special written permission

(i) Permit any of the dimensions / provision prescribed by these regulations to be modified provided the relaxation sought does not violate the health, safety; fire safety, structural safety and public safety of the inhabitants the buildings and the neighbourhood. However, no relaxation from the setback required from the road boundary or F.S.I. or parking requirement shall be granted under any circumstances. While granting permission under, (i) conditions may be imposed on size, cost or duration of the structure, abrogation of claim of compensation, payment of deposit and its forfeiture for noncompliance and payment of premium.

6.6 GRANT OF PERMIT OR REFUSAL.

6.6.1 The Authority may either sanction or refuse the plans and specifications or may sanction them with such modifications or directions as it may deem necessary after having recovered the development charges as per sections 124 (A) and 124 (B) of M.R. & T.P. Act, 1966 and there upon shall communicate its decision to the person giving the notice in the prescribed form given in Appendix D and E.'

6.6.2 The building plans for buildings identified in regulation No. 6.2.6.1 shall also be subject to the scrutiny of the Chief Fire Officer, Nagpur Fire Brigade and the sanction through building permit shall be given by the Authority after the clearance from the Chief Fire Officer.

6.6.3 If within sixty (60), days of the receipt of the notice, along with necessary fees/deposit under 6.2.10 of the regulations, the Authority fails to intimate in writing to the persons, who has given the notice. Of its refusal or sanction or sanction with such modification or directions, the notice with its plans and statements shall be deemed to have been sanctioned, provided nothing shall be construed to authorise any person to do anything on the site of the work in contravention or against the terms of lease or titles of the land.

Provided further that, the development proposal, for which the permission was applied for, is strictly in conformity with the requirements of all the relevant Development Control Regulations framed under the Act or bylaws or have regulations framed in this behalf under any law for the time being in force and the same in no way violates either provisions of any draft or final plan or proposals published by means of notice, submitted for sanction under the Acts.

Provided further that any development carried out in pursuance of such deemed permission which in contravention of the provisions of the above provision, shall be deemed to be an unauthorised development for purposes of sections. 52 to 57 of M. R. & T. P. Act, 1966 and other relevant Act.

6.6.4 Once the plan has been scrutinised and objections have been pointed out, the owner giving notice shall modify the plan, comply with the objections raised and resubmit it, The prints of plans submitted for final approval, shall not contain super imposed corrections. The authority shall grant or refuse the commencement certificate / building permit within 60 days from the date of resubmission. No new objections may generally be raised when they are resubmitted after compliance of earlier objections.

6.7. Commencement of work- A commencement certificate/development permission shall remain valid for 4 years in the aggregate but shall have to be-renewed every one year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which

proposals shall have to be submitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid, then the Commissioner/ Chairman may condone the delay for submission of application for renewal by charging necessary fees. ' But in any case, commencement certificate shall not be renewed for a period of more than 4 years from the date of commencement certificate/ development permission.

For the purpose of this regulation, " Commencement" shall mean as under:-

- | | |
|--|---|
| (a) For a building work including additions and alterations. | Upto plinth level. |
| (b) For bridges and overhead tanks | Foundation and construction work upto the base floor. |
| (c) For underground works. | Foundation and construction work upto floor of under ground floor |
| (d) For layout, sub-division and amalgamation proposals. | Final demarcation and provision of infrastructure services upto the following stages-
(i) Roads-Water bound macadam complete.
(ii) Sewerage, drainage and water supply excavation and base concreting complete. |

* 7. PROCEDURE DURING CONSTRUCTION.

- * 7.1. Owner liability :- Neither the grant of permission nor approval of the drawing and specifications nor inspections by the Commissioner/Chairman during erection of the building, shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with these Regulations.
- * 7.2. Notice For start of work :- The owner shall give notice to the Commissioner / Chairman of his intention to start work on the building site in the form given in Appendix ' F ' The owner may start the work after 7 days lapsed from the date of the service such notice to the Commissioner / Chairman or earlier, if so permitted.
- *7.3. Documents at site - (i) Results of tests-where tests of any material are made to ensure conformity with the requirements of these Regulations, records of the test data shall be kept available for inspection during the construction of the building and for such period thereafter as required by Commissioner / Chairman.
- (ii) Development Permission :-The person to whom a development permission is issued shall during construction, keep -
- (a) Posted in a conspicuous place on the site for which permission has been issued, copy of a development permission; and
- (b) A copy of the approved drawings and specifications referred to in Regulation 6 on the site for which the permit was issued.
- * 7.4. Checking of plinth, columns upto plinth level -The owner through his licensed surveyor, engineer, structural engineer or supervisor or his architect shall give notice in the form of Appendix ' G ' to the Commissioner/ Chairman on completion of work upto plinth level to enable the Commissioner/Chairman insure that the work conforms to the sanctioned plans. The Commissioner / Chairman may inspect the work jointly with the licensed technical personal or architect within fifteen days from the receipt of such notice and either give or refuse permission for further construction as per the sanctioned plans in the form in Appendix ' H '. If within this period, the permission is not refused it shall be deemed to have been given provided the work is carried out according to the sanctioned plans.
- *7.5. Deviation during constructions :- If during construction of a building any departure of a substantial nature from the sanctioned plans is intended by way of internal or external additions, sanction of the Commissioner / Chairman shall be necessary. A revised plan showing the deviation shall be submitted and the procedure laid down for the original plans shall apply to all such amended plans. Any work done in contravention of the sanctioned plans, without prior approval of the Commissioner / Chairman shall be deemed

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

as unauthorised.

- *7.6. Completion certificate:- The owner through his licensed surveyor / engineer / structural engineer / supervisor or his architect who has supervised the construction, shall furnish a building completion certificate to the Commissioner / Chairman in the form in Appendix 'J'. This certificate shall be accompanied by three sets of plans of the completed development, one of which shall be cloth mounted for office record.
- *7.7 Occupancy certificate :- The Commissioner / Chairman after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans, issue in occupancy certificate in the form in Appendix ` K ` or refuse to sanction the occupancy certificate within 21 days from the date of receipt of the said completion certificate, failing which the work shall be deemed to have been approved for occupation provided the construction conforms to the sanctioned plans. One set of plans, certified by the Commissioner / Chairman, shall be returned to the owner along with the occupancy certificate. Where the occupancy certificate is refused or rejected, the reasons for refusal or rejection shall be given in intimation of the rejection or the refusal:
- *7.8 Part occupancy certificate - When requested by the holder of the development permission, the Commissioner/Chairman may issue a part occupancy certificate for a building or part thereof, before completion of the entire work, as per development permission, provided sufficient precautionary measures are taken by the holder to ensure public safety and health. The occupancy certificate shall be subject to the owners indemnifying the Commissioner/ Chairman in the form of Appendix `L',:

8. INSPECTION.

- 8.1 The Authority shall have the power to carry out inspection of the work under the provisions of the Act, at various stages to ascertain whether the work is proceeding as per the provision of regulations and sanctioned plan.

9. UNSAFE BUILDINGS.

*All unsafe building shall be considered to constitute danger to public safety and hygiene and sanitation and shall be restored by repairs, demolition or deal with as otherwise directed by the Authority. The relevant provisions of the Rule No. N.2.9 (4) of D.C.R. shall apply for procedure of actions to be taken by the Authority for unsafe buildings.

10. OFFENCES AND PENALTIES

- 10.1. Offences and penalties :-Any person who contravene any of the provisions of these regulations any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and appliances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence and upon conviction shall ;
 - (a) be punished by a fine as fixed by the Authority and as stipulated in the Section 52 of Maharashtra Regional and Town Planning Act, 1966 and relevant section of Corporation Act / NIT Act ;
 - (b) further the Authority may take suitable actions including demolition of unauthorised works as decided by the Authority as stipulated under Section 53 of Maharashtra Regional and Town Planning Act, 1966 and relevant sections of Nagpur Corporation Act/NIT Act-,
 - * (c) In case of Licensed Engineer / Structural Engineer / Supervisor, the planning Authority may take suitable action against licensed Engineer/ Structural Engineer / Supervisor which may include cancellation of licence and debarring him from further practice for a period extending upto 5 years.
 - * (d) To case of registered architects, the planning authority may take suitable action against the Registered Architect as per the provisions of Architect Act, 1972 as and when reported by the authority.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

PART II GENERAL BUILDING REQUIREMENTS

11. REQUIREMENTS OF SITES.

11.1. No piece of land shall be used as a site for the construction of building ;

- (a) If the Authority considers that the site is insanitary or that it is dangerous to construct a building on it;
- (b) If the site is within a distance of 9 m. from the edge of water mark of a minor course and 15 m. from the edge of water mark of a major water course. Provided that where a water course passes through a low lying land without any well defined banks, the owner of the property may be permitted by the Authority to restrict or divert the water course to an alignment and cross section as determined by the Authority ;
- (c) If the site is not drained properly or is incapable of being well drained ;
- (d) If the owner of the building has not shown to the satisfaction of the Authority all the measures required to safeguard the construction from constantly getting damp;
- (e) If the building is for assembly uses, for cinemas and theatres as well as for public worship which has not been previously approved by the Authority ;
- (f) If the building is proposed on any area filled up with carcasses, excreta; filthily and offensive matter till the production of certificate from the Authority to the effect that it is safe from the health and sanitary point of view, to be built upon;
- (g) If the use of the said site is for the purpose, which in the opinion of the Authority will be a source of annoyance to the health and comfort of the inhabitants of the neighbourhood;
- (h) If the plot has not been approved as a building site by the Authority.
- (i) If the proposed occupancy of the building on the site dose not conform to the land use proposals in the development plans or Zoning Regulations, and
- (j) If the level of the site is less than prescribed datum level depending on topography and drainage aspects.

11.2 Distance of site from Electric Lines:- No varandah, balcony or the like shall be allowed to be erected or re-erected or any additions or alterations made to a building on a site within the distance quoted in Table No. 3 below in accordance with the prevailing Indian Electricity Rules and its amendments from time to time between the building and any overhead electric supply line.

TABLE No. 3

	Vertically	Horizontally
(1)	m. (2)	m (3)
(a) Low and medium voltage Lines and Service Lines.	2.5	1.2
(b) High voltage lines up to and including 33,000 V.	3.7	2.0
(c) Extra High voltage beyond 33,000 V.	3.7 (Plus 0.3 m. for every additional 33,000 V. or part thereof)	2.0 (Plus 0.3m. for every additional 33,000 V. or part thereof)

12. MEANS OF ACCESS

- 12.1 Every building, existing or proposed, shall have means of access as required in these regulation.
- 12.2 Every person who erects a building shall not at any time erect or cause or permit to erect or re-erect any building which in any way encroaches upon or diminishes the area set apart as means of access.
- 12.3 Width of Means of Access:-The plots shall abut on a public means of access like street / road. Plots which do not abut on a street shall abut /front on a means of access, the width and other requirement of which shall be as given in Table 4

TABLE 4**MEANS OF ACCESS**

Sr. No.	Width of Means of Access in	Length of Means of Access in
	m	m.
(i)	6.0	75
(ii)	7.5	150
(iii)	9.0	300
(iv)	12.0	Above 300

NOTE -1. The means of access shall be clear of marginal open spaces of at least 3 m. from the existing building line

In no case, development on plots shall be permitted unless it is accessible by the public street of width not less than 6 m. Provided further that for all industrial buildings, theatres, cinema houses, assembly halls, stadia, educational building, markets, other buildings which attract large crowd, the means of access shall not be less than 12 m. serving upto a length of 200 m, and for length higher than 200 m., the width shall not be less than 15 m. Further in no case shall the means of access be lesser in width than the internal access ways in layout and sub-division.

- 12.3.1 **Pathways :-** The approach to the buildings from road / street / internal means of access shall be through paved pathway of width not less than 1.5 m. provided its length is not more than 20 m. from the main / internal means of access.
- 12.3.2 The length of means of access shall be determined by the distance from the further plot (building) to the public street. The length of the subsidiary access way shall be measured from the point of its origin to the next wider road on which it meets.
- 12.3.3 In the interest of general development of an area, the Authority may require the mean of access to be of larger width than that required under Regulation No. 12.3.
- 12.3.4 In case where a private passage is unrestrictedly used by public for more than 10 years as a means of access of width not less than 9 m. to a numbers of plots, the Authority may take steps including improvement under, the provision of relevant Act to declare it as a public street.
- 12.3.5 Not with standing the above, in partially built up plots, if the area still to be built upon does not exceed. 5000 sq. m. an access of 3.6 m. width and even if it is built over a width of not less than 4.5 m. may be considered as adequate means of access. If such access is at least 3 m. in width it shall be considered as adequate means of access for areas to be built upon not exceeding 5000 sq. m. provided such area is used for low Income Group Housing and the Built- up/F.S.I. permissible would be 75 per cent of the Built-up Area / F.S.I. permissible in that zone.

- 12.3.6 In congested areas in the case of plots facing street / means of access less than 4.5 m. in width the plot boundary shall be shifted to be away by 2.25 m. from the central line of the street/ means of access way to give, rise to a new street / means of access way width of 4.5 m.
- 12.4. Means of access shall be levelled, metalled, flagged, paved, sewerred, drained, channelled, lighted, laid with water supply line and provided with trees for shade to the satisfaction of the Authority, free of encroachment by any structure or fixture so as not to reduce its width below the minimum. required under regulation No. 12.3 and shall be maintained in a condition to the satisfaction of the Authority.
- 12.4.1. If any private street or any other means of access to a building be not levelled, metalled, flagged or paved, severed, drained, channeled, lighted or laid with water supply line or provided with trees for shade to the satisfaction of the Authority, he may, with the sanction of the NMC/ NIT by written notice require the owner or owners of the several premises fronting or adjoining the said street or other means of access or abutting thereon or to which access is obtained through such street or other means of access or which shall benefit by works executed to carry out any or more of the aforesaid requirements in such manner as directed.
- 12.4.2. If any structure of fixture is set upon a means of access so as to reduce its width below the minimum required, the Authority may remove the same further and recover the expenses so incurred from the owner.
- * 12.5. Access from the Highways/ important roads :- No premises other than highway amenities like petrol pump, hotel etc. shall have an access direct from highways and such other roads having a width of 30 mts. or more. The above will be subject to the provisions of State Highways Act, 1965 and National Highway Act 1956.
- Provided that in suitable cases, the planning authority may suspend the operation of this rule till serve roads are provided.
- 12.6. For building identified in regulation No. 6.2.6.1, the following additional provisions of means of access shall be ensured;
- (a) The width of the main street on which the building abuts shall not be less than 12 m. and one end of this street shall join another street of width not less than 12 m. in width.
- (b) The approach to the building and open spaces on its all sides (see regulation No. 15.1) upto 6 m. width and the layout for the same shall be done in consultation with Chief Fire Officer, Nagpur Fire Brigade and the same shall be of hard surface capable of taking the weight of fire engine, weighing upto 18 tonnes. The said open space shall be kept free of obstructions and shall be motorable.
- (c) Main entrances to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 4.5 m. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire service vehicles. If main entrance at boundary wall is build over, the minimum clearance shall be 4.5 m.

13. RULES OF DEVELOPMENT OF LAND INTO I-AND SUS -DIVISION AND LAYOUT.

- 13.1 Layouts or Sub-division proposal shall be submitted for the following :
- (i) When more than one building excepting for accessory buildings in the case of residential building is proposed on any land the owner of the land shall submit proposal for proper layout of building or sub-division of his entire contiguous holding.
- (ii) When development and redevelopment of any tract of land which includes division and sub-division or amalgamation of plots for various land uses within a colony.
- 13.2 Roads / streets in Land Sub-division or Layout.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- 13.2.1 The width of roads/ streets/ public and internal access way including pathway shall conform to provisions of regulation No. 12.3 to 12.6.
- 13.2.2 In addition to the provisions of regulation No. 12.3 Cul-de-sacs giving access to plots and extending upto 150 m. normally and 275 m. maximum with an additional turning space at 150 m. will be allowed only in residential area, provided that cul-de-sacs would be permissible only on straight roads and further provided that cul-de-sacs ends shall be higher in level than the level of starting point. The turning space, in any case shall be not less than 81 sq. m. in area with no dimension being less than 9 m.
- 13.2.3. Intersection of Roads .- At junctions of roads meeting at right angles, the rounding off at the intersection shall be done, unless otherwise directed by the Authority, with the tangent length from the point of intersection to the curve being $1/2$ the road width across the direction of tangent as given below:

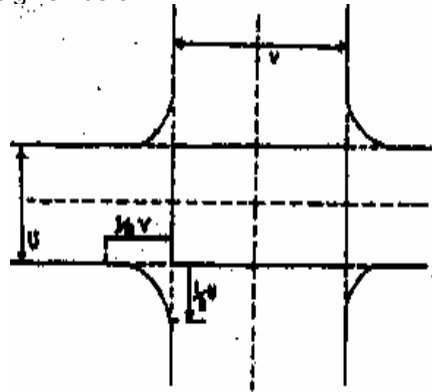


Fig. 1- Rounding off intersections at junctions

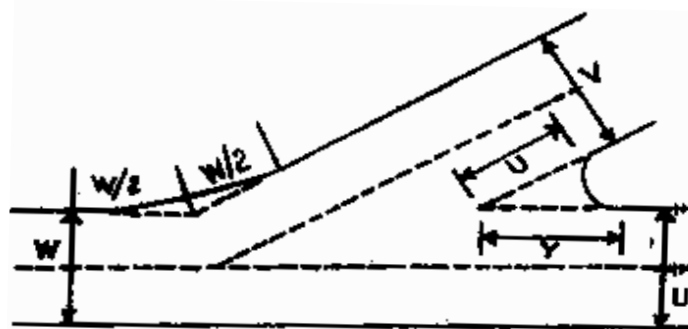


Fig. 2. - Rounding off intersection at junctions.

- 13.2.3.1. For junctions of road meetings at less than 60 degree the rounding off or cut or similar treatment shall have tangent length of U and V from the intersections point as shown in diagram 2. The tangent length at obtuse angle junction shall be equal to half the width of the road from which the vehicle enters as shown in diagram 2.

Provided however, that the radius for the junction rounding shall not be less than (20) 6 m.

13.3. OPEN SPACES :

- 13.3.1.(a) For every land irrespective of in town planning scheme or otherwise admeasuring 0.2 Ha. or more layouts or sub-division or amalgamation proposals shall be submitted for approval.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- * (b) In any layout or subdivision of land admeasuring 0.40 Ha. or more, 15% of the entire holding area shall be reserved as play ground which shall be as far possible be provided in one place. Notwithstanding any thing contained in this rule, the shape and location of such open space shall be such that it can be properly utilised as play ground.

***NOTE:** (a) No permission will be granted to delete / reduce the existing sanctioned open space of layout / subdivision or amalgamation, where layout / subdivision permission is granted prior to issue of these regulations.

However, for plots below 0.40 Ha, where 15% open spaces are physically shown on the approved layout, the FSI of said open space can be utilised on the upper floor provided completion / occupation certificate are not issued as yet (the project is incomplete)

- (b) The open spaces shall be exclusive of areas of accesses / internal roads / designations or reservations development plan roads and areas for road widening and shall as far as possible be provided in one place. Where, however, the area of the layout or subdivision is more than 5,000 Sq. Mt. open spaces may be provided in more than one place, but atleast one of such places shall be not less than 50% at one place and further not less than 300 Sq. mt. at one place. Such recreational spaces will not be necessary in the case of land used for educational institutions with attached independent play grounds.
- 13.3.1.1. No such recreational spaces shall admeasures less than 200 Sq. Mt.
- 13.3.1.2. Minimum dimensions -The minimum dimensions of such recreational space shall be not less than -7.5 m. and if the average width of such recreational space is less than 16.6 m. the length thereof shall not exceed 2 ½ times the average width.
- 13.3.1.3. The structure and uses to be permitted in the recreational open spaces shall be as under,
- (1) There shall be two storeyed structure with maximum 15% built up area, out of which 10% built up area shall be allowed on ground floor and remaining 5% can be consumed on 1 st floor.
 - (2) The structures used for the purpose of pavilion or gymnasia or club house or vipasana and yoga center and other structures for the purpose of sports and recreation activity may be permitted.
 - (3) No detached toilet block shall be permitted.
 - (4) A swimming pool may also be permitted in such a recreational open space and shall be free of F. S. I. ':
 - (a) The ownership of such structures and other appurtenant users shall vest, by provision in a deed of conveyance, in all the owners on account of whose cumulative holdings, the recreational open space is required to be kept as recreational open space or ground viz " R. G. " in the layout of subdivision of the land.
 - (b) The proposal for the construction of such structure should come as a proposal from the owner / owners / society / societies or federation of societies and shall be meant for the beneficial use of the owner / owners / members of such society / societies /federation of societies: .
 - (c) Such structure shall not be used for any other purpose, except for recreational activity, for which a security deposit as decided by the Commissioner / Chairman will have to be paid to the Corporation / NIT
 - (d) The remaining area of the recreational open space for play ground shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a play ground.

- (e) The owner / owners / society / societies the federation of the societies shall submit to the Commissioners/ Chairman a registered undertaking agreeing to the conditions in (a) to (d) above.
- 13.3.1.4. **Access:-** Every plot meant for a recreational open space shall have an independent means of access, unless it is approachable directly from every building in the layout.
- 13.3.1.5. Whenever called upon by the planning authority to do so under provisions of NMC Act / NIT Act, areas under roads and open spaces shall be handed over to the planning authority after development of the same for which nominal amount of Rs. 1 shall be paid by the planning authority. In case of owners who undertake to develop the open spaces for bonafide reasons as recreational community open spaces, the authority may permit the owner to develop the open specs unless the authority is convinced that there is misuse of open spaces in which case the authority shall take over the land.
- 13.3.2. In case of sub-division of land admeasuring 8000 sq. m. or more in area in an industrial zone, 5 percent of the total area in addition to 10 present stipulated in regulation no 13.3.1, shall be reserved as amenity open space which, shall also serve as general parking space. When the additional amenity open space exceeds 1500 sq. m., the excess area may be used for construction of buildings for banks, canteens, welfare centre, offices, crèches and other common purposes considered necessary for industrial users as approved by the Commissioner/Chairman.
- 13.4. Minimum plot areas for various users shall be given below in the Table No. 5.

TABLE NO 5**MINIMUM PLOT AREAS FOR VARIOUS USES**

Sr. No. (1)	Land Use (2)	Plot area (3)	Type of Development (4)
1.	Residential and Commercial (except those in 2,3 & 4 below.)	(i) 50 and above but upto 125 sq. m. width between 4.5 to 8 m.	Row
		(ii) 125 & above but less than 250 width 8 to 12 m.	Row/Semidetached
		(iii) 250 & above with width above 12 m., with no dimension less than 12 m.	Semidetached/ Detached
2.	Plots in public housing / High density Housing / Sites and Services I Slum up gradation / reconstruction scheme	20 with minimum width of 3.6 m. or the size as prescribed by Govt. from time to time	Row
3.	(a) Without service bay	545 (with one dimension not less than 16.75 m.)	Detached.
	(b) With service bay	1100 (with one dimension not less than 30.5 m.)	Detached.
4.	Cinema theatre assembly hall	3 sq. m., per seat including parking requirements	
5.	Mangal Karyalaya	1000	Detached.
6.	4 and 5 star Hotel in independent plot	2500	Detached.
7.	3 Star Hotel when in independent plot	1000	Detached.
8.	Industrial	300 (with width not less than 15 m.)	Detached.

Note- (1):- Plot abutting 6 m. wide road and below in E. W. S. components of U. L. C. scheme and other government schemes, marginal spaces will be as per their respective schemes and rules.

(2) The front set back for already existing layouts / roads shall be as per existing schemes by these rules provided it is more than what is prescribed by these rules.

13.4.1. FSI / Building area / Tenement Density / calculation on net plot area:- For the purpose of FSI / Built - up area / Tenement Density calculation on the net area of the plot shall only be considered. In case of a layout such net area shall be calculated after deducting from the gross area of plot, the area covered by access and recreational and amenity open space:

13.5 If the land proposed to be laid out is affected by any reservations or public purposes the authority may agree to adjust the location of such reservation to suit development without altering the area of such reservation. Provided however that no such shifting of the reservations shall be permitted.

(a) beyond 200 Mts. of the location in the Development Plan.

(b) beyond the holding of the owner in which such reservation is located, and

(c) unless the alternative location is at least similar to the location of the Development plan as regards access, levels, etc.

All such alterations in the reservations / alignment of roads shall be reported by the planning authority to govt. at the time of sanctioning the layout.

*13.6 Convenience Shopping :- In the case of layout or sub-division of areas in residential and commercial zones, provision shall be made for convenience shopping. Such shopping area shall not be less than 2% but shall not however, exceed 5% of the area of the total land (In industrial zones provisions of rule No. 13.3.2 shall apply).

Further following provision shall apply.

(1) Such convenience shopping may be distributed within the layout area so that it is available within 300 M from any parts of the layout.

(2) Such convenience shop shall not have an area of more than 20 sq. Mt. each and shall comprise of the following shopping activities only.

(3) Within a layout, the shopping centre shall be provided on ground floor and upper floors may be utilised for residential purpose and convenience like banks, places for Doctors and Medical practitioners, Architects / Engineers, Income Tax consultants/Advocates practitioners or any other such professioners etc.

(a) Food grain shops (Ration Shops) and groceries and general provisions.

(b) Pan shops.

(c) Tobacconist.

(d) Shop for collection and distribution of clothes for cleaning and dyeing.

(e) Damer

(f) Tailors.

(g) Hair dressing saloon and Beauty parlour.

(h) Bicycle hire and repair.

(i) Vegetable and fruit stalls.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- (j) Milk shops.
- (k) Floweriest
- (l) Bangles and other articles needed by women.
- (m) Small bakeries.
- (n) Newspaper stalls.
- (o) Book and stationery etc.
- (p) Medicine and Chemist shops.
- (q) Confectionary & wine shops with minimum 50 sq. m. area
- (r) Plumbers, electricians, radio, television & video equipments repair shops and video libraries.
- (s) Sports shops each not exceeding 75 sq. m.
- (t) Flour mills (power upto 10 H. P.)
- (u) Goldsmiths, photo studio, opticians, watches shop.
- (v) P.C.O. s / S.T.D. s, other equipments based communication facilities.
- (w) Tea shop of upto 20 sq. mt.
- (x) Restaurants and eating houses each with carpet area not exceeding 50 sq. m.

The Municipal Commissioner / Chairman NIT may from time to time add to, alter or amend the above list with approval of Director of Town Planning.

13.6.2. Commercial user shall not be allowed on 24 roads listed below :

TABLE No. 6

No Shopping Frontage Roads			
Sr. No.	Name	From	To
(1)	(2)	(3)	(4)
1	Chindwada Road	Governor Kothi	N.M.C. Limits
2	Kamptee Road	Railway over bridge, Delhi line.	N.M.C. Limits
3	Bhandara Road	(Middle ring road)	N.M.C. Limits
4	Umrer Road	(Middle ring road)	N.M.C. Limits
* 5	Wardha Road ..	(Ring road)	N.M.C. Limits
6	Hingna Road ..	(Chowk of South-East corner of Ambazari Tank).	N.M.C. Limits
7	Amravati Road	(Maharaj Bag chowk)	N.M.C. Limits
8	Katol Road ..	Governor Kothi	N.M.C. Limits
9	Old Kamptee Road ..	(Middle ring road)	N.M.C. Limits
10	Kharnla Road ..	(Ring road)	N.M.C. Limits
11	Shivangaon Road ..	(Wardha road)	N.M.C. Limits
12	Jaitala Road ..	(Ring road)	Shivangaon road

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

..... Table Continued

No Shopping Frontage Roads

Sr. No. (1)	Name (2)	From (3)	To (4)
13	Gorewada Road	Katol road	Village Gorewada
14	Ring Road	Full length	Full length
15	Police Training Centre road	Ajni chowk	Hingna Road
16	South Ambazari Road	Wardha road	Shradhanand Peth chowk
17	High land drive Road	West High Court road	Amravati Road
18	Road to East of Ambazari Tank	Hingna road	Amravati Road
19	Hill Road	North Ambazari road	Amravati Road
20	West High Court Road	1. South Ambazari road	Shankarnagar chowk
		2. Law College chowk	Katol road
* 21	Ring Road	Proposed North-South Main Road	Wardha road
22	Proposed North-South Main Road Parallel to wardha road.	Ring road	Nagpur municipal Corporation Limit
23	Middle Ring Road	Umrer Road	Old Kamthi Road
24	Cement Road	Shankarnagar chowk	Ramnagar chowk

Note.-Commercial user shall be allowed as per Regulation of R-1 and R-2 zone on the lanes branching of from above listed roads, however on corner plot in such lanes and on above roads no commercial user shall be allowed.

- 13.7 In any layout or sub-division of plot 2 H. or more a suitable site for an electric sub-station as directed by the Authority shall be provided
- 13.8 Amenities facilities for layouts of larger areas :- For larger layouts admeasuring more than 3.0 Ha. provision shall be made in the layout for Nursary Schools, Sub-Post Offices, Police Stations etc. as directed by the Authority; on not less than 5% of the total area.
- 13.9 *Other/Stipulations* :- (1) General-in every case of development / re-development of any land, building or premises, the intended use shall conform to the use zones, purpose of designation, allocation or reservation, as the case may be, unless specified otherwise.
- (2) Development of land partly designated/ allocated/ designated/ reserved :- Where a building exists on a site shown as an allocation, designation or reservation in the Development Plan only its appropriate part as used for; such allocation, designation or reservation, shall be used for the said purpose and the remaining part of the building or of the developable land may be put to use in conformity with the purpose of development as otherwise permissible in the case of adjacent land.
- (3) Combination of Public Purposes uses in reserved sites:- Where the Corporation or the Appropriate Authority proposes to use land / building / premises reserved for one specific public purpose / purposes, for different public purpose / purposes it may do so, with the previous approval of the

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

Government, provided that the combination of such second user conforms to these Regulating and the permissible use in the zone in which the site falls. Provided that this shall not apply (a) to any site being developed for an educational or medical purpose or club/gymkhana wherein a branch of bank may be allowed; (b) to any site being developed for medical purposes wherein shops of pharmacists' or chemists may be permitted and; (c) to any site encumbered by another non-educational user and being redeveloped for educational purposes, in which case the existing non-educational uses may be allowed to continue without any increase in the net floor area covered by them and; (d) to any site being developed for recreational use such as garden, playground, recreation ground, park, etc. each measuring not less than 400 sq. m. at one piece, wherein electric sub-stations which utilise not more than 10 percent of the site in which they are located is proposed, ...

14. LAND USE CLASSIFICATION AND USES PERMITTED.

14.1 The various building uses and occupancies and premises to be permitted in the various zones are given in Appendix 'M'. The Authority may modify the specified uses given in Appendix 'M' with the approval of the Director of Town Planning.

14.2. No building or premises shall be changed or converted to a use not in conformity with the provisions of these Regulations.

14.3. Use as specifically designated on Development Plan.

14.3.1 Where the use of a site is specifically designated on the Development Plan it shall be used only for the : purpose so designated.

(a) Where a site is designated for one specific public purpose on the Development Plan, the authority with the 'approval of Government may use the structure existing or to be built thereon or permit the use of the structure in combination with other purposes provided the same is in conformity with these rules and the zone in which the site' falls,

(b) In the case of specific designation in Development Plan for schools and their play ground or markets or service' industries the authority may inter-change their uses provided the designations are on adjoining or nearby building or premises;

* (c) * This provision is deleted.

(d) Construction of multi-storeyed garages for parking may be permitted on parking lots.

14.4. uses to be in Conformity with the zone.-Where the use of buildings or premises is not specifically designated on the Development Plan, it shall be in conformity with the zone in which they fall;

Any lawful non-conforming use of premises existing prior to the date of enforcement of these regulation, shall continue upto a period as may be specified in the Development Plan. Provided further that a non-conforming use shall not be extended or enlarged except as provided in regulation No. 14.5.1 and 14.5.2 and that when a building , containing non-conforming use is pulled down or has fallen down, the use of the new building shall be in conformity with these regulations.

14.5. Non-Conforming Uses:-

14.5.1. *Industries* - Where a non-conforming industry has been granted a written permission without condition for its shifting to a conforming zone at the end of a specified period, additions thereto for the manufacture of new articles or for starting new process. may be permitted by the Authority when -

(a) Such schemes form an integral part of and are directly connected with the process carried on in the existing unit;

(b) Such schemes of additions do not envisage more than 5% increase in the employment and do not results in increasing existing authorised floor space for the industrial user;

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- (c) Such addition is for preventing undue loss or improving the working efficiency or the conditions of existing unit or for balancing the existing production units for the industry ;
- (d) A certificate from Maharashtra Prevention of Water, Air etc. Pollution Board is obtained;
- (e) Satisfactory means of access as required under these regulation for industrial zones is provided and maintained; and
- (f) Parking, loading and unloading spaces are provided according to these regulations.

Before permitting any such additions, the Authority shall first satisfy that the degree of nuisance from the existing unit will in no way be increased by such additions.

14.5.2. *Others (Non-Conforming Users Other than Industries):-* Where non-conforming users existing prior to the date of enforcement of these regulations are allowed to be continued in the Development Plan, and additions to such non-conforming use (other than those provided in 14.5.1) not exceeding the permissible F. S. I. / Total permissible Built up Area for the zone or the normal floor area ratio for the non-conforming user, whichever is less, may be permitted subject to the following terms and conditions, namely:

- (a) The whole building is owned and occupied by the one establishment only;
- (b) The proposed additions are for preventing undue loss or for improving working efficiency or conditions of existing user;
- (c) The additions and alternations are meant for the existing user and not proposed to be let out; and
- (d) Open spaces and parking spaces required under the Development Control Regulations shall be provided.

* 14.6. This Regulation is deleted

15. OPEN SPACE, AREA AND HEIGHT LIMITATIONS

- 15.1.1. Exterior Open Space:- Provisions for open space at the front side and rear of the building shall be as given in Appendix N.
- 15.1.2. Building shall be a set-back of at least 3.00 m. from internal means of access in a layout of buildings.
- 15.1.3. Buildings Abutting Two or More Streets:- When a Building abuts two or more streets, The set- backs from the streets shall be such as if the building was fronting each such street.
- 15.1.4. Open Spaces to be Provided for the Full Consumption of F. S. I :- The open spaces to be left at the sides and rear shall conform to the height necessary to consume full F. S. I. permissible for the occupancy in the Zone, provided that smaller open spaces than area required under regulation No. 15.1 would be permissible if the height of the building is restricted permanently to any smaller height, The Authority may permit smaller set-back and permit additional floor area to the limit of 10 sq. m. on upper floor to consume permissible F. S. I. to avoid structural difficulties or great hardship, but so as not to affect adversely the light and ventilation of adjoining building or part thereof.
- 15.1.4.1. Open Spaces Requirements:- Side or rear open space in relation to the height of the building for light and ventilations.-

(1) Residential and Commercial Zones.

* (a) building having length / depth upto 40 m.:- The open spaces on all sides except the front side of a building shall be of a width not less than one half of the height above the ground level minus four with minimum 3.0 mt. rounded to the nearest decameter subject to a maximum of 20 mt. the minimum being 3.00 mt. for

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

a residential building and 4.5 mt. for a Commercial building.

15.1.4.2. Building with Length / Depth Exceeding 40 m :-

*(a) If the length or depth of building exceeds 40 mt an additional marginal distance of 10% of the required distance shall be necessary on the side and rear open space as the case may be :

Provided that no such increase in additional open space shall be necessary if

- (a) it is front open margin space or
- (b) when only store rooms and stairways derive light and ventilation from the open space :

Provided further that :-

- (i) The open space for separation between any building and a single storeyed accessory building shall not be less than 1.5m.
- (ii) The minimum distance between any two ground floor structures in Public Housing/ High Density Housing shall be 4.5 m., if habitable rooms derive light and ventilation from the intervening space, if not, the distance may be reduced to 1.5 m.
- (iii) Except where the plot size is less then 2500 sq.m. the marginal open space in a plot abutting the amenity / recreational open space in the same layout shall not be less than 3 m.
- (iv) Where the amenity open space being accessible from all the layout plots does not have an exclusive means of access, the rear marginal open space shall not be less than 3 m.

* 15.1.5. Open spaces for Tower like Structures:- Notwithstanding the provisions of regulation No: 15.1.4 tower like structure may be permitted only with 6 (six) meter minimum open space at the ground level and one setback at the upper levels provided that the total height does not exceed 24 meter. If it exceeds 24 m. but does not exceed 37.5 meter the minimum open space at ground level shall be 9 m. beyond 37.5 mt. the minimum open space at ground level shall be 12 mt. with two setbacks at upper level. The terrace created by the setback shall be accessible through a common passage and or common staircase only. For height more than 24 meter shall need no objection certificate from Director of Microwave Project, Nagpur Telephone, Fire Brigade and Civil Aviation Authority.

15.1.6. Open spaces separate for each Building or Wing:- The open spaces required under these regulation shall be separate or distinct for each building and where a building has two or more wings, each wing shall have separate or distinct open spaces according to these regulations for the purpose of light and ventilation of the wings,

15.2. Interior open spaces (chowk).

15.2.1. Inner chowk :- The whole of one side of every room excepting bath, W. C. and store room and not abutting on either the front, rear or side (s) open spaces (see regulation No. 17.12.2) shall abut on an internal open space (courtyard, inner chowk), whose minimum width shall be 3 m. Further inner chowk shall have an area at all levels of chowk of not less than the square of the 1/5 th the height, of the highest wall abutting the chowk. Provided that when any room (excluding staircase bay and bathrooms and water closet (see regulation No. 15.2.1.1) is dependent for its light and ventilation on an inner chowk, the dimension shall be such as is required for each wing of the building.

15.2.1.1. Where only water closet and bathroom are abutting on the interior open space, the size of the interior open space shall be in line with the provision for ventilation. shaft as given in

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

regulation No. 17.12.4.

- 15.2.2. Outer chowk-The minimum width of outer chowk (as distinguished from its depth) shall be not less than 2.4m. If the width of outer chowk is less than 2.4 m. then it shall be treated as a notch and the provisions of outer chowk shall not apply. However, if the depth of outer chowk is more than the width, the provisions of regulation No.15.1.6 shall apply for the open spaces to be left between the wings.
- 15.3. Area and Height limitations - The area and height limitations through covered area, height of buildings, and number of storeys, floor space index, facing different road widths shall be as given in Appendix 'N' and Regulation No. 15.5.
- 15.4. Exemption to open spaces/covered area.
- 15.4.1. The following exemption to open spaces shall be permitted
- (a) Projections into open spaces :- Every open space provided either interior or exterior shall be kept free from any erection thereon and shall be open to the sky and no cornice, chajja, roof or weather shade more than 0.75 m. wide shall overhang or project over the said open space so as to reduce the width to less than the minimum required. However, slopping chajja provided over balcony/ gallery etc. may be permitted to project 0.3 m. Beyond balcony projections at an angle of 30 degree from horizontal level.
 - * (b) A canopy not exceeding 5m. in length and 2.5 m. in width in the form of cantilever and unenclosed over the main entrance providing a minimum clear height of 2.40 mt. below the canopy. The canopy shall not have access from upper floors (above floors), for using as sitting out place. There shall be a minimum clearance of 1.5 m. between the plot boundaries and canopy.
 - (c) Projections /Balconies :- Balcony or balconies of a minimum width of 1.00 m. may be permitted free of F.S.I. at any floor, not more than 15% of the floor area and such balcony projection shall be subject to the following condition
 - * (1) In non-congested area, no balcony shall reduce the marginal open space to less than 2 m. In congested area balcony may be permitted on upper floors projecting in front setbacks except over lanes having width 4.50 m. or less. No balcony shall be allowed on ground floor which shall reduce minimum required front setback or marginal open space. The width of the balcony will be measured perpendicular to the building / admeasured from that line to the balconys outer most edge.
 - (2) Balconies may be allowed to be enclosed, when enclosed 1/3 of the area of their faces shall have glass shutters on the top and the rest of the area except the parapet shall have glazed shutters.
 - * (3) The dividing wall between the balcony and the room may be permitted to be removed on payment of premium as prescribed by the Municipal Commissioner / Chairman N.I.T. from time to time.
 - * (d) A projection of 30 cm. on terrace level shall be allowed through out periphery of the building.
 - * (e) Accessory buildings :- The following accessory buildings may be permitted in the marginal open spaces :-
 - (i) In an existing building a single storeyed sanitary block subject to a maximum area of 4 sq. m. in the rear and side open space and at a distance of 7.5 m. from the road line or the front boundary and 1.50 m. from other boundaries may be permitted where

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

facilities are not adequate. The authority may reduce 1.5 m. margin in rare cases to avoid hardship.

- (ii) Parking lock up garage not exceeding 2.4 mtr. in height shall normally be permitted in the rear corner of the plot. Provided that in exceptional cases, where the side or rear open spaces at a distance of 7.5 mtr. from any road or the front boundary of the plot.

Parking lock up garage when attached main building shall be 7.5 mtr. Away from the road line and shall be of such constructions giving fire resistance of 2 hours.

The area of sanitary blocks and parking lock up garage shall be taken into account for the calculation of F.A.R. and covered area calculations, subject to the provisions of Rule No. 15.4.2 (h), except that the area of one garage per plot shall not be counted within the maximum ground coverage permissible.

- (iii) Suction tanks, pump room, electric meter room or garage shaft space required for fire hydrants, electrical and water-fittings, water tanks, dustbins etc.
- (iv) One watchman's booth not over 3 sq. m. in area or less than 1.20 m. in width or diameter.

Note :- When a building abuts on 3 and above roads then above mentioned user shall be permitted in front setback facing the smaller road or less important from traffic point of view

* 15.4.1(f) "Ramp" in basement shall be allowed.

* 15.4.1(g) Fire Escape stair of single flight not less than 75 cm. wide with 15 cm. Trades and riser not more than 20 cm. Subject condition at the same shall be open to sky with the NOC from Chief Fire Officer.

15.4.2. The following shall not be included in covered area for F. S. I. and Built-up area calculations. -In addition to rule 15.4.1. (a), (b) and (c) and 17.6.3 the following shall not be included in covered area of F. S. I. and built up area calculations.

- (a) Multi-storeyed stilt floor space constructed under a building shall be allowed to be used as parking subject to the height restrictions in that area.
- (b) Electric cabinet or sub-station, watchman booth of minimum size of 3.00 Sq. mt. with a minimum width or diameter of 1.2 m. pump house, garage shaft, space required for location of fire hydrants, electric fitting and water tanks.
- (c) Projections as specifically exempted under these rules.
- * (d) A basement in two tiers construction under a building and used for air-conditioning plant meter room, electric sub-station and parking spaces for the plots of the size more than 500 sq. mt. in non-congested area only, (use accessory to the principal use). (In non-congested area for starred hotels with rating three and above, hospitals of charitable trusts, cinema theatres for an area as per technical requirements with special written permission of the Commissioner/Chairman of NIT.)
- (e) Areas covered by staircase rooms for stair flights of width 0.75 m. and above in case of row housing, pent houses and duplexes, 1.2 m. and above in case of residential / commercial buildings and 2 m. and above in case of assembly halls, area of staircase flights, midlandings and floor-landings, staircase passages irrespective of width of staircase

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

subject to payment of premium to be decided by the Municipal Commissioner / Chairman and without any premium for Government, Semi-Government buildings, Educational and Hospital buildings of Charitable Trusts and buildings constructed for slum dwellers under Slum Redevelopment Schemes.

Note :- Minimum width of staircase room and flight shall be 1.2 m. except in case of Duplex and EWS Housing where it shall be 0.75 m.

- * (f) Architectural features, chimneys and elevated tanks of permissible area of fire escape stairways and lifts with cantilevered fire escape passages according to the Chief Fire Officer's requirements. Lift room, lift walls, lift lobbies subject to premium as decided by Municipal Commissioner / Chairman N.I.T.
- (g) Area of one office room of a co-operative housing society or apartment owners association of size 4m. x 3m. only on the ground floor.
- (h) Area of the sanitary block(s) consisting of a bathroom and water closet for each wing of each floor of a building of a prescribed dimensions deriving access from a common passage as required for the use for domestic servant or staff engaged in the premises.
- (i) Areas covered by (i) Lofts (ii) Meter rooms, (iii) Porches, (iv) Canopies, (v) Air conditioning plant rooms (vi) Electric sub-stations, (vii) Service floor to height not exceeding 1.5 m. for hotels rating with three stars and above with the special permission of the Commissioner/ Chairman. N.I.T
- (j) Area of structure for an effluent treatment plant as required as per the requirements of the Maharashtra Pollution Control Board or other relevant authorities.
- (k) Areas covered by service ducts, pumps, rooms, electric, sub-station, stilts and additional amenity of lift.
- (l) Area of one milk booth under the public distribution system in a building layout of area exceeding 0.4 Ha. with the permission of the Commissioner/Chairman N.I.T
- (m) Rockery, well and well structures, plant, nursery, water pool, swimming pool, (if covered) platform round a tree, fountain bench, chabutara with open top and unclosed sides by walls, ramps, compound wall, gate side, swing, overhead water tank on top of buildings. Provided that the distance between terrace and soak pit of tank is less than 1.50 m.
- (n) Area of one public telephone booth and one telephone exchange (PBX) per building with the permission of the Commissioner/Chairman. N.I.T
- (o) Area of one room for installation of telephone concentrates as per requirement of Telephone Authority but not exceeding 20 Sq. mt. per building with the permission of the Commissioner/ Chairman. NIT
- (p) Area of separate letter box on the ground floor of residential and commercial buildings with five or more storeys to the satisfaction of the Commissioner / Chairman. N.I.T.
- (q) Area covered by new lift and passage thereto in an existing building with height up to 16 m. in gaothan/ congested area.
- (r) Area of covered passage of clear width not more than 1.52 m. (5 Ft.) leading from a lift exists at terrace level to the existing staircase so as to enable descend to lower floor in building to reach tenements not having direct access to a new lift in a building without an existing lift. .
- (s) Atrium or entrances of any size and passage more than 1.5 m. width in shopping malls, public buildings.

***Note -** This rule shall not be applicable for the building proposals where occupancy certificates have been granted prior to issue of these regulations. Provided further that

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

where a permissible FSI has not been exhausted in the case of existing building and cases decided by the corporation, prior to coming into force of these modified regulations, provisions about the exclusion from FSI computation as in these regulations will be available for construction of remaining balance FSI on site. Also provided further that this rule shall not be applicable for the change in occupancy in existing building after issue of this regulation. Also provided that the extent of exemption under this rule shall not in any case exceed 30% of the permissible F.S.I.

15.5 The height and number of storeys shall be related to provisions of F. S. I. as given in these regulations and the provisions of open spaces as given in regulation No. 15.1. 1 and 15.3 and the following

- (a) The maximum height of building shall not exceed 1.5 times total of the width of road abutting and ,a front open space subject to the NOC of Director of Microwave Project, Nagpur Telephone, Civil Aviation & Chief Fire Officer, Nagpur in case of building exceeding 15 m. in height;
- (b) If a building abuts on two or more streets of different widths, the building shall be deemed to face upon the street that has the greater width and the height of building shall be regulated by the width of the street and may be continued to this height to a depth of 24 m. along the narrower street subject to conformity of regulation No. 15.1 .2.
- (c) In case of congested area the maximum height of building shall be as under.-

Road Width	Maximum Permissible Height
1	2
1. Upto 6 m .	.. 1.5 times width of the road+front marginal open space within the premises.
2. 6 m. to 10 m.	.. 10 m.+ front marginal distance within the premises.
3. Other roads above 10 m.	Sum of the width of the road + front marginal distance.

- * (d) For building in the vicinity of aerodromes the maximum height of such buildings shall be subject to values framed by the Civil Aviation Authorities excepting that within 0.90 km of the Airport reference point, no building shall be permitted, the development permission shall be considered only after applicant produces NOC from Air Port authority.
- * (e) In addition to (d) for Industrial Chimneys coming in the Air-port zone, it shall be of such height and character as prescribed by Civil Aviation Authorities and all Industrial Chimneys shall be of such character as prescribed by the Chief Inspector of Steam Boilers and Smoke Nuisance, and
- (f) Buildings intended for hazardous godowns storage of inflammable materials of storage of explosives shall be single storied structures only.

15.5.1.(i) For the purpose of regulation No. 15.5 (a) the width of the street may be prescribed width of the street, shown on Development Plan or width resulting from the prescription of a regular line of street. under the relevant act whichever is more, provided the height of the building does not exceed twice the sum of the width of existing street plus the open space between the existing street and the building (2w + open space).

(ii) Further to provisions of (i) the width of the open space between the street and the building shall be calculated by dividing area of land between the street and the building by the length of the front face of the building.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

15.5.2.(i) Height Exemptions :- The following appurtenant structures shall not be included in the height of the building: .

Roof tanks and their supports, ventilating, air-conditioning, lift rooms and similar service equipment, stair cover, chimneys and parapet walls and architectural features not exceeding 1 m. in height.

*** 16. PARKING, LOADING AND UNLOADING SPACES: -**

16.1. Each off street parking space provided for Motor Vehicles shall not be less than 2.5 m. x 5 m. area, and for scooters and cycles the parking spaces provided shall not be less than 3 sq. m. and 1.4 sq. m. respectively.

16.2. For building of different occupancies off street space for vehicles shall be provided as given 16.2.1

16.2.1. Parking spaces -The provision for parking of vehicles shall be as given in Tables-8. Wherever a property is developed or redeveloped parking spaces at the scale laid down in these Regulations shall be provided. When additions are made to an existing building, the new parking requirements will be reckoned with reference to the additional space only and not to the whole of building but this concession shall not apply where the use is changed.

(1) General space requirements :-

(i) Types: The parking spaces mentioned below include parking spaces in basements or on a floor supported by stilts, or on upper floors, covered or uncovered spaces in the plot and Lock up garages.

(ii) Size of parking space:- The minimum sizes of parking spaces to be provided shall be as shown below:-

Type of Vehicle / parking space	Minimum Size/ area of
(1)	(2)
(a) Motor vehicle	2.5 m X 5 m
(b) Scooter, Motor Cycle.	3.sq. m.
(c) Bicycle	1.4 sq. m.
(d) Transport vehicle	3.75 m. X 7.5 m.

Note : In the case of parking spaces for motor vehicle, upto 50 percent of the prescribed space may be of the size of 2.3 m. X 4.5 m.

(iii) Marking of parking spaces :- Parking space shall be paved and clearly marked for different types of vehicles

(iv) Manoeuvring and other ancillary spaces, off street parking space must have adequate vehicular access to a street and the area shall be exclusive of drives, aisles and such other provisions required for adequate manoeuvring of vehicles.

(v) Ramps for Basement parking :- Ramps for parking in basement should conform to the requirement of 19.4.6

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

TABLES - 8								
OFF STREET PARKING SPACES								
Sr. No.	Occupancy	One parking Space for every	Congested Area			Non Congested Area		
			Car	Scooter	Cycle	Car	Scooter	Cycle
			Nos.	No.	No.	Nos.	No.	Nos.
1.	2.	3.	4.	5.	6.	7.	8.	9.
1.	Residential (I) Multi family residential ii) Lodging establishments tourist homes, hotels with lodging accommodation. iii) Restaturants	(a) 1 Tenement having carpet area more than 80 sq.m. (b) 2 tenements having carpet area between 40 sq.m. to 80 sq.m. (c) 4 tenements having carpet are upto 40 sq.m. (d) Every five guest rooms (e) For Grade 1 hotel, eating houses 18 sq.m. of area of restaurant including Kitchen, pantry Hall, Dining rooms etc. (f) For Grade II and III hotels, eating houses etc. for an area of 80 sq.m. or part thereof	1 2 2 .. 2	2 2 4 2 2 4	2 4 8 4 2 8	1 1 1 2 2 1	2 4 4 4 4 4	2 4 4 4 4 4
2.	Institutional (Hospital, Medical Institutions)	Every 20 Beds	3	2	4	3	4	4
3.	Assembly (theatres Cinema houses, concert halls, Assembly halls including those on college and Hostels and Auditorium for Educational buildings)	40 Seats.	3	5	10	3	10	10
4.	Educational	100 sq. or fraction thereof the administration area and public service area.	2	2	4	2	4	4
5.	Government or semipublic or private business buildings and Auditorium for Educational buildings	100 sq. m. carpet area or fraction thereof	2	2	4	2	4	4

..... Table 8 Continued

Cont. Table-8

Sr. No.	Occupancy	One parking Space for every	Congested Area			Non Congested Area		
			Car Nos.	Scooter No.	Cycle No.	Car Nos.	Scooter No.	Cycle Nos.
1.	2.	3.	4.	5.	6.	7.	8.	9.
6.	(a) Mercantile (markets, departmental stores, shops and other Commercial-s users)	100 sq. m. carpet area or fraction thereof	2	2	4	2	4	4
	(b) Wholesale	100 sq. m. carpet area or fraction thereof	2	2	4	2	4	2
	(c) Hazardous building	100 sq. m. carpet area or fraction thereof	1	2	4	1	4	4
7.	Industrial	Every 300 sq. m. or fraction thereof	1	2	4	1	4	8
8.	Storage Type		1	2	4	1	4	8
9.	Plots less, than 200 sq. m. (any use)		..	2	4	..	2	4
10.	Plots less than 100 sq.m.		..	2	4	..	2	4

- * Note 1 - In the case of auditoria for Educational buildings parking space shall be as per sr. no. 4
- * Note 2. - For plots upto 100 sq. m. as in the case of shops, parking space need not be insisted.
- * Note 3.- Fraction of parking unit need not be provided. However, in case where proportional number of vehicles in less than 1 (i.e. Fraction) it will be rounded to the next full number.
- * Note 4 : Parking for Mangal Karyalaya should be calculat as per Sr. No. 3 of above table. However for calculating number of users/seats for free seating and lawns shall be calculated at the rate of 1 person per 1.20 sq. m. of sitting area or and 1.0 sq. m. of lawn area where provided respectively, provided for fixed seating, parking shall be provided as per sr. No. 3 directly.
- * Note 5 :- For Plots upto 300 sq. m. parking space need not be insisted separately and shall be allowed in marginal space only in case of independent single family residential bungalows only.
- * Note 6 :- Further a garage shall be allowed in rear marginal distance at one corner having dimension 3 X 6 m. area.
- * 16.3 Off street parking space shall be provided with adequate vehicular access to a street, and the area of drives, aisles and such other provisions required for adequate manoeuvring of vehicle shall be exclusive of the parking space stipulated in these regulations.
- * Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- * 16.4 If the total parking space required by these regulations is provided by a group of property owners for their mutual benefits, such use of this space may be construed as meeting the off street parking requirements under these regulations subject to the approval of the Authority. In such cases, the details of requirements for total development should be submitted, if common parking space is proposed for the group of buildings, and the owners, of such buildings shall submit the layout showing such reservation of parking space and also a registered undertaking that the area earmarked for the parking space will be kept unbuilt and will be developed as a parking lot.
- * 16.5 In addition to the parking spaces provided for building of Mercantile (Commercial) like office, markets, departmental store, industrial and storage, loading and unloading spaces shall be provided at the rate of one space for each 1000 sq. m. of floor area or fraction thereof exceeding the first 200 sq. m. of floor area, shall be provided. The space shall not be less than 3.75 m. X 7.5 m.
- * 16.6. Parking lock up garages shall be included in the calculation for floor space for F.A.R. Calculations unless they are provided in the building constructed on stilts with no external wall.
- * 16.7 The space to be left out for parking as given in Regulation 16.1 to 16.6 shall be in addition to the open spaces left out for lighting and ventilation purposes as given in Regulation No. 15. Those spaces may be used for parking provided minimum distance of 3 m. around the buildings is kept free of any parking or loading and unloading spaces excepting the buildings as mentioned in Note No. 5 of the Table No. 8.
- * 16.8 Parking space shall be paved and clearly marked for different types of vehicles.
- * 16.9 In case of parking spaces provided in basements, at least two ramps of adequate width and slope (see Regulation No. 17.11) shall be provided located preferably at opposite ends.
- * 16.10. In additional to the regular parking area as per rule, a space of 3.0 m. wide strip along the road on front / side shall be provided as visitors parking on the roads prescribed by the N.M.C. I N.I.T. for the mixed user buildings as prescribed and directed by the Commissioner N.M.C./ Chairman N.I.T., Provided further that no compound wall or any other enclosure shall be allowed between plot boundary and front of the building line.

17. REQUIREMENTS OF PARTS OF BUILDINGS

- * 17.1. Plinth:-
 - * 17.1.1. Main Building - The plinth or any part of a building or out house shall be so located with respect to surrounding ground level that adequate drainage of the site is assured but height shall not be less than 45 cm. above the surrounding ground level. In areas subject to flooding, the height of the plinth shall be at least 60 cm. above the high flood level.
 - 17.1.2. Interior Courtyards:- Every interior Courtyard shall be raised at least 15 cm. above the surrounding ground level and shall be satisfactorily drained.
- 17.2 Habitable Rooms.
 - 17.2.1. Size.-No habitable room shall have a carpet area of less than 9.50 sq. m. except those in the hostels attached to recognized educational institutions, the minimum size of a habitable room for the residence of a single person shall be 7.5 sq. m; the minimum width of a habitable room shall be 2.4 m. One full side of a habitable room shall abut on the open space. Where there are more than one room, one shall be not less than 9.5 m² and other 7.5 m².

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- 17.2.1.1 The size of the room in a single room tenement shall not be less than 12.5 sq. m. with a minimum width of 2.4 m.
- 17.2.2. 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 (bottom of slab). The minimum clear head room under beam shall be 2.4 m. In case of centrally air conditioned building, height of the habitable room shall not be less than 2.4 m, measured from the surface of the floor to the underside of the slab or to the underside of the false ceiling.
- 17.2.2.1 In the case of pitched roof the average height shall not be less than 2.75 m. and the minimum height at eaves level shall not be less than 2.1 m.
- * 17.2.2.2 However, the maximum room height shall be 4.40 m. in case of all buildings excepting Residential Hotels of the category of 3 star and above, Assembly, Institutional, Educational, Industrial, Hazardous and Storage occupancies, and in case of portions common to two floors of duplex flats. Duplex flats shall mean a residential flat divided on two floors with an internal staircase connecting the two floors.
- 17.2.2.3 Height of room for I. T E. for any telematic equipment storage erection facility can have a height as required for effective functioning of that system.
- 17.3. Kitchen size - The area of the kitchen shall not be less than 5.5 sq. m. with a minimum width of 1.8 m.
- 17.3.1.1 In the case of special housing scheme as given in Regulation No. 17.2.1 .1 no provision for kitchen is necessary. In the case of double room tenements, the size of kitchen shall be not less than 4.0 sq. m. with a minimum width of 1.5 m., where alcoves (a cooking space having direct access from the main room without any inter communicating door) are provided, the size shall not be less than 3.0 sq. m. with a minimum width of 1 .5 m.
- 17.3.2 Height:- the room height of a kitchen measured from the surface of the floor to the lowest point in the ceiling (bottom of slab) shall not be less than 2.75 m., subject to provisions of 17.2.2.1.
- 17.3.3. Other Requirements :- Every room to be used as kitchen shall have-
- (a) Means for the washing of kitchen utensils which shall lead directly or through a sink to grated and trapped connection to the waste pipe;
 - (b) Impermeable floor.
 - (c) Window of not less than 1.0 sq. m. area, opening directly on to an interior or exterior open space, but not into a shaft.
 - (d) In case multi-storeyed residential buildings more than 15 m. in height, refuse chutes.
- 17.4. Bath Rooms and Water Closets
- * 17.4.1 Size. The minimum size of bath rooms and water closets shall be as under-
- (a) Independent Bath Room 1.2 m. x 1.3 m.
 - (b) Independent Water closet 0.9 m. x 1 .2 m.
 - (c) Combined bath room and water closet. 2 sq. m. with minimum width of 1.2 m.
- 17.4.2 Height:- The Height of a bath room or water closet measured from the surface of the floor to the lowest point in the ceiling (bottom of slab) shall be not less than 2.1 m.
- 17.4.3 Other Requirements - Every bath room or water closet shall -
- (a) be so situated that at least one of its wall shall open to external air with the size of opening (windows ventilators, louveres) not less than 0.3 sq. m. in area and side not less than 0.3 m. (See Regulation No. 17.12.3)

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- (b) have the platform or seat made of water tight not absorbent material,
 - (c) be enclosed by walls or partitions and the surface of every such wall or partitions shall be finished with a smooth impervious material to a height of not less than 1 m. above the floor of such a room; and
 - (d) be provided with an impervious floor covering, slopping towards the drain with a suitable grade and not towards verandah or any other room.
- 17.4.4. 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. Every room containing water closet shall have a door completely closing the entrance to it.
- * 17.5. Loft - The maximum depth of a loft shall be 1.5 m. and the loft may be provided, over residential kitchens, bath room, corridors and over shop floor, built up to an area 25 per cent over kitchens and full space of bath rooms, water closets corridors. In the shops with width up to 3.0 mt. loft of 3313% and width above 3.0 mt. lofts of 50% of the carpet area may be provided. However, loft will not be allowed where mezzanine floor is provided.
- 17.5.1. The clear head room under loft shall not be less than 2.1 m.
- 17.5.2. Loft in commercial areas and industrial buildings shall be located 2 m. away from the entrance.
- 17.6. Ledge or Tand.
- 17.6.1 Size :- A ledge or Tand in a habitable room shall not cover more than 25 per cent of the area of the floor on which it is constructed and shall not interfere with the ventilation of the room under any circumstances.
- 17.6.2. Height-The ledge shall be provided at minimum height of 2.1 m.
- 17.6.3 The projections (cantilever) of cupboards and shaleves may be permitted and would be exempted from covered area calculations. Such projections may project upto 23 cm., in the set backs for residential buildings provided the width of such cupboard/shelves does not exceed 2.4 m. and there is not more than one such cupboard/ shelf in each room provided such projection shall be 2 m. from plot boundary.
- 17.7. Mezzanine floor.
- 17.7.1. Size:- The aggregate area of the mezzanine floor shall not exceed 50 % of the built up area of that floor. The minimum size of a mezzanine floor if it is used as a habitable room shall not be less than 9.5 m².
- Note :-** Mezzanine floor area shall be counted towards F. S. I.
- * 17.7.2. Height -The minimum height of a mezzanine floor shall be 2.2 m. The head room under mezzanine room shall not be less than 2.10 m.
- 17.7.3. Other Requirements :- A mezzanine floor may be permitted over a room or a compartment provided that-
- (a) It conforms to the standards of habitable rooms as regards lighting and ventilation, in case the size of mazzanine floor is 9.5 sq. m. or above;
 - (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 or any part of it shall not be used as a kitchen;

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- (d) In no case a mezzanine floor shall be closed so as to make it liable to be converted into unventilated compartments
- 17.8. Store Room.
- 17.8.1. *Size* :- The floor area of a store room in a residential buildings, where light ventilation and height are provided at special standards lower than as required for living rooms shall not be more than 3 sq. m.
- * 17.8.2. *Height*- The height of a store room shall not be less than 2.10 mt.
- 17.9. *Garage*:- The area of parking lock up garage shall be included in FSI calculations. However, the built-up area of one garage per residential plot or one garage per plot area of 500 sq. m. (5000 sq. ft.) in other zones shall not be taken into consideration for the purpose of calculating maximum allowable ground coverage.
- 17.9.1. *Garage Private*:- The size of a private garage in residential building shall be not less than 2.5 m.X 5 m. and not more than 3 m. X 6 m. The garage, if located in the side open space shall not be constructed within 1.5 m. from the main building.
- 17.9.2. *Garage, Public*:- Parking places in public buildings open from all sides and having only roofs at top shall be exempted both from built-up area and FSI calculations.
- 17.9.3. *Height*:-The maximum head room in a garage and parking area shall be 2.4 m.
- 17.9.4. The plinth of garage located at ground level shall not be less than 15 cm. above the surrounding ground level.
- 17.9.5. The garage shall be set back behind the building line for the street / road on to which the plot abut, and shall not be located affecting the accessways to the building.
- 17.9.6. *Corner Site* :- When the site fronts on two streets the frontage would be as on the street having the larger width. In case where the two streets are of the same width, then the larger depth of the site will decide the frontage and open space. In such cases the location of a garage (in a corner plot) if provided within the open spaces shall be located diagonally opposite the point of intersections.
- 17.10. Roofs.
- 17.10.1 The roof of a building shall be so constructed or framed as to permit effectual drainage of the rain water there from 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 wall foundations of the building or those of an adjacent building.
- 17.10.2 The authority may require rain water pipes to be connected to a storm water drain or sewer through a covered channel formed beneath the public footpath or in any other approved manner.
- 17.10.3. Rainwater pipes shall be affixed to the outside of the walls of the building or in recessed or chases cut or formed in such walls or in such other manner as may be approved by the Authority.
- *17.10.4. Terrace of a building shall not be sub-divided and it shall have only common access. However for pent houses sub divisions of terrace shall be permissible
- 17.11. Basement.
- *17.11.1. Basement may be put to only the following uses to be constructed within the prescribed setbacks and prescribed building line and subject to maximum coverage on ground floor.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- * (a) Following user shall be permitted free of FSI.
 - * (i) Air conditioning equipment and other machine used for services and utilities of the building ; and
 - * (ii) Parking spaces and
 - * (iii) Strong room, bank cellars etc.
 - * (b) Following user shall be computed in FSI.
 - * (i) Storage of household or other goods of ordinarily noncombustible material and storage incidental to principal user;
 - * (c) Deleted
 - * (d) Deleted
 - * (e) Area and extent :- The total area of any basement shall be permissible on area excluding essential side margins It may be in one level or two.
- *17.11.1.2 The basement shall not be used for residential or any habitable purposes and Industrial or hazardous use.
- 17.11.2. The basement shall have the following requirements:-
- (a) Every basement shall be in every part at least 2.4 m. in height from the floor to the under side of the roof slab or ceiling.
 - (b) Adequate ventilation shall be provided for the basement. The standard of ventilation shall be the same as required by the particular occupancy according to regulation. Any deficiency may be met by providing in addition adequate mechanical ventilation in the form of blowers, exhaust fans, air conditioning systems etc.
 - * (c) The minimum height of the ceiling of any basement shall be 0.9 mtr. and maximum of 1.2 mtr. above the average surrounding ground level. However it does not apply to the lower tier of the basement when two tiers are proposed.
 - (d) Adequate arrangement shall be made such that surface drainage does not enter the basement.
 - (e) The walls and floor of the basement shall be water-tight and be so designed that the effect of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given;
 - (f) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous in case of building 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 (see Regulation No. 19.4.3 (n) Open ramps shall be permitted if they are constructed within the building line subject to the provision of (d).
- 17.12. Lighting and Ventilation of Rooms.
- 17.12.1 The minimum aggregate area of opening of habitable rooms and kitchens excluding doors, shall be not less than 1/10 of floor area.
- *17.12.2 No portion of a room shall be assumed to be lighted if it is more than 7.5 m. from the opening assumed for lighting/ventilation of the portion, provided additional depth of living room beyond 7.5 mt. may be permitted subject to provision of proportionate increase in the opening.
- 17.12.3 Where the lighting and ventilation requirements are not met through day lighting and natural

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per latest version of part VIII building Services Section, Lighting and Ventilation of National Building Code of India published by the Indian Standards Institution. In the case of special types of buildings requiring artificial lighting and air-conditioning for special types of manufacturing or other process the requirements about natural day lighting and ventilation may be relaxed.

- 17.12.4. Ventilation Shaft:- For ventilating the space for water closets and bath room, if not opening on the front side, open on the ventilation shaft, the size of which shall not be less than the values given below :

Height of building in m.	Size of Ventilation shaft in sq. m.	Minimum size of shaft in m.
(1)	(2)	(3)
Up to 12	3.0	1.50
Up to 18	4.5	1.80
Up to 20	6.0	1.80

- 17.12.5. In residential lodging hotels where attached toilets are provided with mechanical ventilation system installed as per regulation No. 17.12.3. the size of ventilation shaft may be relaxed by the Authority.

- 17.13. Parapet:- Parapet walls and handrails provided on the edges of roof terraces, balcony etc. shall not be less than 1 .05 m. and not more than 1 .20 m. in height.

- 17.14. Wells :- Wells, intended to supply of water or human consumption or domestic purposes where provided, shall comply with the requirements of Regulation No. 17.14.1 and 17.14.2.

- 17.14.1 Location :- The well shall be located :

- Not less than 15 m. from soak pit, refuse pit, earth closet or privy and shall be located on a side upwards from the earth closet or privy.
- Not less than 18 m. from any cess pit, soak way or borehole latrine and shall be located on a site upwards from the earth closet or privy;
- That contamination by the movement of sub soil or other water is unlikely; and
- Not under a tree or otherwise it should have a canopy over it so that leaves and twigs do not fall into the well and rot.

***17.14.2. Requirements :- The well shall :**

- Have minimum internal diameter of not less than 1 m
- Be constructed to a height not less than 1 m. above the surrounding ground level to from a parapet or kerb and to prevent surface water from following into a well, and shall be surrounded with a paving constructed of impervious material which shall extend for a distance of not less than 1.8 m. in every direction from the parapet or the kerb forming the well head and the upper surface for such paving shall be sloped away from a well.
- Be a sound and permanent construction (PUCCA) throughout,
- The interior surface of the lining or walls of the well shall be rendered impervious for depth of not less than 1.8 m. measured from the level of the ground immediately adjoining the well-head.

- 17.15 Septic Tanks :- Where a septic tank is used for sewage disposal, the location, design and construction of the septic tank shall conform to requirements of 17.15.1 and 17.15.2.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- 17.15.1 *Location of Septic Tanks and subsurface Absorption system:-* A subsoil dispersion system shall not be closer than 12.00 mt. of any source of drinking water, such as well to mitigate the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building as economically feasible but not closer than 6 m. to avoid damage to the structures.
- 17.15.2. Requirements :-
- (a) Dimensions of Septic Tanks :- Septic tanks shall have minimum width of 75 cm., minimum depth of one meter below the water level and a minimum liquid capacity of one cubic meter. Length of tanks shall be 2 to 4 times the width
 - (b) Septic tanks may be constructed of brick work, stone masonry, concrete or other suitable materials as approved by the Authority;
 - (c) Under no circumstances should effluent from a septic tank be allowed into an open channel drain or body of water without adequate treatment;
 - (d) Minimum nominal diameter of pipe shall be 100 mm. further, at junctions of pipes in manholes, direction of flow from a branch connection should not make an angle exceeding 45 degree with the direction of flow in the: main pipe
 - (e) The gradients of land drains under drainage as well as the bottom of dispersion trenches and soak way should be between 1:300 and 1:400
 - (f) Every septic tank shall be provided with ventilating pipe of at least 50 mm diameter. The top of the pipe shall be provided with a suitable cage of mosquito proof wire mesh;

The ventilating pipe shall extend to a height would cause no smell nuisance to any building in the area. Generally, the ventilating pipe may extend to a height of about 2 m. when the septic tank is at least 15 m. away from the nearest building and to a height of 2 m. above the top of the building when it is located closer than 15 m.
 - (g) When the disposal of septic tank effluent is to seepage pit, the seepage pit may be of any suitable shape with the least cross sectional dimension of 90 cm. and not less than 100 cm. in depth below the invert level of the inlet pipe. The pit may be lined with stone, brick or concrete blocks with dry open joints which should be backed with at least 7.5 cm. of clean coarse aggregate. The lining above the inlet level should be finished with mortar. In the case of pits of large dimensions, the top portion may be narrowed to reduce the size of the RCC cover slabs. Where no lining is used, specially near trees, the entire pit should be filled with losses stones. A masonry ring may be constructed at the top of pit to prevent damage by flooding of the pit by surface run off. The inlet pipe may be taken down a depth of 90 cm. from the top as an anti mosquito measure and;
 - (h) When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm. deep and 30 to 100 cm. wide excavated to a slight gradient and shall be provided with 15 to 25 cm. of washed' gravel of crushed stones Open jointed pipes placed in side the trench shall be made of unglazed earthenware clay or concrete and shall have minimum internal diameter of 75 to 100 mm. Each dispersion trench should not be longer than 30 m. and trenches should not be placed closer than 1.8 m.
- 17.15.2.1 Septic Tank Requirements :- Requirements specified by State and Central Government, public Health Institutes such as NEERI, for modern methods of disposal, may also be permissible.
- 17.16. Boundary Wall :-The requirements of the boundary wall are given below :
- (a) Except with the special permission of the Authority the maximum height of the compound wall shall be 1.5 m. above the centre line of the front street. Compound

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

wall upto 2:4 m. height may be permitted of the top 0.9m. is of open type construction of a design to be approved by the Authority.

- (b) In case of corner plot the height of boundary wall shall be restricted to 0.75 m. for a length of 10 m. on the front and side of the intersections and balance height of 0.75 m. if required in accordance with (a) may be made in up of open construction (through railings) and of design to be approved by the Authority; and.
- (c) However, the provisions of (a) and (b) are not applicable to boundary wall of jails. In industrial buildings, electric sub stations, transformer stations institutional buildings like sanatoria, hospitals, industrial buildings like workshops, factories and educational buildings like schools, colleges, including the hostels, and other uses of public utility undertakings height upto 2.4 m, may be permitted by the Authority.
- (d) The compound gate should open entirely inside the property and shall not open on any access/pathway/ road/street.

17.17 Office cum Letterbox Room - In the case of multistoried multi family dwelling apartments constructed by existing and proposed co-operative, Housing Societies or Apartment Owners Association Limited Companies and proposed societies, an office cum letter box room of dimension 3.6 m. x 3 m. shall be provided on the ground floor, or under stilts.

17.18. Meter Rooms:- Meter room size shall be minimum of 3.00 x 5.00 m. Depending upon the requirements, the size shall be increased in consultation with M.S.E.B.

*17.18.1 The spaces for provision of transformers shall be provided as per rules.

17.19. Chimneys

17.19.1 Chimneys, where provided shall conform the requirements of IS: 145-1960.

17.19.2 Notwithstanding the provisions of Regulation No. 17.19.1, the Chimneys shall be built at least 0.9 m. above flat roofs provided the top of the chimneys shall not be below the roofs, provided the top of the chimneys shall not be below the top of adjacent parapet wall. In the case of sloping roofs, the chimney top shall not be less than, 0:6 m. above the ridge of the roof in which the chimney penetrates.

17.20. Cabin- The size of a cabin shall not be less than 3.0 sq. m. The clear passages within the divided space of any floor shall not be less than 0.75 m. and the distance from the farthest space in a cabin to any exit shall not be more than 18.5 m. In case the subdivided cabin does not derive direct lighting and ventilation from any open space/mechanical means, the maximum height of the cabin shall be 2.2 m.

18. PROVISION OF LIFTS

18.1 Provision of lift shall be made for all buildings more than 16 m. in height (See Regulation No. 19.4.9)

19. EXIT REQUIREMENTS

19.1 General-The following general requirement shall apply to exits.

- (a) Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of occupants in case of fire or other emergency;
- (b) In every building exits shall comply with the minimum requirements of this part except those not accessible for general public use;
- (c) All exits shall be free of a obstructions;
- (d) No building shall be altered so as to reduce the number, width or protection of exits to less than that required;
- (e) Exits shall be clearly visible and the routes to reach the exist shall be clearly marked and sign posted to guide the population to floor concerned; -

- (f) All exit ways shall be properly illuminated;
- (g) Fire fighting equipment where provided along exits shall be suitably located and clearly marked but must not obstruct the exit way and yet there should be clear indication about its location from either side of the exit way;
- (h) Alarm device's shall be installed for buildings above 13 m. in height, to insure prompt evacuation of the population concerned through the exits;
- (l) All exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to a street and ;
- (j) Exits shall be so arranged that they may be reached without passing through another occupied unit, except in the case of residential buildings.
- 19.2 Types of exits -
- (a) Exits shall be either of horizontal or vertical type. An exit may be doorway, corridor, passageways to an internal stair case or external stair case, ramps or to a verandah and/or terraces which have access to the street or to roof of a building. An exit may also include a horizontal exit leading to an adjoining building at the same level and
- (b) Lifts and escalators shall not be considered as exits.
- 19.3 Number and Size of Exits -The requisite number and size of various exist shall be provided, based on the population in each room area and floor based on the occupant load, capacity of exits; travel distance and height of buildings as per provisions of Regulation No. 19.3.1. to 9.3.3. -
- 19.3.1. Arrangement of Exits - Exits shall be so located so that the travel distance on the floor shall not exceed 22.5 m. for residential, educational, institutional and hazardous occupancies and 30 m. for assembly, business, mercantile, industrial and storage occupancies. Wherever more than one exits required for a floor of a building, exits shall tie placed as remote from each other as possible. All the exits shall be accessible from the entire floor area at all floor levels.
- 19.3.2 Occupant Load - The population in rooms, areas of floors shall be calculated based on the occupant load given in Table -10.
- 19.3.3 Capacity of Exits - The capacity of exits (doors and stairways) indicating the number of Persons that could be safely evacuated through a unit exit width of 50 cm. shall be as given in Table -11.
- 19.3.4 For all buildings identified in regulation No. 6.2.6.1 there shall be a minimum of two staircases. They shall be of an enclosed type stairway.
At least one of them shall be on the external walls of buildings and shall open directly to the exterior, interior open space or to any open place of safety.
- 19.3.5. The following minimum width provisions shall be made for stair-ways;
- | | | | |
|-----|---|-------|---------|
| (a) | Residential Buildings (dwelling) | .. .. | 1.00 m |
| | Note--for Row housing with two storeys the minimum width shall be | | 0.75 m. |
| (b) | Residential Hotel Buildings | .. .. | 1.50 m |
| (c) | Assembly buildings like auditorium Theatres and
Cinemas & Educational. | | 1.50 m |
| (d) | Institutional Building like hospital:- | | |
| | Up to 10 beds | .. .. | 1 .5 m |
| | More than 10 beds | .. .. | 2.0 m |
| (e) | All other building | .. .. | 1.5 m. |

TABLE -10
Occupant Load

Sr. No.	Group of Occupancy	Occupant Load Gross Area *in m2 / persons
(1)	(2)	(3)
1.	Residential	12.5
2.	Educational	04.00
3.	Institutional	15+
4.	Assembly	
	(a) with fixed or loose seats and dance floors	0.6++
	(b) without seating facilities including dining rooms	1.5++
5.	Mercantile	
	(a) Street floor and sales basement	3
	(b) Upper sale floors	6
6.	Business and industrial	10
7.	Storage	30
8.	Hazardous	10

*The gross area shall mean plinth area or covered area

+ Occupant load in dormitory portions of homes for the aged, orphanages, insane asylums, etc. where sleeping accommodation is provided shall be calculated at not less than 7.5m². gross area/person.

+ + The gross area shall include, in addition to the main assembly room or space, any occupied connecting room or space in the same storey or in the storeys above or below where entrance is common to such rooms and spaces and they are available for use by the occupants of the assembly space. No deductions shall be made in the gross area for corridors, closets or other sub-divisions the area shall include all space serving the particular assembly occupancy.

TABLE -11
Occupants Per Unit Exit Width

Sr. No.	Group or Occupancy	Number of Occupants	
(1)	(2)	Stairways	Doors
1	Residential	25	75
2	Educational	25	75
3	Institutional	25	75
4	Assembly	60	90

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

.....Table 11 cont.

Sr. No.	Group or Occupancy	Number of Occupants	
		Stairways	Doors
(1)	(2)	(3)	(4)
5	Business	50	75
6	Mercantile	50	75
7	Industrial	50	75
8	Storage	50	75
9	Hazardous	25	40

19.4. Other Requirements of Individual Exits-The detailed requirements of individual exits are given in regulation No. 19.4.1 . to 19.4.6.

19.4.1. Doorways :

- (a) Every exit doorway shall open into an enclosed stairway, a horizontal exit, on a corridor or passage way providing continuous and protected means of egress
- (b) No exit doorway shall be less than 100 cm. in width. Doorways shall be not less than 200 cm. in height. Doorways for bathrooms, water closet, stores etc. shall be not less than 75 cm. Wide
- (c) Exit doorways shall open outwards, that is away from the room but shall not obstruct the travel along any exit. No door, when open, shall reduce the required width of stairway or landing to less than 90 cm. Overhead or sliding doors shall not be installed.
- (d) Exit door shall not open immediately upon a flight or stairs, a landing equal to at least the width of the door shall be provided in the stairway at each doorways, level of landing shall be the same as that of the floor which it serves
- (e) Exit doorways shall be openable from the side which they serve without the use of a key.

19.4.2. Revolving Doors :

- (a) Revolving doors shall not be used as required exits except in residential, business and mercantile occupancies, but shall not constitute more than half the total required door width;
- (b) When revolving doors are considered as required exit way the following assumptions shall be made;
 - (i) Each revolving door shall be credited one half a unit exit width; and
 - (ii) Revolving doors shall not be located at the foot of a stairway. Any stairway served by a revolving door shall discharge through a lobby or foyer.

19.4.3. Stairways:

- (a) Interior stair shall be constructed of non-combustible materials throughout;
- (b) Interior staircase shall be constructed as a self contained unit with at least one side adjacent to an external wall and shall be completely enclosed ;
- (c) A staircase shall not be arranged round a lift shaft unless the latter is entirely enclosed by a material of fire- resistance rating as that for type of construction itself. For buildings more than 15 m. in height, the staircase location shall be to the satisfaction of Chief Fire Officer, Nagpur Fire Brigade.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- (d) Hollow combustible construction shall not be permitted.
- (e) The minimum width of an internal staircase shall be 100 cm. subject to provisions of regulation No. 19.3.5
- (f) The minimum width of treads without nosing shall be 25 cm. for an internal staircase for residential buildings. In the case of other buildings the minimum treads shall be 30 cm. The treads shall be constructed and maintained in a manner to prevent slipping.
- (g) The maximum height of riser shall be 20 cm. in the case of residential buildings and 15 cm. in the case of other buildings. They shall be limited to 12 per flight. For low income housing scheme in narrow plots, the riser may be provided in one flight.
- (h) Handrails shall be provided with a minimum height of 90 cm. from the centre of the tread,
- (j) The minimum unobstructed headroom in a passage under the landing of a staircase and under the staircase shall be 2.2 m.
- * (k) No store or other fire risk shall open directly into the staircase or staircases.
- (l) External exit door of staircase enclosure of ground level shall open directly to the open spaces or can be reached without passing through any door other than a door provided to form a draught lobby.
- (m) In the case of assembly, institutional, residential, hotels, industrial and hazardous occupancies, the exit sign with arrow indicating the way to the escape route shall be provided at a height of 0.5 m. from the floor level on the wall and shall be illuminated by electric light connected to corridor circuits. All exit way marking signs should be flush with the wall and so designed that no mechanical damage shall occur to them due to moving of furniture or other heavy equipments. Further all landings of floor shall have floor indication boards indicating the number floor. The floor indication board shall be placed on the wall immediately facing the flight of stairs and nearest to the landing. It shall be of size not less than 0.5 x 0.5 m.
- (n) In case of single staircase it shall terminate at the ground floor level and the access to the basement shall be by a separate staircase. Wherever the building is served by more than one staircase, one of the staircase may lead to basement levels provided the same is separated at ground level by either a ventilated lobby or cut-off screen wall without opening, having a fire resistance of not less than 2 hours with discharge point at two different ends or through enclosures. It shall also be cut off from the basement areas at various basement levels by a protected and ventilated lobby / lobbies. The staircase shall be lighted and ventilated and the minimum size of openings on walls abutting to open spaces shall be 0.3 sq. m. per landing.

19.4.4. Fire escape or external stairs - For buildings above 15 m. in height fire escape stairs shall be provided subject to the following conditions :

- (a) Fire escape shall not be taken into account in calculating the evacuation time of building;
- (b) All fire escapes shall be directly connected to the ground;
- (c) Entrance to fire escape shall be separate and remote from the internal staircase;
- (d) The route to fire escape shall be free of obstructions at all times, except a doorway leading to the fire escape; which shall have the required, fire resistance;
- (e) Fire escape shall be constructed of non-combustible materials;
- (f) Fire escape stairs shall have straight flights not less than 75 cm. wide with 15 cm. treads and risers not more than 20 cm. The number of risers shall be limited to 16 per flight.
- (g) Handrail shall be of height not less than 90 cm.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- 19.4.5. Spiral stairs (fire, escape) - The use of spiral staircase shall be limited to low occupant load and to a building of height 9 m. unless they are connected to platforms, such as balconies and terraces to allow escapee to pause.

A spiral fire escape shall be not less than 150 cm. in diameter and shall be designed to give adequate headroom.

- 19.4.6. Ramps:

(1) Ramps for pedestrians.-

(a) Ramps with a slope of not more than 1 in 10 may be substituted for and shall comply with all the applicable requirements of required stairways as to enclosure capacity and limiting dimensions. Ramps shall be surfaced with approved non-slipping material;

(b) The minimum width of the ramps in hospitals shall be 2.25 m ;

(c) Handrails shall be provided on both sides of the ramp.

- *(2) Ramps for basement or storeyed parking - For parking spaces in a basement and upper floors, at least two ramps of adequate width and slopes shall be provided preferably to the opposite ends. Such ramps may be permitted in the side and rear marginal open spaces after leaving sufficient space for movement of firefighting vehicles. Provided that when a building abutting 3 or more roads, then ramps shall be allowed to front marginal open spaces facing the smaller road or less important road from traffic point of view.

- 19.4.7 Corridors :

(a) The minimum width of a corridor shall not be less than 90 cm. in the case of 2 storey row housing residential building and 150 cm. in the case of other building and actual width shall be calculated based on the provisions of a regulation No. 19.3.1 to 19.3.3 ;

(b) In case of more than one main staircase of the building interconnected by a corridor or other enclosed space, there shall be at least one smoke stop door across the corridor or enclosed space between the doors in the enclosing walls of any two staircases.

- 19.4.7 (i) The passages (covered or uncovered) including an arcade a courtyard, a porch or portico, a mezzanine floor loft, spaces to left open to sky in accordance with Building or Zoning Regulations, in any premises shall not be used for any other purpose than the one permissible and in particular the space to be left open to sky, including the space on which arcade is permitted, shall not be used for putting up. The shops (moveable or immovable temporary shops) or permanent or temporary encroachments such as projecting steps or stacking of goods and parking of vehicles etc. So that pedestrians can freely use it as foot-paths.

- 19.4.8. Refuge Area.-For all buildings exceeding 15 m. in height except multifamily dwellings, refuge area shall be provided.

- 19.4.8.1 Refuge area shall be provided on the external walls as cantilever projection or in any other manner (which will not be covered in FSI) with a minimum area of 15 sq. m.

- 19.4.9. Lifts :-

(a) All the floors shall be accessible for 24 hours by the lifts. The lifts provided in the buildings shall not be considered as a means of escape in case of emergency

(b) Grounding switch at ground floor level to enable the fire service to ground the lift cars in any emergency shall also be provided;

(c) The lift machine room shall be separate and no other machinery shall be installed therein.

20. FIRE PROTECTION REQUIREMENTS

- 20.1. Buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with part IV Fire Protection of National Building Code of India, unless otherwise specified in these regulations. In the case of buildings identified in Regulation No. 6.2.6.1. the building schemes shall also be cleared by the Chief Fire Officer, Nagpur Fire Brigade.
- 20.2. The additional provisions related to fire protection of building more than 15 m. in height and buildings identified in regulation No. 6.2.6.1. shall be as given in Appendix 'P'

21. SPECIAL REQUIREMENTS OF OCCUPANCIES'

- 21.1. Special requirements of Educational buildings.
- 21.1.1. No class room shall admeasure less than 38 sq. m. with a minimum dimension of 5.50 m.
- 21.1.2. The height of any class room shall not be less than 3.60 m.
- 21.1.3. Exit Requirements -This shall conform to regulation No. 19 and 19.3.5.
- 21.1.4. Requirements of Water Supply, Drainage and Sanitation:- This shall conform to requirements of regulation Nos. 26.2 and 26.3 and Table 12 and 17.
- 21.1.5. Parking spaces - This shall conform to regulation Nos. 16 and Table 8.
- 21.2. Special Requirements of Institutional Buildings (Hospital, Maternity Homes and Health Centres, Sanitaria).
- 21.2.1. Any Special ward in the hospital building shall not admeasure less than 9.0. sq. m. in area with no side less than 3 m.
- 21.2.2. Area of the general wards shall not admeasure less than 40 sq. m. with no side less than 5.5. m.
- 21.2.2.1. Every building shall have a refuge area of minimum 7.50 sq. m. size with cover on top and unclosed on at least three sides. The same shall not be allowed in marginal open spaces. Modern method of incineration of the refuge may be adopted.
- 21.2.3. Exit Requirements-This shall conform to regulation No. 19 and 19.3.5.
- 21.2.4. Requirements of Water Supply, Drainage and Sanitation - This shall conform to requirements of Regulation No. 26.2 and 26.3 and Tables 12, 18 and 19.
- 21.2.5. Parking Spaces - This shall conform to regulation No. 16 and Table-8.
- 21.3. Special Requirements of Cinema Theatre (Assembly Halls)
- 21.3.1. They shall conform to the provisions of Maharashtra Cinema (Regulations) Rules, 1966, as amended from time to time.
- 21.3.2. Exit Requirements -This shall conform to regulations No. 19 and 19.3.5.
- 21.3.3. Requirements of Water Supply Drainage and Sanitation -This shall conform to the requirements of regulation No. 26.2 and Tables 12, 13 and 22.
- * 21.3.4. Parking Spaces - This shall conform to regulation No. 16,
- 21.4. Special Requirements of Mercantile Buildings.
- 21.4.1. Minimum area of shop shall be 6 Sq. m. in R-1 zones with a minimum width of 2.0 m. and 10 Sq. m. in R-2 and other zones with a minimum width of 3 m.
- 21.5. Special requirements of Industrial Building.-

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- 21.5.1 In addition of provisions of these regulations, regulations prescribed under Factory Act shall be applicable.
- 21.5.2 In the case of Industrial Buildings with different operations/processes, the different (gaseous, solid, liquid) effluents shall be so treated, subject to the approval of Maharashtra Prevention of Water Pollution Board and Chief Inspector of Steam Boilers and Smoke Nuisance, before letting it out on to the air, ground or water course.
- 21.5.3. Exit Requirements -This shall conform to Regulation No. 19, 19.3.5.
- 21.5.4. Requirements of Water Supply, Drainage and Sanitation:- This shall conform to regulation No. 26.2 and 26.3 and Tables 12, 13 and 25.
- 21.5.5. Parking spaces/Loading and unloading spaces-This shall conform to regulation No. 16,16.5 and Table 8.

PART III - STRUCTURAL SAFETY AND SERVICES

22. STRUCTURAL DESIGN

- 22.1. The structural design of foundations, elements made of masonry, timber, plain concrete; reinforced concrete, prestressed concrete and structural steel shall be carried out in accordance with Part VI. Structural design Section 1-Loads, Section 2-Foundation Concrete, Section 3-Wood, Section 4-Masonry, Section 5-Concrete, Section 6-Steel of National Building Code of India.

23. A QUALITY OF MATERIALS AND WORKMANSHIP

- 23.1. All materials and workmanship shall be of good quality conforming generally to accepted standards of Public Works Department of Maharashtra and Indian Standard Specifications and Codes as included in Part V Building Materials and Part VII construction Practices and Safety of National Building Code of India.
- 23.2. All borrow pits dug in the course of construction and repair of buildings, roads, embankments etc. shall be deep and connected with each other in the formation of a drain directed towards the lowest level and properly stopped for discharge into a river stream, channel or drain and no person shall create any isolated borrow pit which is likely to cause accumulation of water which may breed mosquitoes.

24. ALTERNATIVE MATERIALS, METHODS OF DESIGN AND CONSTRUCTION AND TESTS

- 24.1. The provision of the regulations are not intended to prevent the use of any material or method of design or construction not specifically prescribed by the regulations provided any such alternative has been approved.
- 24.1.1. The provision of these regulations are also not intended to prevent the adoption for architectural planning and layout conceived as an integrated development scheme.
- 24.2. The authority may approve any such alternative provided it is found that the proposed alternative is satisfactory and conform to the provisions of relevant parts regarding material, design, and construction and that material, method or work offered is, for the purpose intended, at least equivalent to that prescribed in the rules in quality, strength, compatibility, effectiveness, fire and rate resistance, durability and safety.
- 24.3. **Tests:-** Whenever there is insufficient evidence of compliance with the provisions of the regulations of evidence that any material or method of design or construction does not conform to the requirements of the rules or in order to substantiate claims for alternative materials, design or methods of construction, the Authority may require tests sufficient in advance as proof of compliance. These tests shall be made by an approved agency at the expense of the owner.
- 24.3.1. Test method shall be as specified by the regulations for the materials or design or construction in question. If there are no appropriate test methods specified in the regulations, the Authority shall determine the test procedure. For methods of tests for building materials; reference may be made to relevant Indian standards as given the National Building Code of India, published by the Indian Standards Institution. The latest version of the National building Code of India shall be taken into account at the time of enforcement of these rules.
- 24.3.2. Copies of the results of all such tests shall be retained by the authority for a period of not less than two year after the acceptance of the alternative material.

25. BUILDING SERVICES

- 25.1. The planning, design and installation of electrical installations, air-conditioning and heating work shall be carried out in accordance with Part VIII Building Services Section 2-Electrical Installations, Section 3-Air-conditioning and Heating of National building Code of India.

- 25.2. The planning, design including the number of lifts, type of lifts, capacity of lifts depending on occupancy of building; population on each floor based on occupant load, height of building shall be in accordance with Section - 5 installation of Lifts and Escalators and National Building Code of India. In existing buildings, in case of proposal for one additional floor, existing lift may not be raised to the additional floor.
- 25.2.1. Maintenance of Lift in working order the lifts shall be maintained in working order in line with provisions of regulation No. P-4.

26. PLUMBING SERVICES

- 26.1. The planning, design, construction and installation of water supply, drainage and sanitation and gas supply systems shall be in accordance with the provisions of Water Supply and Drainage rules of Nagpur Municipal corporation of Nagpur and Part IX Plumbing Services- Section 1 Water Supply, Section 2 Drainage and sanitation and Section-3 Gas supply of National Building Code of India.
- 26.2. Requirements of water supply in building. The total requirements of water supply shall be calculated based on the population as given below:

Occupancy	Basis
Residential Building	5 persons tenement
Other Buildings	No. of persons on occupant load and area of floors given in table 8.

- 26.2.1. The requirements of water supply for various occupancies shall be as given in Table 12, 13, and 14 or as specified by the Authority from time to time.
- 26.3. Requirements of Sanitary Fittings - The sanitary fittings and installations for different occupancies shall be as given in table 15, 16,17,18,19,20,21,22,23,24,25 & 26.
- 26.3.1. The total requirements shall be calculated based on the population as per Rule No. 26.2.

27. SIGNS AND OUTDOOR DISPLAY STRUCTURES

- 27.1. The display of advertising signs on buildings and land shall be in accordance with part X "Signs and outdoor display structures" of National Building Code of India as amended from time to time.
- 27.2. In addition to provisions of Regulation No. 27.1 the following provisions shall be complied with for permitting advertising signs.
- 27.2.1. Roof Signs - They shall not be permissible.
- 27.2.2. Wall Signs - They shall be below by ground floor roof slab level.
- (a) Any sign attached to the wall shall not project more than 7.5c.m. from the wall.
- (b) Lighting reflections may project maximum 50 cm beyond the wall surface.
- *27.2.3. Project sign shall not project beyond 0.90m. from the wall,**
- 27.2.4. The overhead clearance form the ground level shall not be less than 2.50m.
- 27.2.5. No project sign shall be above the ground floor roof slab level.
- 27.2.6. Projecting signs shall include polls signs.
- 27.2.7. Morque signs :- They shall not project beyond the chajja in the building and shall not be above the ground floor roof slab height. They shall be above 2.50m height from ground level.
- 27.2.8. Sky signs - Regulations laid down by the Authority shall apply.
- * Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- 27.2.9. Prohibition of advertising signs and outdoor display structure in certain cases - Notwithstanding the provisions of sub-regulations no advertising sign or outdoor display structures shall be permitted on buildings of architectural, aesthetical, historical or heritage importance as may be decided by the Commissioner, or on Government Buildings save that in the case of Government buildings only advertising signs or outdoor display structure may be permitted if they relate to the activities for the said buildings own purposes or related programmes.

TABLE No. 12

PER CAPITA WATER REQUIREMENTS FOR VARIOUS OCCUPANCIES/USES

Sr. No.	Type Of Occupancy	Consumption per head per day (in litres)
(1)	(2)	(3)
1	Residential	
	(a) in living units	135
	(b) Hotels with lodging accommodation (per bed) ..	180
2	Educational:	
	(a) Day Schools	45
	(b) Boarding Schools	135
3	Institutional (Medical Hospitals) :	
	(a) No. of beds not exceeding 100	340
	(b) No. of beds exceeding 100	450
	(c) Medical quarters and hostels	135
4	Assembly-Cinema theatres, auditorium etc. (per seat of accommodation).	15
5	Government of Semi-public business.	45
6	Mercantile (Commercial:)	
	(a) Restaurants (per seat):	70
	(b) Other business buildings.	45
7	Industrial :	
	(a) Factories where bath-rooms are to be provided ..	45
	(b) Factories where no bath-rooms are required to be provided. ..	30
8	Storage (including warehousing)	30
9	Hazardous.	30
10	Intermediate / Stations (excluding mail and express stops).	45 (25)*
11	Junction Stations	70 (45)*
12	Terminal / Stations.	45
13	International and domestic Airports.	70

*The value in parenthesis are for stations where bathing facilities are not provided.

Note: The number of persons for Sr. No. (10) to (13) shall be determined by the average No. of passengers handled by the station daily; due consideration may be given to the staff and workers likely to use the facilities.

TABLE No. 13
FLUSHING STORAGE CAPACITIES

Serial No.	Classification of building	Storage capacity.
(1)	(2)	(3)
1	For tenements having common convenience	900 litres net per w. c. seat.
2	For residential premises other than tenements having common convenience.	270 litres net for one w. c. seat and 180 litres for each additional seat in the same flat.
3	For Factories and Workshops	900 litres per w.c. seat and 180 litres per urinal seat.
4	For cinemas public assembly halls, etc.	900 litres per w. c. seat and 350 litres per urinal seat.

TABLE No. 14

DOMESTIC STORAGE CAPACITIES

Serial No.	No. of Floors	Storage Capacity	Remarks
(1)	(2)	(3)	(4)
For premises occupied as tenements with common conveniences			
1.	Floor (Ground)	NIL	Provided no dwntake fittings are installed.
2.	Floors 1,2, 3, 4, 5 and upper floors	500* literes per tenements	
For premises occupied as Flats or blocks			
1.	Floor (Ground)	NIL	Provided no dwntake fittings are installed.
2.	Floors 1,2,3,4,5 and upper floors	500* literes.	

Note 1: If the premises are situated at a place higher than the road level in the front of the premises, storage at ground level shall be provided on the same line as on floor 1.

Note 2 : The above storage may be permitted to be installed provided that the total domestic storage calculated on the above basis is not less than the storage calculation on the number of dawntake fittings according to the scales given.

Dwntake taps	70 litres each
Showers	135 litres each
Bathtubs	200 litres each

*Subject to provisions of water supply and drainage rules.

TABLE No. 15

SANITION REQUIRMENTS FOR SHOPS AND COMMERCIAL OFFICES				
Serial No.	Fitments			For personnel
(1)	(2)			(3)
1.	Water closet	..	..	One of every 25 persons or part thereof exceeding 15 (including employees and customers). For female personnel, one per every 15 persons or part thereof exceeding 10.
2.	Drinking water fountain	..		One for every 100 persons with a minimum of one on each floor.
3.	Wash basin	..	..	One for every 25 persons or part thereof. One of such wash basins on each floor shall be fixed at height of 80 cms. With tap at 100 cms. above finished floor level for the use of handicapped, disable, old and infirm persons.
4.	Urinals	..	..	Same as Sr. No. 3 of Table.
5.	Cleaner's sink	..	..	One per floor minimum preferably in or adjacent to sanitary rooms.

* **Note** : No of customers for the purpose of the above calculation shall be the average No. of persons in the premises for a time Interval of one hour during the peak period for male-female calculations, ration of 1 : 1 may be assumed. One sanitary block, containing one water closet, one wash basin in and two urinals shall be provided minimum up to 5 shops.

TABLE No. 16
SANITATION REQUIREMENTS FOR HOTELS

(1) Sr. No.	(2) Fitments	(3) For Residential Public & Staff	(4) For public rooms		(6) For Non-residential staff	
			(5) For Males	(5) For Femals	(7) For Males	(7) For Females
1.	Water-closets	One per 8 persons committing occupants of the room with attached water-closet minimum of 2 in both sexes lodged.	One per 100 persons upto 400 persons; for over 400 add at the rate of one per 250 persons or part thereof.	2 for 100 persons upto 200 persons; over 200 add at the rate of 1 per 100 persons or part thereof.	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons.	1 for 1-12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41-57 persons.
2.	Ablution taps	One in each water-closet	One in each water-closet.	One in each water-closet.	One in each water-closet.	One in each water-closet.
One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closet and urinals.						
3.	Urinals		One for 50 persons or part.		Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons.	
4.	Wash basins	One per 100 persons omitting the wash basins installed in the room suite.	One per water-closet and urinal provided.	One per water-closet provided.	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons.	1 for 1-12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41-57 persons 5 for 58-77 persons 6 for 78-100 persons.
5.	Baths	One per 10 persons omitting occupants of the room with bath suite	..	..	..	..
6.	Slope sinks	One per 30 bed rooms (one per floor in)	..	..	..	..
7.	Kitchen sinks and dish washers.	One in each kitchen.	One in each kitchen.	One in each kitchen.	One in each kitchen.	One in each kitchen.

Note : It may be assumed that two-thirds of the number are males and one-third females.

One of such wash basins on each floor shall be fixed at height of 80 cms. with tap at 100 cms. above finished floor level for the use handicapped, disable, old and infirm persons

TABLE No. 17
SANITATION REQUIREMENTS FOR EDUCATIONAL OCCUPANCY

Sr. No.	Fitments	Nursery Schools	Boarding Institutions		Other Education Institutions	
			For Boys	For Girls	For Boys	For Girls
(1)	(2)	(3)		(4)	(5)	(6)
1.	Water Closet	One per 30 pupils and part thereof	One/every 6 pupils or part thereof.	One/every 6 pupils or part thereof	One / 80 pupils or part thereof.	One/50 pupils or part thereof.
2.	Ablution taps	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
One water tap with draining arrangements shall be provided for every 50 pupils or part thereof in the vicinity of water closets and urinals						
3.	Urinals	..	One per 25 pupils or part thereof	..	One per every 20 pupils or part thereof	..
4.	Wash basins	One per 30 pupils or part thereof.	One for every 8 pupils or part thereof. One of such wash basins on each floor shall be fixed at height of 80 cms. above finished floor level. For the use of handicapped, disable, old and infirms persons.	One for every 6 pupils or part thereof	One per 80 pupils of part thereof	One per 80 pupils or part thereof.
5.	Baths	One bath sink per 40 pupils.	One for every 8 pupils or part thereof.	One for every 6 pupils or part thereof.		
6.	Cleaner's Sinks	One per floor minimum.	One per floor minimum.	One per floor minimum.	One per floor minimum.	One per floor minimum.
7.	Drinking Water fountains or taps.	One for every 50 pupils or part thereof.	One for every 50 pupils or part thereof.	One for every 50 pupils or part thereof.	One for every 50 pupils or part thereof.	One for every 50 pupils or part thereof.

Note : For teaching staff, the schedule of fitments to be provided shall be the same as in the case of office buildings (Table 20).

TABLE No. 18
SANITATION REQUIRMENTS FOR INSTITUTIONAL (MEDICAL) OCCUPANCY- HOSPITALS

Sr No.	Fitments	Hospitals with Indoor patients Wards. For Males & for Females	Hospital with outdoor patients wards		Administrative Building	
			For Males	For Females	For Males Personnel	For Females Personnel
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	Water-closets	One for every 8 beds or part thereof.	One for every 100 persons or part thereof.	Two for every 100 persons or part thereof.	One for every 25 persons or part thereof.	One for every 15 persons or part thereof.
2.	Ablution taps	One in each water-closet.	One in each water-closet.	One in each water-closet.	One in each water-closet.	One in each water-closet.
	One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals.					
3.	Wash basins	2 upto 30 beds, add one for every additional 30 beds or part thereof.	One for every 100 persons or part thereof. One of such wash basins on each floor shall be fixed at height of 80 cms. with tap at 100 cms. above finished floor level for the use of handicapped, disable, old and infirms persons.	One for every 100 persons or part thereof.	One for every 25 persons or part thereof.	One for every 25 persons or part thereof.
4.	Baths	One bath with shower for every 8 beds or part thereof.	..	..	One on each floor	One on each floor
5.	Bed pan, washing sinks.	One for each ward	..	..	..	..
6.	Cleaner's sinks	One for each ward	One per floor minimum.	One per floor minimum.	One per floor minimum.	One per floor minimum.
7.	Kitchen sinks and disk washers (where kitchen is provided).	One for each ward	..	..	..	..
8.	Urinals	..	One per every 50 persons or part thereof.	..	1 upto 20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons form 101-200 persons, add at the rate of 3% For over 200 persons. Add at the rate of 2.5 %	..
9.	Drinking water fountains	One per 100 persons or part thereof with a minimum of 1 on each floor.				

TABLE NO. 19
SANITATION REQUIREMENTS FOR INSTITUTIONAL (MEDICAL) OCCUPANCY
(STAFF QUARTERS AND HOSTELS)

Serial No.	Fitments	Docotr's Dormiteries		Nurse Hostel
		For Male Staff	For Female Staff	
(1)	(2)	(3)	(4)	(5)
1.	Water-closets	One for 4 persons	One for 4 persons	One for 4 persons or part thereof
2.	Ablution taps	One in each water closet	One in each water closet	One in each water closet
3.	Wash Bsins	One for every 8 persons or part thereof. One of such wash basins on each floor fixed at height of 80 cms. With tap at 100 cms. Above finished floor level for the use of handicapped, disable, old and infirm persons.	One for every 8 persons or part thereof.	One for every 8 persons or part thereof.
4.	Bath (with Shower)	One for 4 persons or part thereof.	One for 4 persons or part thereof.	One for 4 persons or part thereof.
5.	Cleaner's sinks	One per floor minimum	One per floor minimum	One per floor minimum
6.	Drinking water fountains ..	1 per 100 persons or part thereof with a minimum of 1 on each floor.		

TABLE NO. 20

SANITATION REQUIREMENTS FOR GOVERNMENT AND PUBLIC BUSINESS OCCUPANCIES AND OFFICES

Serial No. (1)	Fitments (2)	For Male Personnel (3)	For Female Personnel (4)
1.	Water Closets	One for every 25 persons or part thereof	One for every 15 persons or part thereof
2.	Ablution taps	One in each water-closet	One in each water-closet
One water tap with draining arrangement shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinals.			
3.	Urinals	Nil upto 6 persons One for 7-20 person 2 for 21-45 persons 3 for 46-70 persons 4 for 71 -100 persons from 101 to 200 persons add at the rate of 3% for over 200 persons add at the rate of 2.5%	
4.	Wash basins		One for every 25 persons or part thereof. One of such wash basins on each floor fixed at height of 80 cms. with tap at 100 cms. above finished floor level for the use of handicapped, disable, old and infirm persons.
5.	Drinking water fountains ..	One for every 100 persons with a minimum of 1 for each floor.	
6.	Bath .. ..	..	Preferably one on each floor
7.	Cleaner's Sinks .. ..	..	One per floor minimum preferably in or adjacent to sanitary rooms.

TABLE No. 21
SANITATION REQUIREMENTS FOR RESIDENCES

Serial No.	Fitments			Dwellings with Individual Conveniences	Dwellings without Individual Convinces
(1)	2)			(3)	(4)
1.	Bath Room	..	..	1 Provided with water tap	1 for every two tenements
2.	Water-Closet	..	..	1 Provided with water tap	1 for every two tenements
3.	Sink (NAHANI)	..	..	1 Provided with water tap	..
4.	Water tap	..	..	..	1 with draining arrangements in each tenement.
					1 in common bathrooms and common water- closets.

Note :- Where only one water closet is provided in a dwelling, the bath and the water closet shall be separately accommodated.

TABLE NO. 22
SANITATION REQUIREMENTS FOR ASSEMBLY OCCUPANCY BUILDINGS
(CINEMAS, THEATRES AND AUDITORIA)

Serial No.	Fitments	For Public		For Staff	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
1.	Water closets ..	1 per 100 persons upto 400 persons for over 400 persons add at the rate of 1 per 250 persons or part thereof.	3 per 100 persons upto 200 persons. For over 200 persons add at the rate of 2 for 100 persons or part thereof.	1 for 1 - 15 persons 2 for 16 - 35 persons	1 for 1 -12 persons 2 for 13 - 25 persons
2.	Ablution taps ..	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet
One water tap with draining arrangement shall be provided for every 50 persons or part thereof in the vicinity of water-closet and urinals.					
3.	Urinals ..	1 for 25 persons or part thereof.		Nil upto 6 person 1 for 7-20 persons. 2 for 21-45 persons.	
4.	Wash Basins ..	1 for every 200 persons or party thereof.	1 for every 200 persons or party thereof.	1 for 1 - 15 persons 2 for 16 - 35 persons.	1 for 1-12 persons. 2 for 13 - 25 persons.
One of such basins on each floor fixed at height of 80 cms. With tap at 100 cms. Above finished floor level For the use of handicapped, disable, old and infirms persons.					
5.	Drinking water	1 per 100 persons or part thereof			

Note : - It may be assumed that two - thirds of the number are males and one-third females.

TABLE No. 23
SANITARY REQUIREMENTS FOR ASSEMBLY OCCUPANCY BUILDINGS
(ART GALLERIES, LIABRARIES AND MUSEUMS)

Serial No.	Fitments	For Public		For Staff	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
1.	Water closets ..	1 per 200 persons upto 400 persons. For over 200 persons add at the rate of 1 per 250 persons. or part thereof.	1 per 100 persons upto 200 persons. For over 200 persons add at the Rate of 1 per 150 persons. or part thereof.	1 for 1 -15 persons 2 for 16 - 35 persons	1 for 1 - 12 persons. 2 for 13 - 25 persons.
2.	Ablution taps ..	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet
One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the Vicinity of water-closets and urinals.					
3.	Urinals ..	1 for 50 persons		Nil upto 6 persons 1 for 7 - 20 persons. 2 for 21 - 45 persons.	
4.	Wash basins ..	1 for every 200 persons or part thereof. For over 400 persons add at the rate of one per 250 persons Or part thereof	1 for every 200 persons or part thereof. For over 200 persons add at the rate of one per 150 persons or part thereof	1 for 1 - 15 persons 2 for 16 - 35 persons	1 for 1 -12 persons 2 for 13 - 25 persons.
One of such wash basins on each floor fixed at height of 80 cms. with tap at 100 cms. above finished floor level for the use of handicapped, disable, old and infirm persons.					
5.	Cleaners Sink	One per floor minimum.			

Note - It may be assumed that two thirds of the number are males & one third females

TABLE NO. 24
SANITARY REQUIREMENTS FOR RESTAURANTS

Serial No.	Fitments	For Public		For Staff	
		Male	Femal	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
1.	Water closets	1 for 50 seats upto 200 seats for over 200 Seats add at the rate of 1 per 100 seats of part there of	1 for 50 seats upto 200 seats for over 200 Seats add at the rate of per 100 seats of part there of	1 for 1 - 15 persons 2 for 16 - 35 persons 3 for 36 - 65 persons 4 for 66 - 100 persons	1 for 1 - 12 persons 2 for 13 - 25 persons 3 for 26 - 40 persons 4 for 41 - 57 persons 5 for 58 - 77 persons 6 for 78 - 100 persons
2.	Ablution taps	one in each water Closet	one in each water Closet	one in each water Closet	one in each water Closet
One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the Vicinity of water-closets and urinals.					
3.	Urinals	1 for 50 Seats		Nil Upto 6 persons 1 for 7 - 20 persons 2 for 21 - 45 persons 3 for 46 - 70 persons 4 for 71 - 100 persons	
4.	Wash basins		One for every water closet provided		
5.	Kitchen sinks and dish washers		One in each kitchen		
6.	Slope or service sink		One in the restaurant		

Note :- It may be assumed that two-thirds of the number are males and one-third Females.

TABLE No. 25
SANITATION REQUIREMENTS FOR FACTORIES

Sr. No. (1)	Fitments (2)	For Male Personnel (3)	For Female Personnel (4)
1.	Water Closets	1 for 1 - 15 persons 2 for 16 - 35 persons 3 for 36 - 65 persons 4 for 66 - 100 persons from 101 to 200 persons add at the rate of 3% from over 200 persons add at the rate of 2.5%	1 for 1 - 12 persons 2 for 13 - 25 persons 3 for 26 - 40 persons 4 for 41 - 57 persons 5 for 58 - 77 persons 6 for 78 - 100 persons. From 101 to 200 persons add at the rate of 5%. From over 200 persons add at the rate of 4%.
2.	Ablution taps ..	One in each water-closet	One in each water-closet
One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinals.			
3.	Urinals	Nil upto 6 persons 1 for 7 - 20 persons 2 for 21 - 45 persons 3 for 46 - 70 persons 4 for 71 - 100 persons For 101 to 200 persons add at the rate of 3%. From over 200 persons add at the rate of 2.5%	
4.	Washing taps with Draining arrangements ..	1 for every 25 persons or part thereof	1 for every 25 persons or part thereof
5.	Drinking water fountains	1 for every 100 persons with a minimum of one on each floor.	
6.	Baths (preferably showers).	As required for particulars, trades or occupations	

Note :- 1. - For many trades of dirty or dangerous character more extensive provisions are required.

2. - Creches, where provided shall be fitted with water-closet (one for 10 persons or part thereof) and wash basins (one for 15 persons or part thereof) and drinking water tap with draining arrangements (one for every 50 persons or part thereof).

TABLE No. 26

SANITARY ARRANGEMENTS FOR LARGE STATIONS AND AIRPORTS

Sr.No. (1)	Place (2)	W.C. for males (3)	W.C. for females (4)	Urinals for Males only (5)
1.	Junction stations intermediate. stations and bus stations.	3 for first 1000 persons and 1 for every subsequent 1000 persons or part thereof	4 for first 1000 persons and one for every additional 1000 persons.	4 for first 1000 persons and one for every additional 1000 persons.
2.	Terminal stations and bus terminals.	4 for first 1000 persons and 1 for every subsequent 1000 persons or part thereof	5 for first 1000 persons and 1 for every subsequent 1000 persons, or part thereof	6 for first 1000 Persons and 1 for every additional 1000 Persons or part thereof
3.	Domestic airport* Minimum	2*	4*	2*
	200 Persons ..	5	8	6
	For 400 Persons ..	9	15	12
	for 600 Persons ..	12	20	16
	for 800 Persons ..	16	26	20
	for 1000 Persons ..	18	29	22
4.	International airports			
	for 200 persons ..	6	10	8
	for 600 persons ..	12	20	16
	for 1000 persons ..	18	29	22

Note - Provisions for was basins, baths including shower stalls, shall be in accordance with part IX Section 2. Drainage and Sanitation of National Building Code of India.

*At least one Indian style water-closed shall be provided in each toilet. Assume 60 males to 40 females in any area.

PART IV GENERAL PLANNING REQUIREMENTS

*** 28 Land Uses and manner of development-**

The use of land situated within the N. M. C. limit which have been allocated, designated or reserved for certain purpose in the development plan shall be regulated in regard to type and manner of development / redevelopment according to Table No. 27. The table No. 27 shall be inserted below Rule No. 28.

TABLE 27

LAND USES AND THE MANNER OF DEVELOPMENT

Sr. No.	Use (Allocation, designation or reservation)	Person / Authority who may develop	Conditions subject to which development is permissible
(1)	(2)	(3)	(4)
1	Residential (R) (a) Residential (R-1) Residential with shop line (R-2) (b) Housing the Dishoused (c) Municipal Staff Quarters Municipal Housing. (d) Govt. Staff Quarters (e) Police Quarters	Owner Owner Corporation / NIT Corporation Govt. Govt.	In case where the owner has been granted exemption under section 20 or 21 of Urban Land (Ceiling and Regulation) Act, 1976 prior to coming into force of these regulations he would be entitled to develop the land in accordance with terms and conditions set out in exemption order issued by the Government or by the Competent Authority under the said Act.
2.	Commercial (a) Commercial (C-1) (b) Shopping Center, Commercial Complex, Market	Owner Corporation / NIT. Owner.	The Corporation / NIT may acquire and develop the market OR, The owner may develop the site with type, number and size of stalls/shops prescribed by the Commissioner / Chairman and subject to the agreement to handover 15% of built-up area to the Corporation free of charge. Thereafter, the owner shall be entitled to have the full permissible FSI of the plot without taking into consideration the area so handedover. The Corporation / NIT shall use such shops for Rehabilitation of displaced shopkeepers.
	(c) Vegetable Market	Corporation / NIT	Corporation / NIT may acquire the land and develop the same for Vegetable market.
3.	Industrial	Owner	

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001. Table 27 Cont.

	Use (Allocation, designation or reservation)	Person / Authority who may develop	Conditions subject to which development is permissible
(1)	(2)	(3)	(4)
4.	Transportation (a) Proposed road/street (b) Proposed widening of existing road/street envisaged either in the development plan or by prescription of regular line of street. (c) State Transport Depot (d) State Transport Stand (e) Truck Terminal (f) Parking (g) Railway Proposals	Corporation / NIT Corporation / NIT M.S.R.T.C. M.S.R.T.C. or Private Bus Operator's Association or as the case may be. Corporation / NIT / Public Authority Corporation / NIT/ the owner or public authority. Indian Railways	The site shall be acquired and developed by Corporation / NIT. Corporation / NIT may acquire the land and develop, operate and maintain the parking space Or. A Public Authority or Public Organization or owner may be allowed to develop parking space according to the designs, specifications and conditions prescribed by the Commissioner / Chairman. The operation and the maintenance of the facility will be decided by the Commissioner/Chairman irrespective of the Authority or the organization who develops the facility. Parking spaces may be in the basement or open spaces or under the stills or on upper floors. Full permissible F.S.I. of the plot without taking into account the area utilized for providing the parking spaces would be available to the person, authority or organization for other permissible user in that zone.
5.	Public - Semi-public (1) Institutional (a) Dispensary (b) Maternity Home	Corporation / NIT /woner	The Corporation / NIT may acquire and develop the amenity as a reservation. OR the owner may be permitted to develop the amenity subject to his handing over to the Corporation free of charge, 15% built-up space for the amenity constructed according norms prescribed by the Commissioner / Chairman. Thereafter, the owner will be entitled to have the full permissible F.S.I. of the plot for other permissible user of the plot without taking into account the area utilized for constructing the amenity.

..... Table 27 Cont.

.....Cont. Table 27

	Use (Allocation, designation or reservation)	Person / Authority who may develop	Conditions subject to which development is permissible
(1)	(2)	(3)	(4)
	(c) Hospital	Corporation / NIT/ Public Organization or a Trust / Owner	The Commissioner/Chairman may hand over the amenity space for dispensary / maternity home to a public organisation or a charitable trust for operation and maintenance on terms decided by him.
	(d) Government Hospital	Government Department	The Corporation / NIT may acquire and develop the amenity as a reservation OR The Commissioner/Chairman may entrust the development and maintenance of the facility to Public Organization or a Charitable Trust on terms to be decided by him.
6.	Educational (a) Primary School	Corporation / NIT / Owner / Public Institution	<p>(i) Where the designated site is fully encumber-ed-Owners of the land and properties may be allowed to redevelop their properties jointly subject to handing over built-up area to the extent as may be decided by the Commissioner / Chairman either in separate building or on ground and first floor to the Corporation for the purpose of primary school. The construction of the school should be to the satisfaction of Commissioner / Chairman. The cost of construction of the school building alone shall be borne by the owners and the Corporation / NIT in the ratio of 60:40 in lieu of built-up area of school, the owners may avail additional F.S.I. for other permissible use.</p> <p>(ii) Where existing primary school is in rented premises - Owner may be allowed to develop his property subject to handing over the Corporation NIT built-up area equivalent to existing area occupied by the primary school. The construction/ should be to the satisfaction of Commissioner / Chairman. The cost of construction as may be certified by the City Engineer shall be borne by the owner and the Corporation / NIT in the ratio 60:40. Owner may avail additional F.S.I. to the extent of area occupied by the rented school for other permissible use.</p> <p>(iii) Sites designated for primary school. - The Corporation / NIT may acquire and develop the site for primary school. OR The land for the primary School may be acquired for or on behalf of a public Authority, a public</p>

.....Cont. Table 27

	Use (Allocation, designation or reservation)	Person / Authority who may develop	Conditions subject to which development is permissible
(1)	(2)	(3)	(4)
	(b) High School.	Corporation /NIT / Owner/public Institution.	Trust or a Registered Society which may develop the facility or lease it to another institution of Trust for running the same.
	(c) College	Owner / Public	The Corporation / NIT may acquire and develop the site. OR The Corporation / NIT may acquire the land and hand over to a recognised Public Institution/Trust for development and running after recovering the cost of acquisition OR The Corporation / NIT may allow the sites to be developed by the owner and operate it himself or entrust to a recognised Public Institution / Trust for running the same.
	(d) Higher Education / Educational Institution	Institution / Govt. or as per (b) above / corporation / NIT.	
7.	Government or Semi-public (a) Govt. Office (b) Municipal Offices (c) NIT Offices	Govt. Corporation NIT	
8.	Assembly and recreation (a) Cinema Theatre (b) Auditorium (c) Open Air Theatre (d) Museum (e) Town Hall / Community Centre (f) Gymnasium / Gymkhana (g) Exhibition Hall (h) Stadium (i) Rock Garden (j) Play Ground (k) Recreational Ground (l) Club (m) Garden	Corporation / NIT / Owner.	Corporation / NIT may acquire the land and develop it for the purpose OR The Commissioner / Chairman may entrust the development and maintenance of the facility to a suitable agency on terms to be decided by him in case of (a) owner should construct a cinema theatre of atleast 300 seat capacity of 33% or the existing capacity whichever is more and remaining F.S.I. may be allowed to be utilized for other permissible user subject to other D.C. Regulations and conditions as imposed by Commissioner / Chairman.

..... Table 27 Cont.

.....Cont. Table 27

(1)	Use (Allocation, designation or reservation) (2)	Person / Authority who may develop (3)	Conditions subject to which development is permissible (4)
	(n) Park (o) Sports Complex (p) Library		The Corporation / NIT may acquire, develop and maintain library space as reservation or the owner may be permitted to develop the library subject to his handing over to the Corporation / NIT the 20% built-up space for library free of charge constructed according to norms prescribed by the Commissioner / Chairman. The owner will be entitled to have full permissible F.S.I. of the plot without taking into account the area utilized for construction of library. The Commissioner / Chairman may hand over the library space to a public organization for operation and maintenance on terms decided by him.
9.	Public Utilities (a) Fire Brigde Station (b) Water Reservoir (c) Cattle Pond and Dairy Farm (d) Cremation Ground (e) Kabarsthan (f) Burial Ground (g) Drainage and Sewrage Disposal Scheme Work (h) Post' Office/Post and Telegraph office (i) Telecom Exchange (j) Police Institute / Police Establishment / Police Station	Corporation / NIT Central Govt/ Concerned state Govt. Dept. / Owner Govt. Dept.	The Govt. department concerned may acquire develop and maintain user OR. The owner may be permitted to develop the facility subject to his handing over to the Govt. Dept. the required built-up space for the facility constructed according to the norms prescribed by the State Govt. Dept. Thereafter, the owner will be entitled to the full permissible F.S.I. of the plot without taking into account the area utilized for constructing the facility.

29.0. Transfer of Development rights :

In certain circumstances, the development potential of a plot of land may be separated from the land itself and may be made available to the owner of the land in the form of transferable development rights (TDR). These Rights may be made available and be subject to the Regulation, mentioned below.

- * 29.1 (A) The owner or lessee of a plot of land which is reserved for a public purpose or road construction or road widenings, in the Development plan and for additional amenities deemed to be reservations provided in accordance with these regulations, excepting in the case of an existing or retention user or any require compulsory or recreational open space, shall be eligible for the award of Transferable Development Right (TDRs) in the form of Floor Space Index (F. S. I.) to the extent and on the conditions set out below. Such award will entitle the owner of the land to FSI in the form of Development Rights Certificate. (DRC) which he may use himself or transfer to any other person.
- 29.1 (B) However in case of lessee who shall pay the lessor of deposit with the planning Authority/ Development Authority of appropriate as the case may be, for the, payment to the lessor, an amount equivalent to the value of the lessors interest to be determined by any of the said authorities considered on the basis of Land Acquisition Act. 1894, FSI of TDR against the area of land surrendered free of cost and free from all encumbrances will be available to lessee.
- 29.2 Subject to the Regulation 29.1 above, where a plot of land is reserved for any purpose specified in section 22 of Maharashtra Regional and Town Planning Act, 1966, the owner will be eligible for Development Rights (DRS) to the extent stipulated in these Regulations after the said land is surrendered free of cost and after completion of Development or construction as per these Regulation if he undertakes the same.
- 29.3. Development Rights (DRs) will be granted to an owner or leasee only for reserved lands which are retainable under the Urban Land (Ceiling and Regulations) Act, 1976 and in respect of all other reserved lands to which provisions of aforesaid Act do not apply, and on production of a certificate to this effect from the Competent Authority under that Act before a Development Right is granted. In the case of non-returnable land, the grant of Development Rights shall be to such extent and subject to such conditions as Government may specify, Development Right (DRs) are available only in cases where development of a reservation has not been implemented i.e., DRs will be available only for prospective development of reservations.
- 29.4 Development Right's Certificates (DRCs) will be issued by the Commissioner/ Chairman himself. They will state, in figures and in words, the FSI credit in square meters of the built-up area to which the owner of leases of the said reserved plot is entitled, the place and user zone in which the DRs are earned and the areas in which such credit may be utilised.
- 29.5. The built-up area for the purpose of FSI credit in the form of a DRC shall be equal to the gross area of the reserve plot to be surrendered and will proportionately, increase or decrease according to the permissible FSI of the zone where from the TDR has originated,.
- 29.6. When an owner or lessee also develops or constructs the amenity on the surrendered plot at his cost subject to such stipulations as may be prescribed by the Commissioner/Chairman or the appropriate authority, as the case may be, and to the satisfaction and hands over the said developed/ constructed amenity to the Commissioner/Chairman /appropriate authority, free of cost, he may be granted by the Commissioner Chairman a further DRs in the form of FSI equivalent to the area as decided by the Government, utilisation of which etc. will be subject to these regulations.
- 29.7. A DRC will be issued only on the satisfactory compliance of the conditions prescribed in these Regulations.
- 29.8. If a holder of DRC intends to transfer it to any other person, he will submit the DRC to the Commissioner/ Chairman with an appropriate application for an endorsement of the new holder's name, i.e., transferee on the said Certificate, without such an endorsement by the Commissioner/ Chairman himself, the transfer shall not be valid the Certificate will be available for use only by the earlier original holder.

29.9. A holder of DRC who desires to use FSI Credit Certificate therein on a particular plot of land shall attach to his application for development permission valid DRCs to the extent required.

29.10. DRC shall not be valid for use on receivable plots in the areas listed below, (identified in the limits of N. M. C.

- (a) In area included in central zone as shown on Development Plan.
- (b) All Gaothan /congested area shown on Development Plan and notified slums included in the limits of N. M. C.
- (c) Area of Rajbhavan.
- (d) Area covered by village Sitaburdi, Gadga, Dharampeth.
- (e) All properties abutting National Highways, State Highways and ring road upto 50m. depth or two properties depth whichever is more.
- (f) Areas in Agricultural zones and in blue zone (prohibitive zone) and red zone (restrictive zone) as specified by Irrigation Department.
- (g) On plots for housing schemes of slum dwellers for which additional F. S. I. is permissible.
- (h) Areas where the permissible F. S. I. less than 1.0 and also where the F. S. I. of 2 or 2.5 (as the case may be) as permissible under previous D. C. Rules is already consumed.

* 29.11. The DRC's in Nagpur Corporation area shall be issued as below-

Sr. No.	Reserved lands in Zone (Originating plots)	Zone where the DRC's can be received (Receiving plots) excluding area listed in 10 above
1	Zone 'A'	Zone ' B' and Zone 'C'
2	Zone 'B'	Zone 'B' and Zone 'C'
3	Zone 'C'	Zone 'C' only.
4	Heritage Building/ precious Natural features ..	In addition to above, TDR from Zone 'A' may be allow to be utilised in the same zone.

NOTE: (1) Zone 'A' shall include congested area including planning sector-central as per Revised Development Plan and the area of village Dharmpeth, Gadga and Sitabardi. In case of any dispute regarding the boundaries of these zones the decision of the Commissioner/ Chairman will be final and binding upon all the parties.

(2) Zone 'B' shall include the area situated between the ring Road and 'A' zone.

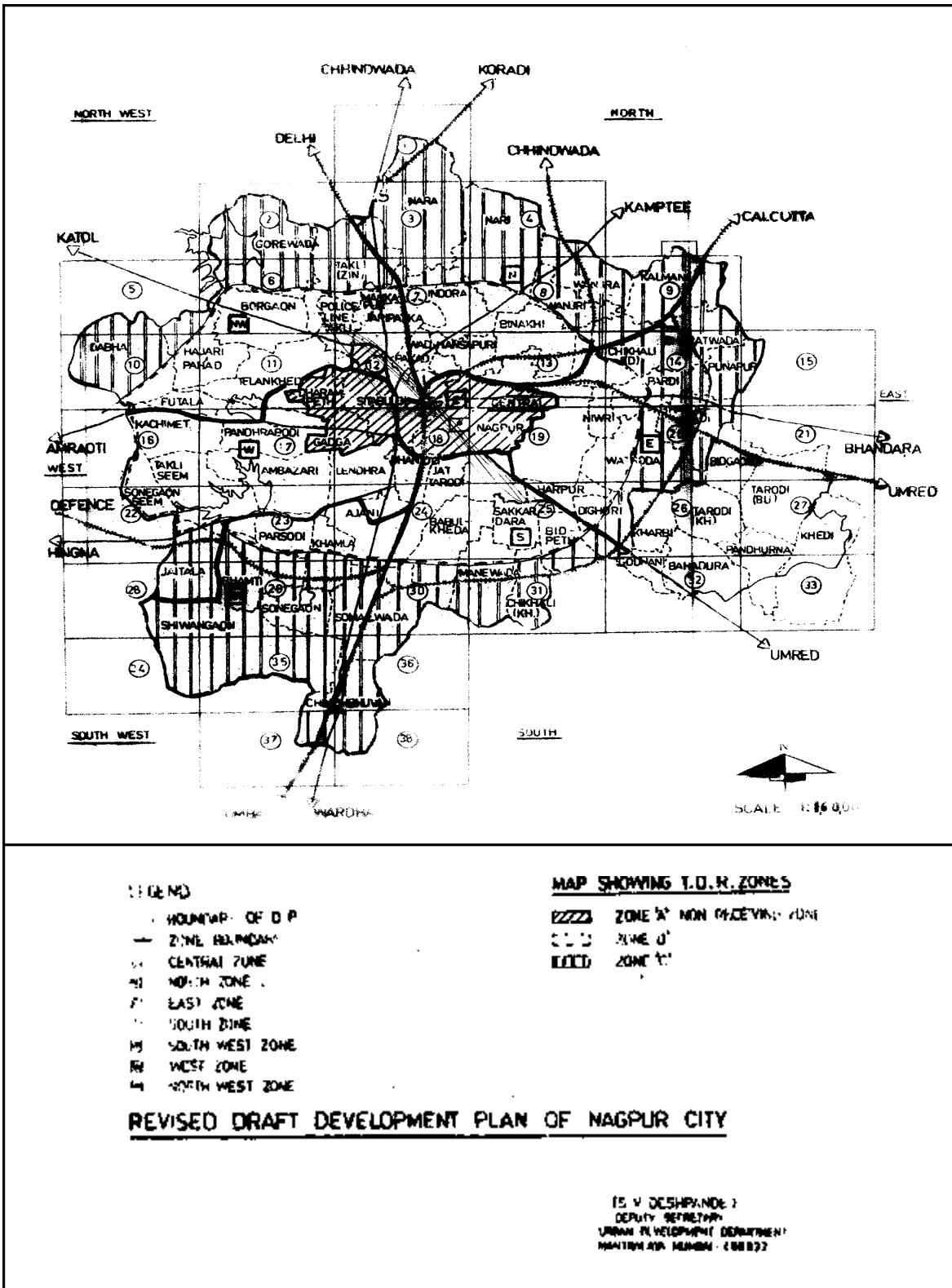
(3) Zone 'C' shall include all the remaining area (excluding zone 'A' and 'B') within Nagpur Municipal Corporation Limit.

29.12. The user that will be permitted for utilisation of the DRC's on account of Transfer of Development Rights will be as under :

Sr. No.	Predominant Zone proposed in Development Plan in which reserved site is situated	Land user to be permitted in receiving area
1	Residential	Only residential areas in residential zone only.
2	Commercial	Only commercial user in commercial zone and only residential users in, residential zone.
3	Industrial	Only residential users in residential zone.
4	Public / Semi public	Only residential users in residential zone.

29.13. DRC's may be used on one or more plots of land whether vacant or already developed or by the erection of additional storeys, or in any other manner consistent with these Regulations, but so as not to exceed in any plot a total built-up FSI higher than that prescribed hereinafter.

* 29:14.1 The FSI receiving plot shall be allowed to be exceeded by not more than 0.8 earned either by way of DR in respect of reserved plot or by way of DR in respect of land surrender for road widening or construction of new roads.



* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- * 29.14.2. To be deleted.
- 29.14.3. In the matter of cases wherein the areas under Acquisition for road widening out of the plots, wherein the entire potential of the plot is already consumed, the TDR's as per sanctioned DCR would not be permissible.
- 29.15. DR's will be granted and DRC's will be issued only after the reserved land is surrendered to the Corporation/NIT, where it is appropriate Authority, otherwise to the State Government as, the case may be free of cost and free of encumbrances and after the owner or lessee has levelled the land to the surrounding ground level and after he has constructed a 1.5 m. high compound wall (or at a height stipulated by the Commissioner/ Chairman) with a gate at the cost of the owner, and to the satisfaction of the Commissioner/ Chairman, or the State Government (as the case may be). The cost of any transaction involved shall be borne by the owner or leasee.
- 29.16. With an application for development permission, where an owner seeks utilisation of DR's, he shall submit the DRC to the Commissioner/Chairman who shall endorse thereon in writing in figures and words, the quantum of the DRC proposed to be utilised, before granting development permission, and when the development is complete, the Commissioner shall endorse on the DRC in writing in figures and words the quantum of DR's actually used and the balance remaining thereafter, if any, before issue of occupation certificate.
- 29.17. A DRC shall be issued by the Commissioner/Chairman himself as a certificate printed on bond paper in appropriate form prescribed by Commissioner/ Chairman. Such a certificate will be a transferable " negotiable instrument" after the authentication by the Commissioner/ Chairman. The Commissioner/ Chairman shall maintain a register in a form considered appropriate by him of all transactions, etc. relating to grant of utilisation of DR's.
- 29.18. The surrendered reserved land for which a DRC is to be issued shall vest in the Corporation/ Nagpur : Improvement Trust (NIT) or the State Government, if the appropriate authority is other than the Corporation/ NIT and 'such land shall be transferred in the City Survey Records in the name of the Corporation/NIT or the State Government as the case may be, and shall vest absolutely in the Corporation/NIT or the State Government. The surrendered land-so transferred to the State Government in respect of which the Corporation/NIT is not the appropriate authority, may on application, thereafter be allotted by the State Government in favour of the concerned authority which may be State or Central Government Department Authority or organisation, or any other public authority or organisation on appropriate terms and land value as may be decided by the State Government.
- 29.19. The Commissioner/Chairman Appropriate shall draw up in advance and made public from time to time a phased annual programme (allowing a 10 percent variation to deal with emergency development) for utilisation of TDR's in the form of DR's prioritising revised development plan reservations to be allowed to be surrendered and indication the areas for their utilisation on receiving plots. Notwithstanding this, in urgent cases the Commissioner/NIT appropriate authority, may for reasons to be recorded in writing, grant DRS, as and when considered appropriate and necessary.
- 29.20. If any contiguous land in addition to the land under reservation for which TDR is given remains unbuildable the NIT/Corporation may grant TDR for such land also. The Chairman/Commissioner will take care that such land are utilised for open space, public toilet etc.
- 29.21. If any dispute arises regarding the utilisation of TDR within the areas of NIT and Corporation between NIT and Corporation, then decision of the Government shall be binding on both. However, in such cases both authorities (NIT and Corporation) should co-operate each other. It is clarified that TDR shall be utilised according to TDR receiving zone, irrespective of whether it is granted by NMC or NIT

30.0. SUPPLEAENTARY AND MISCELLANEOUS PERMISSIONS

30.1. Clarification.

If any question or dispute arises with regard to interpretation of any of these Regulations the matter shall be referred to the State Government which after considering the matter and if necessary, after giving hearing to the parties, shall give a decision on the interpretation of the provisions of these Regulations. The decision of the Government on the interpretation of these Regulations shall be final and binding on the concerned party or parties.

30.2. *Power to delegate.*-The State Government may, by notification in, the Official Gazette delegate by a general or special order of its powers under these Regulations, subject to such conditions as it may consider appropriate, to any officer of the State Government not below the rank of Deputy Secretary except those relating to any matter which is required to be dealt with under the special permission of the Commissioner/Chairman.

31.0 *Regulation for Information Technology Establishments :-* Information Technology Establishments may be permitted subject to the regulations mentioned in Appendix 'Q'

* 32.0. Users permitted below flyover- Commercial user may be permitted below new flyover or in New subways subject to the conditions mentioned in Appendix 'R'. Kept in abeyance

33.0 Open space relaxation in narrow plots may be granted by Commissioner/Chairman according to Tables 31 and 32

34.0. Regulations for conservation of buildings artifacts, structures, areas and precincts of historic and/or assthetic and/or architectural and/or cultural significance and/or natural features of environmental significance (Heritage buildings and precincts) along with list are separately published by State Government vide Notification No. TPS-2491/1835/CR-86/91/UD-9, dated 16-2-2000.

APPENDIX -A
(Regulation No. 6)

From for first application for development under section 44/45/58/89 of Maharashtra regional and town planning act, 1966 and to erect a building under section 274 of the city of Nagpur corporation act, 1948 or under section of the Nagpur improvement Trust Act, 1936.

To,

The Municipal Commissioner/Chairman,
Nagpur Municipal Corporation/ Nagpur Improvement Trust.

Sir,

I hereby give notice that I intend to carry out development in the site/ to erect, to re-erect/ to demolish / to make material alterations in the building on /in plot No Town and Revenue No C.T.S. No situated at Road / Street City No and in accordance with Section 44/45/58/89 of Maharashtra Regional and Town Planning Act, 1966 and Section 274 of THE CITY OF NAGPUR CORPORATION ACT, 1948 /SECTION OF THE NAGPUR IMPROVEMENT TRUST ACT, 1936.

I forward herewith the following plans and statements (Item 1 to 6) wherever applicable, in quadruplicate signed by me and (Name in block letters), the Architect / Licensed Engineer / Structural Engineer / Supervisor, the License No who has prepared the plans, designs and a copy of other statements /documents as applicable (Items 7 to 10).

- (1) Key Plan (Location Plan)
- (2) Site Plan
- (3) Sub-Division/Layout Plan
- (4) Building Plan
- (5) Service Plan
- (6) Particulars of Development in Form
- (7) Ownership Title
- (8) Attested copy of Receipt for payment of Building Permission
- (9) Clearance Certificate of Tax Arrears
- (10) No Objection Certificate, where required.

I request that the proposed development/ construction may be approved and permission accorded to me to execute the work.

Signature of Owner
Name of Owner
Address of Owner

Dated

**FORM GIVING PARTICULARS OF DEVELOPMENT
(PART OF APPENDIX 1.....ITEM 6)**

1. (a) (i) Full Name of Applicant _____
(ii) Address of applicant _____
- (b) Name and address of Architect/
licensed Engineer/ Structural
Engineer/ Supervisor employed. _____
- (c) No. and date of issue of Licence _____
2. Is the plot affected by any reservations or road lines ? if yes,
are these correctly and clearly marked on the block plan ? _____
3. *(a) What is the total area of the plot according to the
document? _____
- *(b) Does it tally with the Revenue/CTS Record _____
- *(c) What is the actual area available on site measured
by Architect/licensed Engineer/ Structural Engineer /
Supervisor. _____
- (d) Is there any deduction in the original area of the
plot on account of road lines or reservation. Please
state the total area of such deductions? _____
- (e) If so, what is the net area? _____
- * The permission shall be based on the area whichever is
minimum. _____
- (Note : TO INDICATE DETAILS ON THE SITE/BUILDING PLAN AS IN PROFORMA)
4. Are all plans as required under Rule No. 6.2 Enclosed? _____
5. (a) Is the plot of a city Triangulation Survey Number,
Revenue Survey Number of Hissa Number of a Survey
Number or a Final Plot Number of a Town Planing
Scheme or a part of an approved layout? _____
- (b) Please state Sanction Number and Date of Sub-
division/Layout _____
6. (a) In what zone does the plot fall ? _____
- (b) What is the permissible F.A.R. of the zone ? _____
- (c) What is the number of tenements per hectare
permissible in the zone ? _____
7. (a) Is the use of every room in the proposed
work marked on the plans? _____
- (b) Is it in accordance with the rules ? _____
- (c) Does the use of the building, fall in the category of
special types of buildings like cinema halls, theatres,
Assembly halls, stadia, buildings for religious purpose,

- Hospital buildings, educational buildings, markets and exhibition halls etc.?
-
8. If the work is in connection with an industry :
- (a) Please briefly describe the main and accessory process.

 - (b) Please state the maximum number of workmen and the total horse power likely to be employed per shift in the factory

 - (c) Under what industrial classification does it fall (Reference to relevant regulation should be given)

 - (d) Is the proposal for relocation of an existing industry, if so give the name and address of existing industry?

 - (e) Will the building be at 10 m. away from the boundary of a residential and commercial zone?

 - (f) Is the proposal for a scenic industrial estate on a plot reserved for service industry ?

 - (g) Nature and quantum, of industrial waste/effluents and method of disposal

9. (a) What is the average
- (i) prescribed width?

 - (ii) Existing width of the street?

- (If the plot abuts on two or more streets, the above information in respect of all streets should be given)
- (b) What is the height of the building?
- (i) Above the center of the street

 - (ii) Above the average ground level of the plot

- (c) Does it comply with the Rule No. 15.5?

10. (a) If there are existing structures on the plot

- (i) Are they correctly marked and numbered on the site plan?

 - (ii) Are those proposed to be demolished immediately and coloured yellow?

 - (iii) What is the plinth area and total floor area of all existing structure to be retained? (Please append statement I giving details)

 - (iv) What is the number of existing tenement in the structure to be retained ?

- (b) What is the plinth area and total floor area of the proposed work?
(Please append statement II giving details)

- (c) What is the number of tenements proposed?

NOTE : TO INDICATE DETAILS ON THE BUILDING PLAN AS IN PROFORMA 1

- 11. (a) Please state the plinth area and total floor area, existing and proposed (total of Item No. 10 (a) (iii) and 10 (c)) _____
- (b) Please state the overall F.A R (Item 11 (a) divided by Item 3 (e)) _____
- (c) Does the work consumed the full F.A.R. of the plot, as given in Item 6 (b) ? If not, why not ? _____
- (d) Is the Building proposed with setbacks on upper floors ? _____
- (e) What is the total number of tenements ? (Item 10 (a) plus Item 10 (c)) _____

NOTE : TO INDICATE DETAILS ON THE BUILDING PLAN AS IN PROFORM 1

- 12. (a) What is the width of the front open space ? If the building abuts two or more streets, does the front open space comply with Rule No. 15. 1.3? _____
- (b) Please state which of the following rules is applicable for the front open spaces :
N-2.1 to N-2.8
and does the front open space comply with that rule ? _____
- 13. (a) What is :
(i) the width of the side open space (s) ? _____
(ii) the width of the rear open space (s) ? _____
(iii) the distance between buildings? _____
- (b) Are there two or more wings to the buildings ?
If so, are the open spaces separate or distinct for each wing as required under Rule No. 15.1 .6? _____
- 14. If the plot is narrow, which clause under Table No. 31 or 32 do you proposed to taken advantage of (Whatever applicable) ? _____
- 15. (a) What are the dimensions of the inner or outer chowk? _____
- (b) (i) Is are room dependent for its light and ventilation on the chowk ?
If so, are the dimensions as required for each wing of the building ? _____
- (ii) If not, is the area equal as per Rule No. 15.2? _____
- 16. If the area of the building is greater than 14 meter above the average ground level, is provision for lifts made ? _____

Type	Passenger Capacity	No. of Lifts	Type of Doors
(1)	(2)	(3)	(4)

- (b) Details of Fire Lift.
17. (a) Does the building fall under purview of Rule No. 6.2.6.1 ? _____
- (b) If so, does the proposed fire protection requirements confirm to Appendix P ? _____
- (c) If not, give reasons for non Conformity _____
- (a) _____
- (b) _____
- (c) _____
- (d) _____
18. (a) (i) What are the requirements for parking spaces under the Rules ? _____
- (ii) How many are proposed? _____
- (iii) How many lock up garages are proposed ? - _____
- (b) (i) Are loading-unloading spaces necessary under Rule No. 16.5 ? _____
- (ii) if so, what is the requirement ? _____
- (iii) Now many are proposed ? _____

NOTE: INDICATE DETAILS ON BUILDING PLANS AS IN PROFORMA-I

19. (a) (i) What are the maximum widths of balcones ? _____
- (ii) Will they reduce the required open spaces to less than the provisions of Rules ? _____
- (iii) Do they serve as a passage to any part of the building? _____
- (iv) What is their total area ? _____
- (b) What is the maximum width of weather frames, Sunshades (Chajja), Sun breakers, cornice, eaves or other projection ? _____
- (c) (i) Are any porches I Canopies proposed ? _____
- (ii) Are they in compliance with Rule No. 15.4.1 ? _____
20. (a) What is the width of the means of access ? _____
- (b) What is its clear height ? _____
- (c) Will it be paved, drained and kept free of encroachment? _____
21. Is recreational or amenity open space provided as required under Rule No. 13.3 ? _____
- (a) Are any accessory buildings proposed ? If so, for What purpose ? _____
- (b) What are their heights ? _____
- (c) Are they 7.5 m away from the street or front boundary and if _____

- located within the open spaces 1 .5 m. from other boundary ? _____
- (d) Is their area calculated in F.A.R. ? _____
23. (a) What is the proposed height of the compound I boundary wall ?
Is it at a junction ? _____
- (b) Is it in compliance with Rule 17.16 ? _____
24. (a) Is the proposal in the Air Port Zone ? _____
- (b) Is a "No. Objection certificate" for height and character of smoke from chimneys obtained in compliance with Rule No. 15.5 ? _____
25. Does the proposal fall in any of the restricted zones ? _____
26. (a) Does any natural water source pass through the land under development ? _____
- (b) Is the necessary setback provided as per Rule No. 11 .1 ? _____
27. Is the plinth level proposed to be above the level of the surrounding ground level ? _____
28. The details of the materials to be used in construction with specification are as below:
Roofs _____
Floors _____
Walls _____
Columns _____
Any other material. _____
29. The number of water closet, urinals, kitchens, baths to be provided are as follows
- | | Water closets | Baths | Urinals | Kitchens |
|--------------------|---------------|-------|---------|----------|
| Existing | _____ | _____ | _____ | _____ |
| Proposed | _____ | _____ | _____ | _____ |
30. Details of the source of water to be used in the construction _____
31. Distance from the sewer. _____
32. How much municipal land will be used for stacking building material ? _____
33. Please explain in detail in what respect the proposal does not comply with the Development Control Rules and the reasons therefor, attaching a separate sheet if necessar. _____

I hereby declare that I am the owner I lessee I mortgagee in possession / of the plot on which the work is proposed and that the statements made in this form are true and correct to the best of my knowledge.

Date :

Signature of the Applicant.

Address :

Form of certificate to be signed by the Architect / Licensed Engineer / Structural Engineer / Supervisor employed by the Applicant

I (Name _____) have been employed by the applicant as his Architect I Licensed Engineer I Structural Engineer I Supervisor. I have examined the boundaries and the area* of the plot and I do hereby certify that I have personally verified and checked all the statements made by the applicant who is the owner/leesee/ mortgagee in possession of the plot as in the above form and the attached statement 1 and 2 and found them to be correct.

Date :

Signature of Architect / Licensed
Engineer/Structural Engineer

Address :

Supervisor

*NOTE : TO INDICATE ON BUILDING PLAN AS IN FORM II

FORM OF STATEMENT 1

[Sr. No. 10 (a) (III)]

Existing Building to be retained.

Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use occupancy of Floors.
(1)	(2)	(3)	(4)	(5)

OR

FORM OF STATEMENT 2

[Sr. No. 10 (b)]

Proposed Building

Building No.	Floor No.	Area of	Total Floor Area proposed work	Use occupancy of Floor
(1)	(2)	(3)	(4)	(5)

OR

PROFORMA I

(At Right Hand Top Corners of Site/Building Plan at Floor Level)

A AREA STATEMENTS

1. Area of plot _____ Sq.M.

2.	Deductions for	
	(a) Road Acquisition Area	_____
	(b) Proposed Road	_____
	(c) Any Reservation	_____
	(Total a+b+C)	_____
3.	Net Gross Area of Plot (1-2)	_____
4.	Deductions for	
	(a) Recreation Ground as per Rule No. 3.3.1	_____
	(b) Internal Roads.	_____
	(c) Total (a+b)	_____
5.	Net Area of Plots (3 - 4c)	_____
6.	Addition for F.A.R. 2(a)	_____
	Total Built up Area 2(b)	_____
	Purpose + For..... 2(c)	_____
7.	Total Area (5+6)	_____
*8.	F. A. R. Permissible	_____
*9.	Permissible Floor Area (7x8)	_____
10.	Existing Floor Area.	_____
11.	Proposed Area	_____
	Area Statement	_____ Sq. M.
12.	Excess Balcony Area Taken in F. A. R. (AS per B (c) Below)	_____
* 13	Total Buil up Area (10 + 11 + 2)	_____
* 14	F.A.R. Consumed (13 / 7)	_____
B.	BALCONY AREA STATEMENT.	
	(a) Permissible Balcony Area Per Floor.	_____
	(b) Proposed Balcony Area Per Floor.	_____
	(c) Excess Balcony Area (Total).	_____
C.	TENEMENT STATEMENT.	
	(a) Net Area of Plot Item Agreed (7) Above.	_____
	(b) Less Deduction of Non-residential Area (Shops Etc.)	_____
	(c) Area of Tenements (a - b)	_____
	(d) Tenements Permissible	_____
	(e) Tenements Proposed.	_____
	Total Tenements (d + c)	_____

D. PARKING STATEMENT

- | | | | |
|-----|------------------------|---|--|
| (a) | Parking Required | Car | |
| | By Rule | Scooter/ Motor Cycle,
Cycle Outsiders. | |
| (b) | Garages Permissible | | |
| (c) | Garage Proposed | Car | |
| | | Scooter/ Motor Cycle,
Cycle Outsiders. | |
| (d) | Total Parking Provided | | |

*E. LOADING/ UNLOADING SPACES

- | | |
|------------------------------------|--|
| Loading/ Unloading Provided | |
| Total Loading / unloading Provided | |

PROFORMA II
(At Right Hand Bottom Corner of Plans / Below Performa I)
Contents of Sheet
Stamps of Date of Receipt of Plans
Stamps of Approval of Plans.

Revision	Description	Date	Signature
----------	-------------	------	-----------

***CERTIFICATE OF AREA**

Certified that the plot under reference was surveyed by me on and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out is tallies with the area stated in document of ownership/T.P. Scheme Records/ Land Records Deptt./ city Survey records.

 Signature of Architect/Licensed
 Engineer/ Structural Engineer/ Supervisor.

Description of Proposal & property _____
 Name of Owner _____

Job No.	Drg. No.	Scale	Drawn By	Checked By	North Line
---------	----------	-------	----------	------------	------------

 Signature, Name & Address of Architect/
 Licensed Engineer/ Structural Engineer/ Supervisor.

***APPENDIX 'B'**
(Regulation No. 6.2.9.)
FORM FOR SUPERVISION

To,
The Building Engineer, NIT / NMC,
Nagpur.

Sir,

I hereby certify that the development/erection/re-erection/demolition or material alteration in/ or Building No on / in Plot No in Block No situated at Road / street City No shall be carried out under my supervision and I certify that all the materials (types and grade) and the workmanship of the work shall be generally in accordance with the general specifications submitted along with, and that the work shall be carried out according to the sanctioned plans. I shall be responsible for the execution of the work in all respects.

Signature of the Architect or Licensed Engineer/Structural
Engineer/ Supervisor

Name of Architect or Licensed Engineer/ Structural
Engineer/ Supervisor (in block letter)

Licensee No. of Architect or Licensed Engineer/ Structural
Engineer / Supervisor

Address of Architect of Licensed Engineer/ Structural
Engineer / Supervisor

Date :

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

APPENDIX 'C'

(Regulation No. 6.4)

*QUALIFICATION, COMPETENCE, DUTIES AND RESPONSIBILITIES ETC. OF LICENSED TECHNICAL PERSONNEL OR ARCHITECT FOR PREPARATION OF SCHEMES FOR DEVELOPMENT PERMISSION AND SUPERVISION

C-1 General

C-1.1 The qualifications of the technical personnel and their competence to carry out different jobs for building permit and supervision for the purpose of licensing by the Authority shall be as given in regulation No. C-2 to C-6. The procedures for licensing the technical personnel is given in regulation No. C-6.

C-2 ARCHITECT.

C-2.1 *Qualifications*- The Qualifications for licensing of Architect will be the Associate Membership of the Indian Institute of Architects or such Degree or Diploma which makes him eligible for such membership or such qualifications listed in Schedule XIV of Architects Act, 1972 and shall be registered under the Council of Architecture as per Architects Act, 1972.

*C-2.2 Competence of Architect:- To carry out work related to development permission as given below and to submit.

- (a) All plans and information connected with development permission.
- (b) Structural details and calculations for building on plot upto 500 sq. m. and upto 3 storeys or 11 mt height and
- (c) Certificate of supervision and completion for all building.

C-3 ENGINEER

C-3.1 *Qualifications*-The qualifications for Licensing Engineer will be the corporate membership (civil) of the Institution of Engineers or such Degree or Diploma in Civil or Structural Engineering.

*C-3.2 Competence- To carry out work related to development permission as given below and to submit.

- (a) All plans and related information connected with development permission.
- (b) Structural details and calculations for building on plot upto 500 sq. m. and upto 5 storeys or 16 mt. height, and
- (c) Certificate of supervision and completion for all building.

C-4 STRUCTURAL ENGINEER

C-4.1 *Qualifications*- Qualifications for Licensing of structural engineers shall be in the following with minimum 3 years experience in structural engineering practice with designing and field work;

- (a) Graduate in Civil Engineering of recognised Indian or Foreign University and 'Chartered Engineer or Associated Member in Civil Engineering Division of Institution of Engineers (India) or equivalent Overseas Institution; and
- (b) Associate member in Civil Engineering Division of institution of Engineers (India) or equivalent Overseas : Institution possessing exceptional merits.

The 3 years experience shall be relaxed to 2 years in the case of Post-graduate degree of recognised Indian and Foreign University in the Branch of Structural Engineering. In the case of doctorate in Structural Engineering, the experience required would be one year.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- * C-4.2 Competence - To submit the structural details and calculations for all building and supervision.
- * C-4.2.1. Complicated buildings and sophisticated structures, as decided by commissioner, N. M.C. / Chairman, N.I.T., which are within the horizontal areas and vertical limits under C-2.2 (b), C-3.2 (b) & C-5.2 (a) (I) shall be designed only by structural Engineer.

***C-5 SUPERVISOR:**

C-5.1 Qualification

- (a) For Supervisor 1 :-
- (i) Three years architectural assistantship or intermediate in architecture with two years experience, or
 - (ii) Diploma in Civil engineering with two year's experience.
- (b) for Supervision - II:-
- (i) Draftsman in Civil Engineering from ITI with five year's experience under Architect / Engineer.

*** C-5.2 COMPETENCE**

- (a) For Supervisor-I : To submit,
- (i) All plans and related information connected with development permission on plot upto 200 sq. m. and upto 2 storeys; and
 - (ii) Certificate as supervision of buildings on plot upto 200 sq. m. and upto 2 storeys and completion thereof.
- (b) For Supervisor-II To submit,
- (i) All Plans and related information upto 50 sq. m. built up area and upto 2 storeys, and
 - (ii) Certificate of supervision for limits at (i) above and completion thereof.

C-6. LICENSING-

* C-6.1 Technical Personnel to be licensed :-

The Qualified technical personnel or group as given in regulations; No C-3, C-4, C-5 shall be licensed with the authority and the license shall be valid for one calendar year ending 31 st December after which it shall be renewed annually.

* C-6.2 Fees for Licensing- The annual licensing fees shall be as follows:-

For Engineer and structural Engineer Rs. 250 p. a.

For supervisor (I) Rs. 100 p. a

For supervisor (II) Rs. 50 p. a

* C-6.3 Duties and Responsibilities of Licensed Technical Personnel :-

The duties and responsibilities of licensed technical Personnel shall be as follows:-

- (1) It will be incumbent an every licensed Technical personnel, in all matters in which he may be professionally consulted or engaged, to assist and re-operate with the Municipal Commissioner of Nagpur / Chairman NIT and other Officers in carrying out and enforcing he provisions of NMC Act / NIT Act, and of any regulations for the time being in force under the same.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- (2) Every licensed Technical Personnel shall in every case in which he may be professionally consulted or engaged, be responsible, so far as his professional connection with such case extends, for due compliance with the provisions of Chapter XV of the NMC Act/NIT Act, and of any regulations for the time being in force under the said Act, or such of them as may respectively be applicable to the circumstances of the particular case and in particular it will be obligatory on him to satisfy himself that a qualified and competent Maistry or Inspector of Works is constantly employed and present on the work to supervise the execution of all work and to prevent the use of any defective material therein and the improper execution of any such work.
- (3) In every case in which a Licensed Technical Personnel is professionally concerned in connection with any building or work upon any premises, in respect of which a right to require a set-back has accrued or is about to accrue to the Commissioner / Chairman under, the provisions of relevant Acts or any of them it will be incumbent on such Licensed Technical Personnel to ascertain whether " the regularline of the street" has been prescribed under the provisions of relevant Act; and whether any portion of the said premises is required for the street and no Licensed Technical Personnel must, on any account or under any pretence whatever, be a part to any evasion or attempted evasion of the set-back (if any that may be required).
- (4) In every case in which a Licensed Technical Personnal is professionally concerned in connection with any building or work upon any premises designed or intended to be used for any purposes in respect of which the written permission or licence of the Commissioner/ Chairman is prescribed by the said Act at a necessary condition to the establishment or use of such premises for such purpose, it shall be incumbent on such Licensed Technical personnel, so far as his professional connection with such case extends, to see that all conditions prescribed by the said Act, or by any rule for the time being in force thereunder, in respect or premises designed or intended to be applied to such use, are duly fulfilled or provided for.
- (5) A Licensed Technical Personnel shall not carry out any work in connection with any building or other erection on a plot of land leased or agreed to be leased by the Municipal corporation /NIT in contravention of any term or condition of the lease or agreement for lease.
- (6) when Licensed Technical Personnel to be in the employment for the development work, he shall report the fact forthwith to the authority.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

APPENDIX 'D'
(Regulation No. 6.6.1)

FORM FOR SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

To, _____

Sir,

With reference to your application No. ,dated for the grant of sanction of Commencement Certificate under Sections 45 and 69 of Maharashtra Regional and Town Planning Act, 1966.

to carry out development work/and Building permit under Section of the NMC / NIT Act to erect building in Building No on/ in plot No Block No situated at Road /Street City Survey No village

. the commencement Certificate/Building permit is granted subject to the following conditions;

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5.
6.
7.
8.

Office No

Office Stamp

Date :

Yours faithfully,

Building Engineer,
NIT/NMC

APPENDIX 'E'
(Regulation No. 6.6.1)

FORM FOR REFUSAL OF SANCTION OF BUILDING PERMIT / COMMENCEMENT CERTIFICATE

To,
.
.

Sir,

With reference to your application No dated for the grant of sanction for the development work / the erection of a building / execution of work in building No Plot No. situated at Road/Street City Survey No. Village I have to inform you that the sanction has been refused, on the following grounds and also as mentioned on the reverse page.

1.
2.
3.
4.
5.
6.

Yours faithfully,

Building Engineer,
NIT / NMC

Office memo No. BE/

Office Stamp

Date :

OBJECTIONS

1. Application Form.
2. Plans and Statement.
- * 3. Architect
4. Ownership.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

5. Plinth Area.
6. Marginal Space.
 - (i) Front Margin.
 - (ii) Side Margin's
 - (iii) Rear Margin
7. Floor Areas.
 - (a) Bed room; dining Room, Hall.
 - (b) Bath-Room.
 - (c) Kitchen.
 - (d) Any other room.
8. Ventilation
9. Detached / Semidetached.
10. Projection / Balcony.
11. Stair Case / Stair Case Landing
12. Enclosure / Compound wall.
13. Well.
14. Porch.
15. Canopy.
16. Colour Code is not as per building regulations
17. Miscellaneous.

Assistant Engineer II/ Junior Engineer / Sectional Engineer /
Building Section,
NMC / NIT Nagpur

APPENDIX 'F'

[Regulation No. 7 (2)]

Form of Notice for Commencement of Work

To,

The Commissioner /Chairman
Nagpur Municipal Corporation
Nagpur / NIT Nagpur.

Sir,

The development work / erection / re-erection / demolition or material alteration in of Building No
. on/ in plot No./C. S. No. C. R. S. No. Division / Village / Town Planning
Scheme No. Situated at Street/Road. Ward. will
start on in accordance with your permission No. date.
under the supervision of (name of Architect) Architect or Licensed Engineer / Structural
Engineer / Supervisor bearing Licence No and in accordance with the plan sanctioned.

Yours faithfully,

Signature of owner

Name of the owner

(In Block Letters)

Address of Owner

.

.

Date:

APPENDIX 'G'

[Regulation No. 7 (4)]

Form for intimation of completion of Work upto Plinth Level.

To,

The Chairman/Commissioner;

Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur.

Sir,

The Construction up to plinth / column up to plinth level has been completed in Building No
on/in plot No. C.S. No / C. T. S. No. Division Village/Town Planning Scheme
No. Road/Street. Ward. in accordance with your
permission No. dated. under my supervision and in accordance with
the sanctioned plan.

Please check the completed work and permit me to proceed with the rest of the work.

Yours faithfully

Signature of Architect
or Licensed Engineer/
Structural Engineer/
Supervisor

Name :

(In Block Letters)

Address :

Date:

APPENDIX 'H'

[Regulation No. 7 (4)]

Form of Approval / Disapproval of Development Work upto Plinth Level.

To,

Sir,

Please refer to your intimation No dated
. regarding the completion of construction work upto plinth / column upto plinth level in
Building No on / in Plot No. C. T. S. No Division / Village/ Town
Planning Scheme No situated at ward You may / may
not proceed with the further work as per sanctioned plans / as the construction upto plinth level does / does not
confirm to the sanctioned plans.

Yours faithfully,

Building Engineer
Nagpur Improvement Trust/ NMC Nagpur.

Office No

Office Stamp

Date :

APPENDIX 'J'
[Regulation No. 7 (6)]
FORM FOR COMPLETION CERTIFICATE

To,
The Building Engineer,
Nagpur Municipal Corporation /NIT
NAGPUR.

Sir,

I hereby certify that the erection / re-erection or part/ full development work in / on building / part building No. on / in plot No. Block No. situated at Road / street City survey No. Village. has been supervised by me and has been completed on according to the plans sanctioned, vide office communication No. dated. The work has been completed to my best satisfaction, the workmanship and all the materials (Type and grade) have been strictly in accordance with general and detailed specifications. No provisions of the Act or the building Regulations, no requisitions made, conditions prescribed or orders issued thereunder have been trans gressed in the course of the work. I am enclosing three copies of the completion plans, one of which is cloth mounted. The building is fit for occupancy for which it has been erected/ re-erected or altered, constructed and enlarged.

I have to request you to arrange for the inspection & give permission for the occupation of the building.

Licence No. of Architect

Signature of Architect or Licensed Engineer/

Address of Architect or Licensed Engineer/

Structural Engineer / Supervisor

Structural Engineer / Supervisor

Address of Architect or Licensed Engineer

Name of Architect or Licensed Engineer/

Structural Engineer / Supervisor

Structural Engineer / Supervisor

Encl : As above.

Date :

(In Block Letter)

Signature of Owner

Name of Owner (Block Letter)

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

APPENDIX 'K'
[Regulation No. 7 (7)]
Form for Occupancy Certificate

To,

- i) Owner :-
- ii) Architect, Licensed Engineer
- Structural Engineer / Supervisor.

Sir,

The part / full development work / erection re-erection / or alteration in of building / part building No
on / in Plot No.. Block No. situated at Road /
Street. City S. No. Village completed under the
supervision of. Architect, Licensed Engineer/ Structural Engineer / Supervisor, / License No
. may be occupied on the following conditions-

- 1.
- 2.
- 3.
- 4.

A set of certified completion Plans is returned here with.

Yours faithfully,

Building Engineer,
Nagpur Improvement Trust Nagpur/
Municipal Corporation, Nagpur.

Office No.
Office Stamp.
Date

APPENDIX 'L'

[Regulation No. 7 (8)]

Form of Indemnity for part Occupancy Certificate

(On Stamp Paper)*

To,

Nagpur Improvement Trust/
Nagpur Municipal Corporation, Nagpur.

Subject:-

Sir,

While thanking you for letting me occupy a portion of the above building before acceptance of the Completion Certificate of the whole building for the plans approved in communication No. dated. Indemnity the Municipal Corporation of NMC / NIT against any risk, damage and danger which may occur to occupants and users of the said portion of the building and also undertake to take necessary security measures for their safety. This undertaking will be binding on me /us, our heirs, administrators and our assignees.

Yours faithfully,

Signature of Owner

Name of the Owner

(in block Letters)

Witness:

(Signature and name in block letters)

.

Address:

.

.

Date :

* Of such value as decided by the Commissioner.*

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

APPENDIX 'M'

Regulation No. (14 .2)]

LAND USE CLASSIFICATION AND USES PERMITTED.

* M-1 Purely Residential Zone - R 1 (Plot abutting on roads below 12 m. width In non -congested area and 9 m. in congested area except no shopping streets)

M-1.1 The following uses and accessory uses to the principal residential use shall be permitted in buildings or premises in purely Residential Zone:-

- (i) Any residences.
- (ii) Customary Home occupation, i. e. occupations customarily carried out by the members of household without employing hired labour and shall include stitching embroidery, button making, etc, with or without motive power. If motive power is used, the total electricity load should not exceed 1 H. P.
- * (iii) Medical and Dental Practitioner's Dispensaries including pathological laboratory, diagnostic clinics, polyclinics, to be permitted on any floor above. However, maternity homes, clinics, nursing home with indoor patients on ground or stilt floor or on first floor with separate means of access of staircase from within the building or outside, but not within the prescribed marginal open spaces in any case and with the special permission of Municipal Commissioner / Chairman, NIT.
- * (iv) Maternity Homes in independent buildings with the special written permission of the Commissioner I Chairman who will take into consideration the suitability of the site, size and shape of the site, means of access, water and sanitary arrangement etc, before granting the permission;
- (v) Professional Offices and Studies of residents of the premises and incidental to such residential use not occupying a floor area exceeding 20 sq. m.
- (vi) Educational Buildings including students' hostels, religious buildings, community halls and welfare centres and gymnasiums except trade schools.
- (vii) Public Libraries and Museums in independent structures restricted to ground floor.
- (viii) Club Houses not conducted as a business in independent structures restricted to ground floor.
- (ix) Parks which are not utilised for business purpose.
- (x) Bus shelters, Taxi stands.
- * (xi) Shops not more than 11 sq. m., pan shops, Dhobis Shops for collections and distribution of cloths and other materials for cleaning and dyeing establishments, Darnors, Tailors, Groceries, Confectionary and other general provisions. Hair dressing saloon and Beauty Parlour, Bicycle hire and repair; Vegetable and fruit stalls, Milk shops. Dispensaries, Floweriest, bangles and other articles needed by women, small bakeries, news paper stalls, tea shops.
- * (xii) This provision is deleted
- (xiii) Police Station, Telephone exchanges, Government and Municipal Sub -Offices, Post and Telegraph Offices, Branch offices of Banks with safe Deposit Vaults, electrical sub - stations, fire station. Civil Defence warden posts and First Aid posts along with Home guards and Civil Defence Centres, pumping stations and water Installations and ancillary structures thereof required to cater to the local area facing on road of width not less. than 12 m.
- (xiv) Petrol filling and service stations not employing more than 9 persons on sites not more than 1100 sq. m, on roads 9 m. and above with the special written permission of the Authority, and with

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

minimum clearance of 6 m. from all boundaries excepting road side for structure above and below ground and subject to all other regulations applicable to petrol filling stations.

- * (xv) Notwithstanding anything contained in these regulations Information Technology Establishment (ITE) (pertaining to software only) on the plots/ premises fronting on roads having width more than 9.00 mts. and above.

(xvi) Flour mill with special written permission of the commissioners, NMC / Chairman, NIT if

- (a) It is located on ground floor
- (b) Adequate care has been taken in structural design.
- (c) It does not cause any nuisance to the neighbour and residents of upper floor,
- (d) Power requirement does not exceed 7.5 kw., additional horsepower upto 10, may be granted with special permission of commissioner, NMC / Chairman NIT.

*M-2 RESIDENTIAL ZONE WITH SHOPLINES R-2 (Residential plots abutting on road having width 12 m. and above in non congested area and 9 m. and above in congested area except no shopping streets)

M-2.1 All Uses permitted in R1 zone shall be permitted in R 2 zone.

M-2.2 Uses permissible in Residential Zones with Shop Lines -

A building or premises with a shop line along a street in residential zones may be used only for the purpose indicated at M - 2. 2 . 1 subject to the following conditions ;

- * (a) The additional uses permissible here under shall be restricted to a depth of 12.00 m. measured from the building line and only on the ground floor of the building in the front portion abutting the street .
- * Such additional user shall in no case consume FSI of more than 0.5 in both congested and non-congested area except in buildings independent plots.

Notwithstanding anything contained above a pedestrianised shopping precinct extending to a depth of more than 12 m.(40 ft.) may be provided subject to the condition that no shop in such pedestrianised precinct shall be allowed to open directly on the road in front. The minimum width of pedestrian way provided shall be 3 m. clear of all step or projections and bollards shall be placed at the entrance of such pedestrian passage to prevent entry of vehicles provided further that satisfactory arrangements for natural or artificial ventilation are made as may be directed by the Authority.

- (b) Where the building or premises abut on two or more streets, no direct opening of such shop shall be permissible on the street on which no shopping line is marked; and street which is less than 9 m. in congested and 12 m. in non -congested area.
- (c) All goods offered for sale and brought for repair shall be displayed and kept within the building and shall not be kept in the passages or footpaths or roads.
- (d) No trade and business involving any danger of fire, explosion offensive noise, vibrations, smoke, dust glare heat or other objectionable influence may be allowed.

M-2.2.1 Use Provisions :

- (i) Stores or shops for the conduct of retail business including departmental stores, storage and sale combustible materials shall not normally be permitted except with the special permission of the authority.
- (ii) Personal service establishments : professional offices, Radio broadcasting stations, stadiums, telephone exchanges.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- (iii) Hair dressing saloon and beauty parlours.
- (iv) Frozen food lockers.
- (v) Hat Repair, Shoe repair and shining shops
- (vi) Shops for the collection and distribution of cloths and other materials for cleaning, pressing and dyeing establishments.
- (vii) Tailor shops not employing more than 9 persons and embroidery shops and button - hole making shops not employing more than 9 persons with individual motors not exceeding 1 H. P. and total H. P. not exceeding 3.
- (viii) Shops for goldsmiths, locksmiths, watch and clock repairs, bicycle rental and repairs, optical glass grinding and repairs, musical instrument repairs, picture framing, radio and household appliances repairs, umbrella repair and upholstery and diamond cutting and polishing not employing, more than 9 persons with individual motors not exceeding 1 H. P. and total H. P. not exceeding 3 H. P.
- (ix) Coffee grinding with electric motive power not exceeding 1 H.P.
- (x) The floor mills and grinder and production of stables.
- (xi) Auto part stores and show rooms for motor vehicles and machinery.
- (xii) Preparation and sale of stables in eating houses.
- (xiii) Sale of used or second hand goods or merchandise (not junk, cotton waste, rage or other materials of offensive nature).
- (xiv) Club houses or other recreational activities, conducted as business.
- (xv) Storage of furniture and household goods.
- (xvi) Repairs to all house hold articles (excluding auto vehicle).
- (xvii) Veterinary dispensaries and hospitals..
- (xviii) Supari and masala grinding / pounding not exceeding 10 H. P. 25 sq. m. with special written permission of Authority.
- (xix) Animal ponds.
- (xx) Repair, cleaning shops and analytical, experimental or testing laboratories not employing more than 15 persons in the industrial activity but not including cleaning and dyeing establishment using a cleaning or dyeing flued having a flash point lower than 60 degree C and machines with dry load capacity of 30 kg. for any establishment carrying on activities that are noxious or offensive because of emission of odour, dust, smoke, gas, noise or vibration or other-wise dangerous to public health and safety, provided that the motive power requirement of such establishment does not exceed 10 H. P.
- (xxi) Accessory uses customarily incidental to any permitted principal use including storage space, upto 50 percent of the total floor area used for the principal use.
- (xxii) Paper box manufacturing including paper cutting, not employing more than 9 persons, with motive power not exceeding 5 H. P. and area not more than 50 sq. m.
- (xxiii) Mattress making and cotton cleaning, not employing more than 9 persons with motivepower not exceeding 3 H.P. and area not more than 50 sq. m.
- (xxiv) Establishment requiring power for sealing tin, packages, etc. not employing more than 9 persons, with motive power not exceeding 3 H.P.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- (xxv) Art galleries, aquariums;
- (xxvi) Research experimental and testing laboratories not involving any danger of fire or explosion nor of any obnoxious nature and located on a site not less than 4 Ha. in area and when the laboratory is kept at least 30 m. from any of the boundaries of the site and the necessary residential buildings 30 m from the laboratory.
- (xxvii) Electronic industry of assembly type (and not manufacturing type) with special permission of the authority with following restrictions.
 - (1) Restricted on ground floor only with area not exceeding 50 sq.m.
 - (2) Total electric power inclusive of motive power and heating load not exceeding 5 H. P.
 - (3) Number of persons employed not exceeding nine.
- (xxviii) Restaurants, eating houses, cafeteria, ice - cream and milk bars.
- (xxix) Bakeries with no floor above, not occupying for production an area in excess of 75 sq.m. and not employing more than 9 persons provided that the power requirement does not exceed 3 kw.
- (xxx) Establishment for preparation and sale of eatables not occupying for production in area in excess of 75 sq. m. per establishment and not employing more than 9 persons. Sugarcane and fruit juice crushers not employing more than 6 persons with 1.5 H.P. with area not more than 25 sq.m. shall also come under that sub - rule.
- (xxxi) Printing press with aggregate motive power not exceeding 3 H.P. not employing more than 9 persons in the industrial activity and individual electric motors of not more than 2 H.P.
- (xxxii) Trade or other similar schools not involving any danger of fire or explosion nor of offensive noise, vibration smoke, dust, odour, glare, heat, or other objectionable influences;
- (xxxiii) Repairing garages not employing more than 9 persons and 2 H.P. motive power in the industrial activity with no floor above, with the special written permission of the Commissioner / Chairman.
- (xxxiv) Flour mills not using more than 10 H.P. motive power with no floor above, with the special written permission of the Commissioner;
- (xxxv) Battery charging and repairing, not employing more than 6 persons with an area not more than 25 sq.m. and not more than 2 chargers with power not exceeding 5 KW.
- (xxxvi) Photographic studies and laboratories with not more than 50 sq. m. area not employing more than 9 persons and not using power more than 3 H. P.
- (xxxvii) Showroom for Distribution and sale of LPG Gas; and
- (xxxviii) Coal - Fire - Shops.
- (xxxix) Diamond cutting and polishing not employing more than 6 persons with motive power not exceeding 1/ 2 H.
- (xxxx) Group medical centres on separate floors, preferably ground floor.
- (xxxxi) Residential Hotels and Lodging shall be permitted in independent building or parts of building, but on separate floors thereof with the special written permission of the authority who will see the suitability of the site, size and shape of building, means of access, water and sanitary arrangements, etc. before granting the permission.

- (xxxxii) Book Depot, Medicine and chemist shops.
- (xxxxiii) Where the commercial zone boundary or a street with shopping frontage is atleast 400 m. away, shops like general provision stores or foodgrain shop at the rate of 1 for 15 tenements may be permitted on the ground floor or in a semidetached -ground floor building with no other use over it, provided that the remaining area on the ground floor is utilised for parking purposes. Such shopping uses will not be permissible in more than two adjoining plots in any locality. Such shop uses will not cover more than 5 percent of the plot area. Such shops may be used for a frozen food shop or coal, grains shops, a ironing shop provision shop, vegetable shop for day to day demand;. milk vending shop, kerosene shop.
- * (xxxxiv) Business/ corporate office on any floor in addition the normal parking requirement as per Table 8 an additional strip for visitors parking in front setback as prescribed shall be kept.

Note. The authority may from time to time add to amend the above list with the approval of Director of Town Planning pune.

M-2.3 Uses to be permitted in independent premises / buildings.

The following uses shall be permitted in designated R2 Zone, which would be located in independent premises / building (different from the' restrictive uses in the shoplines of entrance floor (ground floor) with residential uses on upper floors

- (i) Drive - in - theatres, theatres, cinema houses multiplex, club houses, assembly or concert halls, dance and music studios and such other places of entertainment with the special written permission of the authority:
- (ii) Petrol filling service stations not employing more than 9 persons with the special written permission of the authority with provision of M - 1.1 (xiv)
- (iii) Trade or other similar schools;
- (iv) Bulk storage of kerosene and bottled gas for domestic consumption with the special written permission of the Authority.
- (v) Parking of automobiles and other light vehicles on open plots even as a business.
- (vi) Vegetable, fruit, flour, fish or meat market place with the approval of the authority.
- (vii) Boarding and lodging houses ;
- (viii) General Agriculture and Horticulture (including domestic poultry) upto the use of 20 birds per plot and with a space requirement of 0.25 sq. m. per bird.
- (ix) service industries (class "A") in service industries plot in R2 zone.
- (x) Photographic studios and Laboratories not using power more than 5 H.P. and employing not more than 9 persons, and
- (xi) Under takers,
- (xii) Correctional and mental institutions, institutions for the children, the aged or widows, sanatoria and hospitals in independent building facing on roads of width not less than 15 m. (except veterinary hospitals) with the special written permission of the Authority provided that those principally for contagious diseases, the insane or for correctional purposes shall be located not less than 45 m. from any boundaries.

Note: -The user of Cinema/ Drama Theatre shown as existing user on Development Plan should be regarded as designated user and in case of re-development of property, a similar user with similar or more capacity shall be provided alongwith any other

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

user that may be permissible in accordance with zoning applicable for the particular plot.

M-3 COMMERCIAL AREA/ZONE

M-3.1 In commercial zones, buildings or premises shall be used only for the uses and purposes given in M - 3.2 subject to the following conditions

- (a) all goods offered for sale shall be displayed within the building excluding passages;
- (b) when the commercial zone boundary falls short of a street, the frontage along such street shall not be permitted to be developed for uses which would not be permissible along such streets and ;
- (c) when user other than those permissible in a residential zone without a shop line (R1) have and access from the side or rear open spaces, the width of the such open spaces shall not be less than 7 m.

M-3.2 Use provisions :

- (i) Any use permitted in residential zone with shop lines R - 2, without area and floor restrictions. Club, business houses, veterinary- dispensaries, testing lab, paper and plastic packing bags and boxes manufacturing, mattress making.
- (ii) Pasturing and milk processing plant not employing more than 9 persons and 10 H.P. motive power with area not more than 50 sq. m. in these industrial activities
- (iii) Ice factories in independent buildings with area not more than 250 sq. m. and power not more than 5 H. P and number of persons employed upto 20.
- (iv) Business Offices and exchanges.
- (v) Whole -sale establishments with storage area not exceeding 200 sq. m. subject to five protection requirements.
- (vi) Printing, book binding, engraving and block making on an unrestricted scale regarding area and motive power, if the same area in an independent building, subject to any special conditions to be prescribed by the Authority in the interest of the adjoining development.
- (vii) Major Public utility buildings.
- (viii) Headquarters organisations.
- (ix) Cleaning and pressing establishments for cloths and not employing solvents with a flash point lower than 60 degree C: machines with dry load capacity exceeding 30 kg. and more than 9 persons and provided that the total power requirement does not exceed 4 KW.

M-4 SERVICE INDUSTRIES ZONE.

M-4.1 Service Industries Class A - The Service Industries of A Class may be permitted in independent building (independent designated plot) in R2 and Commercial zones along with the limitation of area permitted, maximum number of persons to be employed, maximum permissible power requirement and the special conditions if any as given in Table No. 33 for service industries.

However, Service Industries Class A may also be permitted in R-2 Zone with residential shop lines in conformity with regulation No. M-2.2.1.

M-4.2 Service Industries Class B in zone I : The Service Industries of Class B to be permitted in separate independent plots carved out with due approval to the layout in consultation with the Director of Town Planning. Further watchman's quarters, canteen, banking spaces can be permitted within the premises of the building for Service Industries in Zone.

M-4.3 Information technology establishment shall be permitted in Industrial zone and services industrial estates on all plots fronting on roads having width more than 12 metres.

M-5 INDUSTRIES ZONE.

M-5.1 Industries shall include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated, assembled or processed, for example, assembly plants, laboratories, dry cleaning plants, power plants, pumping station; smoke houses laundries, gas plants, refineries, dairies and saw - mills.

M-5.2 Use Provisions in Industries Zone -

Building or premises in industries zone may be used for any industrial and also accessory uses like banks, canteens, welfare centres and such other common purposes considered necessary for the industrial workers, except for any dwelling other than dwelling quarters of watchman, caretakers or other essential staff required to be maintained on the premises as may be allowed by the Commissioner/ Chairman.

The following industries may be permitted only with the special permission of the Commissioner / Chairman who may grant it after such scrutiny as may be necessary to ensure that the location is appropriate and is not likely to cause insurance and hazard to adjoining owners. Before granting any such permission, Commissioner / Chairman may prescribe special condition about minimum size of plot and minimum buffer open spaces from the industrial building/ industrial use space which shall not however be less than 25 m. (75 ft.)

- (i) Acetone manufacture;
- (ii) Acetylene gas manufacture and storage;
- (iii) Acid manufacture;
- (iv) Air-crafts (including parts) manufacture;
- (v) Alcohol manufacture;
- (vi) Ammonia manufacture;
- (vii) Aniline Dyes manufacture;
- (viii) Arsonal.;
- (ix) Asphalt manufacture or refining;
- (x) Automobiles, trucks and trailers (including parts) manufacture and engine re-building, except motor body building not employing pneumatic rivetting ;
- (xi) Blast furnace ;
- (xii) Bleaching powder manufacture;
- (xiii) Boiler works manufacture or repairs; excepting repairs to boilers with heating surface not exceeding 5 sq.m.
- (xiv) Brick, tile or terra cotta manufacture ;
- (xv) Building materials such as prefabricated houses, composites wall boards, partitions and panels manufactures
- (xvi) Carbide manufacture ;
- (xvii) Caustic soda and compound manufacture;
- (xviii) Celluloid or cellulose manufacture or treatment and articles manufacture;
- (xix) Cement manufacture;
- (xx) Manufacture of charcoal and fuel briquettes;
- (xxi) Coke manufacturing ovens;

- (xxii) Chlorine manufacture ;
- (xxiii) Concrete products manufacture including concrete central mixing and proportioning plants;
- (xxiv) Cotton ginning, cleaning, refining or pressing and manufacture of cotton wadding or lint, except cotton cleaning for the purpose of preparing mattresses;
- (xxv) Concrete manufacture or treatment;
- (xxvi) Disinfectants manufacture, except mixing of prepared dry ingredients;
- (xxvii) Distillation of bones, coal or weed ;
- (xxviii) Dye stuff manufacture except mixing of dry powders and wet mixing ;
- (xxix) Exterminator or post poison manufacture, except mixing of prepared ingredients
- (xxx) Emery cloth and sand paper manufacture;
- (xxxi) Explosive or fire works manufacture or storage except storage in connection with retail sale ;
- (xxxii) Fat vendering.
- (xxxiii) Fertilizer manufacture
- (xxxiv) Film photographing manufacture;
- (xxxv) Flour mill with motive power exceeding 25 H.P. grain crushing or processing mill with motive power exceeding 50 H. P. massala grinding mill with motive power exceeding 15 H.P. or a combination of any of the above mills with aggregate motive power exceeding 60 H.P. and each one mill using motive power in excess of the above limits ;
- (xxxvi) Forges, Hydraulic and mechanically operated;
- (xxxvii) Garbage offal or dead animals reduction, dumping or incineration ;
- (xxxviii) Gas manufacture and storage in cylinders except manufacture of gas as an accessory to a permissible industry;
- (xxxix) Glass manufacture except manufacturing of glass products from manufactured glass ;
- (xl) Glue, sizing material or gelatine manufacture;
- (xli) Graphite and graphite products manufacture;
- (xlii) Gypsum or plaster of paris manufacture;
- (xliii) Hair, felt, fur and feather, bulk processing, washing; curing and dyeing ;
- (xliv) Hydrogen and oxygen manufacture
- (xlv) Industrial alcohol manufacture;
- (xlvi) Printing Ink manufacture;
- (xlvii) Junk (iron, aluminum, magnesium or zinc) cotton waste or gas storage and baling;
- (xlviii) Jute, hamp, sisal, coir and cokum products manufacture
- (xlix) Lamp black, carbon black or bone - black manufacture;
- (l) Lime manufacture,
- (li) Match manufacture;

- (lii) Metal foundaries with an aggregate capacity exceeding 10 tons a day;
- (liii) Metal processing (including fabrication and machinery, manufacturing), factories employing such machine tools or processes as power hammer , forging machine pneumatic drilling or rivatting sheet working with heavy sledge hammers etc., or processes expressly prohibited herein ;
- (liv) Metal finishing, anamelling, anodizing, japanning plating, galvanising, lacquering, grinding, polishing, rust proofing and heat treatment;
- (lv) Paint, oil, shellac, turpentine or varnish manufacture except manufacture of edible oils and paint making (not including turpentine or varnish making);
- (lvi) Oil cloth or linoleum. manufacture, excepting waterproofing of paper or cloth;
- (lvii) Paper cardboard or pulp manufacture;
- (lviii) Petroleum or its products refining or wholesale storage;
- (lix) Plastic materials and synthetic resine manufacture
- (lx) Pottary or ceramics manufacture other than the manufacture of handicraft products only ;
- (lxi) Potash works ;
- (lxii) Tyrexilin manufacture or products;
- (lxiii) Rolling mills ;
- (lxiv) Rubber (natural or synthetic) or gutta porcha manufacture except manufacture of latex goods and small rubber product and synthetic treated fabrics, such as washers, gloves, footwear, bathing caps, atomizers, houses, tubings, wire insulation toys and balls; but including manufacture of types and tubes ;
- (lxv) Salt works except manufacture of common salt from sea water
- (lxvi) Sand, clay or gravel quarrying except under government municipal agencies or control ;
- (lxvii) Smelting, reduction, refining and alloying of metal and metal ores except of rare and precious metals
- (lxviii) Soap manufacture other than cold mix;.
- (lxiv) Soda and compound manufacture;
- (lix) Starch, glucose or dextrine manufacture;
- (lxxi) Stock yard or slaughter of animals or fowl except the slaughter of fowls, incidental to a retail business
- (lxxii) Stone crushing and quarrying;
- (lxxiii) Shoe polish manufacture;
- (lxxiv) Sugar manufacture or refining;
- (lxxv) Tallow, grease or lard manufacture;
- (lxxvi) Tanning, curing or storage of raw hides or skins
- (lxxvii) Tar distillation or manufacture;
- (lxxxviii) Tar products manufacture;
- (lxxix) Textile manufacture exceeding 50 H.P. total

- (lxxx) Vegetable oil manufacturing and processing plants;
- (lxxxix) Wood and timber, bulk processing and wood working including sawmills and mills excelsior Plywood and veneer and wood preserving treatment except the manufacture of wooden articles with saw or machine;
- (lxxxii) Wax products manufacture from paraffin;
- (lxxxiii) Wool pulling or scouring;
- (lxxxiv) Yeast plant ;
- (lxxxv) In general these uses which may be obnoxious or offensive by reason of omission of odour, liquid effluvia, dust, smoke gas, noise, vibration or fire hazards ;
- (lxxxvi) The Commissioner/ chairman may, from time to time, add to, alter or amend the above list; with the approval of Director of Town Planning, Pune.

M-5.3 Use provision in Special Industries Zones:

- (i) Fertilizer manufacture from organic materials provided however, that these provisions shall not apply to the manufacture of fertilizers from previously processed materials which have no noxious adours or fumes and which do not produce noxious odour or fumes in the compounding or manufacture thereof ; .
- (ii) Sulphurous, sulphuric, citric, nitric, hydrochloric or other corrosive acid manufacture or their use or storage except as accessory to a permitted industry;
- (iii) Blast furnace;
- (iv) Ammonia manufacture;
- (v) Incineration, reduaction or dumping of offal, dead animals garbage or refuse on commercial basis or the establishment of loading and transfer platforms except where restricted, regulated or controlled by duly constituted Government or Municipal authorities having the power to restrict, regulate or control the same,
- (vi) Tar distillation or manufacture ;
- (vii) lime manufacture;
- (viii) Manufacture of explosive or inflammable products of Cellulose,
- (ix) Celluloid manufacture or treatment;
- (x) Manufacture of photographic films;
- (xi) Cement manufacture;.
- (xii) Coloring manufacture;
- (xiii) Bleaching powder manufacture ;
- (xiv) Gelatine or glue manufacture or processes involving recovery from fish or animal offal;
- (xv) Aluminium, magnesium tin, copper, zinc or iron smelting;
- (xvi) Manufacture or storage of explosives of fire works;
- (xvii) Match manufacture;
- (xviii) Fat rendering;
- (xix) Candle or paraffin wax products manufacturing;
- (xx) Fat, tallow grease or lard refining or manufacturing ;
- (xxi) Manufacture of explosive or inflammable product or pyroxyilis ;

- (xxii) Fyroxylis manufacture;
- (xxiii) Dyestuff manufacture;
- (xxiv) Turpentine, varnish or size manufacture or refining ;
- (xxv) Gypsum plaster or plaster of paris manufacture;
- (xxvi) Drive-in -Theaters, cinema or theaters, subject to provision of separate entries and exits for the cars, required sanitary and water supply arrangement, car parking as per rules in force.

M-5.4 Non -viable plots in Industries Zone.

If some plots or parts thereof become unbuildable for factory purpose because of restrictions due to zonal setback regulations the following users may be permitted on such plots.

- (i) Petrol Pumps and Service Station.
- (ii) Parking lots.
- (iii) Electric Sub - station.
- (iv) Building of public utility concerns except residence.
- (v) The branches of Scheduled Banks.
- (vi) Service Industries.
- (vii) Storage Buildings.

M-5.5 In case of the Special Industrial Zone, the users which are permitted in General Industrial Zone may be permitted in the set-back distance of 52.5 m. provided such industries are located 22.5 m. away from the boundaries of the zone.

M-6 Use Permitted in AGRICULTURAL ZONE / NO DEVELOPMENT ZONE-

The following uses shall be permitted in Agricultural Zone :-

- (i) All agricultural uses including stabling of buffaloes subject a limit of 10 cattles per hectare, providing the accessory building, tents, pigsties and stables.
- (ii) Garden and Poultry Farms.
- (iii) Forestry I Nursery.
- (iv) Golf Clubs and Links.
- (v) Public Parks, Private parks; play fields, Summer camps for recreation of all types.
- (vi) Race tracks, and shooting ranges
- (vii) L.P.G. gas Godown subject to the following conditions
 - (1) Minimum area of the plot shall be 2000 sq. mt.
 - (2) Maximum permissible F.S.I. shall be 0.2.
 - (3) Only ground floor structure shall be permitted.
 - (4) No Objection Certificate from the Controller of Explosives and the chief fire officer shall be submitted along with the proposal.
 - (5) Any additional condition as may be imposed by the Commissioner/ Chairman.,
- (viii) Brick, tile or pottery manufacture.
- (ix) Fish Farming.
- (x) Sand clay or gravel quarries.

- (xi) Storage and drawing of fertiliser.
- (xii) Public utility establishments such as electric substations, receiving stations sewage disposal, water works alongwith residential quarters for essential staff for such works proposed to be located in the zone.
- (xiii) farm houses subject to following conditions:-
 - (a) The land in which it is constructed is actually put under agricultural use.
 - (b) Farm house shall be permitted by Commissioner/ Chairman only after the requisite permission for farm house is obtained by the owner from the Collector under the provisions of Maharashtra Land Revenue Code and attested certified copy is attached with the application under Section 44 of the M. R. and T P. Act, 1966.
- (xiv) Swimming 'pools / sports and games, health .clubs, cafe taria,. canteen, tennis courts, etc.
- (xv) Amusement park.

Note :- Maximum floor space area shall not exceed 4% of the total plot area with only ground floor without still its.

The minimum area for such user shall be 0.4 Ha. and 400 trees per Ha. shall be planted on such plot.

M.7 Uses permissible in Public /semi public Zone.

- (1) Primary School, High School, all sorts of educational College Technical School /College, Educational Complex, Hostel for students essential staff quarters.
- (2) Hospital, Dispensary, Maternity Homes, Health Centre, Complex of such uses, Dharmashala for the visitres to patients, essential staff quarters, veterinary hospital, auditorium exhibition hall, and gallery.
- (3) Training institutions, Home for aged, essential quarters.
- (4) Government/ Semi -Government/ Local self Government offices, Court buildings, essential staff quarters.
- (5) Post Office, Telegraph office, Telephone Exchange, Roads station, Complex of such uses, Staff quarters and similar public /Semi , public uses.
- (6) Library, Mangal Karyalaya, Gymnasium, Gymkhana, Water tanks, Stadium, Community hall, Religious Temple, masques, Church, etc.

Note :- (i) In the education complex, Primary school, High School, all types of colleges, technical schools, colleges/ all types of Medical education and students' hostels and essential staff quarters shall be permitted.

(ii) With prior approval of Director of Town Planning, Pune the Chairman, N. I. T. Commissioner N. M. C. shall include other items of public interest in the list which are not covered in the above list.

(iii) Besides above uses, commercial use shall be permitted as give in the table below.

Area of Plot			Permissible commercial use in percentage
Up to 1000 sq. mt.	..	..	7.5%
1001 to 2500 sq. mt.	..	..	10%
2501 to 4000 sq. mt.	..	..	12%
4000 sq, mt. and above	..	..	15%

Commercial use shall be allowed on following conditions :

- (A) Convenient shopping, branch of bank small hotels etc. shall be permitted but shops / hotels for wine, pan, cigarette, tobacco, lottery tickets and such others which do not serve public purpose similarly domestic gas shops/ godowns which are dangerous to public health shall not be permitted.
- (B) The income from such a commercial uses shall be utilised for main users for which the Development has taken place or would taken place or would take place.
- (C) Such a commercial development shall take place in such a way that it shall not affect the view of the main development on the land, similarly such a commercial user shall be permitted upto 50 % length of the plot.
- (D) The Planning Authority shall ascertain that for parking places and for traffic, sufficient area is kept in the plot.
- (E) Additional F. S. I. shall be allowed only on the plot area remained after deducting the plot area utilised for commercial user.
- (F) The Planning Authority shall not allow sub - division of S. N. / Gat No. / Plot No. on which such a Development which may cause/ has take place/ would take place.
- (G) The commercial user is permitted upto a depth of 12 m.
- (H) The land owner / developer / institution shall give guarantee in witting to the Planning Authority for following all the stipulated conditions scrupulously.
- (I) The plots in which there is an existing development; such commercial use shall be restricted to max. 20% of the balance potential.

APPENDIX 'N'

(By Regulation No. 15.1)

*** N-1 OPEN SPACES AND AREA HEIGHT LIMITATIONS IN CONGESTED AREAS AND ABADI AREA AS SHOWN ON DEVELOPMENT PLAN AS MAY BE SPECIFIED IN THESE REGULATIONS.****N-1.1.1 GENERAL :**

Area included in the congested area shall be intended mainly for residential purpose excepting areas reserved for public purpose or municipal purposes in the Development plan and areas in which it would be expedient to acquire for the said purposes, but not so designated.

All other users as listed out under residential use in land Use Classification Order, shall be permitted in the congested areas.

N-1.1.2 RESIDENTIAL:

Floors Space Index.

- * (a) The permissible FAR for plots upto 1000 sq. mt. area shall be 1.00 and more than 1000 sq. mt. area 1.25 for purely residential and also mix residential and commercial or other use.

Provided further that in the redevelopment scheme of a property in congested area.

- (I) The, size .of the tenements in redevelopment scheme should not be smaller than 15 sq. mt. and larger than 55 sq. mt. in area.
- * (II) Where the No. of existing tenements exceeds the permissible density of 250 tenements per Ha., the development scheme should accommodate all the existing tenements, as far as possible subject to condition the proposed FSI does not exceeds 25% above the permissible FSI of 1.00
- * (III) Where the existing tenement density is less than 250 tenements per Ha., the redevelopment scheme may accommodate the No. of tenements so that the FSI exceed 1.00 and the tenement density does not exceed 250 per Ha.
- * (b) Front Open Spaces - The minimum set back from the existing or proposed road shall be as under:-
- (i) For streets 7.5 to 12 m. in width - 2.00 m.
- (ii) For streets. 12 m & above in width - 3.00 m.
- (iii) Side & rear open spaces shall be as below.:

* Resi. Plot Area	Sides	Rear
Below 180 sq. mt.	1.00 m.	1.00 m.
Above 180 & below 270 sq. mt.	2.00 m.	2.00 m.
Above 270 sq. mt.	3.00 m.	3.00 m.

For common wall construction depth or/ and width shall not be more than 8 mts.

- * (iv) for streets less than 7.5 mts. In width, no setback shall be prescribed subject to condition that no lane shall be less than 4.5 mts. in width clear of structural projection. For lanes less than 4.5 mt width a setback of 2.25 mt. shall be prescribed from the centre line of such lane. Streets less than 4.5 mt shall be treated as lanes only. When they served as access to the properties fronting on them. Where the

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

streets, despite their narrowness, form part of traffic circulation system, widening shall be proposed and normal set back mentioned above shall be applied.

* (v) Structural projections such as balconies, cornices, weather sheds, roof Projections etc. shall be allowed in the setback distance prescribed above as per regulation No. 15.4

(c) Height- The height of the building shall not be more than 18m. and shall also be governed by the width the road in front as per regulation No. 15.5.

(d) Ground Coverage-The maximum ground coverage shall be 2/3rd of the plot area

* N-1 1.3 Educational, Public Health and Charitable Buildings;

(a) Floor Space Index.-Normally, the FSI permissible for above buildings would be 1.00 However, in case of special circumstances additional FSI upto 50% may be permitted on 1.00 i. e. upto the maximum of 2.50 in consultation with government.

(b) Open Space - For other buildings FSI shall be 1.5 and open spaces of 3 mts on all sides.

* N-1.1.4 Pathway for access to the internal building or interior part of the building ;

The pathway shall not be less than 3.6m. (12 ft) in width and no portion of any building shall overhang or project below a height of 3.6m. from the surface of such passage if length of such passage or the No. of buildings served by such passage requires such extra width or such clear height to be provided in the opinion of the Commissioner/ Chairman.

* N-1.1.5 The provisions of N-1.1.2, N-1.1.3 and N -1.1.4 may be relaxed by the Commissioner /Chairman in special circumstances. However, if the width of property is less than 3.6m. (12 ft) the entire ground floor shall be on Stilts.

* N-2 **Open Spaces and Area and Height limitations for buildings situated outside congested area.**

N-2.1 Residential Buildings.:-

(a) The provisions as, given in Table 28 shall apply for the residential buildings, residential cum office or shop buildings permissible in non congested areas and residential buildings permissible in industrial areas.

(b) minimum distance between main and accessory building - A clear distance of at least 1.5m. shall be left between the main building and any accessory building such as an outhouse, garage, etc. constructed in one building plot.

(c) Number of main and single storied accessory buildings in a plot. - Only one main building either altenement house or a block of flats or a dwelling hours together with such outhouses, garages. etc. as are reasonably required the bonafied use and enjoyment of the occupants or such main building and their domestic servants and which shall not be separately let out, shall be permitted to be erected in any plot. These provisions are not applicable to group housing schemes. Provided that these restrictions shall not prevent erection of two or main buildings together with incidental constructions mentioned above on the same plot equal to the number of multiples of the minimum size of building plot as laid down under Table 28, if the area of the plot is twice, thrice or more as the case may be.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

TABLE NO. 28

REAR / SIDE MARGINS / TENEMENT DENSITIES / HEIGHTS OF DIFFERENT CATEGORIES IN NON - CONGESTED RESIDENTIAL ZONES

Sr. No.	Description of Road	Min Plot Size in sq. mt.	Min Frontage in mts.	Min. setback from Road front in meters	Min. side and rear Open space in metres	Max per misible ground coverage	FSI	Tenement Density	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1	National/ State Highway or Roads as specified by the Municipal Commissioner / Chairman	750	18	6 m. from D.P. road line.	As per regulation No. 15 subject to Min of 3 m.	deleted	deleted	250 tenements per Ha.	
2.	M.D.R./O.D.R. and other roads 24 m. wide and above.	600	18	4.5 m. for purely residential tenements and 6 m. for other uses on ground floor	-do-	deleted	deleted	-do-	
3.	Roads of width below 24m. wide and up to 15m.	500	15	-do-	-do-	deleted	deleted	-do-	
4.	Road of width below 15 m. and above 9 m.	250	12	4.5 m 6.m for other users	-do-	deleted	deleted	250 tenements per Ha.	
5.	Road of width 6 m. to 9 m.	250	12	3m.	-do-	deleted	deleted	-do-	
6.	Road of width 12m. and below	125	8 to 12	3m.	(i) 2.25 m. on one side in case of semi detached. rear margin 3 m. (ii) 3 m. from side and rear margin in case of detached plots.	deleted	deleted	(i) G+ 1 (ii) G+ 2	In case of categories 6,7 and 8 marginal distance of any building Shall be min 3m. from peripheral boundary of the layout.

.....Table 28 Cont.

.....Cont. Table 28

REAR / SIDE MARGINS / TENEMENT DENSITIES / HEIGHTS OF DIFFERENT CATEGORIES IN NON - CONGESTED RESIDENTIAL ZONES

Sr. No.	Description of Road	Min Plot Size in sq. mt.	Min Frontage in mts.	Min. setback from Road front in meters	Min. side and rear Open space in metres	Max permissible ground coverage	FSI	Tenement Density	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
7.	Row housing on roads of width 12m. and below	50 125	4 to 8	3	side margin 2.25 rear margin 1.5	deleted	deleted	G+1	
8.	Row housing for L.I.G.	20 50	4	1 m. from pathway 2.25 m. from road boundary	do	deleted	deleted	400 tenements per Ha. Size of the tenements should be between 20 and 30 sq. mt.	E.W. S./

- NOTE:(1) Subject to the condition that a row housing plot at the junction of two roads shall be larger to maintain the set back from both roads and subject to the condition that not more than 8 and less than 4 plots shall be allowed in each block of the road, each block shall be separated from the other by 6 m. and building shall conform to a type to be approved by the Nagpur Municipal Corporation / NIT.
- (2) Subsidiary structures such as car park, garage, outhouse, independent sanitary block, etc. shall not be permitted in plot having area below 250 sq. mt. No garage shall be permitted in a building having stilt or basement provided for parking.
- (3) Tenement size means the total built up area including thickness of walls and internal passage, etc. but excluding common corridors, passages and staircases, lift rooms, etc.
- (4) Construction of ottas, steps, railings, barricades or supporting columns for canopy or poarch shall not be allowed in front marginal open space. However, steps may be permitted within 1.2 m. from the building line.
- (5) In case of weaker section Housing Scheme providing all tenements or 30 sq. mt. each or less, a tenement density upto 300 tenements per Ha. will be allowed.
- (6) In case of group housing scheme, net plot area shall be 3 / 4th of the gross area and number of permissible tenements shall be, calculated accordingly. In case of Group Housing Scheme, the net plot area for the purpose of calculating the buildable area or permissible number of tenements shall be the actual net area of the plot i.e. the gross area less the area under roads, passages, pathways, access etc. and the area of open space and other amenity space required as per layout and sub - division regulations.
- (7) All the plot mentioned in the table for categories 1. to 5 are minimum. In cases where actual size of the plot is more, then the provisions for the respective plot sizes would be made applicable irrespective of road widths on with the plot fronts.
- *(8) Shops and other commercial uses not having an opening on road side will be permitted upto 0.50 FSI in case the plots front on roads of width 12m and above; provided that the off-street parking provision is made as per the rule with a provision of additional visitors parking in front margin of the building. The parking space must be levelled mettalled placed as directed by the Municipal Corporation / NIT.
- (9) R-1 shops will be permitted only on the plots fronting on roads having width from 6 m. to 9 m. with a front 7.5 m.
- (10) Only residential users shall be permitted on plots fronting on roads with width less than 6 m.
- (11) With the special permission of the Commissioner / Chairman, shopping luses and departmental stores may be permitted on the entire ground floor of the building, subject to the following conditions
- (i) The side and rear marginal open spaces shall not be less than 9 m. in width.
- (ii) No back - to- back shops would be permitted unless they are separated by a corridor of at least 1,8 m . in width which shall be properly lighted and ventilated.
- (iii) All goods offered for sale or displayed should be within the premises comprising the shop and should not be kept in the passages or open spaces.

Provided that such shopping users and department stores may be permitted in the entire building where the whole building is in occupation of one establishment or of a co-operative society only and subject to the above conditions.

- *N - 2.1.1. Where substandard plots partially constructed have either granted or leased out by NIT or from approved layouts by Govt. NIT / NMC prior to publication of these regulations in Maharashtra Govt. Gazette (i. e. before 9th March 2000) shall be honoured & for these plots front, side and rear margins shall be considered as mentioned in Table No. 28 (a) and 28 (b) In no case FSI shall exceed more than one.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

*** (a) For Residential Zones**

Table 28 (a) for residential Zones

Sr. No.	Category and road width and description of housing	Minimum front space from the road front in m.	minimum rear open Space in m.	minimum side open Space in m.	F.S.I.
1	2	3	4	5	6
1	National Highways State Highways.	**24.5 m. From centre line of highway or as prescribed by Highway Authority from time to time or 4.5m. from plot boundary Whichever is more	3m.	3 m.	1.0
2	Roads more than 9 m. width	4.5 m.	3m.	3m.	1.0
3	Roads of 9 m. and below.	3.00 m.	3m.	3 m.	1.0

**24.5 m. for national highway.

NOTE 1 : Plots abutting 6 m. wide road and below in E. W. S. Components of U. L. C. Scheme and NIT and NMC marginal spaces will be as per their respective schemes and rules.

* NOTE 2 : The front set back for already existing layout roads shall be as per existing Schemes by these rules, provided it is more than what is prescribed by these rule.

* (b) Open space for tower like structure:

(i) Open spaces for tower like structures, tower like structures may be permitted only with 6 mtrs minimum open space at ground level and tone set back at the upper level provided that the total height does not exceed 24 mts. In case of tower of Government and public importance, height more than 24 mts. or whatsoever reason shall need no objection from Director, micro wave project, Nagpur Telephone. This is not an exemption of provision in Table No. 28 (b)

*** TABLE 28(B)-Open spaces for different heights of Building for light and ventilation.**

Sr. No.	Height of Buildings in Meter	Open spaces around building Exception front of Plot in meter
1	13	3
2	16	4
3	19	5
4	22	6
5	24	7

Note: If the length or depth of the building exceed 40 mts. add to column (3) 10% of land of depth of building minus 4.0 m.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- (ii) Open spaces separate for each building or wing the open spaces required under these byelaws shall be separate or distinct for each building and where a building has two or more wings, each wing shall have separate or distinct open spaces according to these byelaws for the purpose of light and ventilation of the wing.

N-2.1.2 Floor area ratio--- Residential and residential cum office / shop building permissible in non congested areas shall have maximum floor area ratio 1.00 and for plot above 1000 sq. mts. the F.A.R. shall be 1.25.

N-2.2 Institutional buildings (Hospital, Maternity Homes Health Club)

- (a) Built - up - area: The built - up area shall not be more than 1 /3rd of the area of the plot.
- (b) F. S. I. the maximum FSI shall be 1 .
- (c) There shall be minimum open space of 6 m. on all sides.

N-2.3 Educational Buildings -

- (a) Built - up - area - Maximum permissible built - up area shall not be more than 1 / 3rd of the plot area.
- (b) FSI -Maximum FSI shall be 1.
- (c) Minimum open space .- 6 m. on all the sides from boundaries.

N-2.4 Cinema Theatres I Assembly Halls.

- (a) Open spaces.
 - (i) Front set back - A set back of 12 m. from road shall be left.
NOTE - Further in cases of plots facing National Highway, state Highway and Major District Roads the building line shall be according to ribbon development rules or 12 m. from plot boundary whichever is more.
 - (ii) Side and Rear Open Spaces.- Side and rear marginal distances to be left shall be 6 m. The above shall be exclusive of parking spaces, subject to regulations No. 16.
- (b) F. S. I. shall be one:- The minimum distance between boundary of the site for cinema theatre / assembly halls and boundary of educational, institutional and other Government business buildings shall not be less than 60 m.
- (c) Minimum width of access road shall be 15 m.

N-2.5 PUBLIC ENTERTAINMENT HALL / MANGAL KARYALAYA AND LIKE BUILDINGS:

- (a) F.S.I. :- Maximum F.S.I. shall be 1
- (b) Access Roads :- The minimum width of access roads shall be 15m. and the plot shall a but on this road.'
- (c) Open spaces.
 - (i) Front open space - 12 m.
 - * (ii) From all the three boundaries - 6 m.

N-2.6 PETROL FILLING STATION WITH OR WITHOUT SERVICE BAYS:-

- (a) The plot on which a petrol filling station with or without service bays is proposed shall be an independent plot on which no other structure shall be constructed.
- (b) Petrol filling stations shall not be permitted within a distance of 90 m. from any junction of roads.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- (c) Petrol filling station shall not be sited on the convex side of a road curve. In case the curve is not very sharp and cars moving out of the station are completely visible to the traffic from a distance of at least 90 m. and vice versa, a petrol station may be permitted on such a convex curve.
- (d) Petrol station shall not be sited within a distance of 90 m. from the nearest gate of a school, hospital, theatre, place of assembly or stadium.

N-2.7 BUILDING IN COMMERCIAL ZONE

- (a) Means of Access :- When two or more buildings are constructed in the same plot, every building shall be provided with independent means of access of not less than 6 m. width. The means of access shall not be considered as part of marginal open spaces required to be left around the buildings.
- * (b) Plinth Area :- Maximum plot coverage shall be 1/2 of the plot size.
- * (c) FSI for buildings out side congested area in commercial zone the maximum FSI permissible shall be 2.00 for commercial cum residential user and 2.50 for purely commercial the purpose of FAR net area of land excluding open spaces and area covered by internal roads shall only be considered.
- (d) Open Spaces :- Marginal open spaces along periphery of land or plot shall be 4.5 m. minimum, provided that in case of land / plots fronting on classified roads, set - back prescribed under Ribbon Development Rules or 4.5 m. whichever is more shall be observed excluding congested area where marginal distances shall be as per regulation No. N -1 and Ribbon Development Rules.

NOTE :- The provisions of note under regulation No. N -2.4 (I) shall apply for front open space in the case of storage buildings.

N - 2.8 INDUSTRIAL BUILDINGS

- (a) Minimum plot area height limitation for industrial building shall be as per the Table given below.

**TABLE NO. 29
AREA HEIGHT LIMITATIONS FOR INDUSTRIAL BUILDING**

Sl. No.	Plot Size In Sq. Mtrs.	Max. Built up Area (%)	Min. Marginal Front open Spaces in Mtrs.	Min. Side rear Marginal Spaces	Min. Width of Plot in Mtrs.
1	300 to 500	50	5	3	15
2	501 to 1000	50	6	4	20
3	1000 to 2500	50	6	4.5	25
4	2501 to 5000	50	6	6	35
5	5001 and above	50	6	9	50

Note : In case of plot fronting on highway's building shall be set-back or distance of 25 m. from the centre line of the highway and or 6 m. from the boundary of road boundary (R/W) whichever is more.

- (b) In Industrial Zone, actual factory or workshop Building and storage or godown shall not be constructed within distance of 10 m., 25 m. from the boundary of industrial zone and special industrial zone respectively, such distance shall be measured from the opposite edge of the road where the zone abuts on an existing or proposed road. Provided further that ancillary building such as essential staff quarters, canteen, garages electricity stations, water tanks etc. may be permitted in such open spaces provided a minimum distance of 10 m. is left free from the boundaries.
- * (c) "FAR Permissible shall be 2.00 for mixed user & 2.5 for purely industrial user"

N- 2.9

ADDITIONAL FSI IN CERTAIN CATAGORIES :-

- (a) Additional Floor space index which may be allowed in certain catagories.

(1) ROAD WIDENING AND CONSTRUCTION OF NEW ROADS:

The Commissioner/ Chairman may permit additional FSI on 100 per cent of the area required for road widening or for construction of a new road proposed under the Development Plan. If the owner (including the lessee) of such land surrenders such land for road widening or new road construction without claiming any compensation in lieu thereof and hands over the same free of encumbrances to the satisfaction of the Commissioner/ Chairman. Such 100 per cent of the FSI on land so surrendered to the corporation /NIT will be utilisable upto a limit of 40 per cent of the area of the plot remaining after such surrender and the balance F.S.I. remaining there after shall be allowed to be utilised as a Development Right in accordance with the rules regulating Transfer of Development Rights (TDRs). Thereafter, the road shall be transferred in the city survey records in the name of the Corporation / NIT and shall vest in it becoming part of a public street. Provided that this concession shall not be granted in respect of roads in the areas of Town Planning Scheme unless further widening thereof is proposed.

(2) BUILDING OF EDUCATIONAL AND MEDICAL INSTITUTIONS AND INSTITUTIONAL AND STARRED CATEGORY HOTELS :

The Commissioner / Chairman may with the previous approval of the Government and subject to payment of premium as may be fixed by Government and such other terms and conditions as it may specify, permissible FSI may be permitted to be exceeded in non - congested areas in respect of educational, medical and institutional buildings of Government or public Authorities or of registered public charitable trusts, three star, category hotels built on independent plot and under one establishment and approved by the department of tourism. Provided the maximum additional FSI over the prescribed normal FSI admissible under these regulations shall not exceed-

- (i) 50 per cent in the case of educational, medical and institutional buildings; and
- (ii) 50 per cent in the case of three, four and five star catagory hotels as stipulated under regulation.
- (iii) Provided further that no condonance in the required open spaces, parking and other requirements as in these regulations shall be allowed in the case grant of such additional FSI.
- * (iv) Such additional F.S.I Shall not make the total available F.S.I. more than 2.50 on any plot or land.

(3) BUILDING OF GOVERNMENT AND SEMI-GOVERNMENT OFFICE AND PUBLIC SECTOR UNDERTAKING :- _

The Commissioner / Chairman in consultatian with government may permit the prescribed loor space indices to be exceeded by 50 per cent in the case of buildings of government

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

and Semi-government offices and public sector undertakings only in outer area i.e. non - congested area.

(4) ADDITIONAL FSI FOR DANGEROUS BUILDINGS :

*Reconstruction in whole or in part of any user which existed on or after the date of declaration of intention to revise the Development Plan of Nagpur which has ceased to exist in consequence of accidental fire / natural collapse or demolition for the reasons of the same having been declared unsafe by or under a lawful order of Nagpur Municipal Corporation or is likely to be demolished for the reasons of the same having been declared unsafe by or under lawful order of Nagpur Municipal Corporation shall be allowed with on FSI of authorised original building, subject to a maximum of 2.00 whichever is more and shall be subject to following conditions

- (a) Reconstruction of new building on the plot should conform to the provisions of the development plan and these Regulations.
- (b) The new building may be permitted to be reconstructed in pursuance of an agreement to be executed on stamp paper by atleast 70 per cent of the landlord / occupants (if any) in the original building, within the meaning of Bombay rents , Hotel and lodging houses rent control Act, 1947 such agreement shall make a provision for accommodation for the said landlords all occupants in the new building on agreed terms and a copy of such agreement shall be deposited with the Corporation /NIT before commencement or undertaking reconstruction of the new building.
- (c) The landlord / occupants of the original buildings shall furnish a duly stamped undertaking that he / they shall allot to all the occupants in the original building accommodation in the new building. -
- (d) No construction or reconstruction shall be permitted on set - back areas or areas required for road widening and such areas shall be handed over to the corporation.

(5) PUBLIC LIBRARIES HAVING COMPLETED 100 YEARS AND ABOVE :

The Commissioner / Chairman in consultation with government may permit the prescribed floor space indices to be exceeded up to 2.5 for the public libraries which falls under 'A' category as per the rule No. 10 of the Maharashtra Public library Rules, 1970 framed under the Maharashtra Public Libraries Act, 1967. Out of the above, 2.5 FSI; FSI to the extent of one may be permitted to be used for commercial purpose on the following terms and conditions :-

- (i) Convenience shopping, branches of banks, small restaurants, etc. may be permitted however, wine shops, hotels tobacco shops., Pan thela, Lottery shop and likewise uses which may cause nuisance to the public life shall not be permitted. Also, hazards uses like gas godown etc. shall not be permitted.
- (ii) Income received from commercial use shall be used for development of library.
- (iii) The authority shall ensure that adequate parking facilities are provided for such user.
- (iv) If FSI less than 2.5 is consumed then the FSI for the commercial purpose shall be proportionally reduced.
- (v) Additional FSI so sanctioned shall be subject to the other Development control Regulations.

N - 10

* Deleted

APPENDIX ' P'

(Regulation No. 20 . 2)

ADDITIONAL FIRE PROTECTION REQUIREMENTS FOR BUILDINGS MORE THAN 15 M. IN HEIGHT AND BUILDINGS AS COVERED BY REGULATION No.6.2.6.1

P-1 GENERAL

- P-1.1 In addition to the provisions of part IV fire protection of National building Code of India the Chief Fire officer, Nagpur Fire Brigades may insist on suitable provisions in buildings from fire safety and fire fighting point of view depending on the occupancy and height of buildings.

P-2 CONSTRUCTION

- P-2.1.1 Load bearing elements of construction and elements of construction for which the required fire resistance is one hour or more shall be of non - combustible material. Interior finish materials (wall panellings, floor covering etc.) may be permitted of materials having their rating for flame spread and smoke developed not exceeding a very low flame spread limit in accordance with IS: 1642 -1960 "Class I". Ceiling linings shall be on non - combustible or of plasterboard.
- P-2.1.2 Stairways and corridors shall not contain combustible materials.
- P-2.2 Structural members such as supports and bearing walls shall have fire resistance rating of 3 hours, transomes and ceilings 2 hours to 4 hours.
- P-2.3 Internal walls and partitions separating corridors from areas of floor that are used for any purpose other than circulation shall have a fire resistance of not less than one hour. There shall be no openings in such walls other than for doors or delivery hatches with fire resistance not less than half an hour to one hour. Fire sections (Fire Walls) subdividing the building to prevent fire spread, shall have a fire resistance rating not less than two hours.
- P.2.4 Facades shall consist of non - combustible building materials. A fire must bridge a distance of at least 0.9 meters between storeys.

P-3 STAIRCASE ENCLOSURES FOR BUILDINGS MORE THAN 15 M. IN HEIGHT

- P.3.1 The internal enclosing walls of staircase shall be of brick or R.C.C. Construction having fire resistance of not less than two hours. All enclosed staircase shall be reached via ventilated lobby and shall have access through self closing doors of at least half hour fire resistance. These shall be single swing doors opening in the direction of the escape. The door shall be fitted with check action door closers.
- P.3.2 The staircase enclosures on external walls of the building shall be ventilated to atmosphere at each' landing.
- P.3.3. Permanent vent at the top equal to 5% of the cross sectional area of the enclosure and openable sashes at each landing level with area not less than 0.5 sq.m. on the external wall shall be provided. The roof of the shaft shall be at least 1 m. above the surrounding roof. There shall be no glazing or glass bricks in any internal enclosing wall of a staircase. If the staircase is in the core of the building and can not be ventilated at each landing, a positive pressure of 5 mm. w.g. by an electrically operated blower / blowers shall be maintained.
- P.3.4 The mechanism for pressurising the staircase shaft shall be so installed that the same shall operate automatically and also with manual operation facilities, when the automatic fire alarm operates.

P.4 LIFT ENCLOSURES

- P.4.1. The walls enclosing lift shafts shall have a fire resistance of not less than two hours shafts shall have permanent vents at the top not less than 1800 sq. mm. (0.2 sq. m.) in clear area. Lift motor rooms preferably be sited at the top of the shaft and shall be separated from lift shafts by the enclosing wall of the shaft or by the floor of the motor rooms.

- P.4.2. Exit from the lift, lobby if located in the core of the, building, shall by through a self closing smoke stop door of half hour fire resistance.
- P.4.3 Lift shall not normally communicate with the basement. However, one of the lifts may be permitted to reach the basement levels provided the lift lobby at each basement level is pressurised and separated from the rest of the basement areas, by smoke actuated fire resisting door of two hours fire resistance. These doors can also be kept in hold open position by an electro magnet device to be linked with smoke detector.

P.5. EXTERNAL WINDOWS

- P.5.1. Areas of the openable external windows on a floor shall be not less than 2½ % of the floor area. The locks for these windows shall be fitted with budget lock of the carriage key type (which can be opened with the point of a fireman's axe.)

P.6 BASEMENTS

- P.6.1. Each basement shall be separately ventilated. Vents with cross sectional area (aggregate) not less than 2.5 per cent of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills or breakable stallboards lights or pavement lights or by way of shafts. Alternatively, a system of air inlets shall be provided at basement floor level and smoke outlets at basement ceiling level, Inlets and exhausts may be terminated at ground level with stallboards or pavement lights as above but ducts to convey fresh air to the basement floor level have to be laid. Stallboards and pavement lights should be in positions easily accessible to the Fire Brigade and clearly marked ' SMOKE OUTLET' or 'AIRINLET' with an indication of area served at or near the opening.
- P.6.2. The Staircase of basements shall be of enclosed type having fire resistance of not less than two hours and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper storage of the building and shall communicate with basement through a lobby provided with fire resisting self closing doors for one hours fire resistance. If the travel distance exceeds 18.50 m. additional staricases at proper places shall be provided.
- P 6.3. Mechanical extractars for smoke eventing system from lower basement level shall also be provided. The system shall be of such design as to operate on actuation of heat sensitive detectors or sprinklers if installed and shall have a considerably higher performance than the standard units. It should also have an arrangement to start it manually and shall be designed to function at a temperature not less than 550 degree C.
- P.6.4. Kitchens working on gas fuel, departmental stores, and shops shall not be permitted in basement.

P.7. COMPARTMENTATION (FIRE SECTIONS).

- P.7.1. If the uncompartmented floor space on a floor exceeds 750 sq.m. it shall be separated in compartments each not exceeding 750 sq.m: by means of fire walls of not less than two hours fire resistance. In extended buildings, fire walls should be erected at distances not exceeding 40 m. For floors with sprinklers, the area mentioned above may be increased by 50 percent.

P.8. SERVICE DUCTS

- P.8.1. Service ducts shall be enclosed by walls having a fire resistance of not less than two hours. Doors for inspection of access shall also have a fire resistance not less than two hours.
- P.8.2. If the cross sectional area exceeds 1 sq. m., it shall be sealed where it passes a floor by carrying the floor through the duct. The floor within the duct shall be pierced for any service pipe or ventilation trunk and shall fit as closely as possible around any such pipe or trunk.
- P.8.3. A permanent vent shall be provided at the top of the service shaft of cross sectional area

not less than 460 sq. cm. or 6.25 sq. cm. for each 900 sq. cm. of the area of the shaft whichever is more.

P.9. REFUSE CHUTES AND REFUSE CHAMBERS.

- P.9.1. Hoppers to refuse chutes shall be situated in well ventilated position and the chutes shall be continued upwards with an outlet above roof level and with an enclosure wall of non - combustible material with fire resistance not less than two hours. The hoppers shall not be located within the staircase enclosure.
- P.9.2. Inspection panel and hopper (charging station) opening shall be fitted with tight fitting metal doors, covers, having a fire resistance of not less than one hour.
- P.9.3. Refuse chutes shall not be provided in staircase walls, air conditioning shafts etc.
- P.9.4 Refuse chambers shall have walls and floors or roofs constructed of non-combustible and impervious material and shall have a fire resistance of not less than two hours. They shall be located at a safe distance from exist routes.

P. 10. BUILDING SERVICES

- P.10.1. Electrical Services:-
 - (a) The electric distribution cables /wiring shall be laid in separate duct. The duct shall be sealed at every alternative floor with non -combustible materials having the same fire resistance as that of the duct.
 - (b) Water mains, telephone lines- . inter-com lines, gas pipes or any other service line shall not be laid in the duct for electric cables.
 - (c) Separate circuits for water pumps, lifts, staircases and corridor lighting and blowers for pressurising system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes so that fire in one circuit will not affect the others. Master switches controlling essential services circuits shall be clearly labelled.
 - (d) The inspection panel doors and any other opening in the shaft shall be provided with air tight fire doors having the fire resistance of not less than two hours.
 - (e) Medium and low voltage wiring running in shafts, and within false ceiling shall run in metal conduit.
 - (f) An independent and well ventilated service room shall be provided on the ground floor with direct access from outside or from the corridor for the purpose of termination of electric supply from the licensee service and alternate supply cables. The doors provided for the service room shall have fire resistance of not less than two hours.
 - (g) If the licensees agree to provide meters on upper floors, the licensees cables shall be aggregated from consumer cable by providing a partition in the duct. Meter rooms on upper floors shall not open into staircase enclosures and shall be ventilated directly to open air outside.
 - (h) PVC cables should have an additional sheathing or protection provided by compounds sprayed on after installation because of the notorious secondary damage in case of fire.
- P.10.2. Town Gas / L.P. Gas supply pipes.

Where gas pipes are run in the building, the same shall be run in separate shafts exclusively for this purpose and these shall be on external walls, away from the staircases. There shall be no interconnection of this shaft with the rest of the floors. Gas meters shall be housed in a suitably constructed metal cup - board located at well ventilated space at ground level.
- P.10.3. Staircase and Corridor Lightings.
 - (a) The staircase and corridor lighting shall be on separate circuits and shall be

independently connected so as it could be operated by one switch installation on the ground floor easily accessible of fire fighting staff at any time irrespective of the position of the individual control of the light points, if any.

- (b) For assembly, institutional buildings of height less than 24 m., the alternate source of supply may be provided by battery continuously trickle charged from the electric mains.
- (c) Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installed in the stair case and the corridor do not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand by supply.
- (d) Emergency lights shall be provided in the staircase corridor for assembly, and institutional buildings.

P-10.4. **Alternate Source of Electric Supply** - A stand by electric generator shall be installed to supply power to staircase and corridor lighting circuits, firelifts, the stand - by fire pump, pressurisation fans and blowers, smoke extraction and damper systems in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machines and circuits stated above simultaneously: If the stand by pump is driven by diesel engine, the generator supply need not be connected to the stand - by pump. Where parallel HV / LV supply from a separate substation is provided with appropriate transformer for emergency, the provision of generator may be waived in consultation with the Chief Fire Officer, Nagpur Fire Brigade.

P-10.5. **Transformers.**

- (a) If transformers are housed in the building below the ground level, it shall be necessarily in the first basement in separate fire resisting room of four hours rating. The room shall necessarily be at the periphery of the basement. The entrance to the room shall be provided with steel door of two hours fire rating. A curve (sill) of a suitable height shall be provided with at the entrance in order to prevent the flow of oil from ruptured transformer into other parts of the basement. The direct access to the transformer room shall be provided preferably from outside. The switch gears shall be housed in a separate room separated from the transformer bays by a fire resisting wall with fire resistance not less than four hours.
- (b) The transformer if housed in basement shall be protected by an automatic high pressure water spray system. (Mulsifyre System).
- (c) In case of transformers housed in the basements totally segregated from other areas of tile basements by four hours fire resisting walls with an access directly from outside it may be protected by carbondioxide or B.C.F. fixed installation system.
- (d) When housed at ground floor level it / they shall be cut off from the other portion of the premises by fire resisting walls of four hours fire resistance.
- (e) They shall not be housed on upper floors.
- (f) A tank of RCC construction of capacity capable of accommodating entire oil of the transformers shall be provided at lower level, collect the oil from the catchpit in case of emergency. The pipe connecting the catchpit to the tank shall be of non - combustible construction and shall be provided with a flame - arrester.

P-10.6. **Air - conditioning :-**

- (a) Escape routes like staircases, common corridors, lift lobbies etc. shall not be used as a return air passage.
- (b) The ducting shall be constructed of substantial gauge metal in accordance with IS. 655-1963 metal air ducts (Revised) :
- (c) Wherever the ducts pass through fire walls or floors the opening around the ducts

- shall be sealed with fire resisting materials such as asbestos rope, vermiculite concrete glass wool etc.
- (d) As far as possible metallic ducts shall be used even for the return air instead of space above the false ceiling.
 - (e) The materials used for insulating the duct system (inside or outside) shall be of non - combustible materials such as glass wool, spunglass with neoprance facing.
 - (f) Area more than 750 sq. m. on individual floor shall be segregated by a fire wall and Automatic fire dampers for isolation shall be provided where the ducts pass through walls. The fire dampers shall be capable of operating manually.
 - (g) Air ducts serving main floor areas, corridor etc. shall not pass through the staircase enclosure.
 - (h) The air handling unit shall as far as possible be separate for each floor and air, ducts for every floor shall be separate and in no way interconnected with the ducting on any other floor.
 - (i) If the air handling unit serves more than one floor, the recommendations given above shall be complied with in addition to the conditions given below. -
 - (i) Proper arrangements by way of automatic fire dampers working on smoke detectors for isolating all ducting at every floor from the main riser shall be made.
 - (ii) When the automatic fire alarm operates the respective air handling units of the air conditioning system shall automatically be switched off.
 - (j) Automatic fire dampers shall be provided at the inlet of the fresh air duct and the return air duct of each compartment on every floor.
 - (k) Automatic fire damper shall be so arranged so as to close by gravity in the direction of the air movement and to remain tightly closed upon operation of a smoke detector.
 - (l) The air filters of the air handling units shall be of non - combustible materials.
 - (m) The air handling unit shall not be used for storages of any combustible materials.
 - (n) Inspection panels shall be provided in main trunking to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.
 - (o) No combustible materiel shall be fixed nearer than 15 cm. to any duct unless such duct is properly enclosed and protected with non - combustible material (Glass wool or spunglass with neoprance facing enclosed and wrapped with aluminum sheeting) at least 3.2 mm. thick and which would not readily conduct heat.

P-10.7 Boiler Room:-

Provisions of Boiler and Boiler Rooms shall conform to Indian Boiler Act. Further, the following additional aspects may be taken into account in the location of Boiler/ Boiler Room;

- (a) The boilers shall not be allowed in sub -basement but may be allowed in the basements away from escape routes.
- (b) The boiler shall be installed in a fire resisting room of four hours fire resistance rating, and this room shall be situated on the periphery of the basement. Catch pits shall be provided at the low level.
- (c) Entry to this room shall be provided with a composite door of two hours fire resistance.
- (d) The Boiler room shall be provided with fresh air inlets and smoke exhausts directly to the atmosphere.
- (e) The furnace oil tank for the Boiler if located in the adjoining room shall be separated by fire resisting wall of four hours rating. The entrance to this room shall be provided with double composite doors. A curb of suitable height shall be provided at the entrance in order to prevent the flow of oil into the boiler room in case of tank rupture.

- (f) Foam inlets shall be provided on the external walls of the building near the ground level to enable the fire services to use foam in case of fire.

P-11 PROVISION OF FIRST AID FIRE FIGHTING APPLIANCES.

- P-11.1. The first aid fire fighting equipments shall be provided on all floor including basements, lift rooms etc. in accordance with IS: 2217, 1963 Recommendations for providing Firstaid Fire Fighting Arrangements in Public Buildings in consultation with the Chief Fire Officer, Nagpur fire Brigade
- P-11.2 The fire fighting appliance shall be distributed over the building in accordance with IS : 2190. 1971 Code of practice for selection, installation and maintenance of portable first aid fire appliances.

P-12. FIXED FIRE FIGHTING INSTALLATIONS.

- P-12.1. Buildings above 15 m. in height depending upon the occupancy use shall be protected by wet riser, wet riser - cum - down comer, automatic sprinkler installation, high pressure water spray or foam generating system etc. as per details given in P - 12.2 to P-12.7.
- P-12.2. The wet Riser installations shall conform to IS : 3844.1966 Code of practice for installation of internal fire hydrants in multistoreyed buildings.
In addition, Wet Riser shall be designed for zonal distribution enduring that unduly high pressure are not developed in risers and hose pipes.
- P-12.3.1 Static Water Storage Tank-A satisfactory supply of water for the purpose of fire fighting shall always be available in the form of under ground static storage tank with capacity specified for each building with arrangements of replenishment by main or alternative source of supply a 1000 litres per minute. The static storage water supply required for the above mentioned purpose should entirely be accessible to the fire engines of the Local Fire Service. Provision of suitable number of manholes shall be made available for inspection, repairs and inspection of suction hose etc. The covering slab shall be able to withstand the vehicular load of 18 tons. The domestic suction tank connected to the static water storage tank shall have an overflow capable of discharging 225 litres per minute to a visible drain point from which by a separate conduits, the overflow shall be conveyed to a storm water drain.
- P-12.3.2 To prevent stagnation of water in the static water storage tank the suction tank of the domestic water supply shall be fed only through a overflow arrangement to maintain the level therein at the minimum specified capacity (fig.2).
- P-12.3.3 The static water storage tank shall be provided with a fire brigade collecting branching with 4 Nos. 63 mm. dia. (2 Nos. 63 mm. dia for pump with capacity 1400 litres / minute) instantaneous main inlets arranged in a valve box at a suitable point at street level and connected to the static tank by a suitabtp fixed pipe not less than 15 cm. dia., to discharge water into the tank when required at a rate of 2250 litres per minute.
- P 12.4 Automatic Sprinklers : Automatic sprinklers shall be installed :
- (a) In basement used as car parks, if the area exceeds 500 sq.m.
 - (b) In multi - storeyed basements used as car parks, and for housing essential services ancillary to a particular occupancy
 - (c) Any room or other compartment of building exceeding 500 sq.m.
 - (d) Departmental stores or shops that totally exceeds 750 sq.m.
 - (e) Alf non-domestic floors of mixed occupancy considered to constitute a hazard and not provided with staircases independents of the remainder of a building
 - (f) Godown and warehouses as considered necessary,
 - (g) On all floors of the buildings other than apartment buildings, if the height of the building exceeds 60 m.
 - (h) Dressing rooms, scenery docks, stages and stage basement of theatre.
- P.12.5. Automatic high pressure water spray (mulsifyrs system). This system shall be provided for protection of indoor transformers of a substation in a basement area.

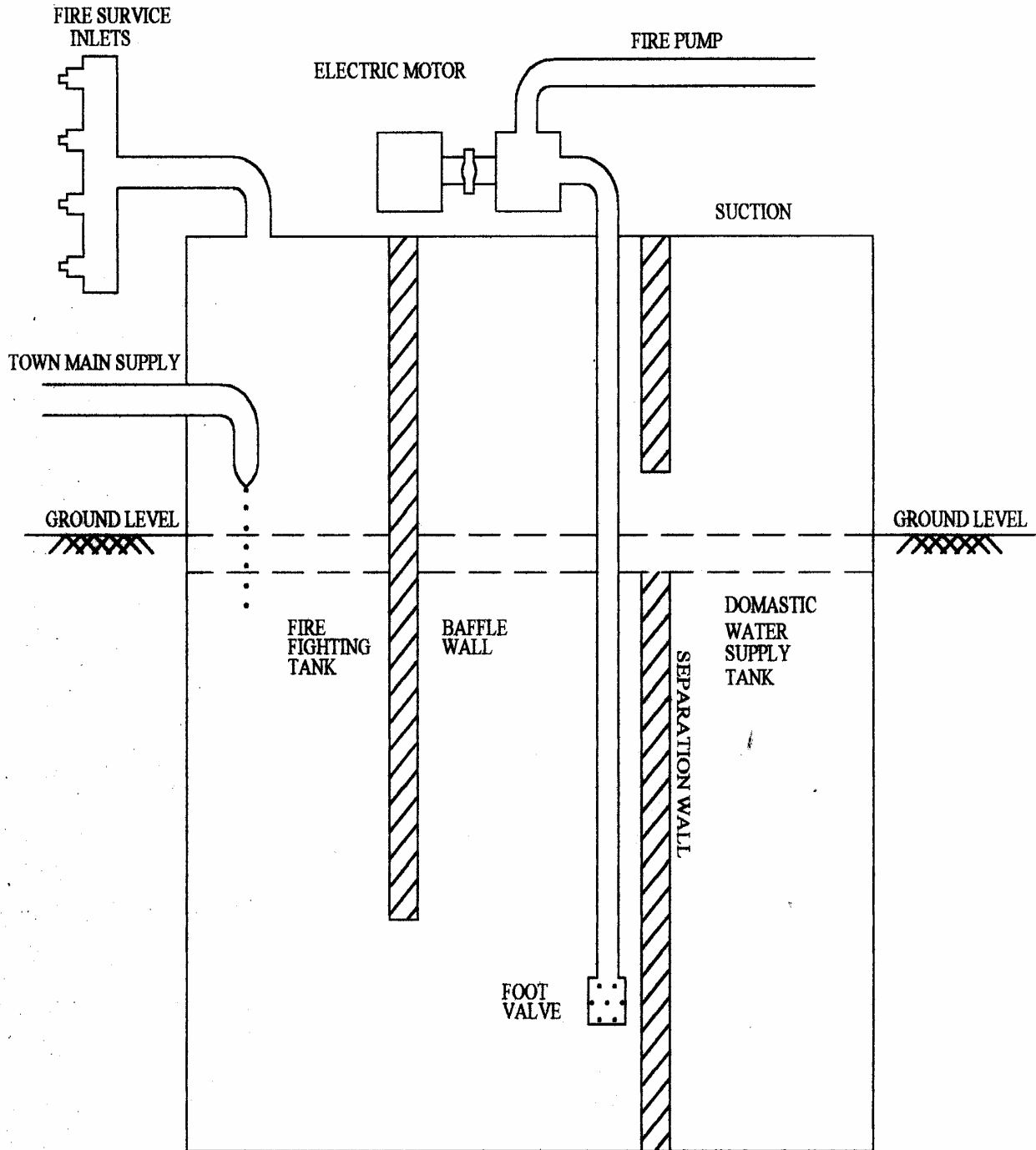


FIG:1- ARRANGEMENT FOR PROVIDING COMBINED FIRE FIGHTING AND DOMESTIC WATER STORAGE TANK AS PER RULE NO:P-12.3.3.

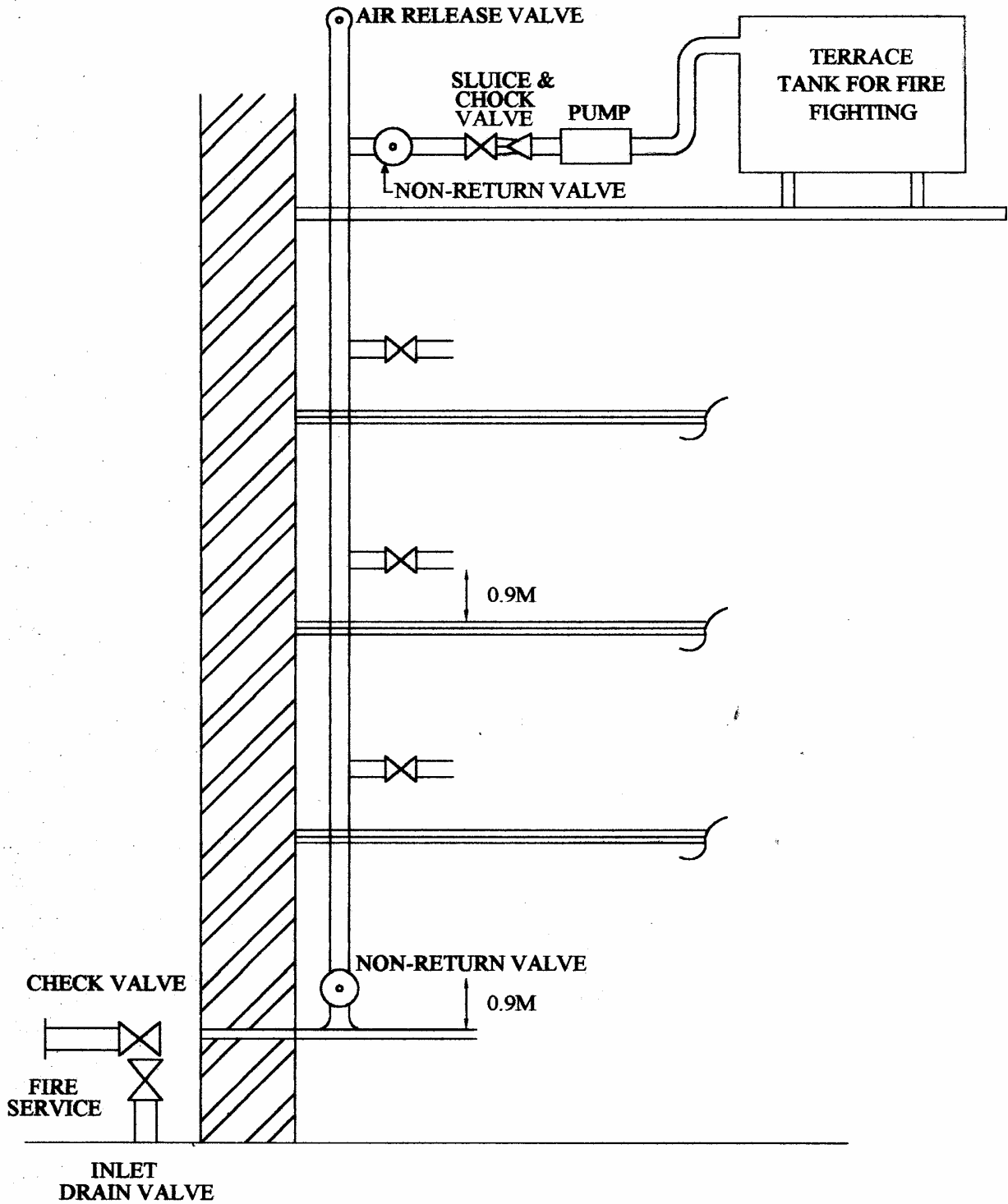


FIG:2- APARTEMENT BUILDINGS EXCEEDING 16M

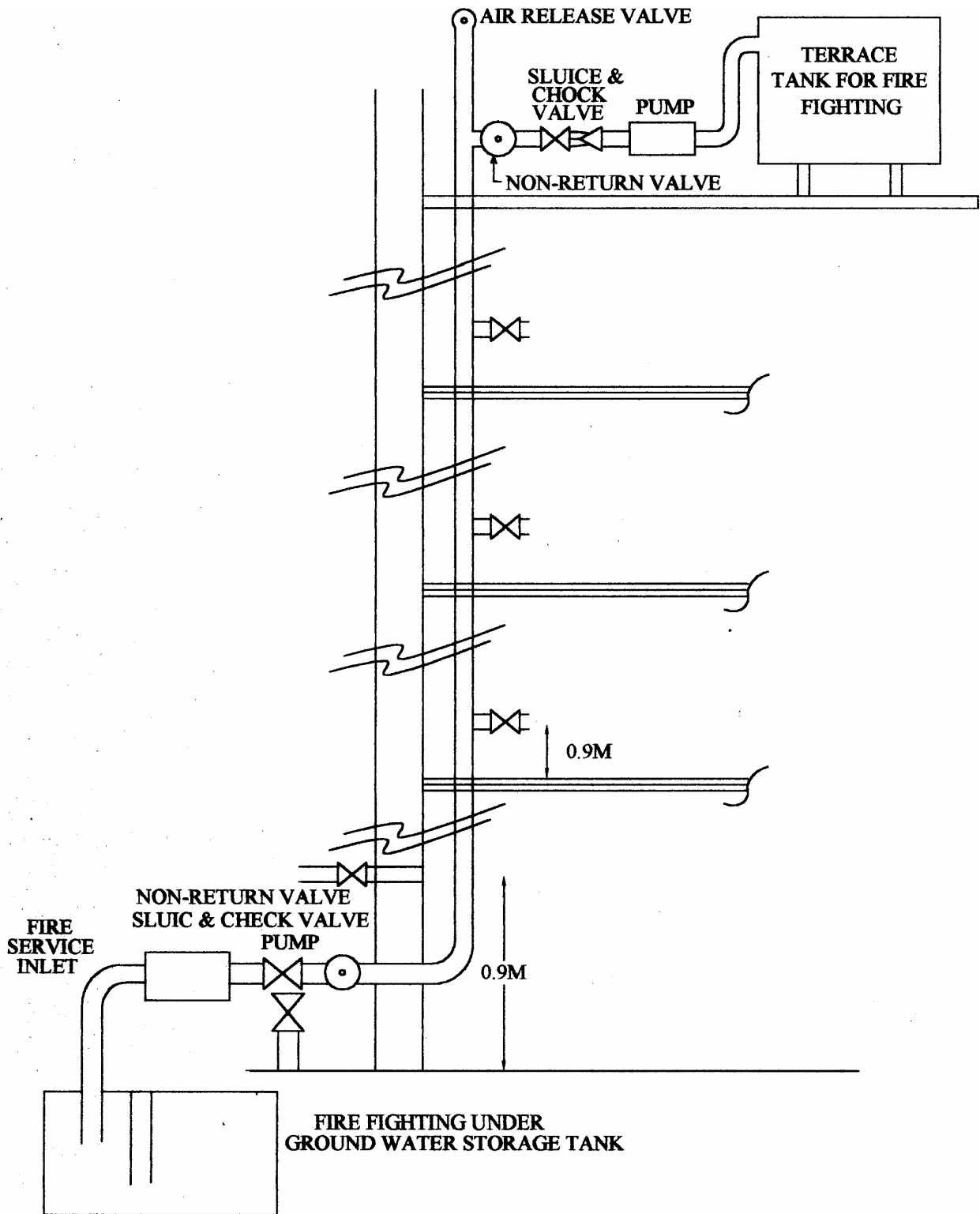


FIG:3- APARTMENT BUILDINGS EXCEEDING 13M

- P-12.6. Foam generating system :This system shall be provided for protection of boiler rooms with its ancillary storage of furnace oils in basement.
- P-12.7 Carbon-di-oxide Fire Extinguishing system :- Fixed Co2 fire extinguishing installation shall be provided as per IS : 6382, 1971 code of practice for design and installation of fixed Co2 fire extinguishing system on premises where water or foam cannot be used for fire extinguishment because of the special nature of the contents of the building / areas to be protected. Where possible BCF (Bromochloride Fluoromethane) installation may be provided instead of Co2 installation.

P-13 LIGHTENING PROTECTION OF BUILDINGS

- P-13.1. The lightning protection for buildings shall be provided based on the provisions of part III of the National Building Code of India -1970.

P-14 HOUSE KEEPINGS

- P-14.1. To eliminate fire hazards a good house keeping inside the building and outside the gilding shall be strictly maintained by the occupants and/or the owner of the building.

P-15 FIRE DRILLS AND FIRE ORDERS

- P-15.1 Fire notices /order shall be prepared to fulfil the requirements of the fire fighting and evacuation from the buildings in the event of fire and other emergency. The occupants shall be made thoroughly conversant with their action in the event of the emergency, by displaying fire notices at vantage points. Such notices should be displayed prominently broad lettering.
- P-15.2 The wet riser/wet riser-cum-down comers installations with capacity of water storage tanks and fire pumps shall conform to the requirements as specified in Table 30.

TABLE 30 FIRE FIGHTING INSTALLATION / REQUIREMENTS

Sr. No.	Type of the Building/ Occupancy	Requirements No.				
		Type of Installations	Water Supply		Pump Capacity	
			Under-ground Static Tank	Terrace Tank	Near the under-ground Static Tank	at the Terrace Level
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	Apartment Building below 15 m. in height	Nil	Nil	Nil	Nil	Nil
2.	Apartment Buildings (a) above 15 m. but not exceeding 24 m.	Wet riser Cum-down comer with provision of fire service inlet only near ground level.	Nil	10,000 liter	Nil	100 liters per minute giving a pressure not less than 1.5 kg./cm ² at the topmost hydrant.
3.	Non-apartment building : (a) Industrial, storage and Hazardous upto 15 m. in height. (b) above 15 m. in height but not exceeding 24 m. excepting educational buildings. (c) Educational building above 15m. but not exceeding 24 m. in height.	Nil Wet riser Cum-down comer Wet riser Cum-down comer.	50,000 50,000 litres Nil	Nil 10,000 litres 10,000 litres	Nil 1,350 litres per minute giving a pressure not less than 3.2 kg/Cm ² at the topmost hydrant except for institutional, Business and educational Building. Nil	Nil 450 litres per minute giving pressure not less than 2.1 kg/Cm ² at the topmost hydrant. Nil

NOTE - 1. Any of the above categories may incorporate an automatic sprinkle / drencher system, if the risk is such that it requires installation of such protective methods.

NOTE - 2. Minimum of two hydrants shall be provided within the courtyard.

NOTE - 3. Wet riser - cum - down comer is an arrangement for fire fighting within the building by means of vertical rising mains not less than 10.00 cm. internal dia. with hydrant outlets and hose reel on each floor /landing connected to an over head water Storage tank for fire fighting purpose, through a booster pump check valve and non return valve near the tank and a fire pump gate the non - return valve, over the under ground static tank. A fire service inlet at ground level fitted with non - return valve, shall also be provided to the rising main for charging it by fire service pump in case of failure static fire pump over the underground static tanks.

NOTE - 4. The performance of pumps specified above shall be at R. P. M. not exceeding 2,000.

NOTE - 5. The above quantities of water shall be exclusively for fire fighting and shall not be utilised for domestic or other use. The layout of under ground water static tank shall be as per sketch attached.

NOTE - 6. Size of the riser shall be as under (internal diameter)

- (a) Apartment buildings
 - (i) Upto 24 m. 10 cm. with single hydrant outlet and hose reel on each floor.
- (b) Non - apartment building.
 - (i) Upto 24 m. 10 cm. with hydrant outlet and hose reel on each floor.

NOTE - 7. A facility to boost up water pressure in the riser directly from the mobile pump shall also be provided to the wet riser system with a suitable fire service inlets (collecting breaching with 2 numbers of 63 mm inlets for 10 cm. rising main and numbers of 63 mm. inlets with check valve for 15 cm. dia. rising main) and a non - return valve and gate valve.

NOTE - 8 Hose Reel - Internal diameter of rubber hose for hose reel shall be minimum 19 mm. A shun off branch with nozzle of 4.8 mm. size be provided.

APPENDIX Q

(See Regulation No. 31)

Regulations for Information Technology Establishments :

- Q. 1. Notwithstanding anything contained in these regulations, following regulations shall apply to the building to be used for information technology establishment.
- Q.1.1. Definition -Information Technology Establishment (ITE) means an establishment which is in the business of developing either software or hardware.
- Q.1.2. Height of the room for ITE : Any telematic equipment storage erection facility can have a height as required for effective functioning of that system.
- Q.1.3. Any covered antenna / dish antenna / communication tower will be allowed to be erected free of FSI if, it is used for telecom (basic cellular or satellite telephone) or ITE purpose which shall include equipment relating to earth station, V-sat, routes transponders and similar ITE related structures or equipments.
- *Q.1.4. ITE (pertaining software only) may be permitted in R -1 zone on the plots / premises fronting on roads having width 9.0 mt and above.
- Q.1.5. ITE shall be permitted in service industries zone and industrial zone on all roads having width more than 12 m.
- Q.1.6 ITE (pertaining to software only) with ancillary residential development shall be allowed in no development zone subject to the following conditions :-
 - (1) The total FSI shall not exceed 0.5.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- (2) Residential development shall not have FSI of more than 0.15.
- (3) Construction of ITE I Ancillary residential use may be permitted (in suitable location so as to keep as much as remaining space open) upto 15% on 50% of the area of plot. On remaining 50% plot, trees shall be planted at the rate of 500 trees per Ha.
- (4) Subdivision of land shall be permitted with the area of plot to be subdivided being not less than 400 sq. mt.

*Q.1.7. Additional FSI for ITE :-The Commissioner / Chairman may permit the floor space indices specified in these regulations to be exceeded upto 100% (excluding no development zone) in respect of building in independent plot of ITE set up by public bodies like MHADA, SEEPZ, MIDC, SICOM, STP or their joint venture companies having more than 51% stake of these bodies having plots exclusively used for ITE in congested area and non congested area subject to the terms and conditions as may be specified by Commissioner / Chairman However the additional F.S.I. shall not make the total available F.S.I. more than 2.5 on any plot or land.

Provided in case of additional floor space index allowed in respect of ITE as aforesaid premium as may be determined by the government shall be paid to the Government out of, which 50% premium shall be payable to the corporation / NIT.

*Q.1.8 Not with standing anything contained above, ITE shall not be permitted on 'No Shopping Frontage Street' identified in Table No. 6

APPENDIX R

(See Regulation No. 32)

R-1. Users Permitted below Flyover. -Following Commercial users shall be permitted below the space of new flyovers or in new sub-ways subject to the following conditions:-

- (1) The shops / offices shall face the internal passage of adequate width.
- (2) Adequate area under flyover shall be earmarked and used for parking.
- (3) Sufficient area under flyover shall be developed as green lots so as to make the surrounding aesthetically beautiful.
- (4) Exposed walls can be used for advertisement purpose. Such advertisement will not cause hindrance to the traffic.
- (5) The entry and exist point shall be conveniently located considering the use and the traffic by providing a subway or an overbridge. In no case, the pedestrian be allowed to cross the main roads.
- (6) The plans of the flyovers shall be got approved from the Director of Town Planning in consultation with Deputy Director of Town Planning, Traffic and Transportation Cell.
- (7) The corporation / NIT may prescribe any other suitable conditions as deemed necessary without violating the spirit mentioned in, Clause No. 1 to 6.

*** (Kept in abeyance. Decision will be taken Separately.)**

TABLE No. 31***(Regulation No, 33)****OPEN SPACE RELAXATIONS IN NARROW PLOTS IN RESIDENTIAL AND COMMERCIAL ZONES**

Sr. No.	Plot Size / Dimension	Relaxation	Restriction on Building
(1)	(2)	(3)	(4)
1.	Depth is less than 15 m.	Rear open space may be reduced to 3 m.	No room except storeroom and staircase derives light and ventilation from reduced Open space.
2.	Width less than 15 m. but more than 11.5 m.	Side open space may be reduced to 3 m.	No room except store room and staircase derives light and ventilation from reduced open space.
3.	Depth less than 11.5m. but more than 9 m.	Front open space may reduced to 3 m. and rear open space reduced to 1.8 m.	(1) Depth of building not to exceed 5.5 m. (2) Height not to exceed 3 stories or 10 m.
4.	Width less than 11.5 m. but more than 9 m.	One side open space may be reduced to 3 m. and other side Open space may be reduced to 1.8 m.	(1) Depth of building not to exceed 5.5 m. (2) Height not to exceed 3 stories or 10 m.
5.	Depth or width less than 11.5 m.	Semidetached structure on adjoining plots with open spaces as serial nos. 3 or 4 above	(1) Depth of building not to exceed 5.5 m. (2) Height not to exceed 3 stories or 10 m. Only ground floor structure
6.	Depth or width less than 9 m.	Open space may be reduced to 1.5 m. all around.	Only ground floor structure.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

TABLE No. 32

*(Regulation No. 33)

Open space relaxation in Narrow plots in Industrial Zones

Sr. No.	Relaxation granted in or condition imposed on	Width less than 10.5 m.	Depth less than 10.5 m.	Width bet. 10.5 m. up to 12 m.	Depth bet 10.5 m. up to 12 m.	Width bet. 12m. up to 18 m.	Depth bet. 12m. up to 18 m.
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1.	Open Space	Side open space may be reduced to 1.8m.	Rear open space may be reduced to 1.8 m.	(1) May be reduced on one side to 4.5 m. (2) The other side may be reduced to 1.8 mt.	May be reduced one at the rear to not less than 1.8 m.	One side open space may be reduced to 1.8 m.	Rear open space may be reduced to. 1.8 m.
2.	Building dimensions etc.						
	(a) Max. width	6m.	30 m.	6m.	30 m.	6 m.	30 m.
	(b) Max. depth	30 m.	6 m.	30 m.	6 m.	30 m.	6 m.
	(c) Max. height	4.5 m.	4.5 m.	8 m.	8 m.	8 m.	8 m.
	(d) No. of storeys	One.	One.	Two	Two.	Two.	Two.
	(e) Walls	Dead wall 40 cms. thick on both sides.	Dead wall 40 cms. thick on rear side.	Dead wall 40 cms. thick facing the reduced open space, as in Sr. No. 1, 2 above of this column.	Dead wall 40 cms. thick facing the rear side.	Dead wall 40 cms. thick facing the reduced open space.	Dead wall 40 cms. thick facing the rear side.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

TABLE No. 33
SCHEDULE FOR SERVICE INDUSTRIES

Sr. No.	Category of Industry	Service Industry Class -A (Permitted in R2 and C) Criteria for Classification and special condition			
		Max. Permissible Power requirement (in H.P.)	Max Permissible employment (in persons)	Max. Permissible employment floor (in sq. m.)	Special Conditions if any
(1)	(2)	(3)	(4)	(5)	(6)
I.	Food Products				
1.	Preservation of meat, canning preserving and processing of fish crustaces and similar foods.		Not Included	..	..
2.	Manufacture of milk and dairy products such as butter, ghee, etc.	10	9	50	
3.	Canning & preservation of Fruits & Vegetables including production of Jam, Jelly, Sauce, etc.		Not Included		
4.	(a) rice huller				
	(b) Groundnut decorticaters				
	(c) Grain Mill for production of flour	10	9	50	..
	(d) Manufacture of supari and Masala grindings (in spearate building).	10	9	50	..
		10	9	50	..
	(e) Baby oil expellers	10	9	50	..
5.	Manufacture of bakery products with no Floor above	10	9	50	(i) shall not be permitted under or above a dwelling unit ..
		10	9	75	(ii) operation shall be permitted only

..... Table 33 Cont.

..... Cont. TABLE No. 33

Schedule for service industries

Sr. No.	Category of Industry	Service Industry Class -A (Permitted in R2 and C)			
		Criteria for Classification and special condition			
		Max. Permissible Power requirement (in H.P.)	Max Permissible employment (in persons)	Max. Permissible employment floor (in sq. m.)	Special Conditions if any
(1)	(2)	(3)	(4)	(5)	(6)
					between 8.00 hrs. to 20.00 hrs. (iii) Fuel used shall be electricity, gas or smokeless coal.
6.	Manufacture of cocoa, chocolate, Sugar confectionary		Not Included		
7.	Coffee, curing roasting and grinding	2	9	50	..
8.	Cashewnut processing like drying Shelling, roasting salting etc.		Not Included		
9.	Manufacture of Ice				
10.	Sugarcane & Fruit Juice crushing	45	20	250	..
II.	BEVERAGES & TOBACCO				
11.	Manufacture of soft drinks and carbonated water	2	9	25	..
12.	Manufacture of bidi	No power to be used	as permitted	250	To be permitted in R-1 zone only
III.	TEXTILE & TEXTILEPRODUCTS				
13.	(a) Handloom / powerloom of yarn for a maximum of 4 looms.	5	9	50	To be permitted in R-1 zone in areas designated by the Commissioner / Chariman.

.....Table No. 33 Cont.

.....Cont. TABLE No. 33

SCHEDULE FOR SERVICE INDUSTRIES

Sr. No.	Category of Industry	Service Industry Class -A (Permitted in R2 and C)			
		Criteria for Classification and special condition			
		Max. Permissible Power requirement (in H.P.)	Max Permissible employment (in persons)	Max. Permissible employment floor (in sq. m.)	Special Conditions if any
(1)	(2)	(3)	(4)	(5)	(6)
	(b) Dyeing & bleaching of yarn for activity under 13 (a)	..	..	..	..
14.	Printing dyeing & bleaching cotton, woollen & silk textiles		Not Included	..	..
15.	Embroidery & making of crape laces and fringes	5	9	50	..
16.	Manufacture of all types of textile garments including wearing apparel.	3	9	50	..
17.	Manufacture of made up textiles goods such as curtains, mosquito net, mattresses, bedding material. pillow cases, textile bags. etc.	3	9	50	..
IV.	WOOD PRODUCTS AND FURNITURE				
18.	Manufacture of wooden & cane boxes & packing cases.		Not Included	..	..
19.	Manufacture of structural wooden goods such as beams, posts, doors and windows		Not Included	..	..
20.	Manufacture of wooden furniture and fixtures	1	9	50	(i) shall not be permitted under or adjoining a dwelling unit.

.....Table No. 33 Cont.

.....Cont. TABLE No. 33

SCHEDULE FOR SERVICE INDUSTRIES

Sr.	Category of Industry	Service Industry Class -A (Permitted in R2 and C) No.			
		Criteria for Classification and special condition			
		Max. Permissible Power requirement (in H.P.)	Max Permissible employment (in persons)	Max. Permissible employment floor (in sq. m.)	Special Conditions if any
(1)	(2)	(3)	(4)	(5)	(6)
21.	Manufacture of bamboo and cane furniture and fixtures	1	..	..	(ii) operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
22.	Manufacture of wooden products such as utensils, toys, artwares etc.		Not Included	..	..
V. PAPER PRODUCTS AND PRINTING PUBLISHING					
23.	Manufacture of containers and boxes from papers and paper board, paper pulp.	5	9	50	Manufacture with paper pulp not permitted.
24.	Printing & Publishing newspaper..		Not included	..	..
25.	Printing & Publishing periodicals, books journals, atlases, maps, envelope, printing picture, post-card, embossing	10	9	120	(i) Shall not be permitted under or adjoining a dwelling unit. (ii) Operation shall be permitted only between 8.00 hrs. and 20.00 hrs. (iii) No restrictions of power, number of employees, area of hours of operation shall apply if located in a building, in separate plot not less than 500 sq. m. and

.....Table No. 33 Cont.

..... Cont. TABLE No. 33

Schedule for service industries

Sr. No.	Category of Industry	Max. Permissible Power requirement (in H.P.)	Max Permissible employment (in persons)	Service Industry Class -A (Permitted in R2 and C)	
				Criteria for Classification and special condition	
				Max. Permissible employment floor (in sq. m.)	Special Conditions if any
(1)	(2)	(3)	(4)	(5)	(6)
26.	Engraving etching block making etc.	10	9	120	if Spl. Permission of the Corporation/NIT is obtained. Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
27.	Book binding	10	9	120	
VI.	LEATHER PRODUCTS				
28.	Manufacture of leather footwear	5	9	50	..
29.	Manufacture of wearing apparel like coats, gloves etc.	5	9	50	..
30.	Manufacture of leather consumers goods such as upholstery suitcases pocket books, cigaratte and key cases, purses etc.	5	9	50	..
31.	Repair of footwear and other leather	5	9	50	..
VII.	RUBBER AND PLASTIC :				
32.	Retreading and vulcanizing works	2	9	50	..
33.	Manufacture of rubber baloons, hand gloves and allied products	2	9	50	..

.....Table No. 33 Cont.

.....Cont. TABLE No. 33

SCHEDULE FOR SERVICE INDUSTRIES

Sr. No.	Category of Industry	Max. Permissible Power requirement (in H.P.)	Max Permissible employment (in persons)	Service Industry Class -A (Permitted in R2 and C) Criteria for Classification and special condition	
				Max. Permissible employment floor (in sq. m.)	Special Conditions if any
(1)	(2)	(3)	(4)	(5)	(6)
VIII.	NON-METALLIC MINERAL PRODUCTS :				
34.	Manufacture of structural stone goods, stone dressing, stone crushing and polishing	..	Not Included	..	..
35.	Manufacture of earthen & plaster states and images, toys and artwares.	..	Not Included	..	..
36.	Manufacture of cement concrete building components, concrete jalties, spetic tank, plaster or paris work lime mortar etc.	..	Not Included	..	..
IX.	METAL PRODUCTS :				
37.	Manufacture of furniture and fixtures primarily of metal.	..	Not Included	..	..
38.	Plating & Polishing and buffing of metal products	..	Not Included	..	..
39.	Manufacture of metal building components such as grils, gates. Doors and window frames, water tanks, wire nets, etc.	..	Not Included	..	..
40.	Manufacture and repair of sundry ferrous engineering products done by jobbing	..	Not Included	..	..

.....Table No. 33 Cont.

.....Cont. TABLE No. 33

SCHEDULE FOR SERVICE INDUSTRIES

Sr. No.	Category of Industry	Max. Permissible Power requirement (in H.P.)	Max Permissible employment (in persons)	Service Industry Class -A (Permitted in R2 and C)	
				Criteria for Classification and special condition	
				Max. Permissible employment floor (in sq. m.)	Special Conditions if any
(1)	(2)	(3)	(4)	(5)	(6)
	concerns such as mechanical works, shops with lathes, drills, grinders, welding equipment etc.				
41.	Total sharpening and rasor..	1	9	25	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
X.	ELECTRICAL GOODS :				
42.	Repairs of household electrical appliances such as radio set. Television set, tape recorders, heaters, irons, shavers, vacuum cleaners, refrigerators, ari-conditioners, washing machines, electric cooking ranges motor rewinding works etc.	3	9	50	(i) Operation shall be permitted only between 8.00 hrs. 20.00 hrs. (ii) No spray painting permitted.
XI.	TRANSPORT EQUIPMENT				
43.	Manufacturing of push cart, hand cart, etc.	..	Not Included	..	..
44.	(a) Serving of motor vehicles and motor cycles with no floor above	5	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
	(b) Repair of motor vehicles and motor cycles with no floor above.	5	9	50	No spray painting permitted
	(c) Battery charging and repairs..	5 kw	6	25	..

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.....Table No. 33 Cont.

....Cont. TABLE No. 33

SCHEDULE FOR SERVICE INDUSTRIES

Sr. No.	Category of Industry	Max. Permissible Power requirement (in H.P.)	Max Permissible employment (in persons)	Service Industry Class -A (Permitted in R2 and C) Criteria for Classification and special condition	
				Max. Permissible employment floor (in sq. m.)	Special Conditions if any
(1)	(2)	(3)	(4)	(5)	(6)
45.	Repairs of bicycles and cycle rick shows	5	6	50	----do----
XII.	OTHER MANUFACTURING AND REPAIR INDUSTRIES AND SERVICES.				
46.	Manufacture of jewellery and related articles	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
47.	Repair of watch, clock and jewellery	3	9	50	----do----
48.	Manufacture of sports and atheletic goods	..	Not Included	..	..
49.	Manufacture of Musical instruments and its repair.	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
50.	Mass manufacruce of miscellaneous Products such as costume, jewellery, costume novelties, feather, plumes, artificial flowers, brooms, brushes, lamp shades, tabacco, pipes, cigarette holders, ivory goods, bandages, wigs and similar articles.	..	Not Included	..	..
51.	(a) Repairs of locks, stoves, umbrellas, sewing machines, gas burners, buckets & other sundry household equipemnt.	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.

.....Table No. 33 Cont.

Cont. TABLE No. 33

SCHEDULE FOR SERVICE INDUSTRIES

Sr.	Category of Industry	Max. Permissible Power requirement (in H.P.)	Max Permissible employment (in persons)	Service Industry Class -A (Permitted in R2 and C) Criteria for Classification and special condition	
				Max. Permissible employment floor (in sq. m.)	Special Conditions if any
(1)	(2)	(3)	(4)	(5)	(6)
52.	(b) Optical glass grinding and repairs Petrol filling stations	3 10	9 9	50 (i) 30.5x16.75m. (ii) 36.5x30.5m.	----do---- Plot size to be line with IRC recommendations depending on service bay or not.
53.	Laundries, Laundry service and cleaning, dyeing, bleaching and dry cleaning	4 KW	9	50	(i) Cleaning & dyeing fluid used shall not have flash point lower than 138° F. (ii) Operation shall be permitted between 8.00 hrs. to 20.00 hrs. (iii) Machinery having day load capacity of 20 kg and above.
54.	Photo processing laboratories..	5	9	50	Operation shall be permitted between 8.00 hrs. to 20.00 hrs.
55.	Electronic Industry of assembly type (and not of manufacturing type including heating load).	10	20	250	In independent structure on independent plot with special permission of the Commissioner/ chairman.

Note : The Municipal Corporation / NIT may from time to time add to or alter or amend the above list with the approval of Director of Town Planning.


By order and in the name of Governor of Maharashtra

PMC DC Rules

**DEVELOPMENT CONTROL AND PROMOTION REGULATIONS
FOR
PUNE MUNICIPAL CORPORATION
(DCPR-2017)**

**DEVELOPMENT CONTROL AND PROMOTION
REGULATIONS FOR PUNE MUNICIPAL
CORPORATION (DCPR-2017)**

(Sanctioned under section 31(1) Of the Maharashtra Regional And Town Planning Act 1666 vide Government Notification No TPS-1815/209/CR-69/15/D.P.Pune/Sanction/UD-13/Dated 05/01/2017)

" आधिप्रमाणित प्रत " 

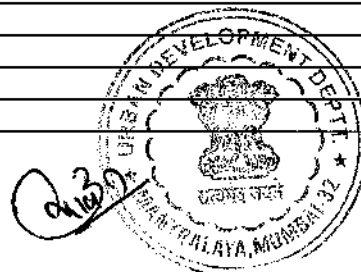




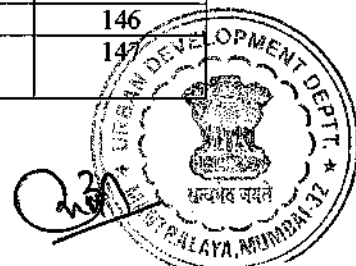
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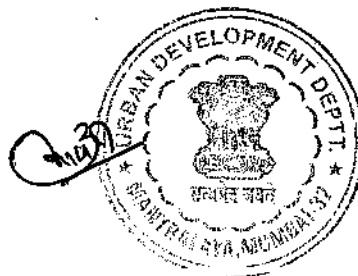
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**DEVELOPMENT CONTROL AND PROMOTION REGULATIONS
FOR PUNEMUNICIPAL CORPORATION-2017**

**PART - I
ADMINISTRATION**

1.0 SHORT TITLE, EXTENT AND COMMENCEMENT

1.1 These Regulations shall be called as "Development Control and Promotion Regulations for Pune Municipal Corporation-2017 (DCPR-2017)"

1.2 Extent- These Regulations shall apply to the building activities and development works on lands within the old limits of Pune Municipal Corporation as notified under Section 23 of the Maharashtra Regional & Town Planning Act, 1966 on 13th December, 2007. These regulations will be parent regulation within the meaning of Government notification no.TPS-1806/ 2125/CR-435/2006/UD-13, dated 6th December, 2007 sanctioned for additional area of Pune Municipal Corporation. If any conflicts arises between these regulations and regulations of additional areas, in such cases regulations of these parents DCPR-2017 will prevails.

1.3 Commencement- This set of DCPR-2017 shall come into force from the date specified in the Notification date 05/01/2017 sanctioning the Development Plan along with the Development Control and Promotion Regulations under Section 31 of the MRTP Act and these shall replace all the existing Development Control Regulations, and any other office memo or circulars issued in contravention to the intent and sprit of the sanctioned Regulations by the Municipal Corporation, shall cease to be in effect.

1.4 Savings: Not withstanding anything contained in these regulations, any development permission granted or any development proposal for which any action is taken under the erstwhile Regulations shall be valid and continue to be so valid, unless otherwise specified in these Regulations.

Provided that, permission granted earlier shall be eligible for renewal as per provisions of the Act. Provided further that, the words 'action taken' in this regulation shall also include the issuance of Demand note for granting the development permission.

Provided also that, it shall be permissible for the owner to -

- a) either continue to develop the project under the erstwhile regulations in toto and for that limited purpose erstwhile regulation shall remain in force, or
- b) apply for grant of revised permission under the new regulations, if the project is on-going and the occupation certificate, has not been granted fully.

Provided also that, development permissions granted under earlier regulation as per the provisions of Appendix R / or AR provisions and full and/or final occupation certificate is issued, in such cases the portion/location designated for respective reservation is continued to be in said reservation and rest of land on which residential/commercial development permission is granted is deem to be converted in to residential/ commercial zone to the extent of that area;

1.5 Validity of development permission. - If development permission has been issued before the date of commencement of these Regulations, but the development is not started within a year from the date of such permission, the said development permission shall be deemed to have lapsed.



1.6 **Applicability to partially completed works** - For partially completed works, started with due permission before these Regulations have come into force, the Commissioner may not, for reasons to be recorded in writing, necessarily insist on compliance with the provisions of these Regulations for extending the period of the development permission, which shall not exceed that specified in section 48 of the Maharashtra Regional land Town Planning Act, 1966.

2.0 DEFINITIONS

2.1 General

2.1.1 In these Regulations, unless the context otherwise requires, the definitions given hereunder shall have meaning indicated against each of them.

2.1.2 Words and expressions which are not defined in these Regulations shall have the same meaning or sense as in the -

- i) The Maharashtra Regional and Town Planning Act, 1966
- ii) The Maharashtra Municipal Corporation Act and
- iii) National Building Code, 2005 or amended from time to time

2.2 **"Act"**- Act in these Regulations shall mean the Maharashtra Regional and Town Planning Act, 1966;

2.3 **"Annual Statements of Rates"** means *ASR* published by Inspector General of Registration, Maharashtra State, Pune;

2.4 **"Authority"** means Municipal Commissioner of Pune Municipal Corporation unless otherwise specified;

2.5 **"Alteration"** means any change in existing authorized building or change from one occupancy to another, or a structural change, such as an addition to the area or height, or the removal of part of a building, or any change to the structure, such as the construction of, cutting into or removal of any wall, column, beam, joist, floor, roof or other support or a change to or closing of any required means of ingress (entry) or egress (exit) as provided under these regulations. However, modification in respect of gardening, white washing, painting, plastering, pointing, paving and retailing shall not be deemed to be alteration;

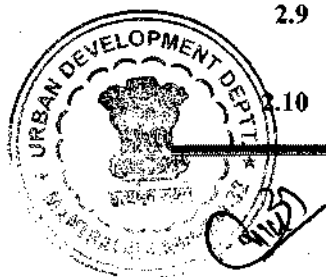
2.6 **"Advertising Sign"** means any surface or structure with characters, letters or illustrations applied thereto and displayed in any manner whatsoever outdoor for purposes of advertising or to give information regarding or to attract the public to any place for public performance, article or merchandise whatsoever, or is attached to, or forms a part of building, or is connected with any building or is fixed to a tree or to the ground or to any pole, screen, fence or hoarding or displayed in space, in or over any water body;

2.7 **"Accessory Building"** means a building separate from the main building on a plot and containing one or more rooms for accessory use such as servant quarters, garage, store rooms etc;

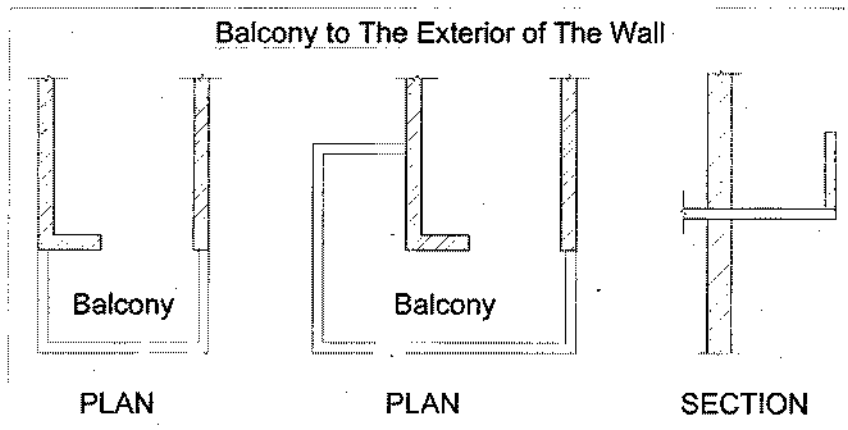
2.8 **"Accessory / Ancillary Use"** means any use of the premises subordinate to the principal use and incidental to the principal use;

2.9 **"Amenity Space"** means a statutory space provided in any layout to be used for any of the amenities / utilities specified in these Regulations ;

2.10 **"Access"** means a clear approach to a plot or a building;



- 2.11 “**Architect**” means a person registered with Council of Architecture(COA) as per Architects Act, 1972 as an Architect with a valid (COA) Registration Number;
- 2.12 “**Architectural projection**” means Chajja, Cornice, Ledge etc. which is a protrusion from the building facade or window line of the building used for non-habitable uses.;
- 2.13 “**Atrium**” means a sky lighted naturally/mechanically ventilated area in buildings, with no intermediate floors, used as circulation space or entrance *foyer*;
- 2.14 “**Balcony**” means a horizontal cantilever projection, including parapet and handrail balustrade to serve as a passage or sitting out place with at least one side fully open, except being provided with railing or parapet wall for safety;



- 2.15 “**Basement**” means the lower storey of a building below or partly below the ground level with one or more than one levels;
- 2.16 “**Building**” means any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof whether used as human habitation or not and includes foundation, plinth, walls, floors, roofs, chimneys, wells, door steps, fencing, plumbing and building services, fixed platforms, verandas, balcony; cornice or projection, part of a building or anything affixed thereto or any wall fence enclosing or intended to enclose any land or space and signs and outdoor display structures. However, tents, shamianas and the tarpaulin shelters erected for temporary and ceremonial occasions with the permission of the Municipal Commissioner shall not be considered as building;
- 2.17 “**Built up Area**” means the area covered by a building on all floors including cantilevered portion, mezzanine floors if any but excepting the areas excluded specifically from FSI under these Regulations;
- 2.18 “**Building Line**” means the line upto which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend. It includes the lines prescribed, if any, in any scheme and / or development plan, or under any other law in force;
- 2.19 “**Building Height**” means the vertical distance measured in the case of flat roofs, from the average level of the ground around and contiguous to the building to the terrace of last floor of the building adjacent to the external walls; to the highest point of the building and in the case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof; and in the case of gable facing road, the mid-point between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of measuring heights;



- 2.20 "Builder / Developer"** means a person who is legally empowered to construct or to execute work on a building unit, building or structure and/or land development or where no person is empowered, the owner of the building unit, building or structure.
- 2.21 "Bio-Technology Unit"** means an Unit or a Park which is certified as such by the Development Commissioner (Industries);
- 2.22 "Carpet area"** means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or veranda area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
- Explanation.— For the purpose of this clause, the expression "exclusive balcony or veranda area" means the area of the balcony or veranda, as the case may be, which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee; and "exclusive open terrace area" means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee;
- 2.23 "Chajja"** means a sloping or horizontal structural overhang usually provided over openings on external walls to provide protection from sun and rain and for purpose of architectural appearance;
- 2.24 "Chimney"** means an upright shaft containing one or more flues provided for the conveyance to the outer air of any product of combustion resulting from the operation of heat producing appliance or equipment employing solid, liquid or gaseous fuel;
- 2.25 "Cluster"** means any defined area with proper access;
- 2.26 "Control Line"** means a line on either side of a highway or part of highway beyond the building line fixed in respect of such highway by the Highway Authority from time to time;
- 2.27 "Courtyard or Chowk"** means a space permanently open to sky enclosed on sides fully or partially by buildings and may be at ground level or any other level within or adjacent to a building;
- 2.28 "Canopy"** means a projection over any entrance;
- 2.29 "Congested Area"** means the area shown as congested on the Development Plan;
- 2.30 "Convenience Shopping"** means shops for domestic needs each with carpet area not exceeding 20 sq.m.;
- 2.31 "Corridor"** means a common passage or circulation space including a common entrance hall;
- 2.32 "Detached Building"** means a building whose walls and roofs are independent of any other building with marginal distances on all sides as specified;
- 2.33 "Development"** with its grammatical variations means the carrying out of buildings, engineering, mining or other operations in, or over, or under land or the making of any material change, in any building or land or in the use of any building or land or any material or structural change in any Heritage building or its precinct and includes demolition of any existing building, structure or erection of part of such building, structure of erection and reclamation, redevelopment and layout or sub-division of any land and to develop shall be construed accordingly;
- 2.34 "Development Plan"** means the plan for the development of the area within the jurisdiction



of Pune Municipal Corporation and includes the revised development plan;

- 2.35 **"Dwelling Unit /Tenement"** means an independent housing unit with separate facilities for living, cooking and sanitary requirements;
- 2.36 **"Enclosed Stair- case"** means a staircase separated by fire resistant walls and door (s) from the rest of the building;
- 2.37 **"Existing Building or Use"** means a building, structure or its use existing authorisedly;
- 2.38 **"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;
- 2.38.1 **"Vertical Exit"** means exit used for ascension or descension between two or more levels including stairways, smoke proof towers, ramps, escalators and fire escapes;
- 2.38.2 **"Horizontal Exit"** means a protected opening through or around a firewall or a bridge connecting two buildings;
- 2.38.3 **"Outside Exit"** means an exit from the building to a public way, to an open area leading to a public way, to an enclosed fire resistive passage to a public way;
- 2.39 **"External Wall"** means an outer wall of a building, not being a party wall even though adjoining to a wall of another building and also means a wall abutting on an interior open space of any building;
- 2.40 **"Escalator"** means a power driven, inclined, continuous stairway used for raising or lowering passengers;
- 2.41 **"Fire and/ or Emergency Alarm System"** means an arrangement of call points or detectors, sounders and other equipments for the transmission and indication of alarm signals, for testing of circuits and, whenever required, for the operation of auxiliary services. This device may be workable automatically or manually to alert the occupants in the event of fire or other emergency;
- 2.42 **"Fire lift"** means a lift specially designed for use by fire service personnel in the event of fire;
- 2.43 **"Fire Proof Door"** means a door or shutter fitted to a wall opening, and constructed and erected with the requirement to check the transmission of heat and fire for a specified period;
- 2.44 **"Fire Resisting Material"** means a material which has certain degree of fire resistance;
- 2.45 **"Fire Resistance"** means the time during which a material fulfils its function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load or restraint. The fire resistance test of structures shall be done in accordance with "IS -3809 - 1966 Fire Resistance Test of Structures";
- 2.46 **"Fire Separation"** means the distance in meters measured from any other building on the site, or from other site, or from the opposite side of a street or other public space to the building;
- 2.47 **"Fire Service Inlets"** means a connection provided at the base of a building for pumping up water through in-built fire-fighting arrangements by fire service pumps in accordance with the recommendations of the Fire Services Authority;
- "Fire Tower"** means an enclosed staircase which can only be approached from the various floors through landings or lobbies separated from both, the floor areas and the staircase by fire resisting doors and open to the outer air;



- 2.49 **“Floor”** means the lower surface in a storey on which one normally walks in a building. The general term floor unless otherwise specifically mentioned shall not refer to a mezzanine floor;

Note - The sequential numbering of floor shall be determined by its relation to the determining entrance level. For floor at or above ground level, with direct entrance from / to road or street shall be termed as ground floor. The other floors above ground floor shall be numbered in sequence as Floor 1, Floor 2, etc., with the number increasing upwards. The stilt shall be termed as stilt floor or Stilt floor 1, Stilt floor 2 etc. and floors above shall be numbered as Floor 1, Floor 2, etc.,

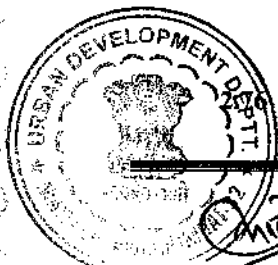
- 2.50 **“Floor space index (F. S. I)”** means the quotient obtained by dividing the total built-up area on all floors, excluding exempted areas as given in Regulation no.17.7 by the area of the plot;

$$\text{F.S.I.} = \frac{\text{Total built-up area on all floors}}{\text{Plot area}}$$

- 2.51 **“Premium FSI”** means the FSI that may be available on payment of premium as may be prescribed under these regulation;
- 2.52 **“Fitness centre”** means and includes the built up premises, including toilet facilities, provided in the building including gymnasium for the benefit of its inmates and for the purpose of fitness, physical exercises, yoga and such other activities as may be permitted by the Commissioner from time to time.
- 2.53 **“Footing”** means a foundation unit constructed in brick work, masonry or concrete under the base of a wall or column for the purpose of distributing the load over a large area;
- 2.54 **“Foundation”** means that part of the structure which is in direct contact with and transmitting loads to the ground;
- 2.55 **“Front Margin”** means the distance between the boundary line of plot abutting the means of access/ road/ street and the building. In case of plots facing two or more means of accesses / roads / streets, the plot shall be deemed to front on all such means of access / road / streets;
- 2.56 **“Gallery”** means an intermediate floor or platform projecting from a wall of an auditorium of a hall providing extra floor area, additional seating accommodation etc. These shall also include the structures provided for seating in stadia.
- 2.57 **“Garage Private”** means a building or portion thereof, designed and used for parking of privately owned motor driven or other vehicles;
- 2.58 **“Garage-Public”** means a building or portion thereof designed as other than a private garage, operated for gain, designed or used for repairing, servicing, hiring, selling or storing or parking motor driven or other vehicles.;
- 2.59 **“Group Housing Scheme”** means a building or a group of buildings constructed or to be constructed with one or more floors, consisting of more than one dwelling units and having common service facilities. Common service facilities means facilities like stair case, balcony, corridor, and veranda, lift, etc;
- 2.60 **“Ground Level”** means the average level of ground in a plot (Site);
- 2.61 **“Guest house”** means a premise for housing the staff of Government, semi –government, public undertaking and private limited company for short duration.



- 2.62 **"Habitable Room"** means, a room constructed or intended for human habitation;
- 2.63 **"Home Occupation"** means occupation, other than an eating or a drinking place, offering services to the general public, customarily carried out by a member of the family residing on the premises without employing hired labour, and for which there is no display to indicate from the exterior of the building that it is being utilized in whole or in part for any purpose other than a residential or dwelling use, and in connection with which no article or service is sold or exhibited for sale except that which is produced therein, which shall be non-hazardous and not affecting the safety of the inhabitants of the building and the neighbourhood and provided that no mechanical equipment is used except for what is customarily used for purely domestic or household purposes and / or employing licensable goods;
- 2.64 **"Information Technology Establishment (ITE)"** means an establishment which is in the business of developing either software or hardware relating to computers or computer technology as approved by Director of Industries;
- 2.65 **"Ledge or Tand"** means a shelf like projection, supported in any manner whatsoever, except by vertical supports within a room itself but not having projection wider than 0.60 m.;
- 2.66 **"Licensed Engineer / Structural Engineer / Supervisor"** means a qualified Engineer/ Structural Engineer / Supervisor licensed by the Municipal Commissioner;
- 2.67 **"Lift"** means an appliance designed to transport persons or materials between two or more levels in a vertical or substantially, vertical direction, by means of a guided car platform;
- 2.67.1 **"Lift Well"** means an unobstructed space within an enclosure provided for the vertical movement of the lift car(s) and any counter weights, including the lift pit and the space for top clearance;
- 2.68 **"Loft"** means, an intermediate floor between two floors, with a maximum height of 1.5 m., which is constructed and used for storage purpose, fully defined in regulation Site17.5;
- 2.69 **"Mall"** means a large enclosed shopping area;
- 2.70 **"Marginal distance / Set back"** means a minimum distance required to be left open to sky between the boundary of the building plot and the building excluding court yard/chowk, which is an integral part of the plot;
- 2.71 **"Mezzanine floor"** means an intermediate floor between two floors of any story, forming an integral part of floor below, overhanging or overlooking a floor beneath, not being a loft between the floor and the ceiling of any storey;
- 2.72 **"Means of Access"** shall include the road/street/vehicular access way, pathway upto the plot and to the building within a plot;
- 2.73 **"Net plot area"** means the area as per Regulation no.15.8;
- 2.74 **"Newly merged area"** means area included in the jurisdiction of Pune Municipal Corporation vide Government Notification No. PMC 3020/1676/ CR-258/ 2000/Navi-22, dated 17.11.2001.
- 2.75 **"Non-Combustible Material"** means a material which does not burn nor add heat to a fire when tested for combustibility in accordance with IS: 3808 – 1966 'Method of Test for Combustibility of Building Materials';
- "Non-conforming User"** means any lawful use / building existed on the Site but which does



not conform to the zoning shown on the Development Plan;

- 2.77 "Occupancy or Use Group"** means the principal occupancy or use for which a building or a part of a building is used, or intended to be used, for the purposes of classification of a building according to the occupancy. Occupancy shall be deemed to include subsidiary occupancies which are contingent upon it. Buildings with mixed occupancies are those buildings in which more than one occupancy are present in different portions of the building. The occupancy classification shall have the meaning given from 2.77.1 to 2.77.13;
- 2.77.1 "Residential Buildings"** means any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities. It includes one or two or multi-family dwellings, lodging or rooming houses, residential hotels, hostels, dormitories, dharmshalas, apartment houses, flats, service apartment, studio apartment and private garages incidental thereto;
- 2.77.2 "Educational Buildings"** means a building exclusively used for a school or college recognized by the appropriate Board or University, or any other competent authority involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other users incidental thereto such as library, a research institution. It shall also include quarters for essential staff required to reside in the premises and a building used as a hostel attached to an educational institution whether situated in its campus or not and, also includes buildings used for day-care purposes more than 8 hours per week;
- 2.77.3 "Institutional Buildings"** means a building constructed or used by Government, Semi-Government organization or registered trusts or persons and used for medical or other treatment, or an auditorium or complex for cultural and allied activities or for an Hospice care of persons suffering from physical or mental illness, handicap, disease or infirmity, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, houses of correctional detention and reformatories;
- 2.77.4 "Assembly Buildings"** means any building or part of building where groups of people congregate or gather for amusement, recreation or social, religious, patriotic, civil, travel and similar purposes, e.g. theatres, motion picture house, drive-in-theatres, multiplexes, assembly halls, city halls, town halls, auditoria, exhibition halls, museums, mangalkaryalaya, cultural centre, skating rinks, places of worship, dance theatres, club & gymkhana, passenger stations and terminals of air, surface and other public transportation services, recreation piers and stadia having built up area more than 1000 sq.m.;
- 2.77.5 "Business Buildings"** means any building or part of building, which is used for transaction of business for the keeping of accounts and records for similar purposes; offices, banks, professional establishments, I.T. establishments, call centre, offices for private entrepreneurs, court houses, libraries shall be classified in this group in so far as principal function of these is transaction of public business and the keeping of books and records;
- 2.77.6 "Office Building / Premises"** means the premises whose sole or principal use is to be used as an office or for office purpose; "office purposes" shall include the purpose of administration, clerical work, handling money, telephone/ telegraph/ computer operations and "clerical work" shall include writing, book-keeping, sorting papers, typing, filing, duplicating, drawing of matter for publication and the editorial preparation of matter for publication;



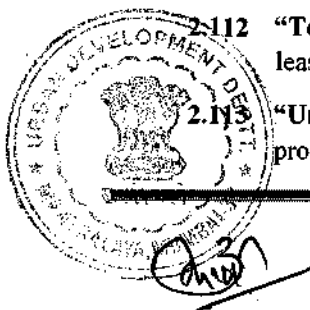
- 2.77.7 "Mercantile (Commercial) Buildings"** means any building or part of a building, which is used as shops, stores, market, malls for display and sale of merchandise either wholesale or retail Office, storage and service facilities incidental to the sale of merchandise and located in the same building shall be included under this group;
- 2.77.8 "Public-Semi-public Building"** means a building constructed or used by Government, Semi Government Organization, Government Undertaking, Local Authorities, for conducting public semi-public use like municipal office, post office, telephone office, etc.;
- 2.77.9 "Wholesale Establishments"** means an establishments wholly or partly engaged in wholesale trade, manufactures, wholesale outlets including related storage facilities, A.P.M.C. establishments, warehouses and establishments engaged in truck transport including truck transport booking agencies;
- 2.77.10 "Industrial Buildings"** means any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated, assembled or processed like assembling plants, laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories etc.;
- 2.77.11 "Storage Buildings"** means any building or part of a building used primarily for the storage or sheltering of goods, wares or merchandise, like ware houses, cold storage, freight depots, transit sheds, godowns, store houses, public garages, hangars, truck terminals, grain elevators, barns and stables;
- 2.77.12 "Hazardous Buildings"** means any building or part of a building which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and / or which may produce poisonous gases or explosions during storage, handling, manufacturing or processing, which involve highly corrosive, toxic or noxious alkalis, acids or other liquids or chemicals producing flames, fumes and explosive, mixtures of dust or which result in the division of matter into fine particles subject to spontaneous ignition;
- 2.77.13 "Special Buildings"** means
- (i) multi-storied buildings for any user having height more than 24 meter in height measured from ground; or,
 - (ii) buildings for the purposes of educational, assembly, mercantile, institutional, public and semi-public, industrial, storage and for hazardous material, buildings having built-up area more than 500 sq. m on each any floor, irrespective of the height of the building; or,
 - (iii) multi-storied buildings for any user having mixed occupancies, with any of the aforesaid occupancies mentioned in (ii) above, having built-up area more than 500 sq. m on each floor;
- 2.78 "Owner"** means a person who has legal title for land or building;
- 2.79 "Parapet"** means a low wall or railing built along the edge of a roof, terraces, balcony, veranda etc.;
- 2.80 "Parking Space"** means an enclosed or unenclosed, covered or open area sufficient in size to park vehicles. Parking space shall be served by a driveway connecting them with a street or alley and permitting ingress or egress of vehicles;



- 2.81 **“Permit / Permission”** means a permission or authorisation in writing by the Authority to carry out the work regulated by these Regulations;
- 2.82 **“Plinth”** means a portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground;
- 2.83 **“Plot / Site”** means a parcel or piece of land enclosed by definite boundaries;
- 2.84 **“Porch”** means a covered surface supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building;
- 2.85 **“Podium”** means a continuous projecting base or pedestal around a building, generally used for parking and movement of vehicles, as specified in these regulations;
- 2.86 **“Recreational Open Space / Layout open space”** means a statutory common open space kept in any layout or group housing scheme or campus planning, exclusive of margins and approaches, on ground only;
- 2.87 **“Record Plan”** means a Plan to be prepared and submitted to the authority on basis of which a final occupancy certificate is issued.;
- 2.88 **“Restaurant”** means a premises used for serving food items on commercial basis including cooking facilities and seating arrangements in residential building. And for commercial premises restaurant may be allowed of any built up area situated on any floor with a separate parking and garbage disposal facility.
- 2.89 **“Road / Street”** means any highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square place or bridge, whether a thoroughfare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm-water drains, culverts, sidewalks, traffic islands, roadside trees and hedges, retaining walls, fences, barriers and railings within the street lines;
- 2.90 **“Road / Street Line”** means the line defining the side limit of a road / street;
- 2.91 **“Road/Street Level or Grade”** means The officially established elevation or grade of the centre line of the street upon which a plot fronts and if there is no officially established grade, the existing grade of the street at its mid – points.
- 2.92 **“Room Height”** means the vertical distance measured from the finished floor surface to the finished ceiling/ slab surface. In case of pitched roofs, the room height shall be the average height between bottom of the eaves and bottom of ridge;
- 2.93 **“Row Housing”** means a row of houses with front and rear marginal distances;
- 2.94 **“Semi Detached Building”** means a building detached on three sides with marginal distances as specified;
- 2.95 **“Service Apartment”** means a premise in which rooms are let out on short/long term basis.;
- 2.96 **“Service Floor”** means a non-habitable floor generally provided in multi-storied buildings and especially in starred hotels where from services like water supply, sewerage disposal system, electricity etc. are co-ordinated/maintained. Height of such floor shall not be more than 1.8m. from floor level to soffit of outer beam and shall not be counted in FSI.



- 2.97 **"Site, corner"** means a site at the junction of and fronting on two or more intersecting streets;
- 2.98 **"Site, Depth of"** means the mean horizontal distance between the front and rear side boundaries;
- 2.99 **"Site, Double Frontage"** means a site, having a frontage on two streets other than a corner plot;
- 2.100 **"Site, Interior or Tandem"** means a site, access to which is by a passage from a street whether such passage forms part of the site or not;
- 2.101 **"Smoke Stop Door"** means a door for preventing or checking the spread of smoke from one area to another;
- 2.102 **"Stair Cover"** means a structure with a covering roof over a stair case and its landing built to enclose only the stair for the purpose of providing protection from weather and not used for human habitation;
- 2.103 **"Stilts or Stilt Floors"** means the portion of a building above ground level consisting of structural column supporting the super structure with at least two sides open and without any enclosures for the purpose of parking vehicles, scooters, cycles, etc.;
- 2.104 **"Store Room"** means a room used as storage space;
- 2.105 **"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;
- 2.106 **"Supported Double Height Terrace"** means open terraces with railing having minimum height equal to two floors within building line.
- 2.107 **"Telecommunication Cell Site/Base Station (TCS/BS)"** means tower of requisite height and dimensions, delta, single pole antennae, microwave antenna, cabin of requisite dimensions for housing equipment, telecom transceiver machinery, related civil work, requisite wires and cables, power supply equipment, Diesel Generator (DG) Set/ Alternate power supply mechanism, cabin /cupboard for housing any or all of the aforesaid items as necessary;
- 2.108 **"Tenement"** means an independent dwelling unit with a kitchen or cooking alcove;
- 2.109 **"Terrace"** means a flat, open to sky roof of a building or a part of a building having parapet;
- 2.110 **"To Erect"** - To erect a building means
- (a) to erect a new building on any site whether previously built upon or not;
 - (b) to re-erect any building of which portions above the plinth level have been pulled down, burnt or destroyed; and
 - (c) conversion from one occupancy to another;
- 2.111 **"Travel Distance"** means the distance from the remotest point on a floor of a building to a place of safety, be it a vertical exit, horizontal exit or an outside exit measured along the line of travel;
- 2.112 **"Tower like structure"** means a structure in which the height of the tower like portion is at least twice the width of the broader base;
- 2.113 **"Unsafe Building"** means those buildings which are structurally unsafe, unsanitary or not provided with adequate means of ingress or egress 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, dilapidation or abandonment;

- 2.114** "Veranda" means a covered area with at least one side open to the outside with the exception of 1 m. high parapet on the ground floor to be provided on the open side;
- 2.115** "Water Closet (WC)" means a privy with arrangement for flushing the pan with water. It does not include a bathroom;
- 2.116** "Water Course" means a natural channel or an artificial one formed by draining or diversion of a natural channel meant for carrying storm water and waste water;
- "Major Water Course" means a water course which carried strong water discharging from a contributing area of not less than 160 Ha.;
- "Minor Water Course" means a water course which is not major;
- 2.117** "Width of Road" means the whole extent of space within the boundaries of road when applied to a new road, as laid down in the city surveys map or development plan or prescribed road lines by any Act or Law and measured at right angles to the course or intended course of direction of such road whichever is more;
- 2.118** "Window" means an opening to the outside other than the door which provides all or part of the required natural light, ventilation or both, to the interior space;

3.0 APPLICABILITY OF REGULATIONS

- 3.1** These regulations shall apply to all development, redevelopment, erection and/or re-erection of a building, change of user etc. as well as to the design, construction or reconstruction of, and additions and alteration to a building. These regulations shall also apply to any revision of the development permissions/building permissions granted earlier under any Development Control Regulations. Further, these Regulations shall apply to development work defined in Regulation No.3.2 to 3.5. However, features approved by earlier permission shall remain intact unless it contradicts the provisions of FSI under these regulations.
- 3.2 Construction/ Part Construction** - Where the whole or part of a building is demolished or altered or reconstructed, removed, except where otherwise specifically stipulated, or part is proposed to be newly constructed or revised, these Regulations apply only to the extent of the work involved.
- 3.3 Change of Occupancy / User:** -Where the occupancy or the user of a building is changed, except where otherwise specifically stipulated, these Regulations shall apply to all parts of the building affected by the change.
- 3.4 Reconstruction** - The reconstruction, in whole or part of a building which has ceased to exist due to an accidental fire, natural collapse or demolition, having been declared unsafe, or which is likely to be demolished by or under an order of the Municipal Corporation and for which the necessary certificate has been given by the said Municipal Corporation, shall be allowed subject to the provisions in these Regulations.
- 3.5 Revised permission** - Any development permission granted earlier may be revised. While granting the revised permission, the approved plans and commencement certificate of the earlier permission with the owner and office, shall be stamped as 'CANCELLED' by the Authority.



- 3.6 Development of sites or land sub-division or amalgamation of land** –Where land is to be developed, sub-divided or two or more plot are to be amalgamated or a layout is to be prepared , these Regulations shall apply to the entire area under development, sub-division, amalgamation and layout.

Provided that, where a part of an existing layout is being altered, these regulations shall apply only to that part which is being altered, without adversely affecting the requirement of layout roads, recreational open space, etc of earlier sanctioned layout.

4.0 INTERPRETATION

Section of general clauses Act, 1897 shall be applicable in case of standard terms and phrases as defined and interpreted therein.

- 4.1** In these Regulations, the use of present tense includes the future tense, the masculine gender includes the feminine and the neutral, the singular number includes the plural and the plural includes the singular. The word "person" includes a corporation/company, "writing" includes "printing and typing" and "signature" includes thumb impression made by a person who cannot write if his name is written near such thumb impression or digital signature in case of 'e' submissions.
- 4.2** Whenever sizes and dimensions of rooms and spaces within buildings are specified, they shall mean clear dimensions unless otherwise specified in these Regulations. However, sizes and dimensions may not be disputed with reference to finished/unfinished surfaces unless it differs overall dimensions of the building.

5.0 DEVELOPMENT PERMISSION AND COMMENCEMENT CERTIFICATE

- 5.1** No person shall carry out any development, in contravention of the Development Plan proposals.
- 5.2** No person shall carry out any development work including development of land by laying out into suitable plots or amalgamation of plots or development of any land as group housing scheme or to erect, re-erect or make alterations or demolish any building or cause the same to be done without first obtaining a separate building permit / commencement certificate for each such development work / building from the Municipal Commissioner.
- 5.3** No temporary construction shall be carried out without obtaining prior approval of the Municipal Commissioner, which may be granted subject to such conditions as may be deemed necessary by him. However, temporary site office/watchman cabin/labour- material shed/toilet may be constructed without permission after the development permission is granted. These temporary constructions shall be removed after the completion of construction under development permission.

5.4 Development undertaken on behalf of Government -

As per the provisions of Section 58 of The Maharashtra Regional and Town Planning Act, 1966, the office in-charge of the Government Department shall inform in writing to the Municipal Commissioner of the intention to carry out its purpose along with details of such development or construction as specified below :-

An official letter by the authorised officer of Government Department addressed to the Municipal Commissioner, giving full particulars of the development work or any operational construction.



- ii) Ownership documents and measurement plan issued by the Competent Authority of Land Records Department.
- iii) Development / building plans conforming to the provisions of Development Plan and these Regulations for the proposed development work to the scale specified in these Regulations.
- iv) The proposals of the Development Plan or Town Planning Scheme affecting the land.
- v) A Site Plan of the area proposed to be developed to the scale.
- vi) Detailed plan showing the plan, sections and elevations of the proposed development work to the scale, including existing building specified either to be retained or to be demolished.

5.4.1 The operational construction of the Government or Government undertaking, whether temporary or permanent which is necessary for the operation, maintenance, development or execution of any of the following services shall be exempted from the provisions of these Regulations:-

- i) Railways;
- ii) National Highways;
- iii) National Waterways;
- iv) Airways and Aerodromes;
- v) Posts and Telegraphs, telephones, wireless, broadcasting and other like forms of communication, excluding mobile towers;
- vi) Regional grid for electricity;
- vii) Defence Authorities;
- viii) Any other essential public service as may be notified by the State Government.

All such constructions shall however, conform to the prescribed requirements for the provision of essential services, water supply connection, drains, etc.

5.4.2 However the following constructions of the Government Departments do not come under the purview of operational construction for the purpose of exemption under Regulation no.5.4.1.

- i) New residential building (other than gate lodges, quarters for limited essential operational staff and the like), roads and drains in railway colonies, hospitals, clubs, institutes and schools in case of Railways and commercial development;
- ii) New building, new construction or new installation or any extension thereof, in case of any other services.

5.4.3 However, no permission shall be necessary for the following types of works:-

- i) The carrying out of any works by the Central or State Government or any public sector undertaking or any local authority-
 - (a) required for the maintenance or improvement of highway, road or public street, being works carried out on land within the boundaries of such highway, road or public street; or
 - (b) required for the purpose of inspecting, repairing or renewing any drains, sewers mains, pipes including gas pipes, telephone and electric cables, or other apparatus including the breaking open of any street, or other land for the purpose.



Provided that the concerned authority shall inform the local authority, in writing at the earliest and pay the necessary restoration charges to the Corporation within a month. The restoration charges shall not be more than the expenditure incurred by the Corporation to restore the road etc and supervision charges, if any.

- ii) The carrying out of works in compliance with any order or direction made by any Authority under any law for time being in force
- iii) The carrying out of works by any Authority in exercise of its powers under any law for time being in force.
- iv) The excavation (including excavation of wells) made in the ordinary course of agricultural operation.
- v) The construction of a road intended to give access to land solely for agricultural purpose.
- vi) Normal use of land which has been used temporarily for other purposes like marriage pandals or for festive occasions; and
- vii) In case of land normally used for one purpose and occasionally used for any other purpose, such occasional use of land for that other purpose.

6.0 PROCEDURE FOR OBTAINING DEVELOPMENT PERMISSION /BUILDING PERMISSION (COMMENCEMENT CERTIFICATE)

6.1 Notice/ Application - Every person who intends to carry out development and erect, re-erect or make alterations in any place in a building or demolish any building, shall give notice/ application in writing through registered Architect or Licensed Engineer / Structural Engineer / Supervisor, to the Authority of his said intention in the prescribed form (See Appendix A1 or A2)It will be mandatory to submit complete information in the form accompanied with Appendix A-1 and A-2.Such notice shall be accompanied by the payment receipt of required scrutiny fee and any other fee/ charges prescribed by the Municipal Commissioner from time to time and the plans and statements in sufficient copies (See Regulation no. 6.1.1), and as per the requirement under Regulation no.6.2 and 6.3. One set of plans shall be retained in the office of the Municipal Commissioner for record after the issue of permission or refusal. The plans may be submitted in electronic form as may be specified by the Municipal Commissioner from time to time.

6.1.1 Copies of Plans and Statements - Four copies of plans and statements shall be made available along with the notice. Where clearance is required from other agencies, number of copies of plans required shall be as decided by the Municipal Commissioner.

6.2 Information Accompanying Notice/Application - The Notice/Application shall be accompanied with the key (location plan), site plan, sub-division layout plan/ building plan, services plans, specifications and certificate of supervision and ownership title etc., as prescribed in Regulation no.6.2.1 to 6.2.13.

6.2.1 Size of drawing sheets and colouring of plans.

6.2.1.1 The size of drawing sheets shall be of A0 to A4. If necessary, submission of plans on sheets bigger than A0 size shall also be permissible. Prints of plans shall be on one side of paper only. All dimensions shall be indicated in metric units.

6.2.1.2 Colouring Notations for Plans: - The Plans shall be coloured as specified in following Table.

Table No.1
COLOURING OF PLANS

Sr. No.	Item	Site Plan		Building Plan	
		White Plan	Ammonia Print	White Plan	Ammonia Print
(1)	(2)	(3)	(4)	(5)	(6)
1.	Plot lines	Thick Black	Thick Black	Thick Black	Thick Black
2.	Existing Street	Black	Blue	..	..
3.	Future street if any	Black dotted	Blue dotted	..	..
4.	Permissible Building lines	Thick dotted black	Thick dotted blue	..	..
5.	Existing work	Black (outline)	Blue	Black	Blue
6.	Work proposed to be demolished	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched
7.	Proposed work	Red filled in	Red	Red	Red
8.	Drainage & sewerage work	Red dotted	Red dotted	Red dotted	Red dotted
9.	Water supply work	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin
10.	Deviations from the sanctioned plan	Red hatched	Red hatched	Red hatched	Red hatched
Note:-	For land development/sub-division/layout/building plan, suitable colouring notations shall be used which shall be indexed.				

6.2.2 Ownership title and area - Every application for development permission and commencement certificate shall be accompanied by the following documents for verifying the ownership and area etc. of the land:-

- Latest Property card(s) or 7/12 extract(s) of a date not more than one month prior to the date of submission, power of attorney, wherever applicable.
- Measurement Plan of the property issued by Land Record Department.
- Statement of area of the holding by triangulation method /CAD (computer added designs and drafting based software) from the qualified licensed technical personnel or architect with an affidavit from the owner with regard to the area in the form prescribed by the Municipal Commissioner.
- Any other document prescribed by the Municipal Commissioner.
- Wherever third party interest is created by way of agreement to sale or mortgage etc. the registered consent of such interested persons shall be submitted with the application.



- f) A certified copy of approved sub-division / amalgamation / layout of land from the concerned authority.
- g) In the case of land leased by the Government or local authorities, no objection certificate of Government or such authorities shall be obtained if there is deviation from lease conditions and shall be attached to the application for development permission in respect of such land.

6.2.3 Key Plan or Location Plan - A key plan drawn to a scale of not less than 1:10,000 shall be submitted as a part of building plan / development proposal along with the application for a building permit and commencement certificate; showing the boundary and location of the site with respect to neighbourhood landmarks or with respect to the area within the radius of 200 m. from the site, whichever is more.

6.2.4 Site Plan - The site plan shall be submitted with an application for building permission drawn to a scale of 1:500 or more as may be decided by the Municipal Commissioner. This plan shall be based on the measurement plan duly authenticated by the appropriate officer of the Department of Land Records. This plan shall have the following details:-

- a) The boundaries of the site and of any contiguous land belonging to the neighbouring owners;
- b) The position of the site in relation to neighbouring streets ;
- c) The name of the street, if any, from which the building is proposed to derive access;
- d) All existing buildings contained in the site with their names (where the buildings are given names) and their property numbers;
- e) The position of the building and of other buildings, if any, which the applicant intends to erect, upon his contiguous land referred to in (a) above in relation to;
 - (i) The boundaries of the site and, in a case where the site has been partitioned, the boundaries of the portions owned by others;
 - (ii) All adjacent streets, buildings (with number of storeys and height) and premises within a distance of 12 m. of the work site and of the contiguous land (if any) referred to in (a)
- f) The means of access from the street to the building and to all other buildings (if any) which the applicant intends to erect upon.
- g) The space to be left around the building to secure free circulation of air, admission of light and access;
- h) The width of the street (if any) in front and the street (if any) at the side of or near the building, including the proposed roads;
- i) The direction of the north line relative to the plan of the building;
- j) Any existing physical features, such as wells, tanks, drains, pipe lines, high tension line, railway line, trees, etc.;
- k) The ground area of the whole property and the break-up of the built-up area on each floor;
 - A plan indicating parking spaces as required and provided under these regulations;
- m) Overhead electric supply lines, if any, including space for electrical transformer / sub-station according to these regulations or as per the requirements of the electric



distribution company.

- n) Any water course existing on Site or adjacent to site;
- o) Existing alignments of water supply and drainage line;
- p) Such other particulars as may be prescribed by the Municipal Commissioner.

6.2.5 (i) Sub-Division/ Layout Plan— In the case of development of land, the notice shall be accompanied by the sub-division/ layout plan which shall be drawn to a scale of not less than 1:500, however, for layout having areas of 4.0 ha. and above, the plan shall be drawn to a scale of not less than 1:1000, containing the following:

- (a) Scale used and north point;
- (b) The location of all proposed and existing roads with their existing /proposed widths within the land;
- (c) Dimension of plots;
- (d) The location of drains, sewers, public facilities and services, electrical lines, natural water courses, water bodies and streams etc.
- (e) Table indicating size, area and use of all plots in the sub-division/ layout plan;
- (f) The statement indicating the total area of the site, area utilized under roads, recreational open spaces, amenity spaces, playground, recreation spaces and development plan reservations/ roads, schools, shopping and other public places along with their percentage with reference to the total area of the site proposed to be sub-divided / laid out;
- (g) In case of plots which are sub-divided in built-up areas, in addition to the above, the means of access to the sub-division from existing streets;
- (h) Contour plan of site, wherever necessary.

(ii) Amalgamation Plan:-Where two or more plots / holdings are to be amalgamated, plan showing such amalgamation drawn to a scale not less than 1:500. Instead of submitting a separate plan, such amalgamation may be allowed to be shown on building / layout-plan itself. However, 7/12 extract or property card of amalgamated plot shall be submitted before occupation certificate.

6.2.6 Building Plan - The plans of the buildings with elevations and sections accompanying the notice shall be drawn to a scale of 1:100 or to a scale as may be directed by the Municipal Commissioner and shall

- a) include floor plans of all floors together with the built-up area, clearly indicating the sizes of rooms and the position and width of staircases, ramps and other exit ways, lift-wells, lift machine rooms and lift pit details. It shall also include ground floor plan as well as basement plans and shall indicate the details of parking spaces, loading and unloading spaces provided around and within building as also the access ways and the appurtenant open spaces with projections in dotted lines, distance from any building existing on the plot in figured dimensions along with accessory building;
- b) show the statement of built-up area and Carpet area of every flat or shop or any unit along with proportionate common built-up area attached to it and area of balcony and double height terraces, if any attached to the said unit;
- c) show the use or occupancy of all parts of the building;
- d) show exact location of essential services e.g. wc, sink, bath and the like;



- e) include sectional drawings of the building showing all sectional details including staircase;
- f) show all street elevations;
- g) give dimensions of the projected portions beyond the permissible building line;
- h) include terrace plan indicating the drainage and the slopes of the roof;
- i) give indications of the north point relative to the plans; and
- j) give dimensions and details of doors, windows and ventilators.
- k) give such other particulars as may be required to explain the proposal.

6.2.6.1 Building Plans for Special Buildings :-

The following additional information shall be furnished/indicated in the Building Plans of Special Building as mention in regulation no 2.77.13 in addition to the items (a) to (k) of Regulation no. 6.2.6.:-

- (a) access to fire appliances/vehicles with details of vehicular turning circle and clear motorable access way around the building of minimum 6 m. width;
- (b) size (width) of main and alternate staircases, wherever necessary, along with balcony approach, corridor, ventilated lobby approach;
- (c) location and details of lift enclosures;
- (d) location and size of fire lift;
- (e) smoke stop lobby/door, where provided;
- (f) refuse chutes, refuse chamber, service duct, etc.;
- (g) vehicular parking spaces;
- (h) refuge area, if any;
- (i) details of Building Services :-Air-conditioning system with position of fire dampers, mechanical ventilation system, electrical services, boilers, gas pipes etc.,
- (j) details of exits including provision of ramps, etc. for hospitals and buildings requiring special fire protection measures,
- (k) location of generator, transformer and switch gear room;
- (l) smoke exhauster system, if any;
- (m) details of fire alarm system network;
- (n) location of centralized control, connecting all fire alarm systems, built in fire protection arrangements and public address system etc.
- (o) location and dimensions of static water storage tank and pump room along with fire service inlets for mobile pump and water storage tank;
- (p) location and details of fixed fire protection installations such as sprinklers, wet risers, hose reels, drenchers, CO₂ installation etc.;
- (q) location and details of first aid, fire fighting equipment's / installations.
- (r) certificate of structural engineer about structural and earth-quake safety;

Provided that, the provision of fire escape stair case shall be made as per Regulation No.18.27.4

- 6.2.7 Service Plan** - Plans, elevations and sections of water supply, grey water supply, sewage disposal system and details of building services, where required by the Municipal Commissioner, shall be made available on a scale not less than 1:100 in general and 1:1000 for layouts.
- 6.2.8 Supervision** - The notice shall be further accompanied by a certificate of supervision in the prescribed form given in Appendix B, by a licensed Architect/ Engineer/ Structural Engineer, as the case may be. In the event of the said licensed technical personnel ceasing to be employed for the development work, further development work shall stand suspended till a new licensed technical person is appointed.
- 6.2.9 Building/ Layout Permission Fee**- The notice shall be accompanied by receipt of Building/ Layout Permission Fee. The building permission fee or layout /subdivision of land fees shall be as decided by the Municipal Commissioner from time to time. Provided that, such fees shall not be applicable for the development proposals implemented by Government / Government departments or Public Authorities of State or Central Government.
- 6.2.10 Development Charges**- Development charges as required under Section 124A of the Act shall be deposited with the Planning Authority before issue of development permission/ commencement certificate. In case of revised permission where no development is carried out in pursuance of the earlier permission, amount of difference of development charges, if any, shall be levied and recovered. In case of revised permission, where development is commenced in pursuance of earlier permission, development charges shall be levied on the land and built-up area, over and above the area covered in the earlier permission.
- 6.2.11 Premium charges** - Premium charges as may be required to be recovered under these regulations shall be paid to the Planning Authority before issue of development permission/ commencement certificate. The amount of premium collected shall be kept in a separate development fund called as 'Pune Infrastructure fund' and shall be utilized for the purpose of developing new/ up-gradation of infrastructure as well as implementation of Development Plan proposals and creation of civic amenities.
- 6.2.12 Tax clearance** - The Municipal Corporation shall verify whether payment of Tax is up to date.
- 6.2.13** The notice/application shall be further accompanied by a certificate of supervision in the prescribed form as given in Appendix B, by a licensed Architect or Licensed Engineer / Structural Engineer / as the case may be. In the event of the said licensed technical personnel ceasing to be employed for the development work, further development work shall stand suspended till a new licensed technical person is appointed
- 6.3 Signing the Plan** -
All the plans shall be duly signed by the owner, co-owner, if any, and the Architect or Licensed Engineer / Structural Engineer / Supervisor and shall indicate his name, address and license number allotted by the Authority.
- 6.4 Qualification and Competence of the Architect / Licensed Engineer / Structural Engineer/ Supervisor** -
Architect/ Engineer/Structural Engineer/ Supervisor referred to in regulation no 6.3 shall be registered / licensed by the Municipal Commissioner as competent to plan and carry out various works as given in Appendix "C". The qualification and procedure for registration and licensing of the Engineer / Structural Engineer / Supervisor / Developer shall be as given in



Appendix- "C". Architects registered with council of Architecture shall not be required to register with the Authority.

6.5 Discretionary Powers:-

6.5.1 Interpretation.

In conformity with the intent and spirit of these regulations, the Municipal Commissioner may by order in writing -;

- (i) decide on matters where it is alleged that there is an error in any order, requirement decision, and determination on interpretation made by him or officer authorised by him in the application of these regulations.
- (ii) decide the extent of the proposal of development plan with respect to survey number, where boundaries of the survey number shown on development plan varies with the boundaries as per revenue record/ measurement plan/ city survey sheets.
- (iii) determine and establish the location of zonal boundaries in exceptional cases, or in cases of doubt or controversy;
- (iv) decide the alignment of development plan road, where the street layout actually on the ground varies from the street layout as shown on the Development Plan;
- (v) decide the alignment of blue and red flood line on development plan where it varies with the said lines given by the irrigation department or any other Government institutions dealing with the subject, from time to time;
- (vi) authorise erection of a building or use of premises for a public service undertaking for public utility purposes only, where he finds such authorisation to be reasonably necessary for the public convenience and welfare, even if it is not permitted in any Land Use Classification,
- (vii) modify the limit of a zone where the boundary line of the zone divide the plot. In such cases, the zone over the larger portion of the plot having area more 50% shall be considered.

6.5.2 Relaxation.

In specific cases, where a clearly demonstrable hardship is caused, the Municipal Commissioner by order in writing and subject to payment of premium; if any, may permit any of the dimensions / provision prescribed by these regulations to be modified provided the relaxation sought does not violate the health safety, fire safety, structural safety and public safety of the inhabitants of the buildings and the neighbourhood. However, no relaxation for the setback required from the road boundary (front marginal distance), F.S.I. or minimum required parking shall be granted under any circumstances, unless otherwise specified in these regulations.

While granting such relaxation, conditions may be imposed on size, cost or duration of the structure, abrogation of claim of compensation, payment of deposit and its forfeiture for noncompliance.

6.5.3 Temporary Constructions -The Municipal Commissioner may grant permission for temporary construction for a period not exceeding six months at a time and in the aggregate not exceeding for a period of one year, such a permission may be given by him for the construction of the following, viz.:-



- (i) Structures for protection from the rain or covering of the terraces during the monsoon only.
- (ii) Pandals for fairs, ceremonies, religious function, etc.
- (iii) Structures for godowns/storage of construction materials within the site.
- (iv) Temporary site offices and watchman chowkies within the site only during the phase of construction of the main building.
- (v) Structures of exhibitions/ circuses etc.
- (vi) Structures for storage of machinery, before installation for factories in industrial lands within the site.
- (vii) Structures for ancillary works for quarrying operations in conforming zones.
- (viii) Government milk booths , telephone booths and ATM Centers.
- (ix) Transit accommodation for persons to be rehabilitated in a new construction.
- (x) Structures for educational and medical facilities within the site of the proposed building during the phase of planning and constructing the said permanent buildings.
- (xi) Ready mix concrete plant.

Provided that, temporary constructions for structures etc. mentioned at (iii), (iv), (vi), (ix) (x) and (xi) may be permitted to be continued temporarily by the Municipal Commissioner, but in any case not beyond completion of construction of the main structure or building and that structure in (vii) and (viii) may be continued on annual renewal basis by the Municipal Commissioner beyond a period of one year.

6.5.4 Delegation of Powers- Except the discretionary powers, and where the Municipal Commissioner's special permission is expressly stipulated, the powers or functions vested in him by these Regulations may be delegated to any official under his control, subject to his revision if necessary and to such conditions and limitations, if any, as he may prescribe.

6.5.5 Drafting error –Draftsman errors which are required to be corrected as per actual situation on site or as per the city survey record or sanctioned layout etc. may be corrected by the Municipal Commissioner, after consultation with the Director of Town Planning, Maharashtra State, Pune.

6.6 Grant or Refusal of permission

6.6.1 After receipt of the notice/ application as mentioned in Regulation No. 6.1 above, the Authority may either sanction or refuse the plans or may sanction them with such modifications or directions as it may deem necessary after having recovered the necessary charges and there upon shall communicate its decision to the person giving the notice in the prescribed form given in Appendix D1/D2/D3 and E1/E2 as the case may be. Such approval shall also be deemed to have been granted under relevant provisions of the Maharashtra Municipal Corporation Act.

6.6.2 (i) In case of special buildings, the building scheme shall also be subject to the norms of Maharashtra Fire Prevention and Life safety Act, 2006 and shall also be subject to the scrutiny of the Chief Fire Officer, of the Municipal Corporation and the sanction / development permission shall be issued by the Municipal Commissioner after the clearance from the Chief Fire Officer of the Municipal Corporation.



- (ii) In case of land subdivision or plotted layout, tentative layout shall be recommended for demarcation at first instance. After having demarcated the layout by the Land Records Department, the owner shall submit the demarcated layout for final approval to the Authority and the Authority shall examine the provision laid down in Regulation no.6.8 and grant final approval if it is in accordance with the layout recommended for demarcation and confirming to the regulations. This shall also be mandatory to Group Housing Scheme where roads in the adjoining layouts/ Development Plan roads are to be coordinated and/or amenity space is to be earmarked.

6.6.3 If within sixty (60) days of receipt of the notice, the Authority fails to intimate in writing to the person who has given the notice, of its refusal or sanction or sanction with such modifications or directions, the notice with its plans and statements shall be deemed to have been sanctioned.

Provided, nothing shall be construed to authorise any person to do anything on the site of the work in contravention or against the terms of lease or titles of the land.

Provided further that, the development proposal, for which the permission was applied for, is strictly in conformity with the requirements of provisions of these regulations, or regulations framed in this behalf under any law for the time being in force and the same in no way violates either provisions of any draft or final plan or proposals published by means of notice, submitted for sanction under the Act.

Provided further that, any development carried out in pursuance of such deemed permission which is in contravention of the provisions mentioned above, shall be deemed to be an unauthorised development for purposes of Sections 52 to 57 of the Maharashtra Regional and Town Planning Act, 1966 and other relevant Acts.

Provided further that, upon receipt of intimation of any claim for deemed permission, the Authority shall within fifteen days from the date of receipt of such claim, communicate its remarks, if any, regarding deemed permission to the applicant, failing which, the proposal shall be approved and commencement certificate and one set of duly approved plans for proposed development shall be issued to the applicant within fifteen days thereafter.

Provided further that, necessary explanation shall be called from the concerned officer of the Authority for not processing and disposing of the proposal within 60 days.

6.6.4 After the plan has been scrutinised and objections have been pointed out, the owner giving notice shall modify the plan, comply with the objections raised and resubmit it. The prints of plans submitted for final approval, shall not contain superimposed corrections. The authority shall grant or refuse the commencement certificate / building permit within 60 days from the date of resubmission. No new objections shall be raised when they are resubmitted after compliance of earlier objections, except in circumstances to be quoted for additional compliances.

6.7 Commencement of work

The commencement certificate/development permission shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid, then the Authority may condone the delay for submission of application for renewal by

charging necessary fees; but in any case, commencement certificate shall not be renewed beyond 4 years from the date of commencement certificate/ development permission.

Provided that, no such renewal shall be necessary if the work is commenced within the period of valid permission and such permission shall remain valid till the work is completed.

For the purpose of this regulation, "Commencement" shall mean as under:-

(a)	For layout, sub-division and amalgamation	Final demarcation and provision of water bound macadam roads complete.
(b)	For a building work including additions and alterations.	Construction of basement upto ground level slab or construction of building at plinth level whichever is minimum.
(c)	For bridges and overhead tanks construction.	Foundation and work up to the base floor.
(d)	For underground works	Foundation and work upto floor of underground floor.

- 6.8 In case of land subdivision / group housing schemes, it shall be the responsibility of the owner / developer to construct all infrastructure including roads with asphaltting, storm water drains, sewer lines, water supply lines, development of recreational open spaces etc. In case of land subdivision, these works shall generally be completed within two years and phase wise building permission shall be granted depending upon the percentage of infrastructure work completed. The layout plots should be released for construction in stages according to infrastructure work completed. The condition to that effect shall be incorporated in the commencement certificate. In case of group housing scheme, these works shall be completed before completion of the project and occupancy certificate shall be granted phase wise as per completion of infrastructure work.

After handing over roads and infrastructure to the corporation on completion of scheme, the responsibility of maintenance of such road and infrastructure shall lie with the corporation.

7.0 PROCEDURE DURING CONSTRUCTION

- 7.1 **Owner / Architect / Developer / Engineer / Structural Engineer / Supervisor or any licensed Technical persons' liability:** - Neither the grant of permission nor approval of the drawing nor inspection by the Authority during erection of the building, shall in any way relieve the Owner / Architect / Developer / Engineer / Structural Engineer / Supervisor or any licensed Technical persons of such building / development, from full responsibility for carrying out the work in accordance with these Regulations and safety norms as prescribed by the Bureau of Indian Standards.

7.2 Documents at site –

- (i) **Development Permission:** The person to whom a development permission is issued shall during construction, keep -
- posted at a conspicuous place on the site for which permission has been issued, a copy of a development permission; and
 - a copy of the approved drawings on the site for which the permission was granted.
- (ii) **Display board:** Display board mentioning name of the owner, name of architect, name of structural engineer, except for small individual plot holders.



- 7.3.1 Plinth Checking-** the owner shall give notice in prescribed form given in Appendix-F to the Authority after the completion of work upto plinth level with a view to enable the Authority to ensure that the work is carried out in accordance with the sanctioned plans. The Authority shall carry out inspection jointly with Architect / liasoning technical person within 7 days from the receipt of such notice and decide the application. If it is sanctioned then, the Authority shall grant such certificate as prescribed in Appendix-G.

Provided that, if the Authority has not taken decision on such application within a period as stipulated above, the permission shall be deemed to have been granted. In such circumstances, the applicant shall get the plinth checked from the registered Technical Personnel along with correctness certificate and submit it to the Authority for record. Thereafter no separate permission shall be required from the Authority for continuing of work. Such certificate shall clearly indicate the correctness of execution of plinth on site in consonance with the sanctioned plan.

- 7.3.2 Deviation during constructions-**If during construction of a building any departure of a substantial nature from the sanctioned plans is intended by way of internal or external additions, sanction of the Authority shall be necessary. A revised plan showing the deviation shall be submitted and the procedure laid down for the original plans shall apply to all such amended plans. Any work done in contravention of the sanctioned plans, except any changes made within the internal layout of a residential or commercial unit which do not violate FSI or other regulations, without prior approval of the Municipal Commissioner shall be deemed as un-authorized. However, any changes made within the internal layout of a residential or commercial unit, which do not violate FSI or other regulations, shall not be treated as unauthorised. Such changes shall be incorporated in plan along with completion certificate.

- 7.4 Completion Certificate -** The owner through his licensed surveyor / engineer / structural engineer / supervisor or his architect, as the case may be, who has supervised the construction, shall furnish a building completion certificate to the Authority in the form in Appendix 'H'. This certificate shall be accompanied by three sets of plans of the completed development, the certificate about the operation of the lift from consultant and certificate of structural stability / compliance issued by R.C.C. consultant, wherever necessary.

In case of special buildings, the completion certificate shall also be accompanied with the NOC along with completion plans from Chief Fire Officer of Pune Municipal Corporation.

- 7.5 Occupancy certificate -** The Municipal Commissioner after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans, issue an occupancy certificate in the form in Appendix- I or refuse to sanction the occupancy certificate in Appendix -J within 21 days from the date of receipt of the said completion certificate, failing which the work shall be deemed to have been approved for occupation, provided the construction conforms to the sanctioned plans. One set of plans, certified by the Municipal Commissioner, shall be returned to the owner along with the occupancy certificate. Where the occupancy certificate is refused or rejected, the reasons for refusal or rejection shall be given in intimation of the rejection or the refusal.

The applicant may request for deemed occupancy certificate if eligible as above. Municipal Commissioner shall issue the deemed occupancy certificate within 15 days of the application.

Part occupancy certificate:- When requested by the holder of the development permission, the Authority may issue a part occupancy certificate for a building or part thereof, before completion of the entire work, as per development permission, provided sufficient

precautionary measures are taken by the holder to ensure public safety and health. The occupancy certificate shall be subject to the owners indemnifying the Authority in the form in Appendix 'K'.

8.0 INSPECTION

The Authority shall have the power to carry out inspection of the work under the provisions of the Act, at various stages to ascertain whether the work is proceeding as per the provisions of regulations and sanctioned plan.

9.0 UNSAFE BUILDINGS

All unsafe buildings shall be considered to constitute danger to public safety and hygiene and sanitation and shall be restored by repairs or demolished or dealt with as otherwise directed by the Municipal Commissioner. The redevelopment of such buildings shall be as per the provisions stipulated in these regulations.

10.0 OFFENCES AND PENALTIES

10.1 Offences and penalties:- Any person who contravenes any of the provisions of these regulations / any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and appliances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall:

- (a) be guilty of an offence and upon conviction shall be punished with a fine as fixed by the Municipal Commissioner and as stipulated in Section 52 of The Maharashtra Regional and Town Planning Act, 1966;
- (b) be subject to further suitable actions including demolition of unauthorised works, as stipulated under Section 53 of The Maharashtra Regional and Town Planning Act, 1966;
- (c) in case of Licensed Engineer / Structural Engineer / Supervisor, subject to suitable action against him which may include cancellation of license and debarring him from further practice/ business for a period as decided by the Authority;
- (d) in case of registered architects, subject to action of the Council of Architecture as per the provisions of Architects Act, 1972 on the report of the Municipal Commissioner.

10.2. Revocation of Permission:-

- 1) Without prejudice to the powers of revocation conferred by Section 51 of the Act the Authority may, after giving the opportunity of being heard, revoke any development permission issued under these regulations where it is noticed by it that there had been any false statement or any misrepresentation of material fact in the application on the basis of which the development permission was issued and thereupon the whole work carried out in pursuance of such permission shall be treated as unauthorised.
- 2) In the case of revocation of the permission under sub- regulation (1), no compensation shall be paid.
- 3) Further the concerned person/applicant is subject to proceedings under the Indian Penal Code for making false statement before the public Authority. However, the decision to file a case shall be done under the express permission of the Municipal Commissioner.



11.0 AMENDMENT TO APPENDICES

The Municipal Commissioner authorised to amend the **Appendices A to K** (except Appendix C) in these regulations, as and when necessary.

12.0 A) CLARIFICATION

If any question or dispute arises with regards to interpretation of any of these regulations, the matter shall be referred to the Government, who after considering the matter and after giving hearing to the parties, if necessary, shall give a decision on the interpretation of the provisions of these Regulations. The decision of the Government, on the interpretation of these Regulations, shall be final and binding on the concerned party or parties.

B) Provision with respect to NBC

Any aspect not covered in these regulation or in particular the planning, design and construction of building and its appurtenant services shall be done to the satisfaction of Municipal Commissioner for which, the NBC shall be reference document for conformity regarding the various aspect. The latest version to the NBC shall be referred at the time of enforcement of these regulations.



PART- II
GENERAL LAND DEVELOPMENT REQUIREMENTS

13.0 REQUIREMENTS OF SITE**13.1 SITES NOT ELIGIBLE FOR CONSTRUCTION OF BUILDING**

No piece of land shall be used as a site for the construction of building

- (a) If the Authority considers that the site is insanitary, incapable of being well drained or it is dangerous to construct a building on it;
- (b) If the entire site is within a distance of 6 m. from the edge of water mark of a minor water course and 15 m. from the edge of water mark of a major water course shown on Development Plan or village/city survey map or otherwise,

Provided that where a minor water course passes through a low lying land without any well-defined banks, the owner of the property may be permitted by the Municipal Commissioner to restrict and or to realign the same within the same land according to cross section available with the Corporation, modified from time to time without changing the position of the inlet and outlet of the water course. In such case marginal open spaces shall be as required under these regulations subject to minimum 4.50 m. from the edge of the trained nala.

Notwithstanding anything contained hereinabove, the Municipal Commissioner shall be entitled to take cognizance of the existence of all water courses whether shown on the Development Plan or not, while sanctioning layouts and no person shall take any action without the permission of the Commissioner which results in reducing the water way or closing or filling up of any existing water course. If any watercourse, whether shown in the Development Plan/Revenue Record or not, but existing on the site/land, owned by private person, the area under such water course shall not be deducted for computation of FSI.

- (c) If the owner of the plot has not shown to the satisfaction of the Authority all the measures required to safeguard the construction from constantly getting damped;
- (d) If the use of the site is for the purpose, which will be a source of annoyance to the health and comfort of the inhabitants of the neighbourhood;
- (e) If the proposed use of land or occupancy of the building on the site does not conform to the land use proposals in the development plans or Zoning Regulations,
- (f) If the level of the site is less than prescribed datum level depending on topography and drainage aspects;
- (g) If it doesn't derive access from an authorised street/means of access described in these Regulations;
- (h) If the land is within a prohibited distance (currently of seventy five meters) from the crest of the outer parapet of the Armament Research and Development Establishment (ARDE), Range Pashan, Pune;
- (i) If the land is within a prohibited distance of approximately 457.2 m (500 yards) from the crest of the outer parapet of the High Energy Materials Research Laboratory (HEMRL), Sutarwadi, Pune as shown on Development Plan;
- (j) If the site is hilly and having gradient more than 1:5 whether shown on the Development Plan or not;



(k) If the site is not developable / buildable by virtue of restrictions imposed under any law or guidelines of any Government department.

(l) If the plot has not been approved as a building site by Authority.

13.2 DISTANCE OF SITE FROM ELECTRIC LINES

No structure including veranda or balcony shall be allowed to be erected or re-erected or any additions or alterations made to a building on a site within the distance quoted in **Table No.2** below in accordance with the prevailing Indian Electricity Rules and its amendments from time to time between the building and any overhead electric supply line.

Table No.2		
Electric Lines	Vertically (m.)	Horizontally (m.)
(1)	(2)	(3)
(a) Low and medium voltage Lines and Service Lines.	2.5	1.2
(b) High voltage lines upto 11,000 V.	3.7	1.2
(c) High voltage lines above 11,000 V and upto 33,000 V.	3.7	2.0
(d) Extra High voltage line beyond 33,000 V.	3.7 (Plus 0.3 m. for every additional 33,000 V. or part thereof)	2.0 (Plus 0.3 m. for every additional 33,000 V. or part thereof)
Note :The minimum clearance specified above shall be measured from maximum sag for vertical clearance and from maximum deflection due to wind pressure for horizontal clearance.		

13.3 CONSTRUCTION WITHIN FLOOD LINE

- i) Area between the river bank and blue flood line (Flood line towards the river bank) shall be prohibited zone for any construction except parking, open vegetable market, garden, lawns, open space, cremation and burial ground public toilet, or like uses, provided the land is feasible for such utilization.

Provided that, the redevelopment of the existing authorised properties within river bank and blue flood line, may be permitted subject to condition that, the plinth height of the building shall not be less than 0.45 m. above the R.L. of Red Flood Line and after obtaining the NOC from the Irrigation Department.

- ii) Area between blue flood line and red flood line shall be restrictive zone for the purposes of construction. The construction in the area may be permitted at a height of 0.45 m. above the red flood line.
- iii) If the area between the river bank and blue flood line or red flood line forms the part of the entire plot in developable zone i.e. residential, commercial, public-semi-public, industrial, then, FSI of this part of land may be allowed to be utilised on remaining land.

The blue and red flood line shall be as marked by the Irrigation Department or any other Government institutions dealing with the subject.



13.4 DEVELOPMENT WITHIN 30 M. FROM RAILWAY BOUNDARY

Any construction within 30 m. from railway boundary shall be subject to restrictions as may be specified by the Railway Authority from time to time

13.5 ENVIRONMENTAL CLEARANCE

Environmental clearance certificate shall be obtained for the project which needs clearance from the said Authority, as may be prescribed by the Ministry of Environment from time to time.

13.6 RESTRICTIONS IN THE VICINITY OF AIRPORT

Height restriction in the vicinity as well as the funnel of the Airport, as may be specified by the concerned authority from time to time, shall be observed.

13.7 RESTRICTIONS IN THE VICINITY OF ANCIENT MONUMENTS

- 1) The Restrictions for Development in the vicinity of the declared monuments as prescribed under the Ancient Monuments and Archaeological Sites and Remains Act, 1958 shall be observed.
- 2) The Restrictions for Development in the vicinity of the ancient monuments as prescribed under Ancient Monuments and Archaeological Sites and Remains Act, 1960 shall be observed.

13.8 DEVELOPMENT ALONG HIGHWAYS / CLASSIFIED ROADS

The development along the highways shall be subject to the provisions of National Highways Act, 1956 and State Highways Act, 1955 and orders issued by Ministry of Surface Transport, GoI and Public Works Department of the State Government, in this regards, from time to time.

A service road of 12 m. wide shall be provided along National and State Highways on both sides. These service roads may not be provided in piecemeal where authorized development / construction have already been taken place without the provisions of service road.

13.9 DEVELOPMENT WITHIN 500 M. FROM THE PRISON PREMISES

The development within 500 m. from the prison premises is restricted. However, it may be permitted with prior consent of the committee constituted in this regard vide government order no.UOR-81-2013-UD-11, Dated 4 December, 2013 and TPB-4315/146/CR-113/2015/UD-11, dated 6th august 2015. This provision shall be subject to the orders issued by the Government from time to time.

13.10 DISTANCE FROM LAND FILL SITES

For any residential development, segregating distance from the land fill site shall be observed as specified under Solid Waste Management Rules in force from time to time or as specified by Competent Authority.

13.11 AUTHORITIES TO SUPPLY COMPLETE INFORMATION TO CORPORATION

It is the duty of the concerned authority putting restrictions as per their respective legislations/ regulations/ rules as mentioned above to submit to the Corporation full details of restrictions (including graded restriction, if any) along with the relevant map detailing restrictions. In the interest of increasing ease of doing business, no individual applicant should be required to approach the concerned departments for NOC. However it is the duty of the applicant to ensure that restrictions informed by the authorities are followed scrupulously. The Municipal Commissioner shall ensure compliance of the restriction informed by the concerned authorities while sanctioning the development permission.



14.0 MEANS OF ACCESS

14.1 Every plot, shall abut on a public means of access like street / road.

14.2 In case of plot not abutting on a public means of access like street/roads etc., the plot shall abut on, or have access from spaces directly connected from the street by a, hard surface approach as given:

(a) The width of such access ways in non-congested areas shall be as follows: -

(i)	Min width of access ways	Max. Length of such access ways
	6m.	75m.
	9m.	150m.
(ii) The approach to the building from the road/street/internal means of access shall be through paved pathway of which not less than 1.5 m. provided its length is not more than 20m., from the main/internal means of access.		

(b) In congested areas the width of such access ways shall not be less than 4.5m.

14.3 Every person who erects a building shall not at any time erect or cause or permit to erect or re-erect any building which in any way encroaches upon or diminishes the area set apart as means of access.

15.0 REGULATIONS FOR LAND SUB-DIVISION AND LAYOUT**15.1 OBLIGATION TO PREPARE LAYOUT**

Building layout or Sub-division proposal shall be submitted for the following:

(i) When more than one building, excepting accessory buildings in the case of residential building, is proposed on any land, the owner of the land shall submit proposal for proper layout of building.

(ii) When development and redevelopment of any land which includes division and sub-division or amalgamation of plots for various land uses is proposed.

15.2 ROADS / STREETS IN LAND SUB-DIVISION OR LAYOUT

A) **For Residential Development** -The minimum width of internal road in any layout or subdivision of land shall be as given in Table No.3(a)

Sr.No.	Length of internal road in layout/sub-division(m).	Width of internal road in layout/sub-division (m.).
i	Upto150	9.00
ii	Above 150 and upto300	12.00
iii	More than 300	15.00



B) For Other than Residential Development –The minimum width of internal road in any layout or subdivision of land shall be as given in **Table No.3(b)**

Table No.3(b)		
Sr.no.	Length of internal road in layout / sub-division (m).	Width of internal road in layout / sub-division (m).
i	Upto 75	12
ii	Above 75 and upto150	15
iii	Above 150 and more	18 or more

NOTE – 1 The means of access shall be clear of required marginal distances from the existing building line. The developments on plots shall be permitted if it is accessible by the authorized public street existing or road from the sanctioned layout.

NOTE – 2 For layout or part of layout where plots of 50sq.m.or less are proposed for Economical Weaker Sections (EWS), 4.5 wide road of length upto 60 m. and 6 m. wide road of length upto100 m. maybe permitted so that EWS plots shall abut on both sides of such 6 m. wide road.

C) In case of group housing scheme/layout of buildings, minimum width of internal road shall be as under

Table No.3(c)		
Sr. No.	Length of Internal road in m.	Length of Internal Road in m.
i	Upto 150	7.50
ii	Above 150 to 300	9.00
iii	Above 300 to 600	12.00
iv	Above 600	15.00

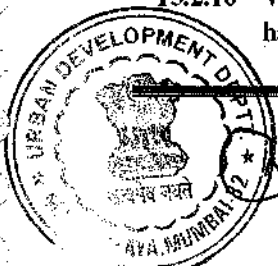
NOTE – It shall be necessary to provide through roads, in group housing scheme of area more than 2 Hectare, so as to coordinate the adjoining major road link (15 m. and above) or give way to new road link for adjoining area. The road width required for such road link shall be as per **Table no.3(a)**. This shall not bar coordination of smaller width roads approaching from adjoining area, if owner so desires. Further the authority may insist on coordination of smaller width road from adjoining area, if required from planning point of view.

15.2.1 Pathways -In case of group housing scheme / campus planning, a pedestrian approach to the buildings from road / street / internal means of access, wherever necessary, shall be through paved pathway of width not less than 3.0 & 6.0 m., provided its length measured from farthest building is not more than 60 m. and 100 m. respectively from the main / internal means of access. If the length is more than 100m., then regular street as provided in **Table No.3(c)** shall be necessary. The marginal distances shall not be required from such pathways. However, distance between two buildings shall be maintained. This provision of pathway shall not apply to development under Regulation no.24.4

The length of Internal road shall be measured from the distance from the farthest plot (or building) to the public street. The length of the subsidiary access way shall be measured from the point of its origin to the next wider road on which it meets.



- 15.2.3** While granting the development permission for land sub-division or group housing/campus planning, it shall be necessary to coordinate the roads in the adjoining lands subject to provisions mentioned in Regulation no.15.2.C – NOTE.
- 15.2.4** In congested areas, plots facing street / means of access less than 4.5 m. in width, the plot boundary shall be shifted to be away by 2.25 m. from the central line of the street/ means of access way to give rise to a new street / means of access way of width of 4.5 m. clear from the structural projections. In this case, no separate setback from revised plot boundary is required.
- 15.2.5** Means of access / internal road shall be levelled, metalled, flagged, paved, sewered, drained, channelled, lighted, laid with water supply line and provided with trees for shade (wherever necessary), free of encroachment and shall be maintained in proper condition.
- 15.2.6** If any private street or any other means of access to a building is not constructed & maintained as specified above, the authority may by written notice require the owner or owners of the several premises fronting or adjoining the said street or other means of access or abutting thereon or to which access is obtained through such street or other means of access or which shall benefit by works executed to carry out any or more of the aforesaid requirements in such manner and within such time as the authority shall direct. If the owner or owners fail to comply with this direction, the authority may arrange for its execution and recover the expenses incurred from the owner/ owners.
- 15.2.7 Access from the Highways/classified roads:** Generally the plot / building along Highway and classified roads shall derive access from service road. However, highway amenities like petrol pump; hotel, etc. may have an access direct from Highways. The above shall be subject to the provisions of National Highway Act, 1956 and State Highways Act, 1955.
- 15.2.8 Provisions for Special buildings -** For special buildings as mentioned in 2.77.13, the following additional provisions of means of access shall be ensured;
- The width of the main street on which the plot abuts shall not be less than 12 m. in non-congested area and not be less than 9m. in congested area, and one end of this street shall join another street of width not less than 12 m. and 9 m., respectively.
 - The marginal distances on its all sides shall be minimum 6 m. and the layout for the same shall be approved taking into consideration the requirements of fire services, and the margins shall be of hard surface capable of taking the weight of fire engine, weighing up to 45 tonnes. The said marginal distances shall be kept free of obstructions and shall be motorable.
 - Main entrances to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 4.5 m. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire engine / fire service vehicles. If main entrance at boundary wall is built over, the minimum clearance shall be 4.5 m. and turning radius of 9.0m shall be provided for fire fighting vehicle movement or as required as per the NOC from the Chief Fire Officer.
- 15.2.9** In addition to the provisions of Regulation no.15.2, Cul-de-sacs giving access to plots and extending upto 150 m. normally and 275 m. maximum with an additional turning space at 150m. may be allowed only in residential area, provided that Cul-de-sacs would be permissible only on straight roads and further provided that cul-de-sacs ends shall be higher in level than the level of starting point. The turning space, in any case shall be not less than 81 sq.m. in area with no dimension being less than 9 m.
- 15.2.10** Whenever called upon by the planning authority to do so, areas under internal layout roads shall be handed over to the Planning Authority by way of deed after development of the same, within such



period as may be specified in commencement letter / development permission, for which nominal amount of Re 1/- shall be paid by the Planning Authority.

Provided that, in case the development plan road is incorporated in the layout then, the width of road for which grant of TDR is not permissible, shall be handed over as prescribed above.

- 15.2.11 Intersection of Roads -** At junctions of roads meeting at right angles, the rounding off at the intersection shall be done, with the tangent length from the point of intersection to the curve being $1/2$ the road width across the direction of tangent as given below. The building shall also set back at required marginal distance from this rounding off.

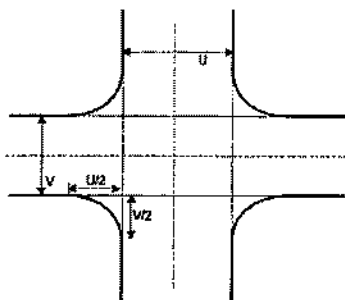


Fig. 1 - Rounding off intersections at junctions

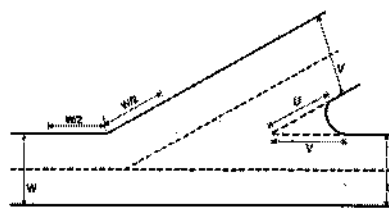


Fig. 2 - Rounding off intersection at junctions.

- 15.2.12** For junctions of roads meeting at less than 60 degree, the rounding off or cut or similar treatment shall have tangent length of U and V from the intersections point as shown in fig.2. The tangent length at obtuse angle junction shall be equal to half the width of the road from which the vehicle enters as shown in fig.2. Provided however, that the radius for the junction rounding shall not be less than 6 m.

15.2.13 Land Locked Plot :-

In case of a plot surrounded on all sides by other plots or reservation if any, i.e. a land locked plot which has no access to any street or road, the Commissioner may require access through an adjoining plot or plots shall, as far as possible be nearest to the street or road, to the land locked plot, at the cost of owner of the land-locked plot and such other conditions as the Commissioner may specify. If the Plot is land locked by any reservation, then access may be made available by shifting of reservation (within owners land). In such cases such land locked plot is considered to be fronting on the main road from which the access is made available irrespective of the width of internal road / access.

15.3 RECREATIONAL OPEN SPACES

- 15.3.1** In any layout or subdivision or any development of land for any use/zone admeasuring 0.20 Ha. or more (after deducting area under D.P. road, D.P. Reservation including deemed reservation under these regulations, if any, from gross plot area) 10% of the area under layout shall be earmarked as recreational open space which shall as far as possible be provided in one place. In case of land admeasuring more than 0.8 Ha., such recreational open space may be allowed to be earmarked at different locations in the same layout, provided that the size and other dimensions conform to the provisions herein below.

- i) The above-mentioned area of 0.2 Ha. shall be measured with reference to original holding as on 11th January 1967 and not with reference to sub-divided holding in revenue / city survey record thereafter without the permission under the Maharashtra Regional & Town Planning Act, 1966. However, this provision shall not be applicable to plots compulsorily got



subdivided below 0.2 hec due to the DP reservations / Roads/ Road widening/deemed reservations or any other proposal of the Planning Authority.

For the land which are sub-divided after 11th January 1967 without taking prior permission from the Planning Authority and having plot area below 0.20 hectare, prior to the coming in to force of these regulations, the applicant may adopt any option of -

- a) providing 10% open space subject to minimum 200 sq.m., or
 - b) availing the reduced FSI on such land to 75% of the basic FSI as otherwise permissible. In such cases premium FSI or loading of TDR shall be permissible on such plot proportionately.
- (ii) For the plots having area upto 0.20 Ha., regularised under the Maharashtra Gunthewari Development (Regularisation, Upgradation and Control) Act, 2001, no such open space shall be required for the development permission on such plot having area upto 0.20 Ha.
 - (iii) Notwithstanding anything contained in the definition of "Open Space" in this regulation, such recreational open space may be permitted on podium in congested / non congested area subject to Regulation no.18.12

Provided that, in case of lands declared surplus or retainable under Urban Land (C & R) Act, 1976, if the entire retainable holding or entire surplus holding independently admeasures 0.2Ha., or more, then 10% recreational open space shall be necessary in respective holding.

Provided further that such recreational open space shall also be necessary for group housing scheme or campus/ cluster planning for any use / zone.

Provided further that, no such open space shall be necessary in case of layout or subdivision of plots from already sanctioned layout by the Authority where the requisite recreational open space has already been left in the sanctioned layout.

Provided further that no such open space shall be necessary for development of the reservations in the development plans designated for the purpose other than residential.

In case of development of land for educational purpose, in lieu of 10% recreational open space, atleast 40% of the gross area, excluding the area under Development Plan road and reservations in Development Plan, (or as decided by the Government from time to time) shall be earmarked for playground. Notwithstanding anything contained in this regulation, the shape and location of such open space shall be such that it can be properly used as playground. Provided that, the area of such playground shall not be deducted for computation of FSI.

15.3.2 The owner shall give an undertaking that the recreational open space shall be for the common use of all the residents or occupants of the layout / building unit.

- a) On sanction of the development permission, the recreational open space shall deemed to have vested in the society / association of the residents / occupants except otherwise specified. In case such society or association is yet to be formed, the owner shall give undertaking to the Municipal Commissioner that he will transfer the recreational opens pace to the society/ association whenever it is formed. The recreational open space shall not be sold / leased out / allotted/ transferred for any purpose, to any other person and it shall not be put to any other user except for the common use of residents/ occupants as mentioned in Regulation no.15.3.7.

If the Municipal Commissioner is convinced that, such open space is being used in violation of the provisions as prescribed in these regulations, then, he shall take over possession of such land of recreational open space for maintaining it for the uses permissible in these regulation, subject to condition that it shall not be further handed over or allotted to any



person/institute/authority to that effect.

Provided that, it shall not bar to return the possession of such open space to the original society/ association of plot owners, after taking due undertaking to that effect.

- 15.3.3** No permission shall be granted to delete / reduce open spaces of the existing sanctioned layout/ subdivision. However, while revising the layout, such recreational open space may be rearranged without decrease in area subject to minimum prescribed area under these Regulations with the consent of plot / tenement holders / co-owners.
- 15.3.4** The open spaces shall be exclusive of means of accesses / internal roads / designations or reservations in development plan roads and areas for road widening.
- 15.3.5** Such recreational open space may be allowed to be earmarked, partly or fully, in green belt area shown on the development plan after leaving distance of 15 m. from river and 9.0m. from nala, provided, such recreational space is sizable as required under this regulation. Provided that, the only user and concerned structures as may be permissible under the regulation no.16.8 in respect of Green belt, may be permitted in such open space.
- 15.3.6** **Minimum dimensions** -The minimum dimensions of such recreational open space shall be not less than 10m. and if the average width of such recreational open space is less than 20m. the length thereof shall not exceed 2 ½ times the average width.
- 15.3.7** **Structures permitted in Open Space**- If required, structure and uses which can be permitted without counting in FSI in the recreational open spaces shall be as under:
- 1) There may be maximum two storeyed structure with maximum 15% built up area of recreational open space, out of which maximum 10% built up area shall be allowed on ground floor and remaining can be permitted on 1st floor.
 - 2) The structures used for the purpose of pavilion, gymnasia, fitness centre, club house, vipashyana and yoga centre, crèche, kindergarten, library, water tank,(underground or elevated), electric substation, generator set, pump houses, garbage treatment, public health out post/ centre or other structures for the purpose of sports and recreational activity(indoor or outdoor stadiums, etc. as per availability of area) may be permitted.
 - 3) No detached toilet block shall be permitted.
 - 4) A swimming pool may also be permitted in such a recreational open space. The ownership of such structures and other appurtenant users shall vest in all the owners on account of whose cumulative holdings, the recreational open space is required to be kept in the land.
 - 5) The proposal for the construction of such structure should come as a proposal from the owner/s, owners' society / societies or federation of owners' societies and shall be meant for the beneficial use of the owners / members of such society / societies / federation of societies.
 - 6) The remaining area of the recreational open space shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a playground.
 - 7) The owners' society / societies, the federation of the owners' societies shall submit to the Authority, a registered undertaking agreeing to the conditions in (5) & (6) above while obtaining permission for the above said construction.

Every plot meant for a recreational open space shall have an independent means of access. In case of group housing scheme, if such recreational open space is surrounded by buildings and is meant for use by the occupants of those buildings, then independent means of access may not be insisted.



15.4 PROVISION FOR AMENITY SPACE

In any layout or sub division of plots or development proposal, having area 0.4 ha. or more, amenity space of 15% on gross area excluding area under development plan road and reservation in development plan shall be provided while granting permission to the layout / development proposal. These Amenity Space shall be deemed to be a reservation in development plan and Floor Space Index (FSI) in lieu thereof may be made available in-situ (on remaining land). The calculation of this in-situ FSI shall be shown on the layout / building plan. If the owner desires to have TDR against it, instead of in-situ FSI, then he may be awarded TDR. The generation of TDR or in-situ FSI shall be equivalent to the quantum mentioned in Regulation no.22.0 in respect of TDR.

Provided that, it shall not be necessary to provide such Amenity space, if the land is proposed to be developed for IT or ITES users only and having area upto 2.00 Hectare.

Provided that, if there is any development plan reservation proposed in the land, then area of such reservations may be adjusted against this amenity space and the owner of the said land may not be required to part with the area for the amenity space to that extent. However, such area under reservation shall be handed over, free from all encumbrances, to the planning authority at the time of approval of the development proposal.

Provided that, the Municipal Commissioner shall ensure that amenity space shall be earmarked in the layout so that after amalgamating the amenity spaces in the adjacent layouts, it becomes larger in area. It shall be approachable by minimum 12 m. wide road except the cases where 12 m. approach road to the site is not available.

Provided further that, if the amenity space is less than 200sq.m. in area and not suitable for creation of amenity, then, Municipal Commissioner may instead of open land insist for amenity space in the form of built up area equal to 50% of amenity space as decided by the Commissioner This built up amenity space preferable on ground floor and TDR shall be allowed for such construction amenity as mentioned in TDR regulations.

Provided that, this regulation shall not be applicable to Regulation no.16.6(v), (i.e Regulation for allowing Residential /Commercial user in Industrial Zone),wherein separate provision for land for public amenities / utilities is made.

Provided further that, this regulation shall not be applicable where entire development permission is for amenities specified in definition of amenity space.

Provided further that, this regulation shall not be applicable for revision of earlier sanctioned development permissions granted under the regulations in force prior to these regulations, where no such amenity space is provided in earlier sanctioned development permission.

However, if some amenity space is provided in the earlier permission, then quantum of such amenity space in the revised permission –

- i) shall be limited to the area provided in earlier permission.
- ii) shall not be reduced even though area of such amenity space is more than what is specified in this regulation.

15.4.1 DEVELOPMENT OF AMENITY SPACE

Development of amenity space may be carried out by the Authority, or the owner may be allowed to develop the same for the amenities as per priorities mentioned here in below, if allowed to do so by the Municipal Commissioner.



The priority for development of particular amenity in particular Residential area shall be decided by the Municipal Commissioner. If the Municipal Commissioner is of the opinion that the amenity space is required to be developed for Playground, Garden, Park, Primary School, High School, Hospital, Dispensary, Fire Brigade Station, Police Station, Electric Sub-Station, Parking and like other services, etc. then, such amenity space shall be handed over to the Municipal Corporation and the Municipal Corporation shall develop for the said purpose. If the Municipal Commissioner is of the opinion that, the amenity space is not required for above mentioned purposes then on satisfaction that the proposal is in public interest he may allow the owner to develop the same for the other amenities mentioned in this regulation.

However, building plan for development of such amenity shall be got approved along with the regular proposal of development on the land and the development of such amenity shall be carried out ahead of development on owner's land. At any point of time, if it is observed that there is breach of condition, the development permission of the entire land shall be revoked by the Municipal Commissioner. The agreement to that effect shall be executed and also condition to that effect shall be incorporated in commencement letter.

After construction of the amenity, it shall be the responsibility of the owner to maintain the amenity and make it available for the use by the public, on reasonable charges, wherever necessary, on terms and condition as may be decided by the Municipal Commissioner. This shall be the part of agreement to be executed between the Municipal Commissioner and the owner.

Wherever, after construction of amenity, it is to be handed over to the Municipal Corporation as per agreement, then, the owner shall be entitled for the further TDR as mentioned in Regulation no.22.0.

Any other use not mentioned in these regulations may be allowed to be developed by the Municipal Commissioner similar to the use of amenity.

Provided that, the amenity spaces which are earmarked in the layout tentatively or finally sanctioned earlier and not developed so far, may also be allowed to be developed as mentioned in this regulation.

15.5 PROVISION FOR ELECTRIC SUB-STATION

In case of development/re-development of any land, building or premises mentioned below, provision for electric sub-stations may be made as under.

Sr. No.	Plot Area	Maximum requirements
1	Plot above 2000 sq.m.	One single transformer sub-station of the size of 5m.x5m. and height of not more than 5m.
2	Layout or sub-division of a plot measuring 2.0 ha. or more.	A suitable site for an electric sub-station.

Provided that the sub-station, if required, may be constructed in such a manner that it is away from main building at a distance of atleast 3 m. and in general does not affect the required side marginal distances or prescribed width of internal access or larger open space.



15.6 PROVISION FOR INCLUSIVE HOUSING

15.6.1 All the provisions regarding inclusive housing issued by the Government shall be applicable. The current provisions are here under. If any conflicts arises, the sanctioned provision shall prevails.

(a) For the sub-division or layout of the land admeasuring 4000 sq. mt. or more for residential purpose, minimum 20% of the net plot area shall have to be provided either-

(i) in the form of developed plots of 30 to 50 sq.m. size for Economically Weaker Sections/Low Income Groups (EWS/LIG), (hereinafter referred to as "affordable plots")

Or

(ii) in the form of plot / plots equivalent to 20% net plot area for constructing EWS/LIG tenements, which area shall be handed over to MHADA at the land rate prescribed in the Annual Statement of Rates prepared by the Inspector General of Registration, Maharashtra State, Pune (hereinafter referred to as ASR) of the year in which final approval is accorded to such sub-division or layout.

Provided that the equivalent affordable Housing Plots or 20% plot area can also be provided at some other location(s) within the same Administrative Ward of the Municipal Corporation.

(b) The Landowner/Developer shall sell the affordable plots to MHADA at one place in lieu of equivalent FSI to be utilised in the remaining plots. If MHADA declines to purchase the same within a reasonable time of six months, he can sell the affordable plots in the open market, in such case additional FSI of affordable plots shall not be admissible.

Provided that in case the Landowner / Developer desires not to utilize such additional FSI in the same land, fully or partly, then he shall be awarded TDR in lieu of such unutilized additional FSI. The utilization of this TDR shall be subject to the prevailing provisions of DCR and as per the following formula.

$$\text{Formula: } X = \left[\frac{R_g}{R_r} \right] \times Y$$

Where, X = Utilisation of Development Right (DR) on the receiving plot.

R_g = Land Rate in Rs. Per Sq. m. as per the Annual Statement of Rates (hereinafter referred to as 'ASR') of generating plot in the year when project is sanctioned.

R_r = Land Rate in Rs. Per Sq. m. as per ASR of the receiving plot of the same year of generating plot.

Y = Unutilized additional FSI.

15.6.2 For a plot of land, admeasuring 4000 sq.mt. or more to be developed for a Housing Scheme consisting of one or more buildings (hereinafter referred to as 'the said Scheme'), EWS/LIG Housing in the form of tenements of size ranging between 30 to 50 Sq.mt. (hereinafter referred to as 'affordable housing tenements') shall be constructed at least to the extent of 20% of the basic FSI subject to the following conditions:-

a) The built up area of the EWS/LIG tenements constructed under the Scheme shall not be counted towards FSI.

The Landowner/Developer shall construct the stock of the affordable housing tenements in the same plot and the Planning Authority shall ensure that the Occupation Certificate for the rest of the development under the said Scheme is not issued till the Occupation Certificate is issued for



the Affordable Housing tenements under the said Scheme.

Provided further that the equivalent Affordable Housing tenements can also be provided at some other location(s) within the same Administrative Ward of the Municipal Corporation and such construction shall be free of FSI up to the limit of 50% of the admissible FSI of such alternative plot

- c) The completion of the affordable Housing tenements under the said scheme along with necessary particulars, including a copy of the Occupation Certificate granted by the Planning Authority in respect thereof, shall be immediately intimated by the Landowner/ Developer to MHADA. Upon such intimation, MHADA, within a period of six months from the date of receipt of such intimation, shall either purchase such affordable housing tenements or allot such tenements to the allottees selected by MHADA through a system of lottery, drawn after such Affordable Housing tenements have been granted Occupation Certificate and thereafter, the Land Owner/ Developer shall dispose of such tenements to MHADA or such allottees, as the case may be, at the rates equal to 125% of the construction rates in the ASR applicable to the land under the Scheme, on the date of grant of Occupation Certificate to such Affordable Housing tenements.

Provided that there shall be no obligation to construct affordable Housing tenements in the redevelopment project of any Co-operative Housing Society in which the carpet area of all existing individual residential tenements does not exceed 80 Sq. mtr.

Provided further that in case of individual bungalow Housing Scheme, these provisions shall not apply in case of redevelopment of individual bungalow. However, if redevelopment for total plot under layout is proposed, these provisions shall be applicable.

- d) The Landowner/ Developer may also be permitted to utilise 1/4th of the total 20% FSI earmarked for Affordable Housing towards construction of Affordable Housing Tenements in the form of service quarters on the same plot but in a separate block which shall have to be sold as service quarters only to the purchasers of free sale flats under the said scheme.
- e) There shall be no obligation to construct affordable housing tenements in accordance with these provisions in any Housing Scheme or residential development project wherein. Owing to the relevant provisions of the Development Control Regulations, 20% or more of the basic zonal FSI is required to be utilized towards constructions of residential tenements for the EWS/ LIG and also for the development / redevelopment of any land owned by the Government, or any Semi-Government Organization. Provided such development / redevelopment is undertaken by the Government or such Semi - Government Organization by itself or through any other agency under BOT or PPP model.

Provided that in case of development of reservation for Public Housing, Housing the Dis-housed, Public Housing / High Density Housing and the EWS/LIG tenements constructed under the provisions of any other Act, these provisions shall not be applicable.

15.6.3 Amalgamation of affordable plots/affordable tenements shall not be allowed.

15.6.4 These Provisions shall be applicable prospectively and shall not be applicable to any Housing Scheme or residential development project wherein Commencement Certificate had been issued prior to the date of coming into force of these provisions and was valid on such date.



15.7 PLOT AREA, PLOT WIDTH FOR VARIOUS USES:

Minimum plot areas and widths for various uses shall be as given below in the **Table No.4**.

Table No.4				
MINIMUM PLOT AREA, MINIMUM WIDTH, FOR VARIOUS USES				
Sr. No.	Uses	Plot area (in sq.m.)	Min. Plot Width	Type of Development
(1)	(2)	(3)	(4)	(5)
1	Residential and Commercial (except those in 2,3 & 4 below)	i) 30 and above but upto 125	As per Table No. 6	Row
		ii) Above 100 but less than 250		Semi-detached/ Detached
		iii) 250 & above		Detached
2	Plots in EWS Housing / High Density Housing / Sites and Services / Slum Up-gradation / Reconstruction Scheme by public authority.	25 and above but upto 125	As per Table No.6	Row
3	Auto Fuel Filling station -			
	(a) Without service bay	510	16.75 m	Detached
	(b) With service bay	1100	30.5 m	Detached.
4.	Industrial	300	10 m	Detached.

Note : In case of sr.no.1, pattern of development permissible within a plot shall be shown in dotted line while approving the layout. However change in pattern may be permitted in future, if it fits in to above pattern of development and does not disturb the overall pattern of development already approved.

15.8 NET PLOT AREA AND COMPUTATION OF FSI

For the purpose of computing FSI/Built-up area, **the net area of the plot** shall be as under.

- i) In case of a plotted layout/sub-division /group housing scheme / any development, net area shall be the balance plot area, after deducting the area covered by amenity space under Regulation no 15.4 which is deemed reservations and Development Plan proposals, if any, from the total area of plot.
 - ii) For the purpose of computation of FSI/built-up area, the net area of the plot shall only be considered.
- In case of plotted layout, the basic FSI of such net area shall be distributed on all plots on pro-rata basis or on certain plots to which land owner desires, subject to maximum receiving potential prescribed in these regulations.



- iv) In case of plots from already approved layouts, the plot area shall be treated as net plot area.
- v) The above regulations in respect of net plot area and computation of FSI shall apply to proposals in all land use zones.

15.9 TRANSFER OF DP SITES (OTHER THAN DP ROAD) IN LIEU OF FSI

If in any development proposal, owner desires to hand over the reserved site to the Planning Authority, then FSI of such reserved site equivalent to the TDR may be allowed to be utilized on the remaining land. Transfer deed to that effect shall be executed and FSI calculation shall be mentioned on the plans of development proposal. In case of plotted layout, distribution of FSI of plots in pursuance of such transfer shall be as desired by the owner and may differ from plot to plot. If some FSI remains unutilized, the owner shall be entitled for TDR against the remaining FSI.

15.10 RELOCATION OF DP SITES/DP PROPOSALS

If the land proposed to be laid out for any development is affected by any reservations for public purposes, the Municipal Commissioner may agree to adjust the boundaries of the reservation or shift the location of such reservation to suit development without altering the area of such reservation. Land offered in alternate should be suitable for the purpose for which the original reservation was proposed. Provided that no such shifting of the reservations shall be permitted.

- (a) If the reservation proposed to be relocated is in parts;
- (b) Beyond 300 mtr. of the original location in the Development Plan;
- (c) Beyond the same holding of the owner in which such reservation is located;
- (d) Unless the alternative location and size is at least similar to the location and size of the Development Plan as regards access, levels, etc.;
- (e) Unless the relocation is within area covered by the layout or development permission under sanction; and
- (f) If the land is reserved in view of its geographical location like ESR, STP, Nalla training, bio diversity proposal, etc.
- (g) If the reservation is already shifted under these regulations.

Provided that relocation of the reservation from a land may also be permitted on any land within 300 meters belonging to other owner's land if the other owner consents to such relocation of reservation on his land and consents to hand over his land to the Planning Authority in lieu of TDR subject to conditions mentioned in above sub Regulation no (a), (d) and (f), and (g).

The Municipal Commissioner shall issue a well-reasoned order of such relocation, along with the authenticated part plan showing both locations, under his seal and signature, with a copy to the Government, Director of Town Planning, Maharashtra State, for information and record purpose. The proposal of Development Plan shall stand modified to that effect.

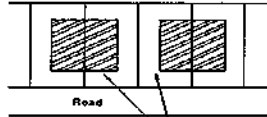
15.11 AMALGAMATION OF PLOTS

Amalgamation of plots shall be permissible if they are contiguous permissible subject to following

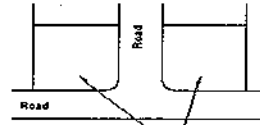
- a) Amalgamation of plot having incompatible zoning in development plan shall not be allowed.



b) Amalgamation of plot which is not desirable from planning point of view (eg. as shown in below) shall not be permitted.



These plots shall not be amalgamated.



This plots shall not be amalgamated.



PART - III
LAND USE CLASSIFICATION AND PERMISSIBLE USES.

16.0 GENERAL

- (1) In case of Development / re-development of any land, building or premises, the intended use shall conform to the land use, purpose of designation, allocation or reservation, assigned to it in the Development Plan as the case may be, unless specified otherwise.
- (2) **Reservations lapsed under Section 127 of the Act.** – If the reservation in the earlier sanctioned development plan is lapsed in pursuance of notice under section 127 of Maharashtra Regional and Town Planning Act, 1966, then the corresponding reservation shall stand lapsed in this revised development plan to the extent of area covered in the said notice. The Municipal Commissioner shall take decision on such matters.
- (3) **Lawful existing non-conforming uses** - Any lawful non-conforming use of premises existing prior to the date of enforcement of these regulations, shall continue and may be allowed to be expanded within the holding in the original sanction, unless in the opinion of the Municipal Commissioner the activity poses danger to public safety and/ or life and that when a building, containing non-conforming use is pulled down or has fallen down, the use of the new building shall be in conformity with these Regulations or with lawful existing use.

Provided further, that non-conforming cattle stables and industries causing nuisance shall be shifted to a conforming area within such period as may be decided by the Municipal Commissioner.

- (4) **Existing features shown on development plan** – The existing features shown on development plan are indicative and stand modified on development plan as per actual position. Mention of particular use on development plan, shall not bar the owner from permission allowed in the zone shown for such land. Also, boundaries of s. no., alignment of existing road / nalla and other physical features of land shall be as per measurement plan of Land Records Department.
- (5) **Development of Parking** – The Municipal Commissioner may develop any land in any developable zone, owned by or in possession of Municipal Corporation, for public parking single or multi-storeyed, underground or above ground.
- (6) **Discontinuance of Zoning in pursuance of existing use**– If any land is shown in Public semi-public zone, Public Utility, because of the activity existed there-on, such lands shall be deemed to have been shown in the adjacent predominant Zone after such activity ceases to exist and thereupon, the development shall be permissible as per the adjoining predominant zone, with the special permission of Municipal Commissioner.
- (7) **Development permission granted as per the I to R provisions** - In industrial zone on which Residential/ Commercial permission is granted is deemed to be converted into Residential/ Commercial zone to the extent of that area, after issuance of full and final occupation certificate to the project.
- (8) **Land use classification** - The different land use classification & different uses permissible in that land use are given below.
 - 1) Residential Zone –(R1 & R2)
 - 2) Slum Improvement Zone.



- 3) Commercial Zone –(C-1)/Special Commercial Zone, /Business Hub Area/Zone
- 4) Central Business District Zone
- 5) Industrial Zone.
- 6) Agricultural Zone / No Development Zone.
- 7) Green Belt zone.
- 8) Hill Top-Hill Slope Zone (HTHS).
- 9) Public Semi-public Zone.
- 10) Traffic and Transportation Zone.

16.1 RESIDENTIAL ZONE - R 1

Residential Zone R1 includes Residential plots abutting on roads below 9 m. in congested area and below 12 m. width in outside congested area.

16.1.1 The following uses and accessory uses to the principal use shall be permitted in buildings or premises in Zone R1, subject to other regulations:

- (i) Any residences.
- (ii) Hostels for students / working men/women, with or without boarding facilities.
- (iii) Old age home in independent building on road having width 9.00 meter and above,
- (iv) Customary Home occupation i.e. occupations customarily carried out by the members of the household without employing hired labour and shall include stitching, embroidery, button making etc. with or without motive power. If motive power is used, the total electricity load should not exceed 1 HP.
- (v) Medical and Dental Practitioner's Dispensaries including pathological laboratory, diagnostic clinics, polyclinics, counselling centre, clinics, to be permitted on any floor. Maternity homes, clinics, nursing home with indoor patients on ground or stilt floor or on first floor with separate means of access of staircase from within the building or outside, may be permitted but not within the prescribed marginal open spaces in any case and with the special permission of Commissioner. Maternity Homes and Hospitals are permitted for maximum 20 beds.
- (vi) Professional Offices in residential tenement for own purpose not exceeding carpet area of 50 sq. m. each.
- (vii) Community halls, welfare centre, gymnasia (each not exceeding 100 sq.m.)
- (viii) Primary and nursery schools including students' hostels in independent buildings, on widths of roads 9.00 m. or above and nursery schools on road having width 6.00 meter or above.
- (ix) Crèche, Day-care centre in an independent building or parts of building upto 50 sq.m.
- (x) Private coaching classes, mess in an independent building or parts of building upto 50 sq.m. with strictly subjected to separate parking facility in the same premises.
- (xi) Religious buildings.
- (xii) Public/ City Libraries and Museums in independent building or on any floor of the building with special permission of Municipal Commissioner if the user will not create nuisance to the occupant of the building.
- (xiii) Club Houses or gymkhanas, not conducted as a business, on independent plots which may

have an extension counter or only branch of a bank, in such club-houses or gymkhana.

- (xiv) Public Parks or Private Parks, gardens and play field in independent plots not being used for business purpose, but not amusement parks.
- (xv) Bus shelters, Taxi-Rickshaw stands trolley bus shelters, Railway Station, Metro station, BRT stand, cycle stand.
- (xvi) Convenience shops not more than 20 sq. m., each only on ground floor, for the purposes of food grain shops (Ration shops). Pan shops Tobacconist, Shops for collection and distribution of cloths and other materials for cleaning and dyeing establishments, Darners, Tailors, Groceries, Confectionery and other general provisions. Hair dressing saloon and Beauty Parlour, bicycle hire and repair, Hat repair, shoe repair and shining shops, vegetable and fruit stalls/ shops, fish or/and meat shops, Milk shops, Floweriest, Bangles and Newspaper stalls, wood, coal and fuel merchants, Book and stationery etc. Medicine and Chemist shops, watch& mobile repairs and motorcycle repair shops. The Commissioner may from time to time add or alter or amend the above list.
- (xvii) Police Station, police chowky, Government and Municipal sub-offices, posts and Telegraph Offices, Branch offices of Banks, with safe Deposit Vaults, Electrical substations, Fire Aid posts along with home-guards and Civil Defence Centres, essential Public utility and Pumping stations and water installations and ancillary structures thereof required to cater to the local area.
- (xviii) Electronic Industry of the Assembly type (not manufacturing type) with the following restrictions –
- (a) Motive Power shall not exceed 1 H.P.
- (b) Area occupied shall not exceed 100 sq.m.
- (xix) Information technology establishment (ITE) (pertaining to software only) on the plots/ premises fronting on roads having width 9.00 m. and above.
- (xx) Flour mill and wet / dry masala grinding / book binding subject to following conditions:
- (a) It is located on ground floor.
- (b) Adequate care has been taken in structural design.
- (c) It does not cause any nuisance to the neighbour and residents of upper floor.
- (d) Power requirement does not exceed 10 hp. Additional H.P. if required, may be granted with special written permission of Commissioner.
- (xxi) Places for disposal, for human bodies, like Burial grounds, cremation grounds on a road having width of 9 m. and above subject to the approval from Municipal Corporation.
- (xxii) Agricultural, horticultural and allied uses (except agro-based industries).

16.2 RESIDENTIAL ZONE R-2

Residential Zone R2 includes Residential plots abutting on road having existing or proposed width 9 m. and above in congested area and 12 m. and above in outside congested area

16.2.1 In this zone the following uses, along with their ancillary uses, mix uses may be permitted:

- i) All uses permissible in R-1 shall be permitted in R-2 zone, without restrictions on built-up area.
- ii) Shopping malls, Stores or shops for the conduct of retail business including departmental



stores. Storage and sale of combustible materials shall not normally be permitted except with the special permission of the concerned authority.

- iii) Any activity of Government or semi- Government and of their authorities, including offices, training centres and like uses.
- iv) Personal service establishments: professional offices.
- v) Radio broadcasting stations and studio, telephone exchanges, mobile towers.
- vi) Frozen food lockers, fast food and vending stalls.
- vii) Tailor shops, embroidery shops and button – hole making shops, not employing more than 9 persons with individual motors not exceeding 1 H. P. and total H. P. not exceeding 3.
- viii) Cleaning and pressing establishments for clothes not employing solvents with flash point lower than 1380F machines with dry load capacity exceeding 30 kg and more than 9 persons and provided that total power requirement does not exceed 4 KW;
- ix) Shops for goldsmiths, locksmiths, watch and clock repairs, optical glass grinding and repairs, musical instrument repairs, picture framing, radio and household appliances repairs, upholstery and diamond cutting and polishing not employing, more than 9 persons with individual motors not exceeding 1 H. P. and total H. P. not exceeding 3 H. P.
- x) Coffee grinding with electric motive power not exceeding 1 H.P.
- xi) Bakeries with no floor above not occupying for production and area in excess of 75 sq.m. and not employing more than 9 persons ,provided that the power requirements does not exceed 4KW.
- xii) Printing press as per table of service industries, posters, flex board printing shops.
- xiii) Electronic industry of assembly type (and not manufacturing type)
- xiv) Diamond cutting and polishing; not employing more than 6persons with motive power and exceeding 1/2 H.P.
- xv) Auto part stores and show rooms for motor vehicles and machinery.
- xvi) Sale of used or second hand goods or merchandise (not junk, cotton waste, rage or other materials of offensive nature).
- xvii) Club houses or other recreational activities, conducted as business.
- xviii) Storage of furniture and household goods.
- xix) Repairs to all household articles (excluding auto vehicle).
- xx) Veterinary dispensaries and hospitals.
- xxi) Animal pounds.
- xxii) Repair, cleaning shops and analytical, experimental or testing laboratories not employing more than 15 persons in the industrial activity but not including cleaning and dyeing establishment using a cleaning or dyeing fluid having a flash point lower than 60 degree C. and machines with dry load capacity of 30 kg. for any establishment carrying on activities that are noxious or offensive because of emission of odour, dust, smoke, gas, noise or vibration or other-wise dangerous to public health and safety, provided that the motive power requirement of such establishment does not exceed 10 H. P.
- xxiii) Accessory uses customarily incidental to any permitted principal use including storage space, upto 50% of the total floor area used for the principal use.



- xxiv) Paper box manufacturing including paper cutting, not employing more than 9 persons, with motive power not exceeding 5 H. P. and area not more than 50 sq. m.
- xxv) Mattress making and cotton cleaning, not employing more than 9 persons with motive power not exceeding 3 H.P. and area not more than 50 sq. m.
- xxvi) Establishment requiring power for sealing tin, packages, etc. not employing more than 9 persons, with motive power not exceeding 3 H.P.
- xxvii) Commercial halls, exhibition halls, community halls, welfare centre, gymnasias, etc.
- xxviii) Air-conditioned Cinema theatres & Multiplex.
- xxix) Art galleries, aquariums;
- xxx) Museums in independent structures or restricted to ground floors or on first floor in a stilted building;
- xxxi) Research, experimental and testing laboratories not involving any danger of fire or explosion nor of any noxious nature and located on a site not less than 4 Ha. in area and when the laboratory is kept at least 30 m. from any of the boundaries of the site and the necessary residential buildings 30 m from the laboratory.
- xxxii) Restaurants, eating houses, cafeteria, ice - cream and milk bars.
- xxxiii) Establishment for preparation and sale of eatables not occupying for production an area in excess of 75 sq. m. per establishment and not employing more than 9 persons. Sugarcane and fruit juice crushers not employing more than 6 persons with 1.5 H.P. with area not more than 25 sq.m. shall also come under that sub regulation
- xxxiv) Repairing garages not employing more than 9 persons and 2 H.P. motive power in the industrial activity with no floor above.
- xxxv) Battery charging and repairing, not employing more than 6 persons with an area not more than 25 sq.m. and not more than 2 chargers with power not exceeding 5 KW.
- xxxvi) Photographic studios and laboratories with not more than 50 sq. m. area, not employing more than 9 persons and not using power more than 3 H. P.
- xxxvii) Showroom for Distribution and sale of LPG;
- xxxviii) Coal and Firewood Shops.
- xxxix) Group medical centres, Polyclinics, on separate floors, preferably ground floor, pathology laboratories.
- xl) Residential Hotels, Boarding and Lodging shall be permitted in independent building or parts of building, but on separate floors.
- xli) Book Depot, Medicine and chemist shops.
- xlii) Business/ corporate office on any floor.
- xliii) IT buildings & office buildings
- xliv) Office and showroom of LPG cylinders, not exceeding 100 kg.in aggregate, without storage of cylinders.
- xlv) Photographic studios and laboratories not using power more than 5 H.P. and employing not more than 9 persons;
- xlvi) Highway amenities as permitted in Agriculture zone with FSI at par with residential zone.



Note. The Municipal commissioner may from time to time add to amend the above list in consultation with Director of Town Planning, Maharashtra State, Pune.

16.2.2 The following uses shall be permitted only if it is conducted in independent premises / building:

Uses to be permitted in independent premises / buildings.

The following uses shall be permitted in independent premises / building:

- i) Drive - in - theatres, theatres, cinema houses multiplex, club houses, assembly or concert halls, Mangalkaryalaya, dance and music studios and such other places of entertainment.
- ii) Petrol filling and CNG service stations.
- iii) Colleges, Secondary Schools, Trade or other similar schools.
- iv) Storage and sale of kerosene not exceeding 1000 liters in groceries and approved ration shops on retail basis.
- v) Bulk storage and sale of kerosene not exceeding 13000 liters in separate godowns confirming to the existing regulations of Chief Controller of Explosives, Government of India, provided further that the applicant shall make adequate fire fighting arrangements at his cost in his plot to the entire satisfaction of the Municipal Commissioner.
- vi) Storage and sale of LPG in cylinders not exceeding 6300 kg. in a separate godown confirming to the existing regulations of Chief Controller of Explosives, Government of India provided further that the applicant shall make adequate fire fighting arrangements at his cost in his plot to the entire satisfaction of the Municipal Commissioner.
- vii) Parking of automobiles and other light vehicles on open plots even as a business.
- viii) General Agriculture and Horticulture, domestic poultry upto the use of 20 birds per plot and with a space requirement of 0.25 sq. m. per bird.
- ix) Correctional and mental institutions, institutions for the children, the aged or widows, sanatoria and hospitals in independent building facing on roads of width not less than 15 m. (except veterinary hospitals) provided that those principally for contagious diseases, the insane or for correctional purposes shall be located not less than 45 m. from any residential premises.
- x) Residential hotels of 2 to 5 star categories.
- xi) Service Industries- The Service Industries may be permitted in independent building (independent designated plot) in R2 and Commercial zones along with the limitation of area, maximum number of persons to be employed, maximum permissible power requirement and the special conditions if any as given in Appendix – N, for service industries.

Note: - Drive-in theatres, theatres, cinemas, club-houses, assembly or concert halls and such other places of entertainment shall be allowed on roads having width exceeding 15m and more. These users may be permitted in combination with permissible non-residential uses except that of petrol pump, with the special permission of the Municipal Commissioner. However, in the case of a cinema/theatre the front open space shall be minimum 12m. and the side and rear open spaces shall not be less than 6m. Provided that, in the case of development and/or re-development of a cinema/theatre the user as mentioned above may be permitted in combination with the permissible users in a residential R-2 zone. However, residential user in combination with that of a cinema/theatre may not be allowed in the same building.

Provided further that, on plot/lands where there is an existing cinema Theatres, redevelopment of the plots shall be allowed subject to the condition that at least 1/3rd of the



existing seats shall be retained, which shall not be below 150 seats and may be developed in combination with user permissible in R2 zone. Provided also that, if redevelopment of existing cinema theatre is not possible considering the other requirement in these regulations, in such case user permissible in adjoining land shall be permissible with the special permission of Municipal Commissioner.

16.3 SLUM IMPROVEMENT ZONE

This zone shall be treated at par with residential zone.

Provided that, the provisions of regulations for rehabilitation of the slums, applicable to the Slum Rehabilitation Authority (SRA), Pune and Pimpri-Chinchwad area, shall apply mutatis-mutandis to the Slum Improvement zone (SI zone) as mentioned on Development plan.

Provided also that, land occupied by declared slums and falling under various land use developable zone other than residential, shall be deemed to be converted into Slum Improvement Zone.

16.4 COMMERCIAL ZONE (C-1), SPECIAL COMMERCIAL ZONE, BUSINESS HUB

In commercial zones, buildings or premises shall be used for the uses and purposes given below, provided all goods offered for sale shall be displayed within the building, excluding passages.

- i) Any use permitted in residential R 2 zone without area and floor restrictions subject to minimum 40 % shall be used for purely commercial.
- ii) Uses permissible in Public Semi-public Zone.
- iii) Public utility buildings.
- iv) Whole-sale establishments with storage area, subject to fire protection requirements and any commercial use.

16.5 CENTRAL BUSINESS DISTRICT ZONE,

Kept in Abeyance.

16.6 INDUSTRIAL ZONE

Industries shall include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated, assembled or processed, for example assembly plants, laboratories, dry cleaning plants, power plants, pumping station; smoke houses, laundries, gas plants, refineries, dairies and saw - mills.

The following users shall be permissible in Industrial Zone.

- i) The service industries as listed in **Appendix -N** without restrictions on power requirement, employment, floor area and other restrictions.
- ii) Any industry / industries may be permitted only if the location is appropriate and is not likely to cause nuisance or hazard to adjoining owners. Minimum buffer open space / set back (which may include marginal distance and road width if any) from the boundary of industrial zone to residential or habitable zone/ use, shall not be less than 23 m. such buffer open space shall be kept in the land falling in the industrial zone.

Provided that, the area under such buffer setback shall not be deducted for computation of FSI.

Provided further that, if the land under industrial zone is utilized entirely for IT / ITES purposes, such buffer open space shall not be necessary.



- iii) Building or premises in industrial zone may be used for any industrial as well as accessory uses like banks, canteens, welfare centre and such other common purposes considered necessary for the industrial workers, quarters of watchmen, caretakers or other essential staff required to be maintained on the premises. Such residential/commercial/other uses may be permitted up to 25% of the total proposed built-up area of such industrial use.
- iv) Following uses may also be permitted (Subject to provisions of separate entry & exit to such users:
- (a) Parking lots,
 - (b) Building of public utility concerns,
 - (c) The buildings of Banks,
 - (d) Residential Hotels, Restaurants,
 - (e) Storage Buildings,
 - (f) Drive-in -Theatres, cinema or theatres, subject to provision of provision of the Maharashtra Cinemas (Regulation) Act,
 - (g) Highway amenities as permitted in Agriculture zone with FSI at par with Industrial zone,
 - (h) Industrial training centre/ institute,
 - (i) Information Technology Establishments. (IT/ITES),
 - (j) Bio technology units,
 - (k) Petrol pumps and service Station.
- v) **Allowing Residential / Commercial User In Industrial Zone (I to R Provision) :-**
- a) With previous approval of Municipal Commissioner in consultation with the Divisional Head of concerned division of the Town Planning Directorate and on such conditions as deemed appropriate by him, The existing or newly built-up area of Industrial unit, in the Industrial zone may be permitted to be utilised for residential or commercial purposes.
 - b) With the previous approval of the Municipal Commissioner, in consultation with the Divisional Head of Town Planning Directorate, The lands in the Industrial Zone including lands in industrial zone in Town Planning Scheme area, may be utilised for any of the permissible users in the Residential and Commercial Zone subject to the following conditions :
 - i) Such user shall be allowed only on payments of **Premium** at the rate **20 %** of the land value arrived as per Annual Statement of rates (without considering the guidelines therein) of the respective year.
 - ii) The Residential/ Commercial user in respect of industries which are not in operation shall not be permitted unless NOC from Labour Commissioner, Maharashtra State, Mumbai stating that all legal dues have been paid to the workers or satisfactory arrangement between management and workers have been made, is obtained. However, in respect of any open land in the Industrial Zone where industry never existed, NOC from Labour Commissioner shall not be required.
 - iii) In the layout or sub-division of such land admeasuring upto 2 Ha., 10% land for public utilities and amenities, like electric sub-station, bus-station, sub-post office, police out-post and such other amenities/utilities as may be considered necessary shall be provided.
 - iv) In such layouts of sub-division having area more than 2 Ha. and upto 5 hect., 20% land shall be provided for public utilities and amenities like electric sub-station, bus-station, sub- post office, police out-post, garden, playground, school, dispensary and such other



amenities/utilities as may be considered necessary.

- v) In such layout or sub division each more than 5Ha. in area, 25% land for public utilities and amenities like electric, sub-station, bus-station, sub-post office, police out post, garden, playground, school dispensary and such other amenities shall be provided.
- vi) With the special written permission of the Municipal Commissioner, The land having area up to 0.20 hectare in size which are allocated for industrial use may be permitted to be used for Residential purpose or any other permissible users in Residential Zone. Provided that, in such case the owner / developer shall require to provide either by providing 10% amenity space in the form of open land or 5% built up space in the proposed construction at appropriate location preferably on ground floor. Provided that, amenity TDR as per regulation containing provisions of TDR, shall be permissible.
- vii) The land under public utility / amenity shall be handed over to the Planning Authority in lieu of FSI / TDR with proper access and basic land development. These areas will be in addition to the recreational space as required to be provided under these regulations.

Provided that, at least 50% of total land provided for public amenity/ utility space shall be reserved for unbuildable purposes such as garden, recreational ground, etc.

Provided also that irrespective of land use zone, where the provisions of Development Control Regulations provide for amenity Space in Residential area which is more than what is stipulated in these regulations, then Amenity Space which is more shall only be provided.

- c) The required segregating distance between Industrial Zone and the area over which Residential use is permitted under this regulation, shall be provided within such land intended to be used for residential or commercial purpose.
- d) Such residential or local commercial development shall be allowed within the permissible FSI of the nearby Residential or Commercial Zone.
- e) Provision for Amenity Spaces shall be considered to be reservations in the Development Plan and Transferable Development Rights against such amenity as per Regulation No.22 may be given or FSI of the same equivalent to the TDR quantum shall be available for utilisation on the remaining land. Moreover, the owner shall be entitled to develop remaining land with permissible TDR potential including the land under amenity space subject to maximum permissible limit of FSI (Maximum Building Potential) as mentioned in Regulation No.17.3.

provided that,

- i) Residential/Commercial user may be allowed on the part area of the land holding subject to the condition that total area of the entire land holding shall be considered for deciding the percentage of the land to be reserved for public amenity/ utility spaces, as per these regulations.
- ii) If Development Plan Reservations (excluding DP Road/Road widening) are in the land under I to R conversions, then such reservation may be adjusted in amenity space as mention in following manner.
 - a) If the area under development plan reservation is less than the required area of public amenity space as per the said regulation, then only the difference between the area shall be provided for public amenity spaces.
 - b) If the area under development plan reservation is more than the required area of public amenity spaces as per the said regulation, then the area for public amenity spaces shall be provided equal to Development Plan reservation area.



- iii) Out of the total area proposed to be utilised for residential development, 20% of the same shall be built for residential tenements having built up area 30 sq.m. and upto 50 sq.m. or in the plotted development, 20 % area shall be of plots upto 150 sq.m.
- vi) While allowing such conversion minimum 20 % built up area shall be used for offices and commercial purpose.
- vii) The provision of inclusive housing as mentioned in regulation no. 15.6 shall not be applicable while allowing such conversion.

16.7 AGRICULTURAL ZONE / NO DEVELOPMENT ZONE

The following uses shall be permissible:-

- (i) All agricultural uses including stabling of Cattles up to the limit of 10 animals per hectare. Poultry Farms.
- (ii) Public/semi-public sector utility establishments such as electric sub-stations, receiving stations, switch yards, over-head line corridors, radio and television stations, receiving stations, main stations for public gas distribution, sewage treatment and disposal works, water works along with residential quarters for essential staff required for such works, with the special permission of Municipal Commissioner.
- (iii) Garden, forestry, nursery, public parks, private parks; play fields, summer camps for recreation of all types.
- (iv) Golf Course and Links, Race tracks, and shooting ranges with necessary safety measures.
- (v) L.P.G. Godown, subject to following conditions:
 - a) Area of plot shall not be less than 1000 Sq.m.
 - b) The maximum permissible FSI shall be 20% on this plot.
 - c) Only ground floor structure shall be permissible.
 - d) It is necessary to obtain "No Objection Certificate" from Controller of Explosives and competent fire authority.
- (vi) Petrol/ Diesel /LPG /CNG, Pump subject to FSI upto 20% on gross area and subject to other provisions prescribed in regulations for special occupancies.
- (vii) Pottery manufacture.
- (viii) Storage and drying of fertilizer.
- (ix) Farm houses in accordance with all the provisions including maximum permissible built-up area, as stipulated in Maharashtra Land Revenue Code, 1966.
- (x) Swimming pools / sports and games, health clubs, cafeteria, canteen, tennis courts, etc.
- (xi) Amusement park.
 - a) Amusement park with minimum plot area of 1.00 hect. With recreational and amusement devices like a giant wheel, roller coaster, merry-go-round or similar rides both indoor and outdoor, oceanic -park, swimming pool, magic mountain and lake, ethnic village, shops for souvenirs/citations, toys, goods, as principal uses and ancillary activities such as administrative offices, exhibition hall or auditorium, open air theatre, essential staff quarters, store buildings, fast food shops, museum, souvenir and small shops, ancillary structures to swimming pool ancillary constructions. Maximum permissible FSI shall be 0.20 .i.e. FSI of 0.15 for principal activity and 0.05 for ancillary activities.



- b) The required infrastructure, like proper and adequate access to the park, water supply, sanitation, conservancy services, sewage disposal and adequate off-street parking will have to be provided and maintained by the promoters of the project at their cost and to the satisfaction of the Municipal Commissioner.
- c) The promoters of the project shall provide adequate facilities for collection and disposal of garbage at their cost, and to the satisfaction of the Municipal Commissioner and will keep, at all times, the entire environment clean, neat and hygienic.
- d) Structures permitted in the amusement park (except those intended for park apparatus, entertainment such as magic mountain etc. and other equipment) should be ground floor structures, with the construction blending with the surrounding environment and landscape.
- e) Except for minor dressing, hills and natural features, if any, shall be maintained in their natural condition and beautified with planting of trees etc.
- f) All trees already growing on the land shall be preserved to the extent possible, except that if it becomes necessary to cut any tree, the required permission of the Municipal Commissioner should be obtained under the relevant Act. At least 5 trees (of indigenous species) per 100 sq. m. shall be planted and grown within the area of the park.
- g) Sufficient parking facilities and ancillary facilities for cars, buses, transport vehicles etc. shall be provided on site as prescribed by and to the satisfaction of the Municipal Commissioner.
- h) The promoters of the project will prepare a suitable layout with appropriate landscaping of the recreational and other facilities and obtain approval of the Municipal Commissioner.
- i) The development shall be regulated according to other requirements of these and all applicable rules and Regulations and subject to all other clearances as may be required.
- j) Proper arrangements for safety, Regulations of traffic approaches to the park etc. shall be made to the satisfaction of the Municipal Commissioner and Police, from the law and order and traffic aspects.
- (xii) Mobile Phone Towers with ancillary equipments as specified in Regulation no.40.0
- (xiii) The following users shall be permitted as per the policies decided by the Government from time to time:
- a) IT/ITES parks/units in no development zone.
- b) Research and Development institutions / Centres on following conditions
1. The area of land shall be minimum 10 hectare.
 2. FSI permissible shall be maximum 0.20 on gross plot area after deducting area under D.P. Road/ Reservation/deemed reservation, if any.
 3. Construction of staff quarters related to such institutions/centre shall be permissible to the extent of 50% of the total proposed built-up area for such institution/centre.
 4. Trees of indigenous species shall be planted at the rate of 500 trees per hectare.
 5. Research and Development of hazardous chemical and explosives may be permitted with the special permission of Municipal Commissioner which may be granted after compliance of all safety measures and certification from concerned Government Authorities.



- c) Bio-technology unit / B.T.Park .
- d) Integrated highways amenities such as motels, way-side restaurants, fuel pumps, service stations, restroom and canteen for employees working on site and truck drivers, service godowns, factory outlets, highway malls, hyper market along with public conveniences like toilets, trauma centre, medicine shop, bank ATMs and like activities with FSI of 0.5 on gross area.

The Integrated highways amenities shall be allowed subject to following condition.

- a) Minimum area of plot shall be 10000 Sq.mt.
- b) 10 % amenity space shall be provided which shall be handed over to planning authority
- (xiv) Ancillary service industries for agriculture produce marketing and management, ancillary service uses for agro related products like flowers, fruits, vegetables, poultry products, marine products, related collection centres, auction hall, godowns, grading services and packing units, knowledge parks, cold storages, utility services (like banking, insurance, post office services) as service industries for agriculture produce marketing on the land owned by individuals / organizations with FSI of 0.20
- (xv) Solid waste management, land fill sites, bio-gas plants, power generation from waste.
- (xvi) Power generation from non-conventional sources of energy. Area covered under solar panels shall not be counted in FSI.
- (xvii) Brick, tile manufacture.
- (xviii) Fish Farming.
- (xix) Religious buildings subject to conditions as may be prescribed by Planning Authority.
- (xx) Slaughter house or Facilities for processing and disposal of dead animals with the special permission of Municipal Corporation.
- (xxi) Cemeteries and crematoria and structure incidental thereto.
- (xxii) Mangalkaryalaya / lawns.
- a) Minimum area for mangalkaryalaya shall be 0.40 hect. with FSI of 0.20. It may be permitted along with essential guest rooms not exceeding 30% of the area of mangalkaryalaya. Area for parking shall be 40% of gross area which shall be properly earmarked and bounded by bifurcating wall.
- b) Lawns for ceremony shall be 0.80 hect. with FSI of 0.10. Area for parking shall be 40% of gross area.
- c) the plot for mangalkaryalaya or lawn shall abut on road having width of minimum 15m.
- d) Such user (Mangalkaryalaya and Lawns) shall be allowed only on payments of premium at the rate 10 % of the land value arrived as per Annual Statement of rates (without considering the guidelines therein) of the respective year.

(xxiii) Bus Terminus.

(xxiv) **Town Planning Schemes**

Town planning scheme under the provisions contained in chapter V of Maharashtra Regional & Town Planning Act, 1966 shall be allowed for minimum 20 hector area, with proper road network subject to condition that entire cost of scheme shall be borne by the owners. After sanction of preliminary scheme under section 86 of the Act, all uses as that of residential zone, shall be



permitted. FSI and other regulation shall applicable as per residential zone. However, if the owners come together for development on aforesaid concept of town planning scheme instead of undertaking town planning scheme under the Act, the Municipal Commissioner may allow such development subject to availability of existing approach road of minimum 15.0 m. width and earmarking of the land for roads, park, playground, garden, social infrastructure, sale by the Corporation, which shall be handed over to the Corporation. Development permission for uses permissible in residential zone, shall be granted phase wise after completion of physical infrastructure works including off site infrastructure and handing over of land to the Corporation. The FSI of land handed over to the Corporation shall also be allowed on remaining land on the lines as given in Regulation of net plot area. The land under such proposals shall be entitled for basic FSI / Premium FSI / TDR / In-situ FSI as that of Residential Zone

(xxv) to develop public or private road.

Note- The permissible FSI for uses in Agricultural Zone/ No Development Zone will be 0.20 % on gross area after deducting area under D.P. Road/ Reservation/deemed reservations, if any, if not specified.

16.8 GREEN BELT

16.8.1 Following uses shall be permissible

- i) Agriculture,
- ii) Tree Plantation, Gardens, Landscaping, public park Landscaping, Forestry and Nursery etc.
- iii) River front development by Municipal Corporation, or any institution authorised on behalf of Municipal Corporation
- iv) Development of pedestrian pathways, Jogging track, Cycle track, Boat club etc.
- v) Swimming pool, club house, recreational facilities after leaving marginal distance of 15 m. belt along river bank and 9.0m. from river and nalas, respectively subject to FSI of 10% with ground floor structure only.
- vi) Public toilets as per requirement.
- vii) Recreational open space of any layout/ sub-division/ development proposals, if submitted along with the developable land adjoining to such green belt, after leaving marginal distances of minimum 15m. and 9.0m. from river and nalas, respectively, (clarification – it is clarified that the FSI of the land under green belt zone shall be permissible to be utilized on the land adjoining but outside such green belt zone.)

16.8.2 The users and its extent shall be permissible in such Recreational open space, as prescribed in the regulation of Green Belt as mentioned above

16.8.3 If the land under green belt zone, excepting open space therein if any, is required by Municipal Commissioner for the public purposes mentioned above, the owner shall hand over the possession of such land for the development and maintenance of public purposes. Thereafter, such land shall remain open and accessible to general public for recreational activities.

Provided that, FSI of such land under Green Belt zone shall be permissible only after handing over such land to the Municipal Corporation free of cost and free from encumbrances

The side/rear marginal distances for the proposed building adjoining to river / nala shall be maximum of-side / rear marginal distance, to be measured from river/nala, as required according to height of building or 4.5 m. from the dividing line between green belt zone and the other developable zone



16.9 HILL TOP -HILL SLOPE ZONE (HTHS)-(K)**(Kept In Abeyance)****16.10 PUBLIC /SEMI PUBLIC ZONE.****A) User to be permitted-** The following uses shall be permissible:

- (i) Schools, Colleges, Educational Complex, Training institutions, Hostels for students and essential staff quarters.
- (ii) Home for the aged, Hospitals, Sanatoria, Dispensary, Maternity Homes, Health Centre, and related health facilities with ancillary structures like quarters, Dharmashala, veterinary hospital, etc,
- (iii) Offices and essential staff quarters of the Government/ Semi Government and/or its authority/ Local Self-Government.
- (iv) Public/semi-public sector utility and transport establishments / institutions of research, education and health
- (v) Library, Mangalkaryalaya, Gymnasium, Gymkhana, Stadium, Community hall, Civic and Cultural Centres, Religious Structures, auditorium etc.
- (vi) Commercial use upto 15% of proposed built-up area by considering the permissible basic FSI, subject to following conditions
 - a) Shop/permit rooms for liquor/wine/beer, pan, cigarette, tobacco, lottery tickets and such other uses which do not serve public purpose, similarly storage of domestic gas cylinders, kerosene etc., which are dangerous to public health, shall not be permitted.
 - b) Additional F. S. I., if otherwise permissible under these regulations, shall be permitted only on the plot area remained after deducting the notional plot area utilised for commercial user.
 - c) The Municipal Commissioner shall not allow sub - division of S. No. / Gat No. / Plot No. on which such a Development which may cause/ has taken place/ would take place.
 - d) The retail commercial user is permitted upto a depth of 12 m. or in separate building
 - e) The plots in which there is an existing development; such commercial use shall be restricted to maximum 15% of the existing and proposed development taken together.
 - f) The landowner / developer / institution shall give guarantee in writing to the Municipal Commissioner for following all the stipulated conditions scrupulously.
Provided that, in case of lands owned by Zilla parishad and Panchayat samiti, which are earmarked as public and semi-public zone, the limit of such commercial user shall be upto 33%.
- (vii) Petrol/LPG/CNG Pumps as per Regulation no.17.2.2(5).
- (viii) Nursery, crèches, Spastic rehabilitation centres, orphanages, hostel for Autistic persons and Mentally Retarded persons.
- (ix) Fire stations,
- (x) Traffic and Transport related facilities,

B) In case any private property is included within the boundary of public and semi-public use and if the owner can establish that the private/ individual ownership of land vest with him, the land use existing/ adjoining to the PSP zone shall be assigned to this piece of land with special written permission of the Municipal Commissioner.



16.11 TRAFFIC AND TRANSPORTATION ZONE –

- a) Traffic and Transportation zone shall be such as it is shown on development plan
- b) All users related to traffic and transportation shall be permissible in this zone.
- c) no parking shall be permissible below the flyovers.

16.12 DEFENCE ZONE –The developments as may be required by the Ministry of Defence or its Authorities, as per their requirements, shall only be permissible on the lands owned and possessed by the Ministry of Defence or it's Authorities.

16.13 FOREST ZONE –The developments as may be required by the Ministry of Forest or its Authorities, as per their requirements shall only be permissible on the lands owned and possessed by the Ministry/ Department of Forest or it's Authorities.

16.14 RESRICTIVE ZONE – The area affected by the notification under Works of Defence Act- 1903, is earmarked on Development Plan as such and no any development in contravention with the notification shall be permissible.

Provided that, it shall be permissible to treat the area under such restrictive zone as marginal distance at time of construction of any building proposed on contiguous unaffected area.

Provided further that, it shall be permissible to utilise the FSI and also the receiving potential of the land under this zone, as otherwise permissible, on the remaining contiguous unaffected land of the same land owner.

16.15 ADDITIONAL USES:

The lists of uses mentioned under the various land use zoning herein above may be amended by the Municipal Commissioner from time to time with the consent of Director of Town Planning, Maharashtra State, Pune.

16.16 USES PERMISSIBLE IN DEVELOPMENT PLAN RESERVATIONS-

- 1) The uses permissible in a reserved site shall be conforming to the use for which it is reserved unless and otherwise specified. The required parking, public toilets and separate place for garbage bins shall also be provided in the reserved site itself.
- 2) Where the Municipal Commissioner or the Appropriate Authority proposes to use land / building / premises reserved for one specific public purpose / purposes, partly for different public purpose / purposes, it may do so, provided that such partial use shall not exceed 40% of the reserved area and such combination shall not be of incompatible uses. However, public necessities like police stations/chowkies, water supply establishments, arogya kothies(i.e. waste segregation centre at ward level with allied use.),etc., and other public utility services can be established in the said area. This provision shall not be applicable for the purposes mentioned below in 16.16.5.(a), 16.16.5.(b) and 16.16.5.(c)
- 3) Any site reserved for specific purpose in the development plan may be allowed to be developed for any other public purpose with the permission of the Government.
- 4) Municipal Corporation, with the prior approval from Government, may acquire and develop any of the reservation proposed in the development plan, partly or fully, for multi-storey public parking, irrespective of its designation, if amenity of parking is direly needed in the area. However, Municipal commissioner should be satisfied that there is pressing need for parking in that area and priority for parking is more important than purpose for which the reservation is made.



- 5) Combination of uses as mentioned below may be permissible with written permission of the Municipal Commissioner even if the reservation is for a specific purpose.
- a) **Playground** – In playground reservation, minimum 90% area shall be kept open for open play activities. In remaining 10% of area, covered swimming pool & allied construction, gymnasium, covered badminton court, pavilion, (with or without shops, offices beneath), watchman quarter, small restaurant or food stalls to the extent of 20 sq.m. (for every 4000 sq.m. reservation area) may be permitted. The maximum FSI permissible shall be 0.15.
 - b) **Stadium / sports complex** - In addition to the uses permissible in playground mentioned above, shops/offices below the spectators' tiered gallery may be permitted. The FSI permissible shall be 0.25.
 - c) **Garden / park** – In addition to the main use of garden, open swimming pool & allied construction, aquarium, water tank, booking counter, toilets, rain water harvesting system, gardener / watchman quarter, small restaurant or food stalls to the extent of 20 sq.m. (for every 4000 sq.m. reservation area) may be permitted. Total FSI used for such constructions shall not exceed 0.10 of the garden area. If required, the sites of park or garden may be developed for play-ground, however, such change shall not exceed more than 10% of the reservations in the said sector of Development plan.
 - d) **Civic Centre / CCC** – Community Hall, welfare centre, gymnasium, badminton hall, art gallery, museum, club house, public conveniences, cafeteria, gardens, exhibition centre, and like combination of uses.
 - e) **Vegetable Market** – Open or covered ottas for sale of vegetables and/or mutton and fish, alongwith petty convenience shops and fruit stalls may be permitted.
 - f) **Municipal Market** – Shopping, vegetable market, hawkers place, etc and departmental stores, offices, banks / community hall on upper floors.
 - g) **Auditorium/Drama Theatre** - In addition to Auditorium, Drama theatre / natyagriha, art gallery, exhibition hall, library, small restaurant to the extent of 20 sq.m. (for every 4000 sq.m. reservation area) and allied users such as guest rooms for the artists may be permitted.
 - h) **Primary School /High School** – Respective uses with their lower / ancillary uses along with canteen and ancillary uses including staff quarters, hostels.
 - i) **Hospital / Maternity Home, etc.** – Respective uses with their lower / ancillary uses and any sort of medical facilities alongwith ancillary construction such as staff quarters, chemist shop, restaurant, ATM, PCO, cyber café of not more than 20 sq.m., etc. and sleeping accommodation for guests in case of bigger hospitals of built up area not less than 2000sq.m. may be permitted.
 - j) **Slum Improvement Zone** – It shall be developed for slum rehabilitation as per regulations of Slum Rehabilitation Authority.
 - k) **Truck Terminus** – In addition to minimum 60% area for parking of trucks, ancillary office restaurant, hotel, motel, lodging facility for drivers, petrol pump, auto repair centre, auto service centre, shops for auto spare parts, shops for daily needs, ATM, PCO, primary health centre / first aid centre and provision for loading-unloading may be permitted. Moreover, these reservations may also be developed for bus stand, bus-MRT interchange with mall.

Bus Stand/Metro station/PMPML/Transport Hub-In addition to respective purpose, bus-metro reservation may interchange along with other ancillary uses.

Provided further that, the Municipal Corporation may accommodate, on the willingness of, the



owners/ occupants residing in the existing building/s on reserved area, on the same land on any upper floor of the proposed building.

- m) **Fire Brigade Station** – fire brigade station along with allied activities.
- n) **S.T.P., Municipal Solid Waste Facility, Water Works**– respective use with allied activities and interchangeability among one another.
- o) **Parking** – Parking with necessary allied activities.

Provided further that, the Municipal Corporation may accommodate, on the willingness of, the owners/ occupants residing in the existing building/s on reserved area, on the same land on any floor of the proposed parking building.

- p) **Public Amenity**- any amenity, along with ancillary use on the lines mentioned above.
- q) **Municipal Purpose** - any public purpose related with functioning of Municipal Corporation as may be decided by the Municipal Commissioner.
- r) **Cremation Ground / Burial Ground** - respective use with allied activities and interchangeability among one another.
- s) **Other reservations**- other reservations may be developed for the respective purposes along with ancillary use.
- t) **Multipurpose Ground** - Users permissible in sites reserved for Multi-purpose ground
 - i) Playground
 - ii) Exhibition ground
 - iii) Festival fairs, ceremonies, religious functions etc.
 - iv) Circus
 - v) Social gathering , public speeches
 - vi) Cultural activities like Kalagram etc.
 - vii) Music Concerts etc.
 - viii) Institutional programs
 - ix) Touring Talkies
 - x) Govt. or semi-government organisation functions.
 - xi) Parking.

The above uses shall be permissible on site of Multipurpose ground subject to NOC required from police department, fire brigade department and traffic department's requisite approval. In addition to above the Municipal Commissioner may add or alter the above list from time to time. No permanent construction shall be permissible in this reservation.

General Note:-

The permissible FSI and the maximum permissible loading limit for above uses in reservation shall be as permissible for residential zone, if not specified otherwise.



PART - IV
GENERAL BUILDING REQUIREMENTS -
SETBACK, MARGINAL DISTANCE, HEIGHT AND PERMISSIBLE FSI

17.0 GENERAL

Following regulations for congested area shall be applicable for the lands included in congested area as shown on the plan. For the areas outside congested area in the development plan regulation for outside-congested area shall apply.

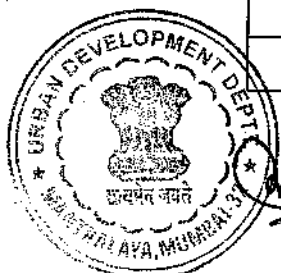
However, in congested area, if the original land holding is more than 0.40 Hectare, then regulations of non-congested area, except FSI, shall apply. FSI in such cases shall be as per the Regulation No.17.1.1

17.1 REGULATIONS FOR CONGESTED AREA

17.1.1 Residential Buildings/ Residential Buildings with mix-use

(a) **Floor Space Index:** - The maximum permissible basic floor space index , permissible TDR loading and additional FSI on payment of premium shall be as per the following table. There is no priority fix to allow additional FSI or TDR.

Table No.5					
Sr.no.	Road width in meter	Basic FSI	Additional FSI on payment of premium	Maximum permissible TDR loading	Maximum building potential on plot
1	2	3	4	5	6
1	Below 9.0 m.	1.50	--	--	1.50
2	9.00 m. and upto 12.00 m.	2.00	--	--	2.00
3	12.00 m. and upto 18.00 m.	2.00	0.25	--	2.25
4	18.00 m. and upto 24.00 m.	2.00	0.25	0.25	2.50
5	24.00 m. and upto 30.00 m.	2.00	0.25	0.50	2.75
6	30.00 m. and above	2.00	0.25	0.75	3.00



(b) **Front Marginal distances-** The minimum front setback from the existing or proposed road/roads shall be as under.

Sr. No.	Road width	For Residential building	For Residential Buildings with mix-use
(i)	For streets/lane less than 4.5 m. width	2.25m. from the centre of the street/ lane	2.25m. +1.50 mt. from the centre of the street/lane
(ii)	For streets 4.5m. to less than 6.00 m. in width	NIL	1.50 m.
(iii)	For streets 6.00 m. to less than 12 m. in width	1.50 m.	2.00 m.
(iv)	For streets 12 m to less than 18 m. in width	1.50 m	2.25 m.
(v)	For streets 18 m & above in width	1.50 m	2.25 m.

- (c) For the lanes having width less than 4.5m. abutting to any side of plot, a setback of 2.25m. from the centre of lane shall be provided to make such lane 4.5m. wide. No any projections shall be permissible on such widened lane width.
- (d) All other regulations excepting FSI and its maximum loading limit, marginal distances as prescribed above, shall be applicable for development permission in congested area.
- (e) In R-2 zone, for buildings having shops /commercial user on any floor, 50% of front marginal distance shall be made available exclusively for the pedestrians.
- (f) **Height-** Above set back and marginal distances shall be applicable for buildings less than 15 m. in height. Marginal distances shall be increased by 1m. for buildings having height 15 m. and more but less than 24 m. For building having height 24 m. and more, marginal distances shall be as per regulations of non-congested area.

17.1.2. Other buildings like Public semi-public, Educational, Medical, Institutional, commercial, Mercantile, etc.

- (a) Floor Space Index – Maximum FSI permissible shall be as per the table under regulation no.17.1.1 and subject to payment of premium as decided by Government from time to time.
- (b) Marginal Distance - For these buildings marginal distances shall be 3 m. on all sides including front margin.
- (c) For buildings having height more than 24 m., regulations of outside congested area shall apply for front, side and rear marginal distances.

Provided also that, for buildings like cinema theatre, multiplex, assembly buildings, shopping malls, regulation of outside congested area, except FSI, shall apply.



17.2 REGULATIONS FOR OUTSIDE CONGESTED AREA.**17.2.1 Marginal Distances for Residential Buildings Height 15 mt. and Below.**

The provisions for minimum marginal distances as given in **Table No.6** below shall apply for the Residential buildings, Residential with mix uses permissible in non-congested areas and ancillary Residential buildings permissible in industrial zones having height upto 15 m. and below.

Sr. No.	Description of the road	Min Plot Size in Sq. m.	Min width of plot in meter	Min set back from road side in meter	Min. side margins in meter	Min. rear margins in meter	remarks
1	NH/SH	450	15	6.0 mt. for NH and 4.5 m. for SH or as specified by Highway rule whichever is more	3.0	3.0	--
2	MDR/ODR	450	15	6.00 mt. or as specified by Highway rule whichever is more	3.0	3.0	--
3	Roads 24 meters and above	300	12	4.50 mt for residential & 6.00 m. for residential with mix use	3.00	3.0	--
4	Roads of width below 24 m and upto 18 m.	250	10	4.50 mt for residential & 6.00 m. for residential with mix use	3.00	3.0	--
5	Roads of width below 18 m. and upto 15 m.	250	10	3.00 mt for residential & 4.50 m. for residential with mix use	2.25	2.25	--
6	Roads of width below 15 m. and above 9 m.	150	8	3.00 mt for residential & 4.50 m. for residential with mix use	1.50 (in case of semi-detached building, only one side open space shall be permissible)	1.50	Side and rear margins shall be 2.25 m. for building more than G+2 or stilt + 3 structure

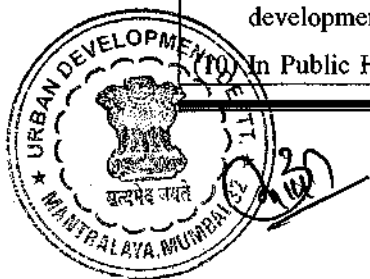


7	Road of width upto 9 mt.	100	7	3.00	1.50 (in case of semi-detached building, only one side open space shall be permissible)	1.50	--do-
8	Row Housing on roads of 12 mt. and below	30 to 125	3.50	2.25	0.00(In case of corner plot, 1.50 or building line of adjoining road whichever is more)	1.50	Side and rear margins in this row only for G+1 or stilt + 2 structure
9	Row Housing for EWS/LIG/Slum Up gradation etc. by public authority.	20 to 50	3.00	0.90 mt from pathway or 2.25 mt from road boundary	0.00(In case of corner plot, 1.50 or building line of adjoining road whichever is more)	0.90m	Side and rear margins in this row only for G+1 or stilt + 1 structure

Note-

- (1) Higher height may be permitted subject to marginal distance mentioned in Regulation No.17.2.3.
- (2) The minimum area of plots fronting on service roads along highways shall be with reference to the width of service road.
- (3) For semidetached buildings, side margin shall be on one side only.
- (4) Row-housing plots at the junction of two roads shall be larger to maintain the setback from both roads. Not more than 12 and not less than 3 plots shall be allowed in each block of row housing. Each block shall be separated from the other by 6 m. road or 6 m. side margin distance of the plot or space including side marginal distance of the plot.
- (5) No garage shall be permitted in a building having stilt or basement provided for parking.
- (6) Construction of ottas, railings, barricades or supporting columns for canopy or porch shall not be allowed in front marginal distances. However, steps may be permitted within 1.2 m. from the building line. Also supporting columns for canopy or porch may be allowed within building line.
- (7) In no case ribbon development rules shall be relaxed without consent of the Highway Authority.
- (8) In case of special building, marginal distances shall be as per said regulations.
- (9) The plot width to depth ratio shall be 1:1.5 to 1:2.5, as far as possible in case of plotted layout development permission.

In Public Housing Schemes for E.W.S. undertaken by government or semi-government organizations,



marginal distances shall be as per their respective schemes and rules.

- (11) The front setback set-out in already approved and partially developed layouts / schemes, may be retained as per said approval, so as to maintain the building line.
- (12) The pattern of development like semi-detached, row housing, etc. in already approved layout shall be as per said approved layout.
- (13) Where commencement certificate is granted prior to publication of draft development plan and the said plot is affected by new road proposed in the development plan, then front margin stand relaxed to that extent.

17.2.2 Other Buildings: The Provision as given in Table No.7. below shall apply for different categories of other buildings.

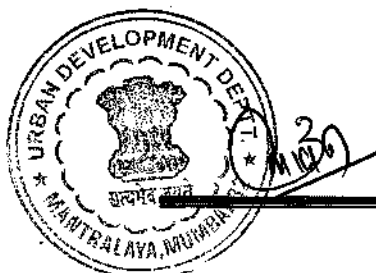
Table No.7				
Sr. no.	Type of building	minimum road width required	Minimum marginal distances	Other stipulations
1	2	3	4	5
1	Medical buildings			
	a) Hospital, Maternity Homes, Health Club, Public Semi-public buildings being special building	12 m.	6 m. on all sides	Other requirements shall be as mentioned in the table no.20 of regulation no.24.1
	b) Hospital, Maternity Homes, Health Club, Public Semi-public buildings not being special buildings	12 m.	Margins as per Table no 6.	Other requirements shall be as mentioned in the table no.20 of regulation no.24.1
	c) Clinics on plot upto area 300 sq.m.	9 m.	Margins as per Table no 6..	
2.	Educational buildings			
	a) Pre-primary School	6m.	Margins as per Table no 6.	Other requirements shall be as mentioned in the table no.20 of regulation no.24.1
	b) Primary School	9m.	4.5m. on all sides	
	c) Other Educational Buildings	12 m.	6.00 m. on all sides	
3.	Cinema Theatre/ Drama Theatre/ Assembly Hall/ Multiplex / Shopping Malls	15 m.	Front – 12 m. (only on one major road) Remaining 6 m. on all sides	Construction of Cinema Theatre/Multiplex shall confirm to the provisions of Maharashtra Cinema (Regulations) Rules, 1966 and as amended from time to time.



4.	Mangalkaryalaya like buildings	12 m.	Front – 12 m. (only on one major road) Remaining 6 m. on all sides	
5.	Petrol/Fuel Filling Stations with or without service bays	12 m.	6.00 m. on all sides	1) Fuel filling station shall not be permitted within a distance of 90 meter from the nearest gate of school, hospital and theatre, place of assembly or stadium. 2) In the case of kiosks and other buildings for sales office, snack bars etc. within the plot for fuel filling stations, the setbacks from the boundaries shall be 4.50 m. Further the other clearances for the installations shall be as per the Petroleum Rules of 1937.
6.	Mercantile/ Business/ hotel/ Commercial/ mix use with residential buildings.	12	Front 6.00 m. Side & rear 4.5 m.	i) Shops may also be allowed fronting side and rear margins. ii) Minimum area of Shops shall be 6 Sq.mt with a minimum width of 2.00 m.
7.	Stadium / Pavilion	12	6 m. on all sides	Covered portion shall not exceed 20 % of plot area. The spectators' gallery of the stadium shall not be counted towards FSI. Shops below spectator's gallery may be permissible.

NOTE:

- i) In case of plots fronting on National Highway, State Highway and Major District Roads, the building line shall be as per Ribbon Development Rules as given in Table above, whichever is more.
- ii) Side and rear marginal distances mentioned in above Table shall be subject to Regulation No.17.2.3, whichever is more.
- iii) In case of special building, marginal distances shall be as per said regulations.



17.2.3 Marginal distances for Buildings of Higher Heights**(a) Front Margin - Front margin shall be as given below with reference to height of building**

i)	Height above 18 m. & upto 24 m.	4.5 m and 6.00 m. for residential with mix use
ii)	Height above 24 m. & upto 36 m.	6.0 m.
iii)	Height above 36 m. & upto 50 m.	9.00 m.
iv)	Height above 50 m. & upto 70 m.	12.00 m.
v)	Height above 70 m. & upto 100 m.	14.00 m.
v)	Height above 100 m.	16.00 m.

Provided that, in case of group housing scheme where building abuts on internal road, the minimum 3.0 m. set back from internal road or distance between two buildings whichever is more shall be provided. For Development plan road or classified road or through road, passing through Group Housing Scheme, the setback as prescribed in the regulations shall be provided.

(b) Side or rear marginal distance - Side or rear marginal distance in relation to the height of the building for light and ventilation shall be as below

The marginal distance on all sides shall be as per **Table No.6** for building height 15.0 m. and below. For height more than 15.0 m., the marginal distance on all sides except the front side of a building shall be minimum $H/4$ (Where H = Height of the building above ground level) subject to a minimum of 3.0 m. for residential building, 4.5 m. for commercial building and 6.0 m. for special building mentioned in definition no. 2.77.13. Provided that such marginal distance shall be subject to maximum of 16.0 m. If the land owner wishes to keep higher margins he may be allowed to do so.

Provided further that the building height for the purposes of this regulation and for calculating the marginal distances shall be exclusive of height of parking floors upto 6.0 m.

Provided also that, for building having shops / commercial user on any floor, 50% of front marginal distances shall be made available exclusively for pedestrians.

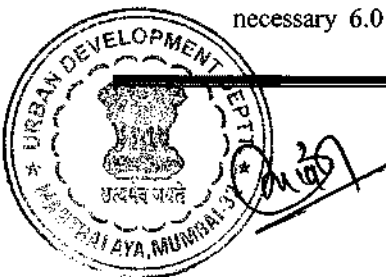
(c) Provision for Step Margin: - Step margins may be allowed to be provided on upper floor at height 24 m. and above to achieve required marginal distances as mentioned in these regulations subject to structural stability and fire protection norms as prescribed from time to time. If building height 24 m. and above minimum side margin at ground level shall be 7.5 m. and if building height 50 m. and above the minimum side margin shall be 9.00 m. In congested area minimum side margin at ground level shall be 6.00 m.

17.2.4 In case of layout of two or more buildings of any users:-

i) Distance between two buildings- The distance between two buildings shall be the side/rear marginal distance required for the taller building between the two adjoining buildings.

ii) Provided that, the path way / internal road may be allowed to be proposed in such marginal distance by keeping 3.0 m. distance on both side from such internal road.

Provided also that, where rooms do not derive light and ventilation from the exterior open space, the distance between the two buildings may be reduced by 1 m. subject to a minimum of 3 m. (if necessary 6.0 m. in case of special building) and maximum of 8.0 m. No projections shall be



permitted in this exterior space.

17.2.5 In case of group housing scheme where building abuts on internal road, the minimum 3.0 m. set back from internal road or distance between two buildings whichever is more shall be provided. For Development plan road or classified road or through road, passing through Group Housing Scheme, the setback as prescribed in the regulations shall be provided.

17.2.6 Buildings Abutting Two or More Streets

When a Building abuts two or more streets, the setbacks from the streets shall be such as if the building is fronting on each such street

17.3 PERMISSIBLE FSI:-

Permissible basic FSI, additional FSI on payment of premium, Permissible TDR Loading on a plot in non-congested area for **Residential and Residential with mix uses** shall be as per the following Table No.8

Sr.no.	Road width in meter	Basic FSI	Additional FSI on payment of premium	Maximum permissible TDR loading	Maximum building potential on plot
1	2	3	4	5	6
1	Below 9.0 meter	1.10	—	--	1.10
2	9.00 meter and upto 12.00 meter	1.10	0.30	0.40	1.80
3	12.00 meter and upto 18.00 meter	1.10	0.50	0.65	2.25
4	18.00 meter and upto 24.00 meter	1.10	0.50	0.90	2.50
5	24.00 meter and upto 30.00 meter	1.10	0.50	1.15	2.75
6	30.00 meter and above	1.10	0.50	1.40	3.00

Note-

- For the other Non-Residential Buildings (except Residential and Residential with mix uses), the basic FSI for such type of buildings shall be 1.25.
- Additional FSI upto 0.20 on payment of premium shall be allowed for the redevelopment of Authorised Residential buildings on roads having width below 9 mt., subject to condition that the construction/redevelopment shall be allowed only if the building is more than 30 years old.
- Maximum permissible building potential on plot mentioned at column no.6 shall be exclusive of FSI allowed for Inclusive Housing as per Regulation No.15.6. There is no priority fix to utilise FSI or TDR as mention in Col 4 and 5. Other conditions of TDR utilisation shall be applicable as per the TDR Regulations No 22.



- iv) The restrictions of road width mentioned above shall not be applicable in cases where, the permissible FSI is more than the basic FSI in various schemes such as, slum rehabilitation scheme, redevelopment of dangerous buildings, cluster development for core area, redevelopment of MHADA buildings, MRTs and BRTs routes, etc.
- v) The maximum limits of FSI prescribed above shall be applicable to fresh permission and also to an existing building which has not been granted full occupation certificate but subject to production of stability certificate from structural engineer in respect of such existing building. However, in no case the rights of the flat owner / unit holders shall be adversely affected.
- vi) **Premium** - Rate of premium for the additional FSI as mentioned in column no 4 above shall be decided by Government from time to time. The premium collected shall be shared 50:50 between State Government & Corporation respectively. The premium of the Government shall be deposited by the planning authority in a Government head account.
- vii) The Municipal Commissioner shall deposit the amount collected through the charges for premium in a separate development fund called as "Pune Infrastructure fund" and shall utilize the same only for the purpose of developing new/ up-gradation of infrastructure as well as implementation of Development Plan proposals and creation of civic amenities.

17.4 INDUSTRIAL BUILDINGS

Minimum plot area, marginal space, Permissible FSI, Additional FSI with payment of premium for industrial building shall be as per the Table No 9 given below:-

Minimum plot area, marginal space, Permissible FSI-

Table No. 9						
Sr. No.	Min. road width	Plot Size in sq.m.	Basic Permissible FSI	Additional FSI on payment of premium	Min. Front Margins	Min. Side & Rear Margins
1	2	3	4	5	6	7
1	12m.	Upto1000	1.10	0.50	4.50	3.00
2	12m.	1001 to 5000	1.10	0.50	6.00	4.50
3	12m.	5000 and above	1.10	0.50	9.00	6.00

Note-

- i) In case of plots fronting on National Highway, State Highway and Major District Roads, the building line / control line shall be as per Ribbon Development Rules as given in Table above, whichever is more.
- ii) Front, side and rear marginal open spaces shall be as per above Table.
- iii) Minimum and maximum height shall be 3.60 m. & 4.2 m. respectively for industrial buildings. The greater height may be permitted as per the requirement.
- iv) In addition of provisions of these regulations, regulations prescribed under Factory Act shall be applicable.



- v) **Premium** - Rate of premium for the additional FSI as mentioned in column no 5 above shall be decided by Government from time to time. The premium collected shall be shared 50:50 between State Government & Corporation respectively. The premium of the Government shall be deposited by the planning authority in a Government head account
- vi) **Buffer zone**-For construction of industrial building, buffer zone of 23 m. wide shall be left from residential or incompatible zone, wherever necessary. Such buffer zone shall be part of sizable required recreational open space. Roads and marginal distance is may also be treated as a part of Buffer Zone. However, area of such buffer zone shall be counted in gross area for computation of FSI. Where green belt is shown in development plan between residential and industrial zone, area of such green belt shall be counted in gross area for calculation of FSI. Provided also that marginal distance for a building shall not be exclusive of buffer zone. The floor height for industrial building shall be as per requirement.

17.5 FSI of Green Belt

FSI of the green belt zone shown on the development plan may be allowed on remaining land of the owner by counting area of green belt in gross area of plot subject to condition that the area shall always be under tree cover. The owner shall plant trees in this area with proper planning at the rate of minimum 100 trees per hectare and should have been survived for atleast one year prior to issuance of occupation certificate.

Provided that, such FSI shall not be allowed if such green belt area is included in recreational open space to be left as per regulation no. 15.3.5

17.6 Permissible Structures / Projections in marginal open spaces/ distances

The following projections shall be permissible in marginal distances:

(a) **Projections into distances:** - Every open space provided either interior or exterior shall be kept free from any erection thereon and shall be open to the sky and no cornice, chajja, roof or weather shade more than 0.75 m. wide shall overhang or project over the said marginal distances so as to reduce the width to less than the minimum required. However, sloping/horizontal chajja provided over balcony/ gallery etc. may be permitted upto balcony projections at horizontal level.

(b) **Balconies** - as specified in regulation no 18.13

(c) **A canopy** not exceeding 5m. in length and 2.5 m. in width in the form of cantilever and unenclosed over the main entrance providing a minimum clear height of 2.40 m. below the beam bottom of canopy. The canopy shall not have access from upper floors (above floors), for using as sitting out place. There shall be a minimum clearance of 1.5 m. between the plot boundaries and canopy. Provided that, more than one canopy may be allowed in case of special buildings, as per requirement.

(d) **A projection** of maximum 30 cm. on roof top terrace level may be allowed throughout the periphery of the building. In case of pitched roof projection of maximum 45 cm. at rooftop terrace level throughout periphery of the building shall be allowed.

(e) **Accessory buildings:-** The following accessory buildings may be permitted in the marginal open spaces :-

- i) In an existing building where toilet is not provided, a single storeyed toilet subject to a maximum area of 4.0 sq. m. in the rear or side open space and at a distance of 7.5 m. from the road line or the front boundary and 1.5 m. from other boundaries may be permissible. The Commissioner may reduce 1.5 m. margin in exceptional cases to avoid hardship.



ii) Parking lock up garage not exceeding 2.4 m. in height shall be permissible in the rear corner of the plot with independent bungalow. Parking lock up garage when attached to main building shall be 7.5 m. away from the road line and shall be of such constructions giving fire resistance of 2 hours. The area of sanitary blocks and parking lock up garage shall be taken into account for the calculation of FSI.

iii) Suction tanks, soak pits, pump room(maximum 10 sq.m.), electric cabin of sub-station of gen-set area, electric meter room as per requirements, garbage shaft for wet and dry garbage separately with collection chamber, space required for fire hydrants, electrical and water-fittings, water tanks, dustbins etc.

iv) One watchman's cabin / booth not more than 5 sq. m. in built up area having min. 1.80 m. width or diameter. Cabin / booth shall be as per as possible at the entrance to the campus.

Note :- When a building abuts falling on three or more roads then above mentioned user, except (iv), shall be permissible in front setback facing the smaller road of less important from traffic point of view.

f) "Ramp" for basement in side and rear marginal distances subject to provisions under these regulations.

g) Fire escape staircase of single flight not less than 1.2 m.

h) Staircase mid-landing of 1.2 m. width with clear minimum headway of 2.1 m. below the mid-landing. However, clear distance from edge of landing to the plot boundary shall not be less than 1.8 mt.

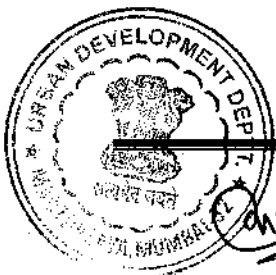
i) Architectural projections - Architectural projections upto 1m. which will not reduce the side marginal spaces by 3 m., sky signs and Hoardings as per the policy approved by the Municipal Commissioner.

j) Construction of ottas, railings, barricades or supporting columns for canopy or porch shall not be permitted within the minimum required front marginal distances. However, steps may be permitted within 1.2 m. from the building line.

k) Supported double height terraces (within the building line) as mentioned in regulation no.18.26

17.7 Exclusion of structures / projections for FSI calculation

- i) Structures/ Projections /features / ornamental projection of glass façade permitted in marginal open spaces as mentioned in Regulation No.17.6 (a),(b),(c),(d) , (e)(iii), (f), (g), (h),(i), (j) (k).
- ii) Stilt / Multi-storied floors /podium/ basement used as parking including passage therein.
- iii) Areas covered by Porches, Entrance lobby / foyer, canopies, Air conditioning plant rooms, lift well, machine room and service floor of height not exceeding 1.8 m. for hospitals, shopping malls, plazas and Star category hotels (rating with three stars and above) on payment of premium as may be decided by the Commissioner.
- iv) Area of structure for an effluent treatment plant as required as per the requirements of the Maharashtra Pollution Control Board or other relevant authorities.
- v) Rockery, Well and well structures, plant, Nursery, Water pool platform around a tree, Fountain bench, Chabutara with open top and unenclosed sides, Ramps, Compound wall, Gate slide / swing, Steps outside the buildings, Domestic working place (open to sky), Overhead water tank on top of the building, Stair Case, Refuge area for high rise buildings as specified in



Regulation No. 18.28.6

- vi) Telecommunication tower, antenna and allied activities.
- vii) Atrium in shopping malls, public buildings on payment of premium as may be decided by the Commissioner..
- viii) Open to sky swimming pool of the top terrace and top most podium.
- ix) Structures permissible in recreational open space as per regulation No.15.3.7

17.8 Interior & Exterior chowk

17.8.1 (a) Interior chowk: Wherever habitable rooms or kitchen derives ventilation from inner chowk or interior open space, the size of such interior open space shall not be less than 3m. x 3m. upto height of 18m. and for height more than 18m., the interior open space shall not be less than H/6 m. x H/6 m. where H = height of highest wall of the chowk.

(b) Exterior chowk: The minimum width of the exterior chowk for the purpose of light and ventilation, shall not be less than 2.4 m. and depth shall not exceed 2 times the width, for buildings upto 17m. height and for height more than 17m., the exterior open space shall not be less than H/7 m. x H/7 m. where H = height of highest wall of the chowk. If the width of the exterior chowk is less than 2.4 m. it shall be treated as a notch and shall not be considered for deriving ventilation.

However, for (a) and (b) above maximum distance shall be subject to the maximum limit prescribed for distance between two buildings.

17.8.2 Where only water closet, bathroom, combined bathroom and water closet are abutting on the interior open space, the size of the interior open space shall be in line with the provision for ventilation shaft as given in Regulation no.18.15.3

17.9 Height of Building

17.9.1 (a) Height of building is allowed to the extent that is required to consume the maximum building potential on plot as given in the table under regulation no. 17.1 & 17.3 , subject to other restrictions as per these regulations, and prior approval of Chief Fire Officer, Pune Municipal Corporation, if required under this regulation.

Notwithstanding anything contained in these regulations, for the building having height more than 36.0 mt., the minimum road width shall be **12.0 mtr.** and for building having height equal to or more than 50.0 m., the minimum road width shall be **15.0 mtr.**

(b) The height restriction in Koregaon Park Area shall be as per special regulations applicable in Koregaon Park Area annexed in **Appendix- M**

(c) Notwithstanding anything contained in this regulation height of building shall not be more than 21 m. in following area. This height may be relaxed by Government in special cases.

i) Parvati - Area bounded by Singhagad Road on the north, Singhagad Road on the west, Southern boundary of P.L. Deshpande Udyan on the south, and Road from over bridge upto Laxminagar and western boundary of Tulsibagwale Colony in S. No. 89, 90 etc. of Parvati on the EAST

ii) Chatushrungi - S. Nos 105, 106 pt, 107 pt etc. of village Bhamburda.

Area bounded by Ganesh-khind Road on the North, Senapati Bapat Road on the east, S.No. 106-South boundary on the south, Western boundary of S. Nos. 107,105,106 - on the west .



17.10 Height Exemptions -

The appurtenant structures such as roof tanks and their supports, ventilating, air-conditioning, lift rooms and similar service equipment, stair cover, chimneys and parapet walls and architectural features not exceeding 1.20 m. in height and **Stilt Parking floors not exceeding 6.0 m in height**, shall not be included in computation of height of building for the purposes of marginal distances only.

17.11 High Rise Committee

a) For the buildings **height 70 mt. and more**, the building approval proposal shall be cleared from the High Rise Committee. The structure of the Committee is as under. However the **High Rise Committee** constituted by the Government vide resolution no TPS-1812/35/17/CR-68/12/UD-13/Dated 25/06/2015 shall be in force till the constitution of committee under this Regulation.

S. No.	Members	Post
1	Divisional Commissioner Pune Division, Pune	Chairman
2	Joint Director of Town Planning, Pune Division, Pune	Member
3	Chief Architect, Public works department to Govt. of Maharashtra	Member
4	Head of Department Structural Engineering, Govt. College of Engineering Pune	Member
5	Head of Department, Soil Mechanics, Govt. College of Engineering Pune	Member
6	Environmental Expert, Nominated by the Government	Member
7	Chief Fire Officer, Pune Municipal Corporation, Pune	Member
8	City Engineer Pune Municipal Corporation, Pune	Member Secretary
9	Structural Engineer of the concerned project	Invitee

b) Terms of Reference

- 1) The committee shall be of advisory nature and it will advise the Municipal Commissioner regarding the feasibility of development proposals that might be referred to it by the Commissioner.
- 2) In specific case, if the chairman desires, any expert from any fields may be invited for the meeting of the committee.
- 3) The Committee shall ensure that all such high rise building shall be planned, design and constructed as mentioned in the National Building Code of India, amended from time to time. Further such buildings shall also be planned, designed and constructed to ensure fire safety, structural safety, wind resistance and this shall be done in accordance with the provisions of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 as amended from time to time and requirements given in Part IV of National Building Code, 2005.

In addition to the above, the Committee may insist to provide suitable protection measures.



c) Building proposals to be referred to the Committee-

- 1) All new building proposals where the height of the proposed buildings from ground level exceed 70 meters shall be referred to the committee.
- 2) Apart from (1) above, any new building proposal, in the opinion of the Commissioner, which inter-alia involves major disturbance of and/or intervention to the existing natural land Formation and profile as also substantial reclamation may also be referred to the Committee.
- 3) The building proposals for which slenderness ratio (Ratio of minimum width of building to the height of the building) is more than 1:9 shall be in variably submitted to the committee.
- 4) In cases where the Corporation has issued IOD/approved plans / amended plans of building covered under serial no. (1) to (3) above before issue of this resolution, then such cases need not be referred to the Committee

d) Other Conditions

- 1) The Corporation shall render necessary help for functioning of the Committee i.e regarding provision of place for meetings, secretarial assistance, etc.
- 2) The Official members of the Committee (excluding officers of Corporations) shall be paid honorarium for their tenure as decided by the Municipal Commissioner.
- 3) The Commissioner shall levy additional scrutiny fee for such building proposal as decided by him
- 4) The Committee shall offer their remarks on such building proposals referred to it within a period 45 days from the date of receipt of the proposals.
- 5) It is mandatory for all the high rise buildings to comply with the Structural Design and Stability and Fire Safety norms.

17.12 Special Regulations for Koregaon Park area

Notwithstanding anything contained in these regulations, the development in Koregaon Park area shall be subject to special regulation mentioned in **Appendix-M**



PART- V
REQUIREMENTS OF PARTS OF BUILDINGS

18.0 This part sets out the standard space requirements of various parts of building, light and ventilation, the building services, fire safety, etc. The following parts of a building, wherever present, shall conform to the requirements given herein:

18.1 Plinth

18.1.1 i) The plinth of building shall be so located with respect to the surrounding ground level that adequate drainage of the site is assured. The height of the plinth shall not be less than 45 cm above the surrounding ground level. In areas subjected to flooding, the height of the plinth shall be at least 45cm. above the high flood level or greater than 45 cm. as may be decided by the Planning Authority in deserving cases.

18.1.2 Interior Courtyards: Every interior Courtyard shall be raised at least 0.15 m. above the surrounding ground level and shall be satisfactorily drained.

18.1.3 In the case of special housing schemes undertaken by public agencies for low income group and economically weaker section of society, the minimum height of plinth shall be not less than 30 cm.

18.2 Habitable Rooms

18.2.1 Size and dimension of Habitable Rooms

Internal dimensions and size of rooms for various uses and occupancies shall be as in table no.11 below.

No	Occupancy	Minimum Area in sq. m.	Minimum width in m.
(1)	(2)	(3)	(4)
1	a) Any habitable room in residential building / room from any other occupancy like hostels, residential hotel, lodging & boarding/housing etc except kitchen.	9.5	2.4
	b) Any Habitable room from any other occupancy like hostels, residential hotel, lodging & boarding-houses etc.	9.5	2.4
2	Room in a single – room tenement in Housing scheme for EWS & LIG.	12.5	3.0
3	a) Room in two-room tenements-		
	i) one of the rooms	9.5	2.4
	ii) other room	7.5	2.4
	b) Room in a two-room tenement in Housing scheme for EWS & LIG		
	i) one of the room	9.0	2.5
	ii) other room	6.5	2.1



4	Single bedded room in a hostel of a recognized educational institutions	7.5	2.4
5	a) Shop in R 1 zone	6.0	1.8
	b) Shop in other than R 1 zones	10	2.0
6	Class room in an educational building	38	5.5
7	Institutional building (Hospital)		
	a) Special room	9.5	3
	b) General Ward	40	5.5
8	Cinema Hall, auditorium assembly hall etc.	Inconformity with the Maharashtra Cinema Rules	

Note : Where enclosed balcony area is to be counted in minimum dimensions required for a room, then such enclosed width shall not be more than 1/3 of the dimension of that room.

18.2.2 Height of Habitable Rooms

The minimum and maximum height of a habitable room shall be given in Table No. 12 hereunder:

Table No.12 Height of Habitable Rooms			
No.	Occupancy	Minimum Height (m)	Maximum Height (m)
(1)	(2)	(3)	(4)
1	Flat Roof -		
	a) Any habitable room	2.75	4.2
	b) Habitable room in LIG Housing	2.6	4.2
	c) Air-conditioned habitable room	2.4	4.2
	d) Assembly Halls, Residential Hotels of 3 star category and above, Institutional, Educational, Industrial, Hazardous or storage occupancies, Departmental Stores, Malls, IT Buildings, Office Buildings, Entrance Halls and Lobbies to department stores and assembly halls.	3.6	4.2 Subject to written permission of the Municipal Commissioner greater height may be permitted.
2	e) shops	3.0	4.2
	Pitched roof-		
	a) Any habitable room	2.75	4.2
	b) Habitable room in EWS / LIG Housing.	2.6(average with 2.0 m. at the lowest point)	4.2(average with 3.2 m. at the lowest point)



Provided that -

- i) the minimum head-way under any beam shall be 2.4 m.
- ii) in all occupancies, except those included in serial no. 1 (d) in the Table above, any height in excess of 4.2 m. shall be deemed to have consumed additional FSI of 50 % of the relevant floor area.

18.3 Kitchen

18.3.1 Kitchen size -

- i) The area of the kitchen where separate dining area is provided shall be not less than 5.5sq.m. with a minimum width of 1.8m, where a kitchen, which is intended for use as a dining area also, shall have a floor area of not less than 7.5 sq.m. with a minimum width of 2.1m.
- ii) In case of special housing scheme, undertaken by public agencies for low income group and economically weaker section of the society, the size of a cooking alcove serving as cooking space shall not be less than 2.4sq.m. with a minimum width of 1.2m.. The size of individual kitchen provided in a two-roomed house shall be not less than 3sq.m. with a minimum width of 1.5 m.

18.3.2 **Height:** The room height of a kitchen measured from the surface of the floor to the lowest point in the ceiling (bottom of slab) shall not be less than 2.75 m.

18.3.3 **Other Requirement:** Every room to be used as kitchen shall have-

- i) unless separately provided, means for the washing of kitchen utensils which shall lead directly or through a sink to grated and trapped connection to the waste pipe;
- ii) an impermeable floor;
- iii) a flue, if found necessary,
- iv) window of not less than 1 sq.m. in area, opening directly on to an interior or exterior open space, but not into a shaft and
- v) refuse chutes, in the case of High Rise residential buildings more than 15 m. in height.

18.3.4 **Requirements regarding pantry:-**

A pantry shall have –

- i) A floor area of not less than 3 sq.m. with the smaller side not less than 1.4 m.
- ii) A sink for the cleaning of kitchen's utensils which shall drain through a grated and trapped connection to the waste water pipe where water borne sewerage system is not available and the grated connection shall be made to the pucca surface drain leading to soak pit. or other approved system of disposal; and
- iii) An impermeable floor and an impermeable ddo 0.9 m. high.

18.4 Bath Rooms, Water Closets, Combined bath room and water closet

18.4.1 Size of bathroom and water closet -

- i) The size of a bathroom shall be not less than 1.8 sq.m. with a minimum width 1.2 m. The size of a water closet shall be not less than 1.10 sq.m with a minimum width of 0.9m. The minimum area of a combined bathroom and water-closet shall be 2.8 sq.m. with a minimum width of 1.2 m.
- ii) In the case of EWS/LIG housing scheme the sizes of bathroom and water-closets shall be as follows:-



- a) The size of independent water-closet shall be at least 0.90sq.m. with minimum width of 0.9m.
- b) The size of independent bathroom shall be at least 1.20sq.m. with a minimum width of 1.00m.
- c) The size of combined bathroom & water-closet shall be atleast 1.80sq.m. with minimum width of 1.0m.

18.4.2 Height:- 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 be not less than 2.1 m.

18.4.3 Other Requirements - Every bathroom or water closet shall -

- i. be so situated that at least one of its walls shall open to external air,
- ii. 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,
- iii. have platform or seat made of water-tight non-absorbent material;
- iv. 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.
- v. every water closet and/or a set of urinals shall have a flushing cistern of adequate capacity attached to it. In EWS/LIG housing, however, no such flushing cistern need be provided,
- vi. be provided with an impervious floor covering sloping towards the drain with a suitable grade and not towards veranda or any other room,
- vii. in High Density housing, pour flush water seal latrines (NEERI type) may be permitted when the sewerage system is not available and the water table in the area is not high.
- viii. all the sewerage outlets shall be connected to the sewerage system. Where no such systems exist a septic tank shall be provided within the plot conforming to the requirements of Regulation No.41.30.
- ix. have a window or ventilator, opening to a shaft or open space, of area not less than 0.3sq.m. with side not less than 0.3m.

18.4.4 Restriction on use of room containing water closet.

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. Every room containing water closet shall have a door completely closing the entrance to it.

18.5 Ledge or Tand / Loft :-

Location and extent - Lofts may be provided over kitchen, habitable rooms, bathrooms, water closets, and corridor within a tenement in residential buildings, over shops and in industrial building, as mentioned in below Table No.13 subject to the following restrictions-

- i) The clear head room under the loft shall not be less than 2.2 m.
- ii) Loft in commercial areas and industrial building shall be located 2 m. away from the entrance.
- iii) Loft shall not interfere with the ventilation of the room under any circumstances.
- iv) The minimum headroom of Ledge or Tand / Loft shall be 2.2m.
- v) The maximum height between loft and ceiling shall be 1.5m.



Sr. No.	Rooms over which Permitted	Maximum Coverage (Percentage to area or room below)
(1)	(2)	(3)
1	Kitchen/Habitable room	25
2	Bathroom, water closet, corridor	100
3	Shops with width up to 3m.	33
4	Shops with width exceeding 3m.	50
5	Industrial	33

18.6 Mezzanine floor

18.6.1 Size of mezzanine floor : The minimum size of a mezzanine floor, if it is used as a habitable room shall not be less than 9.50 sq.m. The aggregate area of the mezzanine floor shall not exceed 50 % of the built up area of that floor.

Note :- Mezzanine floor area shall be counted towards FSI

18.6.2 Height -The minimum height of a mezzanine floor shall be 2.2 mt. The headroom under mezzanine room shall not be less than 2.20 mt.

18.6.3 Other Requirements of mezzanine floor :

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

- i) it conforms to the standards of living rooms as regards lighting and ventilation in case the size of mezzanine floor is 9.50 sq.m. or more.
- ii) it is so constructed as not to interfere, under any circumstances, with the ventilation of the space over & under it.
- iii) such mezzanine floor or any part thereof will not be used as a kitchen.
- iv) it is at least 1.8 mt. away from front wall of such rooms.
- v) access to the mezzanine floor is from within the respective room only.
- vi) in no case shall a mezzanine floor be closed so as to make it liable to be converted into unventilated compartments.

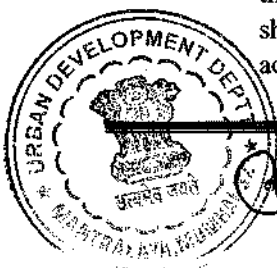
18.7 Store Room :-

18.7.1 Size :- The floor area of a store room in a residential building where light ventilation and height are provided at standards lower than as required for living room shall not be more than 3 sq. m. One or more store rooms may be allowed considering size of flat. Prayer/Pooja room may be allowed in same manner.

18.7.2 Height- The height of a store room shall not be less than 2.20 m.

18.8 Garage

18.8.1 Size of private Garage :- The size of a garage in individual residential building shall be not less than 2.5 m. X 5 m. and not more than 3 mt. X 6 mt. The garage, if located in the side open space, shall not be constructed within 3.0m. from the main building, but at least 7.5mt away from any access road.



18.8.2 Size of Public Garage. The size of a public garage shall be calculated based on the number of vehicles to be parked.

18.8.3 Height of private Garage :-The minimum and maximum height of garage shall be 2.4 mt. and 2.75 mt. respectively.

18.8.4 Plinth of private Garage :-The plinth of garage located at ground level shall not be less than 15 cm. above the surrounding ground level.

18.8.5 Set back of Private Garage :-

The garage shall setback behind the building line for the street / road on to which the plot abut, and shall not be located affecting the access ways to the building. If the garage is not set-back as aforesaid, the Planning Authority may require the owner or occupier of the garage to discontinue use, of premises or to take such other measures as the Planning Authority may consider necessary in order to prevent danger or obstruction to traffic along the street.

18.8.6 Location of Garage in case of Corner Site:

When the site fronts on two streets, the location of a garage (in a corner plot) (if provided within the marginal distances) shall be on diagonally opposite the point of intersections.

18.9 Roofs

The roof of a building shall be so constructed or framed as to permit effective drainage of the rain water there from 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 or foundations of the building or those of an adjacent building.

The Municipal Commissioner may require rain water pipes to be connected to a storm water drain through a covered channel formed beneath the public footpath or in any other approved manner, if not used for rain water harvesting

Rainwater pipes shall be affixed to the outside of the walls of the building or in recesses or cut formed in such walls.

Top Terrace of a building shall not be sub-divided and it shall have only common access. However, intermediate terraces may be allowed to be attached with flat.

18.10 Basement

One or more basements may be permissible for following uses and shall be constructed after leaving the prescribed set-back / required front open space / required front margin, and prescribed building lines

- a) storage of household or other goods or ordinarily non-combustible material;
- b) strong rooms, bank lockers, safe deposit volts, radio/laser therapy unit, mortuary and medical allied uses, etc.
- c) air-conditioning equipments and other machines used for services and utilities of the building;
- d) parking spaces;
- e) D.G. set room, meter room and Electric substation (which will conform to required safety requirements);
- f) Effluent Treatment Plant, suction tank, pump room;



g) users strictly ancillary to the Principal user.

Provided that the users mentioned at (a) & (b) above shall be permitted only by counting in F.S.I. subject to the following conditions:

- i) All requirements regarding access, safety (including fire safety), ventilations, etc. shall be complied with.
- ii) All the planning standards (particularly as regarding parking) should be strictly adhered to. The basement shall not be used for residential purpose.
- iii) Users other than (a) and (b) shall not be counted in FSI.

Provided that,

- i) If the basement is proposed flushing to average surrounding ground level, then such basement can be extended in side and rear margins upto 3 mt. from the plot boundary. If the basement is proposed to be constructed below podium then marginal distances shall be as that of podium.
- ii) Multilevel basements may be permitted if the basement is used for parking. The ramps of minimum 3.0 m. width for entry and exit of vehicles separately shall be provided. In case of bonafide hardship, the Municipal Commissioner may allow only one ramp with not less than 6.0 m. in width.

The basement shall have the following requirements -

- (i) Every basement shall be in every part at least 2.4 mt. in height from the floor to the underside of the roof slab or ceiling soffit of beam.
- (ii) Adequate ventilation shall be provided for the basement with a ventilation area not less than 2.5% of the area of the basement. The standard of ventilation shall be the same as required by the particular occupancy according to these regulations. Any deficiency may be met by providing additional adequate mechanical ventilation in the form of blowers, exhaust fans, air conditioning systems etc.
- (iii) The minimum height of the ceiling of any basement shall ordinarily be 0.9 mt. and maximum shall be 1.2 mt. above the average surrounding ground level. However it does not apply to the mechanically ventilated basements. In such cases, basement may also be allowed flushing to the average ground level.
- (iv) Adequate arrangement shall be made such that surface drainage does not enter the basement.
- (v) The walls and floor of the basement shall be water-tight and be so designed that the effect of the surrounding soil and moisture, if any, is taken into account in design and adequate damp proofing treatment is given; and
- (f) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous the same shall be of enclosed type serving as a fire separation from the basement floor and higher floors. Open ramps shall be permitted if they are constructed within the building line subject to the provision of (iv) above.

18.11 Ramp

A) Non Vehicular Ramp-

All the requirements of stairways in Regulation No 18.27 shall apply mutatis mutandis to non-vehicular ramp. In addition, the following requirement shall be complied with.

- a) Ramps with a slope of not steeper than 1 in 10 may be substituted for and shall comply with all the applicable requirements of required stairways as to enclosure, capacity and limited



dimensions. In certain cases steeper slopes may be permitted but in no case greater than 1 in 8. Ramps shall be surfaced with approved non-slip slipping material. Provided that in the case of public offices, hospitals, assembly halls, etc. the slope of the ramp shall not be more than 1: 12.

- b) The minimum width of the ramps in hospitals shall be 2.25 m.
- c) Handrails shall be provided on both sides of the ramp.
- d) Ramps shall lead directly to outside open space at ground level or courtyards or safe place.
- e) For building above 24 m. in height access to ramps from any floor of the building shall be through smoke stop door.
- f) When there is a difference in level between connected areas for horizontal exits, ramps not more than 1 in 10 slope shall be provided; steps shall not be used.
- g) For High Rise building, if marginal open space is greater than minimum 6 m. then ramps may be permitted.

B) Ramp to basements and upper Storeys for vehicles-

For parking spaces in a basement and upper floors, at least two ramps of minimum 3.00mt. width or one ramp of 6.00 meter width and slope not more than 1:10 shall be provided preferably at the opposite ends.

C) In case of special building mentioned in Regulation No 2.77.13, ramp may be permitted in the side and rear marginal distances after leaving 6.0 mt distance from the plot boundary for movement of fire-fighting vehicles. Provided that when a building abutting 3 or more roads, then ramps may be allowed in front marginal distances facing the smaller road or less important road from traffic point of view.

18.12 Podium

Podium for parking of the vehicle may be permitted with following requirements / conditions

- i) Height of podium shall be at least 2.4 m. in height from the floor to the soffit of beam.
- ii) Podium shall not be provided in front setback space. Podium shall be allowed at a distance of 6.00 m. from the plot boundary
- iii) Podium shall only be used for parking and it shall be designed to take load of fire engine.
- iv) Podium shall be permissible for plots admeasuring 2000 sq.m. and above. However in congested area it may be permitted in plots admeasuring 1000 sq.m. or more.
- v) Podium shall be permissible for joining two or more separate buildings in a plot buildings or wings of buildings subject to availability of manoeuvring space for Fire Engine. In such case the distance between two buildings/wings of the building shall be provided as otherwise required under these regulation.
- vi) The consent from the Chief Fire Officer shall be necessary before permitting the aforesaid podium.
- vii) For the plots having area 2000Sq.m. or more, recreational open space may be permitted on Podium subject to condition that out of required open/recreational space , at least 50% shall be provided on ground .



18.13 Balcony

Balcony or balconies of a minimum width 1.00m. and maximum of 2.00m. may be permitted at any floor except ground floor, not more than 15% of the built up area of the same floor and such balcony projection shall be subject to the following conditions

- (i) In non-congested area, no balcony shall reduce the marginal open space to less than 3 m. upto 24 m. building height. For height 24 m. and more no balcony shall reduce the marginal open space to less than 6m. In congested area balcony may be permitted on upper floors projecting in front setbacks except over lanes having width 4.50 m. or less and in marginal distances subject to 1.0 m. clear marginal distance from the plot boundary to the external face of the balcony.
- (ii) No balcony shall be allowed on ground floor which shall reduce minimum required front setback or marginal distance.
- (iii) The width of the balcony shall be measured perpendicular to the building upto the outermost edge of balcony.
- (iv) The balcony should not be enclosed and declaration regarding this shall be submitted by the owner/developer/Architect at the time of approval to the building permission and the same shall be mention in the agreement or sale deed.
- (v) Nothing shall be allowed beyond the outer edge of balcony.

18.14 Stilt-

Stilt may be permitted on any floor subject to height of floor upto the soffit of the beam shall not be less than 2.4 m. In case of stilt on ground floor, plinth shall not be more than 15 cm from surrounding ground level.

18.15 Lighting and Ventilation of Rooms**i) Adequacy and manner of provision-**

- 18.15.1 The minimum aggregate area of opening of habitable rooms and kitchens excluding doors shall be not less than 1/10th of floor area.
- 18.15.2 No portion of a room shall be assumed to be lighted if it is more than 7.5 m. from the opening assumed for lighting / ventilation of the portion, provided additional depth of any room beyond 7.5 m. may be permitted subject to provision of proportionate increase in the opening.
- 18.15.3 Where the lighting and ventilation requirements are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per latest version of Part VIII - Building Services Section, Lighting and Ventilation of **National Building Code of India** published by the Bureau of Indian Standards. In the case of special types of buildings requiring artificial lighting and air-conditioning for special types of manufacturing or other process the requirements about natural day lighting and ventilation may be relaxed.

ii) Ventilation Shaft:-

For ventilating the space for water closets and bath room of staircase, if not opening on the



exterior side of a building, open on the ventilation shaft, the size of which shall not be less than the values given below in **Table No 14**

Table No 14		
Height of building in m.	Size of ventilation in sq. m	Minimum width of shaft in m.
Up to 10	1.2	0.90
Up to 12	2.4	1.20
Up to 18	4.0	1.50
Up to 24	5.4	1.80
Up to 30	8.0	2.40
Above 30	9.0	3.0

- iii) Artificial Lighting and Mechanical ventilation - where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured through artificial lighting and ventilation in accordance with the provisions of Part 8, Building Services- Section 1, Lighting and Ventilation, **National Building Code of India, 2005.**
- iv) In residential lodging hotels and other establishments where attached toilets are provided with mechanical ventilation system the size of ventilation shaft prescribed in this regulation stand relaxed.

18.16 Overhead Tanks:

Every overhead water storage tank shall be maintained in a perfectly mosquito-proof condition by providing a properly fitting hinged cover and every tank more than 1.5 m. in height shall be provided with a permanently fixed iron ladder.

18.17 Parapet

Parapet walls and handrails provided on the edges of roof terraces, balcony etc. shall not be less than 1.05 mt. and not more than 1.20 mt. in height from the finished floor level.

18.18 Cabin:

Where cabins are provided, a clear passage not less than 0.9 m. wide will be maintained. The size of a cabin shall not be less than 3 sq.m. and the distance from the farthest space of cabin to the nearest exit shall not be more than 18.5 mt if the cabin does not derive direct light and ventilation from any open spaces / mechanical means, its maximum height shall be 2.2 m.

18.19 Society Office:

In the case of multi-storied multi-family dwelling apartments constructed for co-operative housing societies or apartment owner's co-operative societies, a Society Office upto 12 sq.m. shall be provided on the ground floor or uppermost floor. If the number of flats are more than 20 the maximum size of the Society Office shall be of dimension of 20 sq.m.

18.20 Wells

Wells intended for supply of water for human consumption or domestic purposes may be



permitted at suitable place.

18.20.1 Requirements: The well shall:

- (a) have minimum internal diameter of not less than 1 m.;
- (b) be constructed to a height not less than 1 m. above the surrounding ground level to form a parapet or curb and to prevent surface water from following into a well, and shall be surrounded with a paving constructed of impervious material which shall extend for a distance of not less than 1.8 m. in every direction from the parapet or the curb forming the well head and the upper surface for such paving shall be sloped away from a well;
- (c) be a sound and permanent construction (PUCCA) throughout. Temporary exposed (KUTCHA) wells shall only be permitted in fields or gardens for purposes of irrigation; and;
- (d) the interior surface of the lining or walls of the well shall be rendered impervious for depth of not less than 1.8 m. measured from the level of the ground immediately adjoining the well-head.

18.21 Septic Tanks

Every building, group of buildings together shall be either connected to the Municipal Drainage system or provided with sub-soil dispersion system in the form of septic tank which shall be governed by the following or any other alternative design and specifications

1) Design of septic tank:-

Where a septic tank is used for sewage disposal, the location, design and construction of the septic tank shall conform to requirements of the following Regulation

2. Location of Septic Tanks and Subsurface Absorption System:- A subsoil dispersion system shall not be closer than 18.00 m. of any source of drinking water such as well, to mitigate the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building as economically feasible but not closer than 6 m. to avoid damage to the structures.

3. Requirements:

- (a) **Dimensions of Septic Tanks:** Septic tanks shall have minimum width of 75 cm., minimum depth of 1 m. below the water level and a minimum liquid capacity of 1 cu.m. Length of tanks shall be 2 to 4 times the width.
- (b) Septic tanks may be constructed of brick work, stone masonry, concrete or other suitable materials.
- (c) Under no circumstances should effluent from a septic tank be allowed into an open channel drain or body of water without adequate treatment.
- (d) Minimum nominal diameter of pipe shall be 100 mm. further, at junctions of pipes in manholes; direction of flow from a branch connection should not make an angle exceeding 45 degree with the direction of flow in the main pipe.
- (e) The gradients of land drains under drainage as well as the bottom of dispersion trenches and soak way should be between 1:300 and 1:400.
- (f) Every septic tank shall be provided with ventilating pipe of at least 50 mm diameter. The top of the pipe shall be provided with a suitable cage of mosquito proof wire mesh. The ventilating pipe shall extend to a height, which would cause no smell nuisance to any



building in the area. Generally, the ventilating pipe may extend to a height of about 2 m. when the septic tank is at least 15 m. away from the nearest building and to a height of 2 m. above the top of the building when it is located closer than 15 m.

- (g) When the disposal of septic tank effluent is to seepage pit, the seepage pit may be of any suitable shape with the least cross sectional dimension of 90 cm. and not less than 100 cm. in depth below the invert level of the inlet pipe. The pit may be lined with stone, brick or concrete blocks with dry open joints which should be backed with at least 7.5 cm. of clean coarse aggregate. The lining above the inlet level should be finished with mortar. In the case of pits of large dimensions, the top portion may be narrowed to reduce the size of the RCC cover slabs. Where no lining is used, especially near trees, the entire pit should be filled with loose stones. A masonry ring may be constructed at the top of pit to prevent damage by flooding of the pit by surface run off. The inlet pipe may be taken down to a depth of 90 cm. from the top as an anti-mosquito measure.
- (h) When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm. deep and 30 to 100 cm. wide excavated to a slight gradient and shall be provided with 15 to 25 cm. of washed gravel of crushed stones. Open jointed pipes placed inside the trench shall be made of unglazed earthenware clay or concrete and shall have minimum internal diameter of 75 to 100 mm. No dispersion trench should not be longer than 30 m. and trenches should not be placed closer than 1.8 mt.

18.22 Boundary Wall

The requirements of the boundary wall are given below:

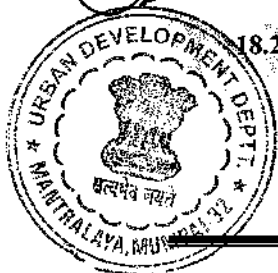
- (a) Except with the special permission of the Municipal Commissioner the maximum height of the compound wall shall be 1.5 m. above the centre line of the front street. Compound wall upto 2.4 m. height may be permitted if the top 0.9 mt is of open type construction (railings). However Municipal Commissioner may allow the plinth and the boundary wall up to 0.90 m. above ground level and balance height may be of open railing or as decided by him.
- (b) In case of corner plot the height of boundary wall shall be restricted to 0.75 m. for a length equal to fanning of the road on the front and side of the intersections and balance height of 0.75 m. if required in accordance with (a) may be made of open construction (railings),
- (c) However, the provisions of (a) and (b) are not applicable to boundary wall of jails. In industrial buildings, electric sub stations, transformer stations institutional buildings like sanatoria, hospitals, industrial buildings like workshops, factories and educational buildings like schools, colleges, including the hostels, and other uses of public utility undertakings. Height upto 2.4 m. to boundary walls of these types of building may be permitted by the Municipal Commissioner.

18.23 Letter Box Room

A letter box of appropriate dimensions shall be provided on the ground floor of residential and commercial buildings with five and more storeys.

18.24 Meter Rooms

For all buildings above 15 m in height and in special occupancies, like educational, assembly, institutional, industrial, storage, hazardous and mixed occupancies with any of the aforesaid occupancies having area more than 500sq.m. on each floor, provision shall be made for an independent and ventilated meter (service) room, as per requirements of electric (service) supply



undertakings on the ground floor with direct access from outside for the purpose of termination of electric supply from the licensee's service and alternative supply cables. The door/doors provided for the service room shall have fire resistance of not less than two hours.

18.25 Chimneys

Chimneys, where provided, shall conform to the requirements of IS: 1646-1960 Indian Standard Code of Practice for Fire Safety of Building. Provided that the Chimneys shall be built at least 0.9 m. above flat roof. In the case of sloping roofs, the chimney top shall not be less than, 0.6 m. above the ridge of the roof in which the chimney penetrates.

18.26 Supported Double Height Terrace (within the building line)

Supported double height terraces (open terraces with railing having minimum height equal to two floors) within the building line, not exceeding 20% of the built up area of the same floor may be permitted without counting in FSI subject to payment of premium as decided by Commissioner Municipal Corporation.

18.27 EXIT REQUIREMENTS

18.27.1 General-The following general requirements shall apply to exits.

- (a) An exit may be a doorway; corridor, passageway(s) to an internal staircase, or external staircase, or to a VERANDA or terrace(s), which have access to the street, or to the roof of a building or a refuge area. An exit may also include a horizontal exit leading to an adjoining building at the same level.
- (b) Lifts and escalators shall not be considered as exits.
- (c) Every exit, exit access or exit discharge shall be continuously maintained free of all obstructions or impediments to full use in the case of fire or other emergency.
- (d) Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of occupants in case of fire or other emergency;
- (e) In every building, exits shall comply with the minimum requirements of this part, except those not accessible for general public use;
- (f) No building shall be altered to reduce the number, width or protection of exits to less than that required;
- (g) Exits shall be clearly visible and the routes to reach the exits shall be clearly marked and sign posted to guide the occupants to the floor concerned;
- (h) The floors of area covered for the means of exit shall be properly illuminated;
- (i) All exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to a street and;
- (j) Exits shall be so arranged that they shall be reached without passing through another occupied unit.

18.27.2 Types of exits -

Exits shall be either of horizontal or vertical type. An exit may be doorway, corridor, and passageways to an internal staircase or external staircase, ramps or to a veranda and/or terraces which have access to the street or to roof of a building. An exit may also include a horizontal exit leading to an adjoining building at the same level. Lifts and escalators shall not be considered as exits.



18.27.3 Number and Size of Exits

The requisite number and size of various exits shall be provided, based on number of occupants in each room and floor based on the occupant load, capacity of exits; travel distance and height of building as per provisions of Regulation no. 18.27.5 to 18.27.8

18.27.4 Arrangement of Exits

Exits shall be so located so that the travel distance on the floor shall not exceed 22.5 m. for residential, education, institutional and hazardous occupancies and 30 m. for assembly business, mercantile, industrial, storage & hazardous occupancies. Wherever more than one exit is required for a floor of a building, they shall be placed as remote from each other as possible. All the exits shall be accessible from the entire floor area at all floor levels

18.27.5 Occupant Load -

For determining the exits required the number of persons within any floor area or the occupant load shall be based on the actual number of occupants but in no case, less than that specified in **Table No 15** below.

Table No 15 Occupant Load		
Sr. No.	Group of Occupancy	Occupant Load floor Area in sq.mt. per person
(1)	(2)	(3)
1	Residential	12.5
2	Educational	4.00
3	Institutional	15 (See Note-1)
4	Assembly	
	(a) with fixed or loose seats and dance floors	0.6 (See Note-2)
	(b) without seating facilities including dining rooms	1.5 (See Note-2)
5	Mercantile	
	(a) Street floor and sales basement	3
	(b) Upper sale floors	6
6	Business and industrial	10
7	Storage	30
8	Hazardous	10

Note 1 - Occupant load in dormitory portions of homes for the aged, orphanages, asylums, etc. where sleeping accommodation is provided shall be calculated at not less than 7.5 sq.m. floor area per person.

Note 2 - The gross area shall include, in addition to the main assembly room or space, any occupied connecting room or space in the same storey or in the storeys above or below where



entrance is common to such rooms and spaces and they are available for use by the occupants of the assembly space. No deductions shall be made in the gross area for corridors, closets or other sub-divisions. The area shall include all space serving the particular assembly occupancy.

18.27.6 Capacity of Exits -

1) Occupants per unit exit width shall be in accordance with **Table No.16**

Table No 16 Occupants per Unit Exit Width				
Sr.No.	Group or Occupancy	Number of Occupants		
		Stairways	Ramps	Doors
1	Residential	25	50	75
2	Educational	25	50	75
3	Institutional	25	50	75
4	Assembly	40	50	60
5	Business	50	60	75
6	Mercantile	50	60	75
7	Industrial	50	60	75
8	Storage	50	60	75
9	Hazardous	25	30	40

2) For the dormitory portions of homes for the aged, orphanages, mental hospitals, etc. these multipliers will be doubled.

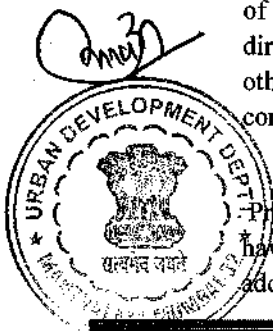
3) The gross floor area shall include, in addition to the main assembly rooms or space, any occupied connecting room or space in the same storey or in the storey above or below where entrance is common to such rooms and space and they are available for use by the occupants of the assembly place.

4) No deductions shall be made in the gross area of the corridors, closets or other sub-divisions; the area shall include all space serving the particular assembly occupancy shall be reckoned.

18.27.7 Provision for Staircase-

All buildings having height more than ground floor shall have provision of staircase. The special buildings shall have two staircases out of which one shall be fire escape staircase. They shall be of enclosed type. At least one of them shall be 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.

Provided that for purely residential building/residential building along with ground floor mix use having height upto 24 meters and built up area on any floor does not exceed 500 sq.mts. an additional staircase shall not be insisted. Provided also that in such cases width of stair case shall



be minimum 1.50 mt.

18.27.8 Width of Stairways-

Notwithstanding anything contained in regulations, the following minimum width provision shall be made for staircases flight/corridor.

Table No 17		
Type of Building	Built-up area on floor served by single staircase	
	upto 500 sq.m.	More than 500 sq.m.
Multi-Storeyed Residential Buildings	1.20 m.	1.50 m
Residential Hotel Buildings	1.50 m.	1.80 m
Assembly buildings like auditoria, theatres, Cinemas etc., Mangalkaryalaya, marriage halls.	1.80 m.	2.00 m.
Institutional Buildings like hospitals & Educational	2.00 m.	2.30 m.
All other public buildings including commercial buildings.	1.50 m.	1.80 m.

Note:-

- i) for individual house and row housing with 2 storey's, the minimum shall be 0.75 m.
- ii) The width of the mid-landing/quarter landing should not be more than 1.5 times and the floor landing should not be more than two times of the width of the stair flight.

18.28 Other Requirements of Individual Exits- The detailed requirements of individual exits are given in Regulation no. 18.28.1 to 18.28.8.

18.28.1 Doorways:

- (i) Every exit doorway shall open into an enclosed stairway, a horizontal exit or a corridor or passage way providing continuous and protected means of egress
- (ii) No exit doorway shall be less than 90 cm in width in case of residential and 100 cm. in width in case of other buildings. Doorways shall be not less than 200 cm. in height. Doorways for bathrooms, water closet, stores etc. shall be not less than 75 cm. wide.
- (iii) Exit doorways shall open outwards, that is away from the room but shall not obstruct the travel along any exit. No door, when open, shall reduce the required width of stairway or landing to less than 90 cm. Overhead or sliding doors shall not be installed.
- (iv) Exit door shall not open immediately upon a flight of stairs, a landing equal to at least the width of the door shall be provided in the stairway at each doorway. Level of landing shall be the same as that of the floor which it serves.
- v) Exit doorway shall be openable from the side which they serve without the use of a key.



- vi) Mirrors shall not be placed in exit ways or exit doors to avoid confusion regarding the direction of exit.

18.28.2 Revolving Doors :

Revolving doors shall not be used as required exits except in residential, business and mercantile occupancies, but shall not constitute more than half the total required door width;

18.28.3 Stairways:

- i) Interior stair shall be constructed of non-combustible materials throughout;
- ii) Interior staircase shall be constructed as a self-contained unit with at least one side adjacent to an external wall and shall be completely enclosed;
- iii) A staircase shall not be arranged around a lift shaft
- iv) Hollow combustible construction shall not be permitted.
- v) The minimum width of treads without nosing shall be 25 cm. for an internal staircase for residential buildings. In the case of other buildings, the minimum treads shall be 30 cm. The treads shall be constructed and maintained in a manner to prevent slipping.
- vi) The maximum height of riser shall be 19 cm. in the case of residential buildings and 15 cm. in the case of other buildings. They shall be limited to 15 per flight.
- vii) Handrails shall be provided with a minimum height of 100 cm. from the centre of tread, to the top of the handrails. Balusters / railing shall be provided such that the width of staircase does not reduce.
- viii) Floor indicator - The number of each floor shall be conspicuously painted in figures at least 15 cm. large on the wall facing the flights of a stairway or at such suitable place as is distinctly visible from the flights.
- ix) The minimum headroom in a passage under the landing of a staircase shall be 2.2 m.
- x) For building more than 15m. in height or more access to main staircase shall be gained through at least half an hour fire resisting automatic closing doors placed in the enclosing wall of the staircase. It shall be a swing type door opening in the direction of the escape.
- xi) No living space, store or other fire risk spaces shall open directly into the external staircase.
- xii) External exit door of staircase enclosure at ground level shall open directly to the open spaces or should be reached without passing through any door other than a door provided to form a large lobby.
- xiii) In the case of assembly, institutional, residential hotels, industrial and hazardous occupancies, the exit sign with arrow indicating the way to the escape route shall be provided at a height of 0.5m. from the floor level on the wall and shall be illuminated by electric light connected to corridor circuits. All exit way marking signs should be flush with the wall and so designed that no mechanical damage shall occur to them due to moving of furniture or other heavy equipments. Further all landings of floor shall have floor indication boards indicating the floor number. The floor indication board shall be placed on the wall immediately facing the flight of stairs and nearest to the landing. It shall be of size not less than 0.5m. x 0.5m.
- xiv) In case of single staircase it shall terminate at the ground floor level and the access to the basement shall be by a separate staircase. Wherever the building is served by more than one staircase, one of the staircases may lead to basement levels, provided the same is separated at



ground level by either a ventilated lobby or cut-off screen wall without opening, having a fire resistance of not less than 2 hours with discharge point at two different ends or through enclosures. It shall also be cut off from the basement areas at various basement levels by a protected and ventilated lobby / lobbies.

18.28.4 Fire escape or external stairs –

Fire escape staircase, when provided, shall comply the following:

- i) External stairs shall always be kept in sound operable conditions.
- ii) All external stairs shall be directly connected to the ground.
- iii) Entrance to the external stairs shall be separate and remote from the internal staircase.
- iv) Care shall be taken to ensure that no wall opening or window opens on to or close to an external stairs.
- v) The route to the external stairs shall be free of obstructions at all times.
- vi) The external stairs shall be constructed of non-combustible materials, and any doorway leading it shall have the required fire resistance.
- vii) No external staircase, used as a fire escape, shall be inclined at an angle greater than 45 degree from the horizontal.
- viii) External stairs shall have straight flight not less than 1250 mm wide with 250 mm treads and risers not more than 190 mm. The number of risers shall be limited to 15 per flight.
- ix) Handrails shall be of a height not less than 1000 mm and not exceeding 1200 mm. There shall be provisions of balusters with maximum gap of 150 mm.
- x) The use of spiral staircase shall be limited to low occupant load and to a building not exceeding 9 m in height. A spiral stair case shall be not less than 1500 mm in diameter and shall be designed to give adequate headroom.
- xi) Unprotected steel frame staircase will not be accepted as means of escape. However, steel staircase in an enclosed fire rated compartment of 2 h will be accepted as means of escape.

18.28.5 Corridors and passageways:

- i) The minimum width of a corridor shall not be less than 75cm. in the case of 2 storeys row housing residential buildings and 100cm. In the case of other buildings and actual width shall be calculated based on the provision of Regulations No 18.27.3 to 18.27.5 (both inclusive)
- ii) Where there is more than one staircase serving a building, there shall be at least one smoke-stop door in the space between the staircases.
- iii) Exit corridors & passageways shall be of width not less than the aggregate required width of exit doorways leading from them in the direction of travel of the exterior/stairways.
- iv) Where stairways discharge through corridors & passageways the height of the corridors & passageways shall not be less than 2.4 mt.
- v) All means of exit including staircases, lifts, lobbies & corridors shall be adequately ventilated.

18.28.6 Refuge Area

For buildings more than 24 m in height, refuge area of 15 sq.m. or an area equivalent to 0.3 sq.m. per person to accommodate the occupants of two consecutive floors whichever is higher shall be provided as under:



The refuge area shall be provided on the periphery of the floor or preferably on a cantilever projection and open to air at least on one side protected with suitable railings.

- a) For floors above 24 m and upto 39 m--One refuge area on the floor immediately above 24m.
- b) For floors above 39 m --One refuge area on the floor immediately above 39 m and so on after every 15 m. Refuge area provided in excess of the requirements shall be counted towards FSI. However, area remained in excess because of planning constraints shall not more than 10% of required refuge area shall not be counted in FSI.

18.28.7 Lifts and Escalators:-

a) lifts :-

Provision of lift shall be made for all buildings more than 15mt in height. In case the height of the building is more than 24.0 mt , at least two lifts shall be provided. However, in the case of a proposal to add one additional floor to an existing building having a lift, it will not be necessary to raise the existing lift to the additional floor.

- (a) All the floors shall be accessible for 24 hours by the lifts. The lifts provided in the buildings shall not be considered as a means of escape in case of emergency.
- (b) Grounding switch at ground floor level to enable the fire service to ground the lift cars in any emergency shall also be provided;
- (c) The lift machine room shall be separate and no other machinery shall be installed therein.
- (d) The planning and design of lifts including their number, type and capacity depending on the occupancy of the building, the population of each floor based on the occupant load and the building height shall be in accordance with Section 5 - Installation of Lifts and Escalators of Part 8- Building Services, of the National Building Code of India, 2005.

b) Escalators :

Escalators may be permitted in addition to required lifts. Such escalators may be permitted in atrium area in shopping malls / public buildings.

18.28.8 Fire Lift

Where applicable, fire lifts shall be provided with a minimum capacity for 8 passengers and fully automated with emergency switch on ground level. In general, buildings 15 m in height or above shall be provided with fire lifts. In case of fire, only fireman shall operate the fire lift. In normal course, it may be used by other persons. Each fire lift shall be equipped with suitable inter-communication equipment for communicating with the control room on the ground floor of the building. The number and location of fire lifts in a building shall be decided after taking into consideration various factors like building population, floor area, compartmentation, etc.

18.29 Additional requirements in case of Housing Schemes

Following amenities shall be provided in any housing scheme and shall be counted in FSI

- i) Fitness Centre, Crèche, society office cum letter box room, laundry room, admeasuring area of about 20 sq.m. for every user, in scheme having minimum 100 flats and thereafter additional 20 sq.m. area for every 300 flats.
- ii) Sanitary block for servants having maximum area of 3.00 sq.m. in schemes having minimum 100 flats and thereafter additional 3.00 sq.m. area for every 200 flats.
- iii) Drivers room of size 12 sq.m. with attached toilet in schemes having minimum 100 flats and



thereafter additional 10 sq.m. area for every 300 flats.

19.0 FIRE PROTECTION REQUIREMENTS

All buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with Part IV of Fire Protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act, 2006, as prescribed in **Appendix -L**. The provisions of the Appendix L shall deem to be modified time to time as per the Fire Protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act, 2006. In case of special buildings, the building schemes shall also be cleared by the Chief Fire Officer of the Authority.



PART- VI
PARKING, LOADING AND UNLOADING SPACES

20.0 PARKING, LOADING AND UNLOADING SPACES: -

20.1 Parking spaces –

Wherever a property is to be developed or redeveloped, parking spaces at the scale laid down in these Regulations shall be provided. When additions are made to an existing building, the new parking requirements shall be reckoned with reference to the additional space only and not to the whole of building but this concession shall not apply where the use is changed. The provisions for parking of vehicles shall be as given in **Table No. 19**

20.1.1 General space requirements

- (a) **Types:** The parking spaces mentioned below include parking spaces in basements or on a floor supported by stilts, podium or on upper floors, covered or uncovered spaces in the plot and / or lock up garages. The height of the stilt shall generally be allowed upto 3 m. and shall not be less than 2.5 m. from bottom of beam. More height may be allowed in case of shopping mall, hotels etc. as per requirements.
- (b) **Size of parking space -** The minimum sizes of parking spaces to be provided shall be as shown below in **Table No.20**

Table No 20		
Sr. No.	Type of Vehicle	Minimum Size/ area of parking space
(1)	(2)	(3)
(a)	Motor vehicle	2.5 m X 5 m
(b)	Scooter, Motor Cycle.	1.0 m. x 2.0 m.
(c)	Bicycle	0.50 m x 1.4 m.
(d)	Transport vehicle	3.75 m. X 7.5 m.
Note:	In the case of parking spaces for motor vehicle, upto 50 % of the prescribed space may be of the size of 2.3 m. X 4.5 m.	

- (c) **Marking of parking spaces:** Parking space shall be paved and clearly marked for different types of vehicles.
- (d) **Manoeuvring and other ancillary spaces:** Off street parking space must have adequate vehicular access to a street and the area shall be exclusive of drives, aisles and such other provisions required for adequate manoeuvring of vehicles.
- (e) **Ramps for Basement parking:** Ramps for parking in basement should conform to the requirement of Regulation n 18.11

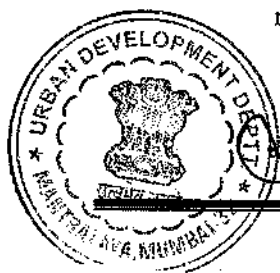


Table No. 19
Off Street Parking Spaces

Sr. No.	Occupancy	One parking Space for every	Non Congested area			Congested area			remarks
			Car	Scooter	Cycle	Car	Scooter	Cycle	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1.	Residential i) Multi-family residential	(a) for every tenement having carpet area of 150sq.m.& above (b) For every tenement having carpet area equal to or above 80 sq.m. But less than 150 sq.m. (c) For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m. (d) For every two tenements with each tenement having carpet area less than 40 sq.m. (e) in congested area, for plot area up to 200 sq.m., for tenement upto 40 sq.m.	3	2	2	3	2	2	In addition 5% visitor parking
			2	2	2	2	2	2	In addition 5% visitor parking
			2	4	2	2	4	2	In addition 5% visitor parking
			1	4	4	1	4	4	In addition 5% visitor parking
			--	--	--	0	2	4	--

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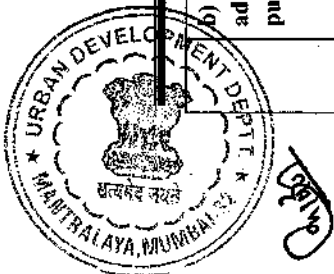


ii) Lodging establishment's tourist homes, hotels with lodging accommodation.	For every five guest rooms	3	4	4	4	3	4	4	4	4	
iii) Restaurants grade 1,2,3	For every 50 sq.m. of carpet area of restaurant including kitchen, pantry hall, dining rooms etc.	2	8	4	4	0	8	8	8	8	--
iv) four star / five star hotels	For every five guest rooms	3	6	4	4	3	6	4	4	4	--
2. Institutional (Hospital, Medical Institutions)	For every 10 beds.	3	12	10	10	3	12	12	10	10	In addition 5% visitor parking
3. a) Assembly (theatres, cinema houses, concert halls, auditoria, assembly halls including those of college and hostels)	For every 40 Seats.	4	12	8	8	4	12	12	8	8	--
b) multiplex	For every 40 seats	6	16	4	4	6	16	16	4	4	--
c) Mangalkaryalaya / Marriage Halls, Cultural Halls	For every 100 sq.m. carpet area/ covered area/ lawn area or fraction thereof.	5	20	8	8	5	20	20	8	8	--
d) Community hall and club house in layout open space	For every 100 sq.m. area	1	4	2	2	1	4	4	2	2	--
4. Educational - a) Schools and the administrative as well as public service areas therein	1) for every 100sq.m. carpet area of the administrative as well as public service area of the school. 2) For every 3 class rooms	2	4	4	4	2	4	4	4	4	--
		2	10	60	60	2	10	10	60	60	--



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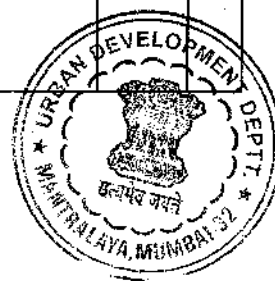
	b) College and administrative as well as public service area therein.	1) for every 100sq.m. carpet area of the administrative as well as public service area of college.	2	20	10	2	20	10	--
		2) For every 3 class rooms	2	90	30	2	90	30	--
	c) Coaching Classes / Tuition Classes/ Hobby Classes	For every 20 students	1	5	10	1	5	10	--
5.	Government or semi public or private business buildings.	For every 100sq. m. carpet area or fraction thereof	3	15	4	2	12	4	In addition 20% visitor parking
6.	a) Mercantile (markets, department al stores, shops and other Commercial users) including wholesale markets	For every 100sq. m. carpet area or fraction thereof	3	9	3	3	6	6	In addition 5% visitor parking
	b) Whole sale shop	For every 100sq. m. carpet area or fraction thereof	2	4	2	2	2	4	--
	c) Hazardous building	For every 100sq.m. carpet area	1	4	4	1	2	4	--
	d) office and I.T. Building	For every 200sq. m. carpet area or fraction thereof	5	12	4	5	12	4	--
7.	Industrial	For every 300sq. m. carpet area or fraction thereof	4	12	4	4	12	4	--
8.	Storage (any type)	For every 300sq. m. carpet area or fraction thereof	1	4	8	1	2	4	--
9.	Plots less than 200 sq.m. (any use)	Parking requirement shall be applicable as per the provisions for respective users as mentioned at sr.no.1 to 6 above.	--	--	--	--	--	--	--



Notes below table :-

- 1) For plots upto 100 sq. m. as in the case of shops, row houses parking space need not be insisted.
- 2) Fraction of parking unit need not be provided. However, in case where proportional number of vehicles is less than 1 (i.e. fraction) it will be rounded to the next full number.
- 3) In case of independent single family residential bungalows having plot area upto 300 sq. m., parking space need not be insisted separately.
- 4) In case parking as per above norms is not feasible due to site conditions, Mechanical /Hydraulic Parking shall be permissible at different level subject to satisfaction of all technical norms as per site conditions.
- 5) Independent building proposed only for parking may be permitted within the same premises but only after leaving the required marginal distance.

20.2	Off street parking space shall be provided with adequate vehicular access to a street, and the area of drives, aisles and such other provisions required for adequate manoeuvring of vehicle shall be exclusive of the parking space stipulated in these regulations.
20.3	To meet the parking requirements as per these regulations, common parking area for group of buildings, open or multi-storeyed, may be allowed in the same premises.
20.4	In addition to the parking spaces provided for building of Mercantile (Commercial) like office, market, departmental store, shopping mall and building of industrial and storage, loading and unloading spaces shall be provided at the rate of one space for each 1000 sq. m. of floor area or fraction thereof exceeding the first 200 sq. m. of floor area, shall be provided. The space shall not be less than 3.75 m. x 7.5 m.
20.5	The space to be left out for parking as given in this Regulation shall be in addition to the marginal distances left out for lighting and ventilation purposes. However, those spaces may be used for parking provided minimum distance of 3 m. (6.0 m. in case of special building) around the buildings is kept free of any parking or loading and unloading spaces. Such parking area may be allowed to cover on top by sheet roofing so as not to infringe the marginal distances to be kept open.
20.6	In case of parking spaces provided in basements, at least two separate ramps of adequate width and slope for entry and exit at opposite ends or one ramp with 6.0m. meter width shall be provided (as per Regulation No. 18.11)where parking of motor vehicles is envisaged.
20.7	Mechanical/Hydraulic parking may be allowed over and above required parking



PART - VII
ACQUISITION / DEVELOPMENT OF RESERVED SITES IN DEVELOPMENT PLAN

21.0 MANNER OF DEVELOPMENT OF RESERVED SITES IN DEVELOPMENT PLAN
(ACCOMMODATION RESERVATION PRINCIPLE)

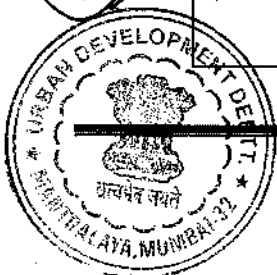
The use of land situated within the Municipal Corporation limit which has been reserved for certain purpose in the Development Plan shall be regulated in regard to type and manner of development / redevelopment according to the provisions mentioned in following Table.

When owner is allowed to develop the reservation, he should have exclusive ownership/ title of the land without any restriction under any other Act or regulation in force.

Reservation	Person/Authority who may acquire/ develop	Principle For Development through Accommodation Reservation subject to which development is permissible
1	2	3
1)Recreational - 1.1) Open reservations like Garden, Play Ground, Children PG, Open Space, Recreation Ground Park, Park etc	Planning Authority/ Appropriate Authority / Owner	<p>Planning Authority may acquire the land and develop the same for the purpose. The ancillary users like indoor games, public toilet, changing Rooms, gymnasium, canteen, sport shop, meditation, yoga hall, may be allowed at one corner/side of the reservation subject to condition that maximum built-up area for such user shall be 15%, out of which maximum 10% shall be allowed on ground floor& remaining on first floor. However, if the Land under reservation is owned by any Government agency / Authority, in such cases the Planning Authority may allow such Government agency / Authority to Develop full reservation for the said purpose subject to condition as may be decided by the Commissioner and such Developed Amenity shall be open to the general Public.</p> <p>OR</p> <p>The Commissioner may allow the owner to develop the reservation on 70 % of the land and after handing over it to the planning authority free of cost then remaining 30 % land may be allowed to be developed as per adjoining use subject to following terms /conditions:-</p>



		<p>i) The owner shall be entitled to develop remaining 30 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p> <p>ii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in Sr. no (i) above) which shall be utilised as per the TDR utilisation regulations.</p> <p>iii) No reservation shall allow to be developed partly.</p>
1.2) Stadium, Sport Complex, Recreational Centre etc.	Planning Authority/ Appropriate Authority	Planning Authority/ Appropriate Authority shall acquire the land and develop the same for the purpose.
1.3) Swimming Tank/ Swimming Pool	Planning Authority/ Appropriate Authority/ Owner	<p>The Planning Authority/ Appropriate Authority may acquire and develop the site for the same purpose.</p> <p>OR</p> <p>The Planning Authority/ Appropriate Authority after acquiring the land or after acquiring and developing the same, as the case may be, lease out as per the provisions of the Municipal Corporations Act, to the Registered Public Institution for developing and running or only for running the same.</p> <p>OR</p> <p>The Owner may be allowed to develop according to the designs; specifications and conditions prescribed by the Municipal Commissioner and run the same.</p>
<p>2) Public Utilities</p> <p>a) Cremation round,</p> <p>b) Burial Ground,</p> <p>c) Slaughter House,</p> <p>d) Sewerage Treatment Plant,</p> <p>e) Water Treatment Plant,</p> <p>f) Water Tank</p>	Planning Authority/ Appropriate Authority	2) The Planning Authority/ Appropriate Authority shall acquire the land and develop the reservation for the same purpose.



<p>3) Commercial Utilities</p> <p>3.1) Market and Mandies</p> <p>a) Weekly Market/ b) Vegetable Market c) Open Market. d) Hawkers Market</p> <p>3.2) Shopping centres -</p> <p>a) Shopping Centre, b) Commercial Complex, c) Municipal Market d) Fish Market</p> <p>3.3) C2 Reservation earmarked on Development Plan etc.</p>	<p>Planning Authority /Appropriate Authority / Owner</p>	<p>The Planning Authority/ Appropriate Authority shall acquire the land and develop the reservation for the same purpose.</p> <p>OR</p> <p>i) The Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 40 % independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation No (iii) mention below & as per norms prescribed by Municipal Commissioner.</p> <p>ii) The owner shall be entitled to develop remaining 60 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p> <p>iii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr.no (ii) above) which shall be utilised as per the TDR utilisation regulations.</p> <p>iv) Reservation shall allow to be developed in parts.</p>
<p>4) Health Facility</p> <p>a) Health Centre b) Dispensary c) Maternity Home d) Veterinary Hospital/Clinic e) Urban Health Centre f) Rural Hospital and like</p>	<p>Planning Authority /Appropriate Authority / Owner</p>	<p>The Planning Authority / Appropriate Authority may acquire and develop the reservation site for the same purpose.</p> <p>OR</p> <p>i) The Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 40 % independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation no (iii) mention below & as per norms prescribed by Municipal Commissioner.</p> <p>ii) The owner shall be entitled to develop remaining 60 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p>



		<p>iii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI only (after deducting in-situ FSI as mentioned in sr. no (ii) above) which shall be utilised as per the TDR utilisation regulations.</p> <p>iv) Reservation shall be allowed to be developed in parts.</p>
<p>5) Transportation – 5.1) Depots and Stands- (a) Bus Stand (b) Bus Depot etc. (c) Metro Car Shed (d) MRTS Station (e) PMPML</p>	<p>Planning Authority /Appropriate Authority / Owner</p>	<p>The Planning Authority / Appropriate Authority may acquire and develop the reservation site for the same purpose.</p> <p>OR</p> <p>i) The Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 50 % independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation No. (iii) mention below & as per norms prescribed by Municipal Commissioner.</p> <p>ii) The owner shall be entitled to develop remaining 50 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p>
<p>5.2) Roads- Proposed Development Plan Roads / Road widening.</p>	<p>Planning Authority/ Appropriate Authority.</p>	<p>The Planning Authority/ Appropriate Authority shall acquire the land and develop the reservation for the same purpose.</p>
<p>5.3) Parking -</p>	<p>Planning Authority /Appropriate Authority / Owner</p>	<p>i) The Planning Authority/ Appropriate Authority may acquire and develop the site for the same purpose.</p> <p>OR</p> <p>ii) The Planning Authority/ Appropriate Authority after acquiring the land or after acquiring and developing the same, as the case may be, lease out as per the provisions of the Municipal Corporations Act, to the Registered Public Institution for developing and running or only for running the same.</p> <p>OR</p> <p>The Owner may be allowed to develop parking space according to the designs,</p>



		<p>specifications and conditions prescribed by the Municipal Commissioner subject to handing over of constructed parking area equal to double the reservation area, to Planning Authority free of cost subject to condition that,</p> <p>i) The operation and the maintenance of the facility will be decided by Municipal Commissioner.</p> <p>ii) Parking spaces may be in basement or on stilts or on first/second floor with separate entry & exit.</p> <p>After handing over the above said parking area to the Planning Authority, the owner shall be entitled to construct with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot for other permissible user in that zone .</p> <p>iii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr. no. (ii) above) which shall be utilised as per the TDR utilisation regulations.</p>
<p>6) Educational – (a) Primary School (b) High School (c) College</p>	<p>Planning Authority/ Appropriate Authority/ Registered Public</p>	<p>The Planning Authority/ Appropriate Authority may acquire and develop the site for the same purpose. The Planning Authority/ Appropriate Authority after acquiring land or after acquiring and constructing the building on it, as the case may be, lease out the same as per the provisions of the Municipal Corporations Act, to the Registered Public Educational Institution trust for developing and running or only for running the same.</p> <p>OR</p> <p>The owner may be allowed to develop the reservation for the same purpose. The Registered Public Educational Institution trust on behalf of owner may be allowed to be develop subject to terms /conditions as prescribed by the Planning Authority.</p> <p>OR</p> <p>i) The Commissioner may allow the owner to develop the reservation, subject to handing</p>

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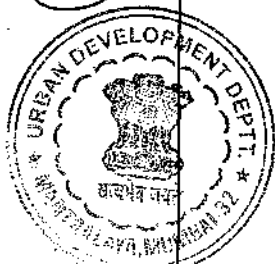
		<p>over to the Planning Authority 50 % independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation No.(iii) mention below & as per norms prescribed by Municipal Commissioner.</p> <p>ii) The owner shall be entitled to develop remaining 50 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p> <p>iii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr. no. (ii) above) which shall be utilised as per the TDR utilisation regulations.</p> <p>Provided that the area of reservation to be handed over shall not be less than norms decided by the Education Department.</p> <p>iv) Reservation shall not be allowed to be developed in parts.</p>
(d)Educational Complex	Planning Authority/ Appropriate Authority/ Land Owner	<p>The Planning Authority/ Appropriate Authority may acquire and develop the site for the same purpose.</p> <p>OR</p> <p>The Planning Authority/ Appropriate Authority after acquiring land or after acquiring and constructing the building on it, as the case may be, lease out the same as per the provisions of the Municipal Corporations Act, to the Registered Public Educational Institution Trust for developing and running or only for running the same.</p> <p>OR</p> <p>The owner may be allowed to develop the reservation for the same purpose. The Registered Public Educational Institution trust on behalf of owner may be allowed to be develop subject to terms /conditions as prescribed by the Planning Authority.</p> <p>OR</p> <p>If the area of the Educational Complex</p>



		<p>reservation is more than 3.00 Hect, then</p> <p>i) The Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 50 % independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation No.(iii) mention below & as per norms prescribed by Municipal Commissioner.</p> <p>ii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr. no (ii) above) which shall be utilised as per the TDR utilisation regulations.</p> <p>iii) The Planning Authority, if required, shall allow TDR to the owner after deducting in-situ FSI utilized on 50% land mentioned in(ii).</p>
<p>7) Residential(R)-</p> <p>(a)Public Housing EWS/LIG Housing.</p> <p>(b)High Density Housing.</p> <p>(c)Housing for Dis-housed.</p> <p>(d) Public Housing / Housing for Dis-housed.</p> <p>(e)Reservation similar as above.</p>	<p>Planning Authority/ Appropriate Authority/ Owner</p>	<p>Planning Authority / Appropriate Authority may acquire the reserved land and develop for the same purpose.</p> <p>OR</p> <p>i) The Municipal Commissioner may allow the owner to develop the reservation, subject to handing over of 40% land alongwith 50% built up area of basic FSI constructed tenements of 25 sq.m. to 30sq.mt carpet area to the Planning Authority free of cost in lieu of construction amenity TDR as per general Regulation No.(iii) mention below & as per norms prescribed by Municipal Commissioner.</p> <p>ii) The owner shall be entitled to develop remaining 60 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p> <p>iii) The Planning Authority, if required, shall allow TDR to the owner after deducting in-situ FSI utilized on 40% land mentioned in (i).</p> <p>iv) The Planning Authority / Appropriate Authority shall allot such tenement on priority to the persons dispossessed by</p>



		<p>implementation of Development Plan.</p> <p>OR</p> <p>The Municipal Commissioner may allow the owner to develop the reservation, subject to</p> <p>a) Handing over of 50 % land to Planning Authority, for laying out plots for EWS/LIG , The owner shall thereafter be entitled to develop remaining plot as per the uses permissible in residential zone with permissible FSI of entire plot on remaining plot without taking into account the area handed over to the Planning Authority.</p> <p>The Planning Authority / Appropriate Authority shall prepare layout for EWS/LIG plots and allot such plots on priority to the persons dispossessed by implementation of Development Plan. The Planning Authority may construct EWS/LIG tenements on such land.</p> <p>Owner can select any one option of the above, once the permission for that option is granted and work commenced then he cannot be permitted to shift for other option.</p>
<p>8) Assembly and Institutional-</p> <p>Town Hall, drama Theatre, Auditorium, Samaj Mandir, Community Hall, Multipurpose Hall etc.</p>	<p>Planning Authority/ Appropriate Authority/ Owner</p>	<p>i) The Planning Authority / Appropriate Authority may acquire and develop the site for the same purpose.</p> <p>ii) The Planning Authority / Appropriate Authority after acquiring the land or after acquiring and developing the same, as the case may be, lease out as per the provisions of the Municipal Corporations Act, to a Registered Public Institution to develop and running or only for running the same.</p> <p>OR</p> <p>i) The Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 50 % independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation No.(iii) mention below & as per norms prescribed by Municipal Commissioner.</p> <p>ii) The owner shall be entitled to develop remaining 50 % land for the uses permissible</p>



		<p>in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p> <p>iii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr no (ii) above) which shall be utilised as per the TDR utilisation regulations.</p> <p>iv) Reservation shall not be allowed to be developed in parts.</p>
9) Reservations of composite nature like Vegetable Market & Shopping Centre, Town Hall & Library, etc.	Planning Authority/ Appropriate Authority/ Owner	<p>i) The Planning Authority / Appropriate Authority may acquire and develop the site for the same purpose.</p> <p>Clarification-</p> <p>For the reservation of composite nature, proposed in Development Plan except Town Hall & Library, area of each user shall be considered equal i.e. 50-50% and such area shall be allowed to be developed as per the guidelines applicable for such reservation as mentioned in these regulations.</p> <p>For Town Hall & Library, area of Library shall be 10% of area of Town Hall.</p>
10) Reservations which are not included in these regulations but are compatible to other similar type of reservation.	Planning Authority/ Appropriate Authority/ Owner	<p>Planning Authority/ Appropriate Authority may acquire the reserved land and develop for the same purpose.</p> <p>OR</p> <p>The development permissions for such type of user under this Regulation may be granted by the Municipal Commissioner in consultation with the Divisional Joint Director of Town Planning, subject to verification of compatibility of both the users and allowed to be developed as per the guidelines applicable for such reservation as mentioned in these regulations.</p>
11) For other buildable reservations shown in Development Plan which are not covered above	Planning Authority/ Appropriate Authority/ Owner.	<p>The Planning Authority / Appropriate Authority may acquire and develop the reservation site for the same purpose. OR</p> <p>i) The Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 40 % independent plot along with 50% constructed</p>



		<p>amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation No.(iii) mention below & as per norms prescribed by Municipal Commissioner.</p> <p>ii) The owner shall be entitled to develop remaining 60 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p> <p>iii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr. no (ii) above) which shall be utilised as per the TDR utilisation regulations.</p> <p>iv) Reservation shall be allowed to be developed in parts.</p>
12) Reservations for the Appropriate Authority other than Municipal Corporation	Planning Authority/ Appropriate Authority/ Owner	<p>Planning Authority / Appropriate Authority may acquire the reserved land and develop for the same purpose.</p> <p>OR</p> <p>The Municipal Corporation may allow the owner to Develop the reservation subject to condition that;</p> <p>i)Wherever the reservation is to be developed by the Appropriate Authority other than Municipal Corporation, No Objection Certificate from the Appropriate Authority shall be obtained before granting development permission.</p> <p>ii) The concerned Appropriate Authority (other than the State Government Department) shall deposit cost of construction for the built-up area to be handed over to it, as per Annual Statement of Rates with the Planning Authority. However, the Municipal Commissioner shall handover such constructed area to the State Government / concerned State Government Department free of cost.</p>



General conditions to allow development under above regulations:-

- i) The above permissions for development of reservations shall be granted by the Municipal Commissioner as per the norms mentioned in these regulations. Such permission may be granted by the Municipal Commissioner where the land is not actually put to acquisition under The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or proposal to that effect is not under process.
- ii) If the area of reservation is not adequate to construct independent building as mentioned above OR When it is not possible to handover individual plot along with public amenity, then in such cases Municipal Commissioner may allow composite building on said land subject to condition that the built up area mentioned as above may be allowed to be handed over to the Planning Authority or Appropriate Authority, as the case may be, preferably on ground floor and subject to premium as may be decided by Government from time to time. If ground floor is utilised for parking, then on stilt/first floor with separate entry & exit from public street. In such cases, built-up area along with proportionate undivided share of land shall be handed over to the Planning Authority or Appropriate Authority, as the case may be. In such cases no compensation of proportionate undivided land share shall be permissible.
- iii) In cases where not specifically mentioned in this regulation, if the area under the reservation is owned by more than one owners, then the owner/s may come forward jointly or the owners holding atleast 50% or more area shall be allowed to develop the reservation on such land. It is mandatory for other owners to construct amenity contiguous to the earlier development.
- iv) The owner/developer shall be entitled for construction amenity TDR as per the TDR regulations after handing over the constructed amenity free of cost on the land surrendered to the planning Authority under this Regulation. For specific reservation where construction amenity is not required by the Commissioner, in such cases Municipal Commissioner should not insist for such amenity.
- v) It shall be obligatory on Planning Authority to make registered agreement with the developer /owner at the time of granting the development permission subject to terms and conditions as it deem fit. Occupancy Certificate shall be issued only after compliance of all terms & conditions and getting possession of the constructed amenity.
- vi) The above permissions for development of reservations shall be granted by the Municipal Commissioner as per the norms mentioned in these regulations
- vii) The area / built-up area to be handed over to the Planning Authority under these Regulations shall be earmarked on the sanctioned building plan clearly mentioning the same, and registered agreement to that effect shall be executed. After completion of construction, the said amenity shall be handed over by executing the deed of transfer in this respect and expenses thereon shall be borne by the owner. The occupation certificate to the construction belonging to owner shall be granted only after handing over said amenity to the Planning Authority. The constructed amenity shall be made available to the general public by the Municipal Commissioner within 3 month from possession as per the condition as Commissioner deem fit.
- viii) In cases, where permission for development under accommodation reservation principle is already granted as per earlier regulations, the same shall continue to be valid till completion of construction.
- ix) Provisions of Regulations of Inclusive Housing, Amenity Space if any, shall not be applicable for development under this Regulation. Moreover Regulation of required recreational open space shall not be applicable for development of reservation other than Residential purpose as



mention at sr. no.7.

- x) Notwithstanding anything contained in these regulations, there shall be no cap for utilization of available in-situ FSI/and TDR potential of the entire plot on the remaining plot provided that no relaxation in side margin shall be permissible.
- xi) Once sanction is granted under this regulation, the owner /developer shall have to complete the development and hand over the developed reservation to Planning Authority within the period as specified by Municipal Commissioner. Thereafter Planning Authority may levy penalty for any delay.

22.0 TRANSFERABLE DEVELOPMENT RIGHTS (TDR)

22.1 Transferable Development Rights (TDR) is compensation in the form of Floor Space Index (FSI) or Development Rights which shall entitle the owner for construction of built-up area subject to provisions in this regulation. This FSI credit shall be issued in a certificate which shall be called as Development Right Certificate (DRC).

Development Rights Certificate (DRC) shall be issued by Municipal Commissioner under his signature and endorse thereon in writing in figures and in words, the FSI credit in square meters of the built-up area to which the owner or lessee is entitled, the place from where it is generated and the rate of that plot as prescribed in the Annual Statement of Rates issued by the Registration Department for the concerned year.

22.2 CASES ELIGIBLE FOR TRANSFERABLE DEVELOPMENT RIGHTS (TDR):-

Compensation in terms of Transferable Development Rights (TDR) shall be permissible for

- i) lands under various reservations for public purposes, new roads, road widening etc. which are subjected to acquisition, proposed in Draft or Final Development Plan, prepared under the provisions of the Maharashtra Regional and Town Planning Act,1966;
- ii) lands under any deemed reservations according to any regulations prepared as per the provisions of Maharashtra Regional & Town Planning Act, 1966;
- iii) lands under any new road or road widening proposed under the provisions of Maharashtra Municipal Corporation Act ;
- iv) development or construction of the amenity on the reserved land;
- v) unutilized FSI of any structure or precinct which is declared as Heritage structure or Precinct under the provisions of Development Control Regulations, due to restrictions imposed in that regulation;
- vi) in lieu of constructing housing for slum-dwellers according to regulations prepared under the Maharashtra Regional & Town Planning Act, 1966;
- vii) The purposes as may be notified by the Government from time to time, by way of, modification to, new addition of, any of the provisions of sanctioned Development Control Regulations.

22.3 CASES NOT ELIGIBLE FOR TRANSFERABLE DEVELOPMENT RIGHTS (TDR):-

It shall not be permissible to grant Transferable Development Rights (TDR) in the following circumstances:-

- i) For earlier land acquisition or development for which compensation has been already paid partly or fully by any means;
- ii) where award of land has already been declared and which is valid under the Land Acquisition Act,



1894 or the Right to Fair Compensation & Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 unless lands are withdrawn from the award by the Appropriate Authority according to the provisions of the relevant Acts.

iii) In cases where layout has already been sanctioned and layout roads are incorporated as Development Plan roads prior to these regulations.

iv) in cases where layout is submitted along with proposed Development Plan Road, in such cases TDR shall not be permissible for the width of road that would be necessary according to the length as per Development Control Regulations;

v) if the compensation in the form of FSI / or by any means has already been granted to the owner.

vi) where lawful possession including by mutual agreement /or contract has been taken.

vii) For an existing user or retention user or any required compulsory open space or recreational open space or recreational ground, in any layout.

viii) For any designation, allocation of the use or zone which is not subjected to acquisition.

22.4 GENERATION OF THE TRANSFERABLE DEVELOPMENT RIGHTS (TDR)

22.4.1 Transferable Development Rights (TDR) against surrender of land :-

a) For Surrender of the gross area of the land which is subjected to acquisition, free of cost and free from all encumbrances, the owner shall be entitled for TDR or DR irrespective of the FSI permissible or development potential of the vary said land to be surrender and also that of land surrounding to such land at the rate as given below:-

Area Designated on DP	Entitlement for TDR/DR
Non-congested Area	2 times the area of surrendered land.
Congested Area	3 times the area of surrendered land.

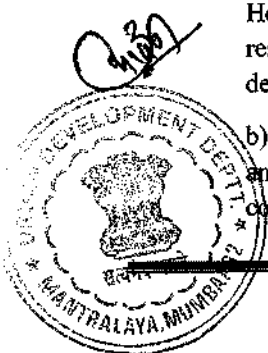
(Explanation: Above entitlement may also be applicable to the compensation paid in the form of FSI to the owner to be utilised on unaffected part of same land parcel and in such cases the procedure of DRC shall not be insisted.)

Provided that, if levelling of land and construction/erection of the compound wall / fencing as per Clause No.40.4.1.b to the land under surrender is not permissible as per the prevailing Development Control Regulations, the quantum of TDR shall be reduced to 1:1.85 and 1:2.85 in non-congested area and congested area respectively.

Provided also that Additional / incentive Transferable Development Rights (TDR) to the extent of 20 % , 15 % , 10 % and 5% of the surrendered land area shall also be allowed to the land owners who submit the proposal for grant of Transferable Development Rights (TDR) within 1, 2 ,3 years and 5 years from the TDR notification (i.e. from 28/01/16) respectively.

Provided that the quantum of generation of TDR as prescribed above, shall not be applicable for TDR generated from construction of amenity or construction of reservation/roads, Slum TDR, and Heritage TDR. Also the quantum of Transferable Development Rights (TDR) generated for reservation in CRZ/BDP/HTHS areas or in areas which have some natural or legal constraint on development shall be as decided by the Government separately.

b) DRC shall be issued only after the land is surrendered to the Municipal Corporation, free of cost and free from encumbrances and after levelling the land to the surrounding ground level and after constructing / erecting a 1.5 m. high compound wall / fencing i.e. brick/stone wall up to 0.60 m.



above ground level and fencing above that up to remaining height with a gate, at the cost of the owner and to the satisfaction of the Municipal Commissioner. Provided that, if on certain lands such construction / erection of compound wall / fencing is prohibited or restricted by any regulation, then quantum of Transferable Development Rights (TDR) shall be reduced as prescribed in proviso to Clause 40.4.1.a.

Provided further that, such construction / erection of compound wall/ fencing shall not be necessary for area under Development Plan roads. In such cases TDR equivalent to entitlement as mentioned in Regulation No. 40.4.1.a shall be granted without any reduction.

c) If any contiguous land of the same owner/developer, in addition to the land under surrender for which Transferable Development Rights (TDR) is to be granted, remains unbuildable, the Municipal Commissioner may grant Transferable Development Rights (TDR) for such remaining unbuildable land also if the owner / developer hands it over free of cost and free from all encumbrance and encroachment. If such land is from the proposed roads then such land shall be utilised for road side parking, garden, open space or road side amenities including bus bays, public toilets or any compatible user as the Commissioner may decide and if the such land is from the proposed reservation then same shall be included in such proposed reservation and shall be developed for the same purpose. The Municipal Commissioner shall quarterly report such cases to Government.

d) In case of lessee, the award of Transferable Development Rights (TDR) shall be subject to lessee paying the lessor or depositing with the Planning Authority for payment to the lessor, an amount equivalent to the value of the lessors' interest to be determined by the Planning Authority on the basis of Land Acquisition Act, 1894 or the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 against the area of land surrendered free of cost and free from all encumbrances.

22.4.2 Transferable Development Rights (TDR) against Construction of Amenity-

When an owner or lessee with prior approval of Municipal Commissioner, may develop or construct the amenity on the surrendered plot or on the land which is already vested in the Planning Authority, at his own cost subject to such stipulations as may be prescribed and to the satisfaction of the Municipal Commissioner and hands over the said developed/constructed amenity free of cost to the Municipal Commissioner then he may be granted a Transferable Development Rights (TDR) in the form of FSI as per the following formula:-

Construction Amenity TDR in sq.m. = A/B * 1.25

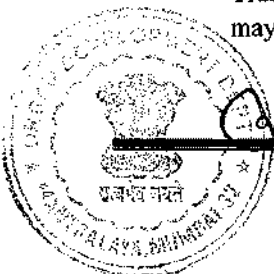
Where,

A= cost of construction of amenity in rupees as per the rates of construction mentioned in Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of amenity is commenced.

B = land rate per sq.m. as per the Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of amenity is commenced.

22.5 UTILISATION TRANSFERABLE DEVELOPMENT RIGHTS (TDR):-

22.5.1 A holder of DRC who desires to use FSI credit therein on a particular plot of land shall attach valid DRCs to the extent required with his application for development permission. Proposal for Transferable Development Rights (TDR) utilisation shall be submitted alongwith the documents as may be prescribed by the Commissioner or by the Government from time to time.



22.5.2 With an application for development permission, where an owner seeks utilisation of DRC, he shall submit the DRC to the Municipal Commissioner who shall endorse thereon in writing in figures and words, the quantum of the TDR proposed to be utilised, before granting development permission. Before issuance of Occupation Certificate, the Commissioner shall endorse on the DRC, in writing in figures and words, the quantum of TDR/DRs actually used and the balance remaining if any.

22.5.3 The Transferable Development Rights (TDR) generated from any land use zone shall be utilised on any receiving plot irrespective of the land use zone and anywhere in congested or non-congested area earmarked on Development Plan. The equivalent quantum of Transferable Development Rights (TDR) to be permitted on receiving plot shall be governed by the formula given below:-

$$\text{Formula: } X = (R_g / R_r) \times Y$$

Where, X = Permissible Utilisation of TDR/DR in sq.m. on receiving plot

R_g = Rate for land in Rs. per sq.m. as per ASR of generating plots in generating year

R_r = Rate for land in Rs. per sq.m. as per ASR of receiving plot in generating year

Y = TDR debited from DRC in sq.m.

22.5.4 Utilisation of Transferable Development Rights (TDR) and Road Width Relation:-

1) Notwithstanding anything contained in any regulation, the total maximum permissible built-up area and utilisation of Transferable Development Rights (TDR) on receiving plot shall be, subject to the road width, as prescribed below:-

Sr. No.	Plots Fronting on Road width	Maximum permissible TDR Loading
1	2	3
1	9mt and above but less than 12	0.40
2	12mt and above but less than 18	0.65
3	18mt and above but less than 24	0.90
4	24mt and above but less than 30	1.15
5	30 mt. and above	1.40

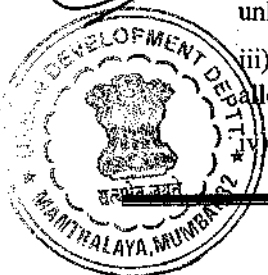
Note:-

i) Column No.3 shows the maximum permissible TDR that can be utilised on any plot. Provided that specific area based restriction where TDR utilisation is not permissible by earlier regulations shall remain in force except for Gaothan / Congested areas and along NH/SH/Ring road/Arterial roads. Provided also that the above utilisation of TDR would be available to an existing road width of 9mt and above so marked under the relevant Municipal Corporation Act.

ii) Maximum Building potential mention in Table No. 5 and 8 Column No.6 shall includes the basic FSI, allowable TDR, Additional FSI if any, Road widening FSI of the very said plot if any . However the Municipal Commissioner shall not grant any relaxation due to such allowable loading potential unless he himself satisfied that there is constraint on development.

iii) Maximum permissible TDR loading as mentioned above on any plot shall be exclusive of FSI allowed for inclusive housing if any.

The quantum of maximum permissible TDR loading mentioned above shall include atleast 20 %



slum TDR (wherever applicable), DRC generated from the vary said land and/or DRC generated from other location up to the permissible limit mention above .

v) If a plot is situated on internal road having dead end within 50 mt. from the main road, then such plot shall be treated as fronting on main road for the purpose of utilisation of TDR.

2) Provided that, the restrictions of total maximum permissible built up area in terms of FSI with respect to road width mentioned above shall not be applicable in cases where, the permissible FSI is more than the basic FSI in various schemes, like Slum Rehabilitation Scheme, Redevelopment of cess buildings, redevelopment of dangerous buildings, Urban Renewal Scheme, Redevelopment of MHADA buildings/Colonies, Metro Influence Zone BRTs, TODs etc. where specific provisions which are sanctioned by the Government shall apply.

3) Provided that, the additional FSI permissible in certain categories of buildings such as, Educational building, Registered Charitable Institutional/ Medical / Hospital Building, Star Category Hotel, Religious Building etc. as per prevailing Development Control Regulations, if any, can be availed either by full or part utilization of TDR or full or part utilization of additional FSI at the option of owner. However, the restriction of road width mentioned as above shall not be applicable when the owner exercises his option of availing utilization of additional FSI and in such cases limitation of maximum building potential as mentioned above shall not be applicable.

4) The utilisation of Transferable Development Rights (TDR) shall be permissible by considering Gross Plot Area excluding area affected by reservations or deemed reservation, if any. This principle shall also be applicable to the reservations to be developed under the provisions of Accommodation Reservation, by considering the total area of such reservation before surrender.

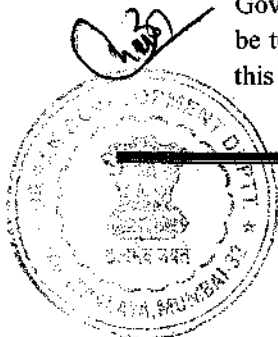
5) Areas Restricted from Utilisation of Transferable Development Rights (TDR) :-

Utilisation of Transferable Development Rights (TDR) shall not be permitted in following areas:-

- a) Agricultural / no development / Green zone / HTHS Zone and Bio Diversity Park reservation in the Development Plan.
- b) Area within the flood control line i.e. blue line (prohibitive zone) as specified by Irrigation Department.
- c) Coastal regulation zone.
- d) Where the permissible basic Zonal FSI is less than 0.75.
- e) Area having developmental prohibition or restrictions imposed by any notification issued under the provisions of any Central/State Act (like CRZ regulations, Defence restriction areas, etc.) or under these regulations.

22.6 GENERAL STIPULATION:-

- 22.6.1** Development Rights (DRs) will be granted to an owner or lessee, only for reserved lands which are retainable and not vested or handed over to the Government /Urban Local Bodies and not exempted under section 20 or 21 of the then Urban Land (Ceiling and Regulations) Act, 1976 and undertaking to that effect shall be obtained, before a Development Right is granted. In the case of schemes sanctioned under section 20 or 21 of the said Act, the grant of Development Rights (DRs) shall be to such extent and subject to the conditions mentioned in section-20 scheme and such conditions as the Government may prescribed. In case of non-retainable land, the grant of Development Rights shall be to such extent and subject to such conditions as the Government may specify. The provisions of this Regulation shall be subject to the orders issued by the Government from time to time in this



regard.

Provided that, in case of lands having tenure other than Class-I, like Inam lands, tribal lands etc., N.O.C. from Competent Authority, mentioning i) share of Government and land holder ii) transfer of such land in the name of Planning / Appropriate Authority, shall be produced by the land holder at the time of submission of application for grant of TDR.

- 22.6.2** DRC shall be issued by the Municipal Commissioner as a certificate printed on bond paper in an appropriate form prescribed by him. Such a certificate shall be a "transferable and negotiable instrument" after the authentication by the Municipal Commissioner. The Municipal Commissioner shall maintain a register in a form considered appropriate by him of all transactions, etc. relating to grant of, or utilisation of, DRC.
- 22.6.3** The Commissioner shall issue DRC within 180 days from the date of application or reply from the applicant in respect of any requisition made by him, whichever is later.
- 22.6.4 Transfer of DRC-**
- 1) The Commissioner shall allow transfer of DRC in the following manner
- i) In case of death of holder of DRC, the DRC shall be transferred only on production of the documents as may be prescribed by him from time to time, after due verification and satisfaction regarding title and legal successor.
- ii) If a holder of DRC intends to transfer it to any other person, he shall submit the original DRC to the Commissioner with an application alongwith relevant documents as may be prescribed by the Commissioner and a registered agreement which is duly signed by Transferor and Transferee, for seeking endorsement of the new holders name, i.e., the transferee, on the said certificate. The transfer shall not be valid without endorsement by the Commissioner and in such circumstances the Certificate shall be available for use only to the holder / transferor.
- 2) The utilisation of TDR from certificate under transfer procedure shall not be permissible, during transfer procedure.
- 22.6.5** The Commissioner may refrain the DRC holder from utilizing the DRC in the following circumstances:-
- i. Under direction from a competent Court.
- ii. Where the Commissioner has reason to believe that the DRC is obtained a) by producing fraudulent documents b) by misrepresentation,
- 22.6.6** Any DRC may be utilised on one or more plots or lands whether vacant, or already developed fully or partly by erection of additional storeys, or in any other manner consistent with the prevailing Development Control Regulations,
- 22.6.7** DRC may be used on plots/land having Development Plan reservations of buildable nature, whether vacant or already developed for the same purpose, or on the lands under deemed reservations, if any, as per prevailing Regulations.
- 22.6.8** DRC may be used on plots/land available with the owner after surrendering the required land and construction to the Planning Authority under the provisions of Accommodation Reservation. In such circumstances, for the purpose of deciding Transferable Development Rights (TDR) receiving potential, the total area of the reservation before surrender, shall be considered.



22.6.9 Infrastructure Improvement Charges-

The utilizer shall pay to the Planning Authority, an infrastructure improvement charges, for a proposed quantum of TDR to be utilised, at the rate of 5% of construction cost as per the prevailing Annual Statement of Rates.

22.7 VESTING OF LAND :-

22.7.1 The Commissioner, before issuing DRC, shall verify and satisfy himself that the ownership and title of the land proposed for surrender is with the applicant, and get the Record of Right to be corrected in the name of Planning Authority.

22.7.2 In case the Appropriate Authority for reservation is other than Planning Authority, it shall be permissible for the Commissioner on the request of such authority to grant TDR under this regulation and hold such possession as a facilitator. Provided that, the Municipal Commissioner shall handover the possession of such land to concerned Appropriate Authority, after receipt of value of land, from such Appropriate Authority as per Annual Statement of Rates prevailing at the time of handing over possession of land under reservation.

Provided also that, if such Appropriate Authority is the State Government Department, the Municipal Commissioner shall handover the possession of such land to the concerned Department free of cost.

22.8 EFFECT OF THIS REGULATION:-

Provision of Generation of TDR from these regulations shall not be applicable where DRC has been issued prior to date of publication of TDR Regulations under section 37 (1AA) (a) of the MR & TP Act, 1966 i.e. dated 30/04/2015. However DRCs issued under the old Regulations shall be allowed to be utilised as per TDR zones of old Regulations without indexation but subject to all other conditions of these regulations. Such utilisations shall be allowed for one year only from the date 29/01/2016 (i.e. the date of sanctioned of TDR Regulations under section 37 (1AA) (c) of the MR & TP Act, 1966 vide notification dated 28/01/2016 which appeared in Government Gazette on 29/01/2016).

Provided also that old TDR purchased for utilisation on a specific plot with registered documents of sale and / or specific proposal for utilisation of such TDR pending in the ULBs prior to these regulations shall be allowed completely as per the old regulations.

23.0 RESERVATION CREDIT BOND (RCB)

The reservation credit bond is a bond specifying the amount of compensation in lieu of handing over of reserved land to the Corporation and shall be issued by the Municipal Commissioner. The amount mentioned in this credit bond may be used for payment of any charges to the Corporation from time to time in future till exhausting the amount mentioned therein. Reservation Credit Bond shall be issued subject to the following conditions.

- i) Such bond shall not bear any interest on the amount mentioned there in.
- ii) The amount of compensation to be paid to the owner shall be as per the provisions of the relevant Acts dealing with land acquisition as amended from time to time.
- iii) The land to be handed over to the Corporation shall be free from all encumbrances and procedure laid down in TDR regulations shall be followed.

The Municipal Commissioner shall endorse the entries of payment on such bond from time to time. He shall maintain a record in a form considered appropriate by him of all transactions relating to grant of or utilisation of reservation credit bonds.



PART - VIII
HIGHER FSI FOR CERTAIN USERS

24.0 GENERAL

Additional/higher Floor space index may be allowed in certain categories in non-congested area, except as otherwise specified and subject to following conditions:

- a) Permissible **additional FSI** for the buildings as mention in Table no 20 shall be the maximum permissible building potential according to road width as mention in column 6 of Table no.5 or 8 of Regulation no 17.1.1 or 17.3 (wherever applicable) **minus** Basic FSI. No restriction to avail the additional FSI in the form of FSI only.
- b) Such additional FSI shall be available for use for which additional FSI is granted only and other permissible uses shall be allowed within the basic Permissible FSI.
- c) **Premium** –Premium for additional F.S.I. shall be per column 4 of the table. Rate of the premium is based on the land rate mentioned in ASR for respective S.No./CTS No. The premium collected shall be shared 50:50 between State Government & Corporation respectively. Premium to be paid to the Government shall be deposited in the concerned Account Head of Urban Development Department at Government Treasury by the Planning Authority. The following quantum of premium shall be subject to the orders of the Government from time to time.
- d) The additional FSI shall also be permissible to existing authorised users subject to structural stability.
- e) The other conditions as mentioned in the Government Directives issued under section 154 of the M.R.&T.P.Act 1966 vide Resolution no TPS-1815/2647/CR-13/15/UD 13/Dared 14/03/2016 shall also be applicable.
- f) If the owner / developer desire to avail such additional FSI in future for new buildings , then while seeking building permission at first instance, the building plan shall be submitted considering the Marginal distances as required for the height of buildings for such additional FSI. No condonation in the required open spaces, parking and other requirements in these regulations shall be allowed. However for the existing building proposals, such condition need not be insisted. But proposal shall be cleared only after strictly confirming structural and fire safety norms.
- g) Exit Requirements, Requirements of Water Supply, Drainage and Sanitation Parking spaces requirements, Fire provision requirements shall conform the provisions as mentioned in these regulations
- h) No Amenity Spaces shall required to be provided for the uses mention in Table No.20, except at sr.no.(I)

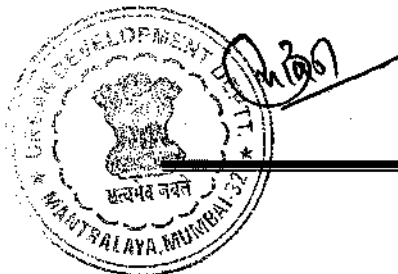


Table No. 20

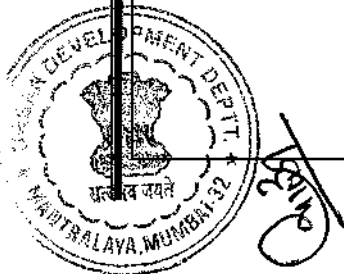
24.1 - Permissible Marginal spaces, permissible basic FSI, Additional FSI for buildings in non-congested area

Categories of the other buildings	Basic FSI	additional FSI	Rate of the Premium	Conditions if any,									
1	2	3	4	5									
A) Educational i) Pre-primary School, nursery Kinder garden and Special Educational Institute for Physically handicapped/Mentally ill.	As per Regulation No.17.1.1 or 17.3, wherever required	Maximum Building Potential limit as per road width as mention in column 4 of Table No. 5 or 8 (wherever required) minus basic FSI	10 %	Educational building excepting buildings for Pre-primary School, nursery Kinder garden and Special Educational Institute for Physically handicapped/Mentally ill. a) if the total area of the plot is not less than 0.4 hect. except lands reserved in development plan, and for the redevelopment of existing Municipal Schools, b) area as mentioned below is available for playground.									
ii) Primary School	As per Regulation No.17.1.1 or 17.3 wherever required	Maximum Building Potential limit as per road width as mention in column 4 of Table No. 5 or 8 (wherever required) minus basic FSI	20 %	<table border="1"> <thead> <tr> <th>Sr.No.</th> <th>Area of land</th> <th>Area of Play Ground</th> </tr> </thead> <tbody> <tr> <td>(i)</td> <td>Upto 5 Hect.</td> <td>40%</td> </tr> <tr> <td>(ii)</td> <td>Above 5 Hect.</td> <td>For first 5 hect. 40% and for remaining 20%</td> </tr> </tbody> </table>	Sr.No.	Area of land	Area of Play Ground	(i)	Upto 5 Hect.	40%	(ii)	Above 5 Hect.	For first 5 hect. 40% and for remaining 20%
Sr.No.	Area of land	Area of Play Ground											
(i)	Upto 5 Hect.	40%											
(ii)	Above 5 Hect.	For first 5 hect. 40% and for remaining 20%											
iii) Other Educational Buildings including boys/ girls / youth hostels within 500 m. periphery from the recognised educational institutions.	As per Regulation No.17.1.1 or 17.3 wherever required	Maximum Building Potential limit as per road width as mention in column 4 of Table No. 5 or 8 (wherever required) minus basic FSI	30 %	<p>Provided that, it shall not be necessary to increase area of existing playground; if any, when utilisation of additional FSI as otherwise permissible in these regulations, is proposed on upper floor of existing building.</p> <p>Provided further that, in case of existing building wherein utilisation of additional FSI is proposed, area of playground shall not be less than 40% or the existing area of playground whichever is minimum.</p> <p>Provided further that, in case of existing building wherein utilisation of additional FSI on upper floors is not possible and it is</p>									

necessary to expand the existing building to accommodate number of students, then in such exceptional circumstances, area of play ground may be permitted to be reduced, with the prior permission of Government.

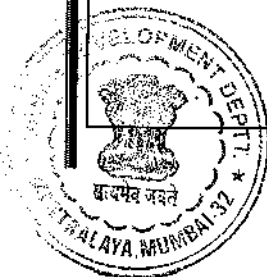
Other Conditions-

- i) The Educational Institute shall be of Government/Semi Government public authorities, Charitable Institutions or Private Institutions
- ii) Educational buildings shall not be permissible within 60 m. from the existing assembly building and 90 m. from the existing petrol pump.
- iii) Educational building shall only be permitted if 40% area is available for playground. However, this provision shall not be applicable to already approved existing building wherein construction of additional floor is proposed.
- iv) No classroom shall admeasure less than 38 sq. m. with a minimum dimension of 5.50 m. The height of any classroom shall not be less than 3.60 m.
- v) While granting Additional FSI to Educational Institutions offering primary and secondary education 5 % seats shall be reserved for admission for Government nominees. Deputy Director, Education Department shall be competent to decide such nominations. However, this condition shall not be applicable for Higher Education, Technical Education and Medical Education.
- vi) As and when required, some rooms of Educational Buildings shall be made available to the Government by the concerned institutions.
- vii) The Educational Institution shall maintain records regarding free / concessional education rendered to the needy persons, which shall



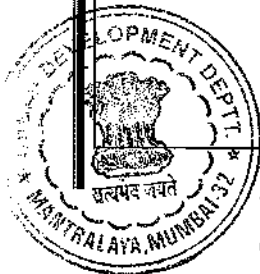
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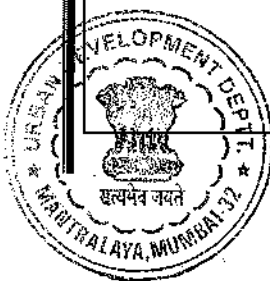
<p>be made available to the Director of School Education, Higher and Technical Education on demand.</p> <p>viii) The Director of School Education, Government of Maharashtra shall be the competent authority to monitor as to whether the Educational Institution is observing the terms and conditions referred to at (i), (ii) and (iii) above and, in case of any breach thereof or in case the Education being rendered by the Educational Institution are not to the satisfaction of the said Department, the Director of School Education shall have the right to suitably penalise the Educational Institution.</p> <p>ix) The Educational Institution shall file an undertaking that it shall abide by the above enumerated terms and conditions.</p> <p>x) Adequate Parking facilities as required per prevailing Development Control Regulation shall be provided.</p> <p>xi) While granting occupation certificate the Municipal Commissioner shall intimate to the Director of school Education for compliance of afore said condition along with copy of occupation certificate and plan.</p> <p>xii) Maximum of height of Educational building shall be as per The Maharashtra Fire protection and Life Safety Measure, Act, 2006</p> <p>xiii) Hostels shall not be misused and converted into other use. If it is found that the hostels are used for other purpose, Municipal Commissioner Authorised to take action as per the law.</p>				<p>B) Medical Institutions- Hospital, Maternity Homes, Health Club, buildings</p>
			<p>As per Regulation No.17.1.1 or 17.3, wherever required</p>	
			<p>Maximum Building Potential limit as per road width as mention in column 4 of Table No. 5 or 8 (wherever required) minus basic FSI</p>	
	<p>i) No premium for Government, Semi Government, public authorities</p>			
				<p>ii) Free medical treatment to the extent of atleast 20% of the total number of beds shall be given to persons from Economically Weaker Sections of society or to persons below the poverty line. In addition, 10% of the total number of patients in OPD shall be</p>



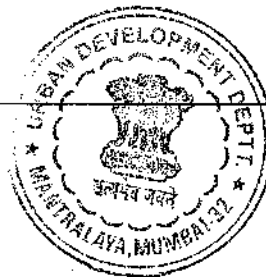
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<p>provided treatment at concessional rates, viz. rates that are being charged in government hospitals. The Medical Institution shall furnish the requisite periodical statements to the Director of Health Services in this regard.</p> <p>ii) The Medical Institution shall maintain records regarding free/concessional medical treatment rendered to the needy persons, which shall be made available to the Director of Health Services on demand.</p> <p>vi) Any Special ward in the hospital building shall not admeasure less than 9.0. sq.m. in area with no side less than 3 m.</p> <p>v) Area of the general wards shall not admeasure less than 40 sq. m. with no side less than 5.5. m.</p> <p>vi) Every building shall have a refuge collection area of minimum 7.50 sq. m. size with cover on top and unclosed on at least three sides. The same shall not be allowed in marginal open spaces. Modern method of incineration of the refuse may be adopted.</p> <p>vii) Minimum and maximum height shall be 3.00 m. & 4.2 m. respectively. The greater height may be permitted by the Authority as per the requirement.</p> <p>viii) The Director of Health Services, Government of Maharashtra shall be the Competent Authority to monitor as to whether the Medical Institution is observing the terms and conditions referred above and in case of any breach thereof or in case the medical services being rendered by the Medical Institution are not to the satisfaction of the Director of Health Services, the Director of Health Services shall have the right to suitably penalise the Medical Institution.</p> <p>ix) While granting occupation certificate the Municipal Commissioner shall intimate to the Director of Health Services,</p>	<p>hospitals.</p> <p>ii) 30% for Charitable Institutions</p> <p>iii) 40% for private hospitals</p>	<p>However maximum potential building shall be consider as 4.00 for Government Hospitals and 3.00 for other hospitals subject to Roads width 18 mt and more.</p>	
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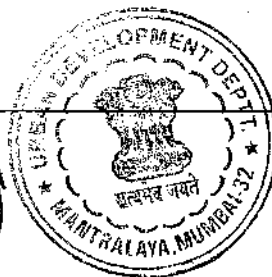
 <p>C) Institutional buildings/ Nationalised banks/ District Banks/ Central Bank/ Scheduled Bank/ Co-operative Bank.</p>	As per Regulation No.17.1.1 or 17.3 wherever required	Maximum Building Potential limit as per road width as mention in column 4 of Table No. 5 or 8 (wherever required) minus basic FSI	as above	<p>Government of Maharashtra for compliance of afore said condition along with copy of occupation certificate and plan.</p> <p>x) Maximum of height of building for hospitals, sanatorium and nursing homes, shall be as per The Maharashtra Fire protection and Life Safety Measure, Act, 2006.</p> <p>i) The institutional Buildings shall be of Government, Semi Government, public authorities or registered Charitable Institutions.</p> <p>ii) Minimum and maximum height shall be 3.60 m. & 4.2 m. respectively. The greater height may be permitted by the Authority as per the requirement.</p>
D) Starred category hotels (two star and above)	As per Regulation No.17.1.1 or 17.3 wherever required	Maximum Building Potential limit as per road width as mention in column 4 of Table No. 5 or 8 (wherever required) minus basic FSI. However maximum building potential shall be consider as 3.00 for Roads having width 18 mt. and more.	40% (up to four star) 50 % (five star and above)	<p>i) The star category hotels shall be constructed on independent plot.</p> <p>ii) Certificate from the Tourism Department, GOI shall be necessary.</p> <p>iii) Minimum and maximum height shall be 3.60 m. & 4.2 m. respectively. The greater height may be permitted by the Authority as per the requirement.</p> <p>iv) While granting Additional FSI to starred category Residential Hotels 5% of rooms shall be reserved for Government nominees free of cost. Provided that such rooms be reserved for a period of not exceeding thirty days in a calendar year in a particular hotel. The head of respective authorities shall be competent to decide and monitor whether the institution is observing the terms and conditions as mentioned.</p> <p>v) While granting occupation certificate the Municipal Commissioner shall intimate to the Competent Authority for compliance of afore said condition along with copy of occupation certificate and plan.</p>

<p>E) Buildings of Government and Semi-Government Offices, Local Authorities and Public Sector Undertakings:</p>	<p>As per Regulation No.17.1.1 or 17.3 wherever required</p>	<p>Maximum Building Potential limit as per road width as mention in column 4 of Table No. 5 or 8 (wherever required) minus basic FSI. However maximum building potential shall be consider as 4.00 for Roads having width 18 mt and more.</p>	<p>Government and Semi-Gove Office, Local Authorities – Nil. Public Sector – 30%</p>	<p>i) The Municipal Commissioner with the previous approval of State Govt. may exceed the additional FSI. ii) Minimum and maximum room height shall be 3.60 m. & 4.2 m. respectively. The greater height may be permitted by the Authority as per the requirement.</p>
<p>F) Religious Building:</p>	<p>As per Regulation No.17.1.1 or 17.3 wherever required</p>	<p>Maximum Building Potential limit as per road width as mention in column 4 of Table No. 5 or 8 (wherever required) minus basic FSI</p>	<p>15%</p>	<p>Structure used for worship like temple, church, mosque, gurudwara, agyari etc. (a) For any construction, addition or alteration or repairs of existing religious building prior permission from Home Department through Urban Development Department of Govt. of Maharashtra shall be mandatory. b) The proposal shall be in consistent with the Development Plan proposals. c) while granting occupation certificate the Municipal Commissioner shall intimate to the concerned Police Authority and Collector along with copy of occupation certificate and plan. d) subject to other conditions as decided by Municipal commissioner. e) It shall be necessary to obtain the No-Objection Certificate from concerned Police Authority and Collector, before grant of permission. f) Other ancillary user like, administration office, Dharmashala or Accommodation for devotees, eateries, convenience shops, etc.</p>



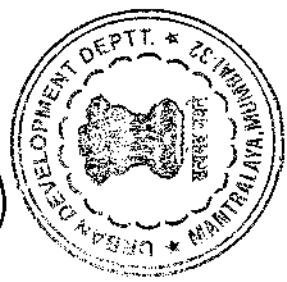
G) YatriNiwas,	As per Regulation No.17.1.1 or 17.3 wherever required	Maximum Building Potential limit as per road width as mention in column 4 of Table No. 5 or 8 (wherever required) minus basic FSI	15%	i) The building shall be on independent plot having minimum plot area of 1000 sq.mt. ii) Minimum and maximum height shall be 3.00 m. & 4.2 m. respectively. The greater height may be permitted by the Authority as per the requirement.
H) The Land in possession of Maharashtra State Road Transport Corporation, PMPML Pune, Metro Station	As per Regulation No.17.1.1 or 17.3 wherever required	Additional FSI 0.5 over and above the basic permissible FSI.	No premium	Out of total FSI, maximum 1.00 FSI shall be allowed to be developed for commercial use and remaining FSI shall be for the self-use of the said principle use. Appropriate land shall be kept open for parking of buses, movement of buses and passengers.
I) Basic shelter for urban poor and Housing schemes for backward class of the society	As per Regulation No.17.1.1 or 17.3, wherever required	Maximum Building Potential limit as per road width as mention in column 4 of Table No. 5 or 8 (wherever required) minus basic FSI or FSI upto 2.5, whichever is maximum	No premium	Any housing scheme undertaken by planning authority, government / semi government organisation, under the basic shelter for urban poor or similar programme / scheme of the Central / State Government, may be allowed FSI upto 2.5, or as permissible in these regulations whichever is maximum subject to following condition. i) The said scheme shall be for EWS/LIG housing having minimum width of road 9 mt. ii) The scheme shall be implemented by the Municipal Corporation / Government/semi-Government Authority stipulated by the Government, from time to time. iii) The use of the land under the Scheme shall be in consonance with the proposals of the sanctioned development plan. iv) Total permissible floor space index for the scheme shall be 2.50 of the gross plot area (excluding the area affected by the D.P. Reservations) v) The entire 2.50 FSI as made permissible shall be utilised of the scheme only.

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				<p>vi) All the development plan reservations on the land under the scheme shall be developed by the said authority and the amenities thus created shall be handed over to the planning authority.</p> <p>vii) Amenity spaces as required under these regulation shall be provided under this scheme</p>
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24.2 ENTITLEMENT OF FSI FOR ROAD WIDENING OR CONSTRUCTION OF NEW ROADS / SURRENDER OF RESERVED LAND

The Municipal Commissioner may permit on the same plot, additional FSI of the area required for road widening or for construction of a new road proposed under the Development Plan, if the owner (including the lessee) of such land surrenders such land for road widening or construction of new road without claiming any monetary compensation in lieu thereof and hand over the same free of encumbrances to the satisfaction of the Municipal Commissioner. FSI generated against the surrender of land, shall be in proportion to the provisions mentioned in Regulation of TDR and may be utilised on the remaining land. If desired by the owner, TDR may be granted against such surrendered land instead of utilizing FSI on remaining land. Such TDR shall be allowed to be utilised as a Development Rights in accordance with the provisions of regulating Transfer of Development Rights (TDR). Thereafter, the road shall be transferred in the city survey records/revenue records in the name of the Municipal Corporation and shall vest in it becoming part of a public street.

24.3 DEVELOPMENT / REDEVELOPMENT FOR CONSTRUCTION OF STAFF QUARTERS OF THE STATE GOVERNMENT OR ITS STATUTORY BODIES OR MUNICIPAL CORPORATION ON PRIVATE LANDS

24.3.1 Regulation for staff quarters of the State Government or its statutory bodies or Municipal Corporation on land belonging to such Authorities situated in developable zones such as Residential / Public Semi-public / Commercial Zones etc. except restricted zone such as Green Belt, Agricultural Zone, No development Zone, CRZ, etc.

24.3.2 The basic FSI specified in these regulations may be allowed to be exceeded as per following table on the gross plot area solely for the project of construction of staff quarters (herein after referred to as —staff quarter project) for the employees of the Government, or its statutory bodies or the Municipal Corporation (hereinafter collectively referred to as —User Authority), on land belonging to such User Authority, by the PWD of the Government of Maharashtra or MHADA or Maharashtra Police Housing Corporation or Municipal Corporation or any other Public Agency nominated by the Government for this purpose, which also include any Special Purpose Vehicle, wherein the Government or a fully owned Company of the Government holds at least 51% equity share (hereinafter collectively referred to as —"implementing Public Authority")

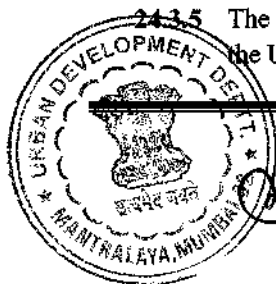
24.3.3 Road width and plot area	Maximum permissible FSI including basic FSI
18.0 mt or above minimum plot area 4000 sq.m. and above	4.00
12.0 mt. or above but below 18.0 mt.	3.00

24.3.4 For the purpose of calculating the FSI, the entire area of the plot excluding area under Development Plan roads and Development Plan reservations, if any, shall be considered.

Provided that, the Development Plan reservations like Government Staff Quarters, Police Housing, Municipal Housing, Municipal Staff Quarters etc. on lands belonging to Government / Public Authorities / Local Authorities, shall not be excluded.

Provided further that, amalgamation of such Development Plan reservation/s with adjoining lands for the execution of project under this regulation, shall be permissible.

24.3.5 The total permissible FSI under this regulation shall be utilised for construction of staff quarters for the User Authority, subject to the following



i) The area of staff quarters for various categories of employees shall be as per the norms prescribed by the concerned User Authority and in no case shall the area of staff quarters exceed the maximum limit of carpet area as prescribed therein.

ii-a) Municipal Commissioner may also permit upto 1/3rd of the total permissible FSI under this regulation for construction of free sale area (hereinafter referred to as —free sale component) to be disposed of by the Implementing Public Authority as provided herein. The free sale component shall preferably be constructed in a separate block. Sub-division of plots shall be permissible on the basis of equitable distribution of FSI, in case construction of free sale component is permitted by the Municipal Commissioner.

The free sale component may be utilised for commercial use as per potential of plot as decided by the following committee. The extent of commercial use, if required shall be decided by the said committee strictly within the limits as specified in these regulations

- 1) Municipal Commissioner – Chairman
- 2) Police Commissioner – Member
- 3) Collector of Concerned District – Member
- 4) Superintendent Engineer (PWD) – Member

ii-b) If the User Authority required construction of staff quarters to the extent of full permissible FSI, then the User Authority shall pay full cost of construction + 5% of construction cost as establishment charges to the Implementing Public Authority.

ii-c) The flats constructed under the free sale component shall be first offered to the Central Government, its statutory bodies, Central /State PSUs for purchase as staff quarters and if the Central Government or its statutory Bodies or Central /State PSUs do not indicate willingness to purchase the same within the prescribed time limit, such flats shall be sold in open market.

24.3.6 i) Notwithstanding anything contained in these regulations, no amount shall be charged towards Premium, Scrutiny Fee etc., for the projects proposed under this regulation.

ii) The provisions of Inclusive Housing, mentioned in these regulations, shall not be applicable for development under this regulation.

24.3.7 For any staff quarters project under this regulations, a development agreement shall be executed between the User Authority and the Implementing Public Authority, which, inter alia, shall authorise the Implementing Authority to dispose of the flats constructed under the free sale component of the project, wherever applicable. Such development agreement shall contain the details regarding the modalities and conditions of transferring such quarters (whether free of cost or on payment/ receipt of certain amount by the User Authority) to the user authority and also conditions modalities of disposing of the flats under the free sale components by the Implementing Public Authority.

24.4 DEVELOPMENT / REDEVELOPMENT OF HOUSING SCHEMES OF MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

Development / re-development of housing schemes of Maharashtra Housing and Area Development Authority shall be subject to the following provision.

- 1) The FSI for a new scheme of Low Cost Housing, implemented by MHADA departmentally on vacant lands for Economically Weaker Sections (EWS), Low Income Group (LIG) and Middle Income Group (MIG) categories shall be 2.50 on the gross plot area and atleast 60% built-up area



in such scheme shall be in the form of tenements under the EWS, LIG and MIG categories, as defined by the Government in Housing Department from time to time.

- 2) For redevelopment of existing housing schemes of MHADA, containing (i) EWS/LIG and/or (ii) MIG and/or (iii) HIG houses with carpet area less than the maximum carpet area prescribed for MIG, the total permissible FSI shall be 2.50 on the gross plot area (exclusive of the Fungible FSI).

2.1) Where redevelopment of buildings in existing housing schemes of MHADA is undertaken by the housing co-operative societies or the occupiers of such buildings or by the lessees of MHADA, the Rehabilitation Area Entitlement, Incentive FSI and sharing of balance FSI shall be as follows:-

A) Rehabilitation Area Entitlement:

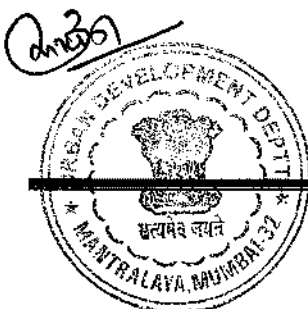
- i) Under redevelopment of buildings in existing Housing Schemes of MHADA, the entitlement of rehabilitation area for an existing residential tenement shall be equal to sum total of -
- a) a basic entitlement equivalent to the carpet area of the existing tenement plus 35% thereof, subject to a minimum carpet area of 300 sq.ft. and
 - b) an additional entitlement governed by the size of the plot under redevelopment, in accordance with the Table No. 21 below:-

Table No. 21	
Area of the Plot under Redevelopment	Additional Entitlement (As % of the Carpet Area of the Existing Tenement)
Upto 4000 sq.m.	Nil
Above 4000 sq.m. to 2 hect.	15%
Above 2 hect to 5 hect.	25%
Above 5 hect to 10 hect.	35%
Above 10 hect.	45%

Provided that the maximum entitlement of rehabilitation area shall in no case exceed the maximum limit of carpet area prescribed limit for MIG category by the Govt. as applicable on the date of approval of the redevelopment project. Provided further that the entitlement of rehabilitation area as admissible under this regulation shall be exclusive of the area of balcony.

- ii) Under redevelopment of buildings in existing Housing Schemes of MHADA, the entitlement of rehabilitation area of any existing commercial/amenity unit in the Residential Housing Scheme shall be equal to the carpet area of the existing unit plus 20% thereof.

- B) Incentive FSI-** Incentive FSI admissible against the FSI required for rehabilitation, as calculated in (a) above, shall be based on the ratio (hereinafter referred to as Basic Ratio) of Land Rate (LR) in Rs./Sq.m. of the plot under redevelopment as per the Annual Statements of Rates (ASR) and Rate of Construction (RC)* in Rs./Sq.m. applicable to the area as per the ASR and shall be as given in the Table No.22 below:-



Basic Ratio (LR/RC)	Incentive (As % of Admissible Rehabilitation Area)
Above 6.00	40%
Above 4.00 and upto 6.00	50%
Above 2.00 and upto 4.00	60%
Upto 2.00	70%

Explanation:-

* RC is the rate of construction in respect of R.C.C. Construction, as published by the Chief Controlling Revenue Authority & Inspector General of Registration, Maharashtra State in the Annual Statements of Rates.

Provided that the above incentive shall be subject to the availability of the FSI on the Plot under redevelopment and its distribution by MHADA.

Provided further that in case there are more than one land rate applicable to different parts of the plot under redevelopment, a weighted average of all applicable rates shall be taken for calculating the Average Land Rate and the Basic Ratio.

Provided further that the Land Rate (LR) and the Rate of Construction (RC) for calculation of the Basic Ratio shall be taken for the year in which the redevelopment project is approved by the authority competent to approve it.

C) Sharing of the Balance FSI:-

The FSI remaining in balance after providing for the rehabilitation and the incentive components, calculated as per (a) and (b) above respectively, shall be shared between the Co-operative Housing Society and MHADA in the form of built-up area, as given in Table No. 23 below and the share of MHADA shall be handed over to MHADA free of cost.

Basic Ratio (LR/CR)	Sharing of balance FSI	
	Share of Co-operative Society	Share of MHADA
Above 6.00	30%	70%
Above 4.00 and upto 6.00	35%	65%
Above 2.00 and upto 4.00	40%	60%
Upto 2.00	45%	55%

2.2) Where redevelopment of buildings in the existing Housing Schemes of MHADA is undertaken by MHADA or jointly by the MHADA alongwith the housing societies or the occupiers of such building or by the lessees of MHADA, the Rehabilitation Area Entitlement, incentive FSI and sharing of balance FSI shall be as follows:

A) **Rehabilitation Area Entitlement:** The Rehabilitation Area Entitlement shall be increased by 10% of the existing carpet area, over and above the Rehabilitation Area Entitlement calculated in



(A) of 2.1 above, subject to the maximum of the size of MIG prescribed by the Government in the Housing Department.

B) Incentive FSI: Incentive FSI shall be the same as in (B) of 2.1 above.

C) Sharing of the balance FSI: Sharing of the balance FSI shall be the same as in FAÇADE of 2.1.

3) For the purpose of calculating the FSI, the entire area of the layout including Development Plan roads and internal roads but excluding the land under the reservation of public amenities shall be considered. Sub-division of plots shall be permissible on the basis of the compulsory open spaces as in these Regulations. For low cost housing schemes of MHADA for EWS/LIG categories, the prevailing Regulations of the DCR shall apply.

Provided that there shall be no restriction on the utilization of the FSI permissible under this Regulation except for the restrictions under any law, rule or regulation.

4) For the purpose of this Regulation the carpet areas for EWS, LIG or MIG tenements shall be as determined by the Government from time to time.

5) a) For providing the requisite infrastructure for the increased population, an infrastructure charge at the rate of 7% of the Land Rate as per the ASR of the year of approval of the redevelopment project shall be chargeable for the extra FSI (excluding the fungible FSI) granted over and above the normal FSI admissible for the redevelopment schemes. 50% of the Infrastructure Charge levied and collected by MHADA shall be transferred to the Municipal Corporation for developing necessary off site infrastructure.

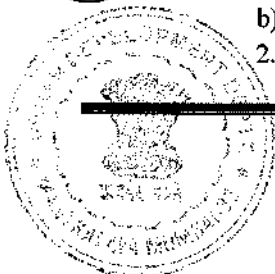
b) No premium shall be charged for the FSI admissible as per the prevailing regulations

(i) Construction of EWS/LIG and MIG tenements by MHADA on a vacant plot, or(ii) in a redevelopment project for the construction of EWS/LIG and MIG tenements towards the share of MHADA, or (iii) for rehabilitation component of a redevelopment project.

6) Notwithstanding anything contained in these Regulations, the relaxation incorporated in the prevailing Regulation shall apply to the Housing Schemes under this Regulation for tenements under EWS/LIG and MIG categories. However, the front open space shall not be less than 3.6m.

7) a) In any Redevelopment Scheme where the Co-operative Housing Society Developer appointed by the Co-operative Housing Society has obtained No Objection Certificate from the MHADA, thereby sanctioning additional balance FSI with the consent of 70% of its members and where such NOC holder has made provision for alternative accommodation in the proposed building (including transit accommodation), then it shall be obligatory for all the occupiers / members to participate in the Redevelopment Scheme and vacate the existing tenements for the purpose of redevelopment. In case of failure to vacate the existing tenements, the provisions of section 9A of the MHAD Act mutatis mutandis shall apply for the purpose of getting the tenements vacated from the not co-operative members.

b) For redevelopment of buildings in any existing Housing Scheme of MHADA under clause 2.2 hereinabove, by MHADA, the consent of the Co-operative Housing Society in the form of a



valid Resolution as per the Co-operative Societies Act, 1960 will be sufficient. In respect of members not co-operating as per approval of the redevelopment project, action under section 95(A) of the Maharashtra Housing and Area Development Act, 1976 may be taken by MHADA.

8) A corpus fund, as may be decided by MHADA, shall be created by the Developer which shall remain with the Co-operative Housing Societies for the maintenance of the new buildings under the Rehabilitation Component.

24.5 REDEVELOPMENT OF EXISTING BUILDINGS BELONGING TO EWS / LIG GROUPS.

Reconstruction / Redevelopment of existing buildings of EWS / LIG undertaken by landlord and / or co-operative housing societies and / or occupiers having carpet area of all tenements less than the EWS / LIG norms prescribed by MHADA, which existed prior to these regulations which has ceased to exist in consequence of accidental fire / natural collapse or demolition for the reasons of the same having been declared unsafe by or under a lawful order of the Municipal Commissioner, shall be allowed subject to following conditions

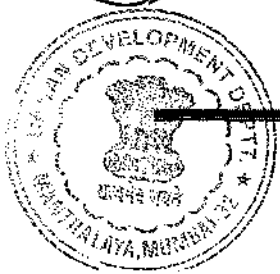
- 1) FSI to be allowed for such redevelopment proposal shall be base FSI permissible under these regulations or the FSI consumed by the existing authorized building whichever is more. In addition to this minimum 15 sq. m. built up area per Residential flat shall be allowed as incentive to the owner excluding bungalow.
- 2) All the occupants of the old building shall be re-accommodated in the redeveloped building.
- 3) In case of fire gutted buildings the conditions of more than 30 years age of buildings shall not be made applicable, provided the structural stability certificate from nearest Govt. Engineering College shall be necessary.
- 4) The Committee comprises of Commissioner, Superintending Engineer, Public Works Department, State of Maharashtra, Chief Fire Officer, and the Head of department structural Engineering of Government Engineering College shall be set-up to decide whether the building is "dangerous or dilapidated or Unsafe"
- 5) Reconstruction of the building on the plots shall conform to the provisions of the sanctioned Development Plan and sanctioned Development Control regulations.

24.6 REDEVELOPMENT OF OLD DILAPIDATED/DANGEROUS BUILDINGS

Reconstruction / Redevelopment in whole or in part of any tenanted building which existed prior to these regulations which has ceased to exist in consequence of accidental fire / natural collapse or demolition for the reasons of the same having been declared dangerous or dilapidated or Unsafe by or under a lawful order of the Municipal Commissioner, shall be allowed subject to following conditions.

- a) Redevelopment of tenanted building undertaken by landlord and / or co-operative housing societies of landlord and / or occupiers shall be allowed, with an FSI equivalent to the Rehab Area plus 50% incentive FSI of the rehab area. Provided that Rehab Area will be the authorisedly utilised Area or 27.87 sq.mt. per tenement whichever is more.

However as per the road width if the potential of the Plot is more than what is mention above, then the balance potential available on plot after deducting rehab and incentive FSI may be allowed to be utilized to that extent by the way of TDR or



Additional FSI in 50- 50 proportion subject to limitation of additional FSI as mentioned in Table No. 5 or 8, if any.

- (b) All the certified tenants of the old building shall be re-accommodated in the redeveloped building. Each tenant shall be rehabilitated and given free of cost the carpet area occupied by him for residential purpose in the old building subject to the minimum carpet area of 27.87sq. mt. or existing carpet area whichever is more subject to maximum carpet area upto 70 sq.mt. (753 sqft.) . In case of non-residential occupier the area to be given in the reconstructed building shall be equivalent to the area occupied in the old building.

Provided that if the carpet area under Residential use exceeds 70 sq.mt., the cost of construction for Area exceeding 70 sq.mt. shall be paid by tenant / occupant to the developer. The cost of construction shall be as per the ready reckoner rate of that year. The carpet area exceeding 70 sq.mt. shall be considered for rehab FSI but shall not be consider for incentive FSI.

- (c) In case of fire gutted buildings the conditions of more than 30 years age of buildings shall not be made applicable, provided the structural stability certificate from nearest Govt. Engineering College shall be necessary.
- (d) The Committee comprises of Commissioner, Superintending Engineer, Public Works Department, State of Maharashtra, Joint Director, Town Planning, Chief Fire Officer, and the Head of department structural Engineering of Government Engineering College shall be set-up to decide whether the building is "dangerous or dilapidated or unsafe".

Note-

- (1) For the purpose of deciding authenticity of the structure if the approved plans of existing structure are not available, the Commissioner shall consider other evidences such as Assessment Record or City Survey Record or Sanad.
- (2) In case where there are number of buildings. on plot, in such cases, equivalent land component of the buildings which is declared unsafe shall be worked out and incentive FSI shall be based on such land component.
- (3) Reconstruction of the building on the plot shall conform to the provisions of the sanctioned Development Plan and sanctioned Development Control Regulations.
- (4) The new building may be permitted to be reconstructed in pursuance of an agreement to be executed on stamp paper by atleast 70 percent of the landlord / occupants in the original building, within the meaning of the Bombay Rents, Hotel and Lodging House Rents Control Act, 1947 or Apartment Act and its related provision and in such agreement provision for accommodation for all occupants in the new building on agreed terms shall be made and a copy of such agreement shall be deposited with the Municipal Corporation before commencement or undertaking reconstruction of the new buildings.
- (5) The carpet area of part or parts of the new building intended to be used as non-residential use shall not exceed the carpet area of part or parts of the original building so used
- (6) No new tenancy shall be created
- (7) An amount as may be decided by the Government shall be paid by the Owner /Developer / Society as additional Development Cess for the built up area over and above the Base FSI. A corpus fund as decided by the Municipal Commissioner is to be created by the Developer which will take care of the maintenance of the building for a period of 10 years.



24.7 Redevelopment of existing buildings

Reconstruction / Redevelopment schemes undertaken by the Corporation / Owners for the existing residential development.

The FSI to be allowed for such proposal shall be FSI permissible under these regulation no.17.1.1 or 17.3 wherever applicable or the FSI consumed by the existing authorized building whichever is more.

24.8 TRANSIT ORIENTED DEVELOPMENT (TOD)**24.8.1 Definitions**

- (i) **TOD zone** :- It is the area along/around the proposed MRTS/Metro corridor as will be delineated by Pune Municipal Corporation with approval of the State Government.
- (ii) **Base permissible FSI** :- It is the FSI that is otherwise permissible on any land with respect to zone shown as per the sanctioned development plan and the relevant provision of the Principal DCR excluding the TDR and the premium FSI, redevelopment incentive FSI that can be received.
- (iii) **Gross plot area** :- Gross Plot Area means total area of land after deducting area under reservation or deemed reservation like amenity space if any, area under D.P. Road and Road widening.
- (iv) **Principal DCPR** :- Principal DCPR means these DC Regulations excluding the provisions regarding TOD zone.

24.8.2 Date of coming into force :- The date of coming into force of these regulations shall be the date as notified by the Government.

24.8.3 Maximum Permissible FSI :- The maximum permissible total FSI in TOD zone shall be 4.00 including the base permissible FSI, subject to condition that, the additional FSI over and above the base permissible FSI shall be allowed within the overall limit of maximum permissible FSI, as given in the Table below-

Sr. No.	Road width in m.	Min .Plot Area in sq.m.	Maximum Permissible FSI
1	2	3	4
1	9 m. and up to 12 m.	Below 1000	2.00
2	12 m. and up to 18 m.	1000 or above	2.50
3	18 m. and up to 24 m.	2000 or above	3.00
4	24 m. and up to 30 m.	3000 or above	3.50
5	30 m. and above	4000 or above	4.00

Explanation:-

- 1) The maximum permissible FSI as per the above Table shall be determined by satisfaction of both the criteria's viz. Minimum Road width as well as plot area, simultaneously. However in case, both these criteria's are not satisfied simultaneously, the maximum permissible FSI



shall be the minimum of that permissible against each of these two criteria's, as illustrated below ;

Illustrations: -

Utilization of FSI

Plot Area in sqm	Road width					
	Less than 9m.	9 m. and up to 12 m	12 m. and up to 18 m	18 m. and up to 24 m.	24 m. and up to 30 m.	30 m. and above
Below 1000	Principal DCPR	2	2	2	2	2
1000 to below 2000	Principal DCPR	2	2.5	2.5	2.5	2.5
2000 to below 3000	Principal DCPR	2	2.5	3.0	3.0	3.0
3000 to below 4000	Principal DCPR	2	2.5	3.0	3.5	3.5
4000 or above	Principal DCPR	2	2.5	3.0	3.5	4.0

- 24.8.3.1 Premium to be Paid** - Additional FSI over and above base permissible FSI of respective land use zones as per principal DCPR, may be permitted on the payment of premium equivalent as would be decided by Government from time to time.
- 24.8.3.2 Integrated Mobility Plan:-** There shall be an Integrated Mobility Plan envisaging inter-linkages between different modes of mass transport, parking management, traffic management and pedestrianisation.
- 24.8.3.3** The maximum permissible FSI as given in Table under regulation 24.8.3 shall be calculated on the gross plot area.
- 24.8.3.4** In case of plot / plots falling partly within the TOD zone, the FSI permissible shall be as follows, provided that the total area of the plot (plot falling within TOD zone plus plot falling outside TOD zone) shall be as prescribed in the table in regulation no. 24.8.3 :-
- Where 50% or more area of such plot / plots falls within TOD zone, these regulations including FSI shall apply to the total area of such plot / plots.
 - Where less than 50% area of such plot / plots falls within TOD zone, these regulations including FSI shall be applicable to the part of plot / plots falling within TOD zone, whereas for the part of plot / plots falling outside TOD zone, these regulations except provisions regarding FSI shall be applicable. The FSI permissible for the part falling outside TOD zone shall be as per Principal Development Control Regulations.

Notwithstanding anything contained in any other provision of this DCPR the Parking, Double height terraces up to 20% and 15% balconies not enclosed, Stair cases, Lift wells with machine rooms, Refuge areas, Voids, Service Floor & Entrance lobbies of the building in TOD zone shall be free of FSI.



Notwithstanding anything contained in any other provisions of these regulations, TDR shall not be allowed to be received on the plots within TOD zone, irrespective of its location in congested area / non congested area as per the Development Plan of Pune.

24.8.4 Tenement Size

For any development or redevelopment within TOD zone, size of tenement shall be minimum 25 sqm and maximum 120 sqm of built-up area and out of total proposed tenements, the tenements equivalent to at least 50% of total FSI shall be of a size equal to or less than 60 sqm. These tenements shall not be allowed to be clubbed/amalgamated in any case.

24.8.5 Permissible mixed use in TOD zone:

Mixed use in the form of residential and commercial may be permissible on the residential plot in TOD zone fronting on the road width of 12 mt. and above. And mix use on plot / plots in commercial zone in Pune Municipal Corporation shall be permissible as per the principal DCPR and the maximum permissible FSI under these regulations shall be allowed on the payment of premium.

24.8.6 Other provisions regarding marginal open spaces shall be governed by the proposed height of structure, as given in the provisions 24.8.7 below and should conform to the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 (Maharashtra Act no. III of 2007) as amended from time to time. No building permission shall be issued without NOC of the Fire Officer. Other regulations regarding room sizes, apertures for light and ventilation shall be as per the principal DCPR in force.

24.8.7 Marginal Spaces

Sr. No.	Building Height	Side and Rear Margins	Remark
a	15.0 mt and below	H/2-4	Minimum 3.0 mt. for Residential minimum 4.5 mt. for Commercial and Minimum 6.0 m. for Special Buildings.
b	Above 15.0 mt. and upto 24.0 mt.	H/4	
c	24.0 mt and above	H/5 subject to Maximum 12.0 mt.	

Note- However if Developer / Owner provides more than 12.00 mt. side and rear margins, it shall be permissible.

24.8.7.1 No projections shall be allowed in marginal spaces so that minimum 6 mt. marginal spaces remain free from all encumbrances for the movement of fire tenders. In case if ramp is necessary from accessibility, such ramp may be allowed after living 6 mt. clear margin,

24.8.7.2 For calculation of marginal distances the height of the parking floors (Maximum two floors above the Ground Level) shall not be taken in account, However height of such parking floors will be counted towards the total height of the building for deciding the building as high rise building and for civil Aviation purpose.

24.8.7.3 Car lift / mechanical parking shall be permissible, as per Principal DCPR as amended from time to time.



24.8.8 Parking

Parking in the TOD zone shall be provided as per the table given below.

Sr. No.	Occupancy	One parking space for every	Transit Oriented Development Influence Zone		
			Car	Scooter / Motorcycle	Cycle
1	Residential	For 4 units having carpet area From 25 and upto 40 sq.mt.	0	1	2
		For 2 units above 40 and upto 60 sq.mt.	1	1	2
		For every unit above 60 and upto 80 sq.mt.	1	2	2
		For every unit above 80 sq.mt	1	1	1
2	Govt. & Semi Govt. Private business buildings	100 sq.mt carpet area or fraction thereof	1	2	2

Note: i) Parking spaces for differently – abled persons shall be provided as per Indian Road Congress Code No. IRC 103:2012 in each new construction / development / re-development in the TOD zone.

ii) No on street parking shall be permissible, unless specifically allowed in the integrated mobility plan report.

24.8.8.1 Incentive for providing Public Parking in the area falling within the radius of 200 mt. from the Metro/MRTS Station.

If the owner / developer of the plot falling within the radius of 200 mt. from the Metro Station/MRTS, is willing to provide Public Parking space over and above the parking spaces required as per the table given in regulation No.24.8.8 of these regulations, the same shall be allowed and in that case the premium to be paid by such developer / owner as per regulation No.24.8.3.1 shall be reduced by the amount equal to the premium worked out for 25% of the area earmarked for such additional Public Parking space, subject to following conditions:-

- Such parking area shall be in the built-up form and shall be handed over to Planning Authority free of cost before granting the Occupation Certificate to the project. The Planning Authority should enter into an agreement with owner / developer for such parking space at the time of granting Commencement Certificate to the project. Such Public Parking area shall be clearly shown on the proposed building plan / layout and a condition to above effect shall be incorporated in the Commencement Certificate.
- The parking area shall have independent access from major road adjacent to the plot and with proper entry and exits.
- The parking area to be made available at individual site shall be at minimum 100 sq.mt. at one place either at Ground floor / Stilt floor or first floor.
- The maximum parking area that can be provided shall be decided by the Commissioner, Nashik Municipal Corporation, as the case may be, on considering the location of such site and the parking requirement.



- e) A board showing the location of such public parking space should be displayed at suitable places by the Planning Authority.
- f) Area covered under such parking shall not be counted towards FSI consumption.
- g) Concerned land owner / developer / society / public company shall not be allowed to operate the public parking.
- h) The proposed development shall be further subject to such conditions as may be decided by the Municipal Commissioner.
- 24.8.9** In case of metro rail, development or redevelopment, proposed by the Authority / individual applicant / any other Planning Authority, from the edge of the Metro Rail, within 20 mt. distance from the Metro Rail, on its either side, the concerned Planning Authority i.e. Pune Municipal Corporation before granting such permission for development / redevelopment shall seek prior NOC from the concerned Metro Railway Authority as required under the Metro Railways (Construction of Works) Act, 1978 from the point of view of safety of the Metro Railway and such other related matters.
- 24.8.10** In case of any conflict between these Regulations and any other Regulation/s of the DCR, these Regulations shall prevail for the TOD zone.
- 24.8.11** No Compound wall / fencing shall be permissible on the boundary of plot fronting on road and 50% front marginal distance (subject to minimum of 3.0 mt.) shall be kept accessible and to be used as foot paths, for pedestrians. However, it shall be permissible for the applicant to construct / erect fencing, on the boundary, after leaving the space for pedestrians as specified above.
- However for the plots situated on 9mt. and 12mt. wide Roads having 100% residential use therefore above rule shall not be made applicable.
- 24.8.12** Large wholesale stores, car dealer showrooms, warehouses/storages, auto service centres, Garages etc. shall not be permissible in TOD zone.
- 24.8.13** Provision of Inclusive housing shall not be applicable in TOD zone.
- 24.8.14** For Gunthewari development regularized under the provisions of Maharashtra Gunthewari Development Act, 2001 and falling in TOD zone, seeking provisions for redevelopment, these regulations shall apply.
- 24.8.15** The width of passage shall be minimum 1.5 mt. for residential use & 2.0 mt. for commercial use.

24.9 DEVELOPMENT OF HOUSING FOR EWS/LIG

If the owner constructs the housing for EWS / LIG in the form of tenements of size upto 50 sq.mt carpet area on his plot, then he shall be exempted from requirement of premium as mentioned in regulation No. 17.3 Table No. 8 subject to following conditions.

- i) Out of the total tenements, at least 40% tenements shall be of area not more than 30 sq.mt.
- ii) Only one tenement should be sold to a family. Adjoining tenement should not be sold to a close relative of such tenement owner. Affidavit to that effect shall be obtained from the land owner / developer and purchaser.
- iii) The size of tenement of 30 or 50 sq.m. shall be inclusive of common areas like staircases, passages etc. but exclusive of balcony, double height terraces.
- iv) Concessions in marginal spaces may be allowed by the Municipal Commissioner as mention in the SRA regulations.



24.10 REGULATIONS FOR DEVELOPMENT OF INFORMATION TECHNOLOGY ESTABLISHMENT

Development of Information Technology Establishments shall be regulated as per the Information Technology & Information Technology Enabled Services (IT/ITES) Policy 2015 as declared by Industries Department vide Government Resolution No. ITP 2013/CR-265/IND-2 dated 25/08/2015, along with the special regulations sanctioned by the Government vide notification No. TPB 4316/CR-167/2016/(3)/UD-11/dated 15th July, 2016 and amended time to time which are mention below.

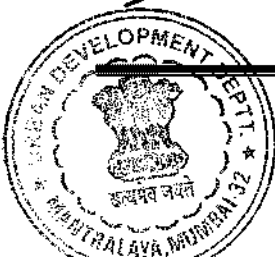
- 1) The Commissioner may permit additional FSI upto 200 % over and above the basic permissible F.S.I. to all registered Public and Private IT/ITES Parks/AVGC Parks /IT SEZs or IT Parks in SEZs / Stand-alone IT/ITES units in public IT Park (including IT/ITES units located in Residential / Industrial/No Development/ Green/Agriculture Zone or any other land-use zone in which such users are permissible), which have been approved by the Directorate of Industries, proposed to be set up or already set up under present / previous IT/ITES policies, (hereinafter referred to as the "said unit") by charging premium of 30% of the land rate for the said land as prescribed in Annual Statement of Rates for the relevant year of granting such additional F.S.I. for Pune, Pimpri-Chinchwad, Navi Mumbai Notified Area, Municipal Corporations in Mumbai Metropolitan Region and 10% of the land rate for the said land as prescribed in Annual Statement of Rates for the relevant year of granting such additional F.S.I. for other Municipal Corporations.

In case of the Navi Mumbai Notified Area, the CIDCO as land owner may recover lease premium for additional F.S.I. if applicable under land disposal policy of CIDCO.

Provided that additional FSI above 100% and upto 200% shall be permissible only on plots having an access road of minimum 18 meters width.

Provided further that, the premium so collected shall be shared between the Planning Authority and the Government in the proportion of 50 : 50. The share of the Government shall be paid to the concerned Branch office of the Town Planning Department. (Explanation: - Premium charges shall be calculated on the value of lands under such zones, determined by considering the land rates of the said land as prescribed in Annual Statement of Rates (ASR). These charges shall be paid at the time of permitting additional F.S.I. by considering the ASR for the relevant year without applying the guidelines)

- 2) No premium shall be chargeable in Municipal Corporation areas, if they are covered under No Industry Districts and Naxalism affected areas of the State (as defined in the " Package Scheme of Incentives-2013" of the Industries, Energy & Labour Department of the State).
- 3) The total maximum permissible F.S.I. shall not exceed limit of 3.00.
- 4) Maximum 20% of total proposed Built-up area (excluding parking area) inclusive of such additional F.S.I. may be permitted for support services in IT Parks remaining built-up area shall be utilized for IT/ITES.
- 5) New said unit shall allocate at least 2% of the total proposed built-up area, for providing incubation facilities for new units. This area would be treated as a part of the Park to be used for IT activities and eligible for additional FSI benefits accordingly.
- 6) Premium to be received by the Planning Authority as per provisions in this regulation shall be deposited in a separate fund viz. "Critical Infrastructure Fund for IT/ITES Industries" and this fund shall be utilized only for creation of Critical Infrastructure for IT/ITES Industries;



Provided that in the event, the developer come forward for providing such off site infrastructure at his own cost, instead of paying premium as prescribed above, then the Planning Authority may determine the estimated cost of the work by using rates prescribed in District Schedule of Rates (DSR) of the relevant year, in which order for commencement of such work is issued. The Planning Authority shall also prescribe the standards for the work. After completion of the works, the Planning Authority shall verify and satisfy itself that the same is developed as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered from such developer before issuing Occupancy Certificate.

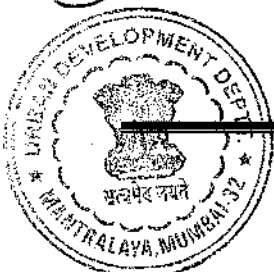
Provided that, in case the cost of work is more than the premium to be recovered, such additional cost to be borne by such developer.

- 7) Permission for erecting towers and antenna upto height permitted by the Civil Aviation Department shall be granted by the Commissioner as per the procedure followed for development permission or otherwise as may be decided by the Government.
- 8) While developing site for IT/ITES with additional FSI, support services as defined in the IT Policy 2015, shall be allowed.
- 9) The sanctioned existing regulations in respect of I.T. Establishments, are proposed to be replaced suitably and for the Planning Authorities, which have no provisions in respect of I.T. Establishments, these regulations shall be proposed to be inserted as new regulations.
- 10) Notwithstanding anything contained in the Development Control Regulations of Planning Authorities, no amenity space is required to be left for development of plot/land upto 2.00 Hect. for IT/ITES.
- 11) Notwithstanding anything mentioned in these Regulations, special provisions mentioned in the existing Regulations of respective Planning Authority, which areas are not covered under these regulations shall continue to prevail unless otherwise specified.
- 12) The Directorate of industries will develop a web portal on which the developer of every IT park will be bound to provide / update detailed information about names of the units in the park, utilization of built-up area and activities being carried out, manpower employed in the It Park for IT/ITES and support services on yearly basis.

If a private IT park has availed additional FSI as per the provisions of IT/ITES policy and subsequently it is found that the built-up space in the park is being used for non IT/ITES / commercial activities / any other activity not permitted as per the IT/ITES policy under which the said park was approved, a penal action as below will be taken, the payment shall be shared between the concerned Planning Authority and the Government in the ratio of 3:1.

- a) The misuse shall be ascertained by physical site verification of the said private IT park by a team of officers from the Directorate of industries and the Planning Authority which has approved the building plans of the said private IT park.
- b) A per day penalty equal to 0.3% of the prevailing ready reckoner value of the built-up area that has been found to be used for non- IT/ITES activities.
- c) The penalty will be recovered from the date of commencement of unauthorized use till the day non IT use continues.

After payment of the penalty to the concerned Planning Authority which has sanctioned the building plans of the concerned private IT park, the said private IT Park will restore the use of premises to the original purpose for which LOI/ Registration was granted.



If the private IT Park fails to pay penalty and / or restore the use to its original intended use, the concerned Planning Authority will take suitable action under the Maharashtra Regional and Town Planning Act 1966, against the erring private IT Park under intimation to the Directorate of Industries. This provision will also be applicable to existing IT Parks.

24.11 REGULATION FOR DEVELOPMENT OF BIOTECHNOLOGY PARKS

A. DEFINITION-

The Biotechnology Units/ Parks shall mean Biotechnology units/ parks which are certified by the Development Commissioner (Industries) or any officer authorised by him in his behalf. The Biotechnology Park and unit/units outside park shall have minimum land area of 2 acres or 20000 sq.ft. built up area. The said requirement of 20000 sq.ft. shall be as per normal permissible FSI and without considering permissible additional FSI/ TDR/ Free of FSI area.

B. BIOTECHNOLOGY UNITS/ PARKS TO BE ALLOWED IN INDUSTRIAL ZONE-

Biotechnology Units/Parks shall be permitted in Industrial Zone on all plots fronting on roads having width more than 12 meter.

C. BIOTECHNOLOGY UNITS/PARK TO BE ALLOWED IN NO DEVELOPMENT ZONE EARMARKED IN THE DEVELOPMENT PLAN.

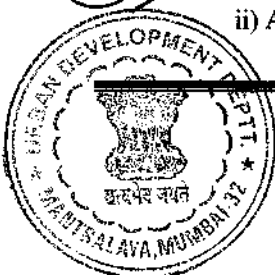
Biotechnology Units/Parks shall be permitted in No Development Zone subject to following conditions:-

- i) Maximum FSI limit shall be 0.20 and as far as possible the development shall be at one place of the total land.
- ii) The ground coverage shall not exceed 10% of the area of the plot.
- iii) Tree plantation shall be done at the rate of 500 Trees/Ha on the remaining land excluding the built up area and the surrounding open space/utility space.
- iv) The maximum height of buildings shall not exceed 24 mt.
- v) Essential residential development for the staff/ officer's accommodation shall be permitted upto the extent of 33% of the permissible built up area.
- vi) These users shall be permitted in No Development Zone, within a distance of 3 km. from the adjoining developable zone.
- vii) Development in plots affected by CRZ area shall be permissible subject to the notification issued by MOEF regarding CRZ.

D. ADDITIONAL FSI TO BIOTECHNOLOGY UNITS / PARK

Subject to approval by Director of Industries, the Commissioner/ Commissioner/ Competent Planning Authority or as the case may permit the floor space indices specified in these regulations to be exceeded to the extent of 100% over and above the permissible FSI (including for Biotechnology Units/Park located in No Development Zone proposed in the Development Plan) for biotechnology units/parks subject to following conditions:-

- i) Out of total built up area minimum 90% shall be used for Biotechnology purpose and maximum 10% (by deducting parking space) shall be used for ancillary users such as specified in the Govt. Resolution of Industry, Energy and Labour Department. No. BTP 2008/CR-1608/Ind-2, dated 10/2/09.
- ii) Additional FSI to Biotechnology units would be available to Biotechnology Parks duly approved



by the Directorate of Industries and after observance of all the regulation of environment.

iii) Parking spaces, as per the provision of Development Control Regulation shall be provided subject to minimum requirement of one parking space per 100 sq.mt. built up area.

iv) The additional FSI shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government. Such premium shall be recovered at the rate of 25% of the present day market value of the land under reference as indicated in the Ready Reckoner.

v) 25% of the total premium shall be paid to the Govt. and remaining 75% amount shall be paid to the said Authority.

vi) The premium so collected by the Planning Authorities shall be primarily used for development of offsite infrastructure required for the Biotechnology Parks.

vii) In the event, the developer comes forward for provision of such off site infrastructure at his own cost, then the said Planning Authority shall determine the estimated cost of the works and shall also prescribe the standards for the work. After completion of the works the said Planning Authority shall verify as to whether the same is as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the said Planning Authority.

viii) No condonation in the required open spaces, parking and other requirement prescribed in the regulations shall be allowed in case of additional FSI.

ix) Development of biotechnology park shall be done as per the guidelines issued by Industries Department vide the said resolution.

24.12 DEVELOPMENT OF PUBLIC TOILET -

The owner if constructs public toilet in addition to the number of toilets required for his proposed development at the location required and as prescribed by the Municipal Commissioner, preferably on ground floor having separate access, he may be granted additional FSI equal to the built up area of such additional toilets. Provided such toilet shall be maintained by the owner at his own cost to the satisfaction of Commissioner.



PART -IX
STRUCTURAL SAFETY, WATER SUPPLY, DRAINAGE & SANITARY
REQUIREMENTS, OUTDOOR DISPLAY AND OTHER SERVICES

25.0 STRUCTURAL DESIGN

25.1 The structural design of foundations, elements made of masonry, timber, plain concrete; reinforced concrete, pre-stressed concrete and structural steel shall be carried out in accordance with Part 6. Structural design Section 1-Loads, courses and effects, Section 2-Soils and Foundation, Section-3-Timber and Bamboo, Section 4-Masonry, Section5-Concrete, Section 6-Steel, Section-7-Prefabrication, systems building and mixed / composite construction of National Building Code of India, amended from time to time. Proposed construction shall be as per the norms as specified by Indian Standard Institute, for the resistance of earthquake, Fire Safety and natural calamities. Certificate to that effect shall be submitted by the Licensed Structural Engineer of the developer / land owner, along with the proposal for development permission.

26.0 QUALITY OF MATERIALS AND WORKMANSHIP

26.1 All materials and workmanship shall be of good quality conforming generally to accepted standards of Public Works Department of Maharashtra and Indian Standard Specifications and Codes as included in Part 5 - Building Materials and Part 7 - Construction Practices and Safety of National Building Code of India, amended from time to time

26.2 All borrow pits dug in the course of construction and repair of buildings, roads, embankments etc. shall be deep and connected with each other in the formation of a drain directed towards the lowest level and properly stopped for discharge into a river stream, channel or drain and no person shall create any isolated borrow pit which is likely to cause accumulation of water which may breed mosquitoes.

27.0 ALTERNATIVE MATERIALS, METHODS OF DESIGN & CONSTRUCTION AND TESTS

27.1 The provision of the regulations are not intended to prevent the use of any material or method of design or construction, not specifically prescribed by the regulations, provided any such alternative has been approved.

27.1.1 The provision of these regulations is also not intended to prevent the adoption for architectural planning and layout conceived as an integrated development scheme.

27.2 The authority may approve any such alternative provided it is found that the proposed alternative is satisfactory and conform to the provisions of relevant parts regarding material, design, and construction and that material, method or work offered is, for the purpose intended, at least equivalent to that prescribed in the rules in quality, strength, compatibility, effectiveness, fire rating and resistance, durability and safety.



27.3 Tests: Whenever there is insufficient evidence of compliance with the provisions of the regulations of evidence that any material or method of design or construction does not conform to the requirements of the rules or in order to substantiate claims for alternative materials, design or methods of construction, the Municipal Commissioner may require tests sufficient in advance as proof of compliance. These tests shall be made by an approved agency at the expense of the owner

27.3.1 Test method shall be as specified by the regulations for the materials or design or construction in question. If there are no appropriate test methods specified in the regulations, the Authority shall determine the test procedure. For methods of tests for building materials; reference may be made to relevant Indian standards as given the National Building Code of India, published by the Bureau of Indian Standards. The latest version of the National building Code of India shall be taken into account at the time of enforcement of these rules.

27.3.2 Copies of the results of all such tests shall be retained by the authority for a period of not less than two year after the acceptance of the alternative material.

28.0 BUILDING SERVICES

28.1 The planning, design and installation of electrical installations, air-conditioning and heating work shall be carried out in accordance with Part 8 - Building Services, Section 2-Electrical and allied Installations, Section 3-Air Conditioning, heating and mechanical ventilation of National building Code of India, amended from time to time.

28.2 The planning design including the number of lifts, type of lifts, capacity of lifts depending on occupancy of building; population on each floor based on occupant load, height of building shall be in accordance with Section-5 installation of Lifts and Escalators of National Building Code of India, amended from time to time. In existing buildings, in case of proposal for one additional floor, existing lift may not be raised to the additional floor.

28.2.1 The lifts shall be maintained in working order properly.

29.0 WATER SUPPLY, DRAINAGE AND SANITARY REQUIREMENTS.

29.1 The planning, design, construction and installation of water supply, drainage and sanitation and gas supply systems shall be in accordance with the provisions of Part 9 - Plumbing Services- Section 1 Water Supply, Drainage and Sanitation, Section 2 - Gas supply of National Building Code of India as amended from time to time.

29.2 Requirements of water supply in building.

The total requirements of water supply shall be calculated based on the population as given below:

Occupancy	Basis
Residential Building	5 persons per tenement
Other Buildings	No. of persons on occupant load and area of floors given in Table No.10.

29.2.1 The requirements of water supply for various occupancies shall be as given in Table No.24 and Table No.25 or as specified by the Municipal Commissioner from time to time.

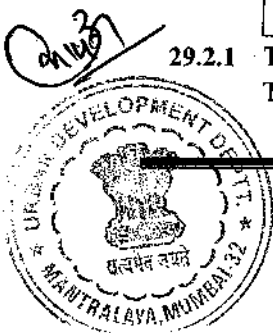


Table No.24		
PER CAPITA WATER REQUIREMENTS FOR VARIOUS OCCUPANCIES/USES		
Sr. No	Type of Occupancy	Consumption per head per day (in liters)
1	Residential	
	(a) in living units	135
	(b) Hotels with lodging accommodation (per bed)	180
2	Educational:	
	(a) Day Schools	45
	(b) Boarding Schools	135
3	Institutional (Medical Hospitals):	
	(a) No. of beds not exceeding 100	340
	(b) No. of beds exceeding 100	450
	(c) Medical quarters and hostels	135
4	Assembly-Cinema theatres, auditorium etc. (per seat of accommodation).	15
5	Government and Semi-public business.	45
6	Mercantile (Commercial)	
	(a) Restaurants (per seat)	70
	(b) Other business buildings.	45
7	Industrial	
	(a) Factories where bathrooms are to be provided	45
	(b) Factories where no bath-rooms are required to be provided.	30
8	Storage (including warehousing)	30
9	Hazardous	30
10	Intermediate / Stations (excluding mail and express stops).	45 (25)*
11	Junction Stations	70 (45)*
12	Terminal / Stations.	45
13	International and domestic Airports.	70

The value in parenthesis is for stations where bathing facilities are not provided.

Note: The number of persons for Sr. No. (10) to (13) shall be determined by the average number of passengers, handled by the station daily; due consideration may be given to the staff and workers



likely to use the facilities.

Table No.25		
FLUSHING STORAGE CAPACITIES		
Sr.No.	Classification of building	Storage capacity.
(1)	(2)	(3)
1	For tenements having common convenience	900 liters net per w. c. seat.
2	For residential premises other than tenements having common convenience	270 liters net for one w. c. seat and 180 liters for each additional seat in the same flat.
3	For Factories and Workshops	900 liters per w. c. seat and 180 liters per urinal seat.
4	For cinemas, public assembly halls, etc.	900 liters per w. c. seat and 350 liters per urinal seat.

30.0 DRAINAGE AND SANITATION REQUIREMENTS

30.1 General

There should be at least one water tap and arrangement for drainage in the vicinity of each water-closet or group of water-closets in all the buildings.

30.1.1 Each family dwelling unit on premises (abutting on a sewer or with a private sewage disposal system) shall have, at least, one water-closet and one kitchen type sink. A bath or shower shall also be installed to meet the basic requirement of sanitation and personal hygiene.

30.1.2 All other structures for human occupancy or use on premises, abutting on a sewer or with a private sewage disposal system, shall have adequate sanitary facilities, but in no case less than one water-closet and one other fixture for cleaning purposes.

30.2 For Residences

30.2.1 Dwelling with individual convenience shall have at least the following fitments:

- One bathroom provided with a tap and a floor trap,
- One water-closet with flushing apparatus with an ablution tap; and
- One tap with a floor trap or a sink in kitchen or wash place.

30.2.2 Dwelling without individual conveniences shall have the following fitments:

- One water tap with floor trap in each tenement,
- One water-closet with flushing apparatus and one ablution tap, bath for every two tenements, and
- One bath with water tap and floor trap for every two tenements.

30.3 For Buildings Other than Residences

30.3.1 The requirements for fitments for drainage and sanitation in the case of buildings other than residences shall be in accordance with Tables given in Appendix-O (1 to 14). The following shall



be, in addition, taken into consideration:

- a) The figures shown are based upon one (1) fixture being the minimum required for the number of persons indicated or part thereof.
- b) Building categories not included in the tables shall be considered separately by the Municipal Commissioner.
- c) Drinking fountains shall not be installed in the toilets.
- d) Where there is the danger of exposure to skin contamination with poisonous, infectious or irritating material, washbasin with eye wash jet and an emergency shower located in an area accessible at all times with the passage / right of way suitable for access to a wheel chair, shall be provided.
- e) When applying the provision of these tables for providing the number of fixtures, consideration shall be given to the accessibility of the fixtures. Using purely numerical basis may not result in an installation suited to the need of a specific building. For example, schools should be provided with toilet facilities on each floor. Similarly toilet facilities shall be provided for temporary workmen employed in any establishment according to the needs; and in any case one WC and one washbasin shall be provided.
- f) All buildings used for human habitation for dwelling work, occupation, medical care or any purpose detailed in the various tables, abutting a public sewer or a private sewage disposal system, shall be provided with minimum sanitary facilities as per the schedule in the tables. In case the disposal facilities are not available, they shall be provided as a part of the building design for ensuring high standards of sanitary conditions in accordance with this section.
- g) Workplaces where crèches are provided, they shall be provided with one WC for 10 persons or part thereof, one washbasin for 15 persons or part thereof, one kitchen sink with floor tap for preparing food / milk preparations. The sink provided shall be with a drinking water tap.
- h) In all types of buildings, individual toilets and pantry should be provided for executives and for meeting / seminar / conference rooms, etc. as per the user requirement.
- i) Where food is consumed indoors, water stations may be provided in place of drinking water fountains.

31.0 SIGNS AND OUTDOOR DISPLAY STRUCTURES

31.1 The display of advertising signs on buildings and land, shall be in accordance with Part 10, Section-2 "Signs and outdoor display structures" of National Building Code of India as amended from time to time and, shall be in accordance with respective rules/by-laws, directive given by Government, and also rules/by-laws framed by the corporation in this regards from time to time.

Prohibition of advertising signs and outdoor display structure in certain cases - Notwithstanding the provisions of sub-regulations no advertising sign or outdoor display structures shall be permitted on buildings of architectural, aesthetical, historical or heritage importance as may be decided by the Commissioner or on Government Buildings save that in the case of Government buildings only advertising signs or outdoor display structure may be permitted if they relate to the activities for the said buildings' own purposes or related programmers.



PART - X**SPECIAL PROVISIONS FOR CERTAIN BUILDINGS****32.0 PROVISIONS OF FACILITIES FOR DIFFERENTLY ABLED PERSONS**

Provisions for Barrier Free access in buildings for differently abled persons shall be as given in **Appendix-P**

33.0 INSTALLATION OF SOLAR ASSISTED WATER HEATING (SWH) SYSTEM/ ROOF TOP PHOTOVOLTAIC (RTPV) SYSTEM

SWH or RTPV systems shall be mandatory in all types of buildings to be constructed on plot area of more than 4000 sq m

In order to facilitate the installation of SWH/RTPV System, the new buildings shall have the following provisions:

- i) All such buildings where SWH/RTPV are to be installed will have open sunny roof area available for the installation of SWH/RTPV.
- ii) The roof loading adopted in the design of such building should be atleast 50 kg per sq.m. for the installation of SWH/RTPV.
- iii) At least 25% of the roof area shall be utilized for installation of the SWH/RTPV system.
- iv) Precaution should be taken that architectural elevation treatment should not cast shadow on terrace space. As far as possible, parapet of south, east and west sides of the terrace shall be of railing type (above 1 feet) such that it will not cast shadow on the solar collectors and maximum terrace space can be utilized.
- v) All such new buildings installed with SWH shall have an installed hot water line from the rooftop and insulated distribution pipelines to each of the points where hot water is required in the building.

34.0 RAIN WATER HARVESTING

The provision for Rain Water Harvesting shall be made as under:

- a) All the layout open spaces/amenity spaces of housing societies and new constructions/reconstruction/ additions on plots having area not less than 500sq.mt., in non-congested areas shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in Schedule.

Provided that the Commissioner may approve the Rain Water Harvesting structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

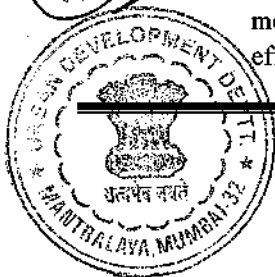
- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting System is maintained in good condition for storage of water for non-potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs.1000/- per annum for every 100 sq.mt. of built-up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these regulations. Failure to provide Rain Water Harvesting System shall deem to be breach of the conditions on which the development permission has been granted.



SCHEDULE

Rain Water Harvesting in a building site includes storage or recharging the ground water by rainwater falling on the terrace or any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface.
 - i) Open well of a minimum 1.00 mt diameter and 6mt in depth into which rain water may be channelled and allowed to filter for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
 - ii) Rain Water Harvesting for recharge of groundwater may be done through a bore-well around which a pit of 1m width may be excavated upto a depth of at least 3m and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore-well.
 - iii) An impressive surface/underground storage tank of required capacity may be constructed in the setback or other open spaces and the rain water may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have drawn-off taps suitably placed so that rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank shall be provided with an overflow.
 - iv) The surplus rain water after storage may be recharged in to ground through percolation pits or trenches or combination of pits and trenches. Depending on the geo-morphological and topographical conditions, the pits may be of the size of 1.20 m width X 1.20 m length X 2 m to 2.50 m depth. The trenches can be of 0.60 m width X 2 to 6 m length X 1.50 to 2 m depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials :
 - a) 40 mm stone aggregate as bottom layer upto 50% of the depth.
 - b) 20 mm stone aggregate as lower middle layer upto 20% of the depth.
 - c) Coarse sand as upper middle layer upto 20% of the depth.
 - d) A thin layer of fine sand as top layer.
 - e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
 - f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents lose soil entering into pits/ trenches. The projection of the wall above ground shall at least be 15 cm.
 - g) Perforated concrete slabs shall be provided on the pits/trenches.
 - h) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
 - v) The terrace shall be connected to the open well/bore-well/storage tank/ recharge pit/trench by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washing from roof or terrace catchment, as they would contain undesirable dirt. The mouth of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia. for



a roof area of 100 sq.m.

- vi) Rain Water Harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structure shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
- vii) The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose. Provided that when the rain water in exceptional circumstances will be utilised for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for bypassing the first rain water has been provided. Provided further that, it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

35.0 REGULATION FOR WASTE WATER RECYCLING

35.1 Type of Waste Water

The Waste Water is of following types:--

Black Water.- means Waste Water from W.C. Urinals and M.S.W.

(ii) Grey Water.-means Waste Water from Bathrooms, Sinks, Shower and Wash Areas etc.

(iii) Apart from Residential Waste Water, Waste Water generated from Industrial, Medical, Commercial and Waste generated from Garbage shall also be treated as per the guidelines given by the Maharashtra Pollution Control Board.

35.2 APPLICABILITY

These Regulations shall be applicable to all Developments/ Redevelopments/part Developments for the uses as mention under (C-1) to (C-6) shall have the provision for treatment, recycling and reuse of Waste Water. The applicant shall along with his application for obtaining necessary layout approval/ building permission shall submit a plan showing the location of Waste Water Treatment Plant, furnishing details of calculations, references, implementation, etc. This Plan shall accompany with the applicant's commitment to monitor the system periodically from the date of occupation of the respective building.

35.3 REGULATIONS

35.3.1 (C-1) For Layout Approval/Building Permission

- (i) In case of Residential layouts, area admeasuring 10000 sq.m. or more, in addition to 10 % open space, prescribed in the bye- laws, a separate space for Waste Water Treatment and Recycling Plant should be proposed in the layout.
- (ii) On the layout Plan, all Drainage lines, Chambers, Plumbing lines should be marked in different colour and submit the layout for approval to the Municipal Corporation.
- (iii) The Recycled Water shall be used for Gardening, Car Washing, Toilet Flushing, Irrigation, etc. and in no case for drinking, bathing, washing utensils, clothes, etc
- (iv) In the Estimate of Waste Water Recycling Plant only provision for basic civil work and required machinery will be proposed by the Municipal Corporation other than these provisions, additional machinery, plumbing, Water tank pipe, landscape should be provided by Owner or Developer on his Own Cost.
- (v) A clause must be included by the Owner/ Developer in the purchase agreement that the purchaser, Owner of the Premises/Organization or Society of the purchasers shall ensure that:



- a. The Recycled Water is tested every six months either in Municipal Laboratory or in the laboratory approved by Municipal Corporation or by State Government and the result of which shall be made accessible to the Competent Authority/ EHO of the respective Ward Office.
- b. Any recommendation from testing laboratory for any form of corrective measures that are needed to be adopted shall be compiled. Copy of any such recommendation and necessary action taken shall also be sent by the testing laboratories to the Competent Authority/ EHO of respective Wards.
- c. Maintenance of Recycling Plant should be done by the Developer or Housing Society or Owner.

35.3.2 (C-2) Group Housing/Apartment Building

In case of Group Housing if the area admeasuring 4000 sq.m. and above or if consumption of Water is 20,000 litres per day or if a multi-storeyed building where there are 20 or more tenements then Waste Water Recycling Plant as mentioned in (C-1) above should be constructed.

35.3.3 (C-3) Educational, Industrial, Commercial, Government, Semi-Government Organizations, Hotels, Lodgings etc.

For all above buildings having built-up area 1500 sq.m. or more or if Water consumption is 20,000 litre per day whichever is minimum, then provision for Waste Water Treatment Plant as mentioned in (C-1) is applicable.

35.3.4 (C-4) Hospitals

Those Hospitals having 40 or more beds, Waste Water Recycling Plant as mentioned in (C-1) is applicable.

35.3.5 (C-5) Vehicle Servicing Garages

All Vehicle servicing garages shall ensure that the Waste Water generated through washing of vehicles is treated and recycled back for the same use as mentioned in (C-1)

35.3.6 (C-6) Other Hazardous uses

All other Establishments/ Buildings where chances of Waste Water generated containing harmful chemicals, toxins are likely and where such water cannot be directly led into municipal sewers, the concerned Competent Authority may direct the Owners, users of such Establishments, Buildings to treat their Waste Water as per the directions laid in (C-1)

35.4 INCENTIVE

i. The Owner/Developer/Society setting up and agreeing to periodically maintain such Waste Water Treatment and Recycling Plant entirely through their own expenditure shall be eligible for an incentive in the form of fiscal benefits in Property Tax to the extent of 5% to Tenement holder/Society.

35.5 Penalty Clause

(i) Any person / Owner / Developer / Organization / Society violating the provisions of these by-laws, he shall be fined Rs.2,500/- on the day of detection and if the violation continues, then he shall be fined Rs.100/- for every day as concrete action after written Notice from Municipal Corporation.

(ii) If any person / Owner /Developer / Organization / Society fails to operate as determined by the Authorised Officer of the Municipal Corporation and from the observations of test results and/or



physical verification) the Recycling plant, then he will be charged a penalty of Rs.300/- per day and disconnection of Water connection also.

36.0 SOLID WASTE MANAGEMENT

It shall be mandatory for:

i) Housing complexes, Commercial establishments, hostels, hospitals having aggregate built-up area more than 4,000 sq.m. or more.

ii) All three star or higher category hotels.

to establish a dedicated Solid waste management system to treat 100% wet waste being generated in such buildings.

The treatment of wet waste shall be done through an organic waste composters/ vermiculture pits or other similar technologies of suitable capacity installed through reputed vendors.

The disposal of dry waste, e-waste, hazardous waste shall be carried out through authorised recyclers or any other system as specified by the Municipal Commissioner.

37.0 INCENTIVE FOR GREEN BUILDINGS

The municipal corporation shall strive to promote green building concepts within the municipal area. In order to do so it may empanel agencies of repute as listed/ recognised by the State / Central Government. The following incentives shall be provided for green rated buildings.

i) Green buildings shall be entitled for incentive FSI as below.

GRIHA Three star / IGBC Silver or equivalent rating – 3% incentive FSI on basic FSI.

GRIHA Four star / IGBC Gold or equivalent rating – 5% incentive FSI on basic FSI.

GRIHA Five star / IGBC Platinum or equivalent rating – 7% incentive FSI on basic FSI.

Provided, achieving minimum GRIHA Three star / IGBC Silver or equivalent rating for construction projects shall be mandatory for all buildings belonging to Government, Semi-Government, local bodies and public sector undertakings.

ii) Incentive FSI will be awarded after pre-certification from the empanelled agency. This FSI shall be exclusive of the limits specified in this DCPR.

iii) In case that the developer fails to achieve committed rating as per pre-certification at the time of final occupancy, a penalty shall be imposed at the rate 2 times of the land cost as per ASR for the incentive FSI for the rating not achieved.



PART - XI
SPECIAL SCHEMES/ ACTIVITIES

38.0 SPECIAL TOWNSHIP PROJECTS

The Regulations for Special Township Projects in Municipal Corporation area shall be as sanctioned by Government vide notification no.TPS-1806/ 135/CR-31/ 06/ 6031/UD-13, dated 3rd June, 2006 and shall be subject to amendment by Government from time to time.

39.0 CONSERVATION OF HERITAGE BUILDINGS / PRECINCTS / NATURAL FEATURES

39.1 Applicability:

This regulation will apply to those buildings, artifacts, structures, areas and precincts of historic and/or architectural and /or cultural significance (hereinafter as 'Listed Buildings/Heritage Buildings and listed precincts/Heritage precincts') and those natural features of environmental significance including sacred graves, hills, hillocks, water bodies (and the areas adjoining the same) etc.

39.2 Preparation of List of Heritage Buildings, Heritage Precincts and Natural Features.

The Municipal Commissioner on advice of Heritage Committee shall prepare heritage list and shall issue public notice in the local newspapers declaring his intention to include the buildings, artefacts, areas and precincts of historic and /or cultural significance and the list of natural features of environmental significance, including sacred graves, hills, hillocks, water bodies etc. and invite objections and suggestions from any person in respect of the proposed inclusion within a period of 30 days from the date of such notice.

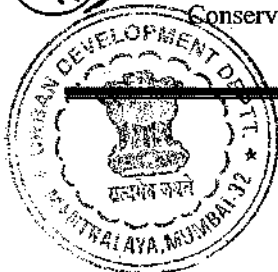
The Municipal Commissioner shall issue notice to the owner of the buildings, artifacts, areas and precincts of historic and/or cultural significance etc. and invite objections and suggestions from such person in respect of proposed inclusion within 30 days from the date of such notice.

The Municipal Commissioner, on respect of any objections or suggestions, shall decide the same after giving hearing to the objector and send to Government for approval. Government will sanction the said heritage list with modification, if required. This list will be called **Final Heritage List**. For this Modification under Section 37 need not be necessary.

Thereafter, the Municipal Commissioner may amend the Final Heritage List from time to time as and when required, on the advice of the Heritage Committee. In such case it shall not be necessary to follow the procedure under Section 37 of Maharashtra Regional and Town Planning Act of 1966 or to take approval from Government, but the procedure as laid down above in this regulation regarding publication and objection / suggestion shall be followed before finalising it.

39.3 Restriction on development, Redevelopment/repairs etc.

No development or redevelopment or engineering operations or addition, repairs renovation including the painting of buildings, replacement of special features or plastering or demolition of any part thereof of the said listed buildings, or listed precincts or listed natural features shall be allowed except with the prior written permission of the Municipal Commissioner. Before granting any such permissions, the Municipal Commissioner shall consult the Heritage Conservation Committee to be appointed by the State Government (hereinafter referred to as 'the said Heritage Conservation Committee') and shall act on the advice of the Heritage Conservation Committee.



Provided that before granting any permission for demolition or major alterations/addition to listed buildings (or buildings within listed precincts) objections and suggestions from the public shall be invited and duly considered by the Heritage Conservation Committee.

Provided that, in exceptional cases for reasons to be recorded in writing the Municipal Commissioner himself may overrule the advice of the Heritage Conservation Committee.

If the application for development, alteration, modification of the Heritage precincts or listed building is rejected under this regulation or while granting such permission any conditions are imposed on the owner which deprives him to use the FSI, the said owner shall be compensated by grant of Development Right Certificate.

39.4 Incentive uses for Heritage Buildings.

After the commencement of this Regulation, the Heritage Precincts or the Listed Buildings shall not be permitted to be used for any commercial or office purpose except with the permission of the Heritage Conservation Committee. However, in cases of buildings included in the Heritage Conservation List, if the owner /owners agree to maintain the listed Heritage Building as it is in the existing stage and to preserve its heritage with due repairs, the owner/owners may be allowed with the approval of the Heritage Conservation Committee to convert part of the whole of the non-commercial area to commercial /office use. Provided that, if the heritage building is not maintained suitably or if the heritage value of the building is allowed to be spoiled in any manner, the Municipal Commissioner shall withdraw the permission forthwith.

39.5 Grant of Transferable Development Rights to owners/lessees of heritage buildings/heritage precincts.

If the owner is deprived of using FSI on the said plot or development permission is granted to him with conditions which deprive him of use of FSI, then he shall be entitled for TDR as decided by the Commissioner in consultation of Heritage Conservation Committee. The utilization of this TDR shall be as per TDR Regulation.

39.6 Maintaining Skyline

Building included in heritage precincts shall maintain the skyline in the precincts (without any high-rise development) as may be existing in the surrounding area, so as not to demolish or destroy the value and beauty of the said heritage buildings/heritage precincts. The development within the precincts shall be in accordance with the guidelines framed by the Municipal Commissioner on the advice of the Heritage Conservation Committee.

39.7 Restrictive Covenants

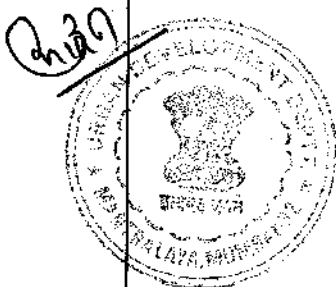
Regulations existing as on date of this Regulation imposed under covenants terms and conditions, on the leasehold plots either by State Government or by the Municipal Corporation shall continue to be imposed, in addition to the Development Control Regulations. However, in case of any conflict with the heritage preservation interest/environmental conservation and the said Development Control and Promotion Regulations, this regulation shall prevail.

39.8 Grading of the listed buildings/Listed Precincts.

The Municipal Commissioner shall classify the Heritage Precincts, Heritage Buildings in "Grades" such as (I),(II), (III). The meaning of these grades and basic guidelines for development permissions are as follows:



Grade-I	Grade-II	Grade-III
(A) Definitions		
Heritage Grade-I comprises Buildings and precincts of National or Historic importance, excellence in architectural style, design technology and material usage and/or aesthetics; associated with a great historic event, personality, movement or institution. They have been and are the prime landmarks of the city and of National importance.	Heritage Grade -II (A and B) comprises buildings and precincts of Regional importance, possessing special architectural or aesthetic merit, or cultural or historical significance though of a lower scale than Heritage Grade-I. They are local landmarks, which contribute to the image and identity of the region. They may be the work of master craftsmen or may be models of proportion and ornamentation or designed to suit a particular climate.	Heritage Grade -III comprises buildings and precincts of local importance for townscape, they evoke architectural, aesthetic, or sociological interest though not as in Heritage Grade -II. These contribute to determine the character of the locality and can be representative of life-style of a particular community or region and, may also be distinguished by setting on a street line or special character of the façade and uniformity of height width and scale.
(B) Objective		
Heritage Grade-I richly deserves careful preservation.	Heritage Grade-II deserves intelligent conservation.	Heritage Grade-III deserves intelligent conservation (though on a lesser scale than Grade-II and special protection to unique features and attributes.)
I Scope for Change		
No interventions be permitted either on exterior or interior unless it is necessary in the interest of strengthening and prolonging the life of the buildings or precincts or any part of features thereof. For this purpose absolutely essential and minimum changes would be allowed and they must be in accordance with the original.	Grade-II (A) Internal changes and adaptive reuse and external changes may by and large be allowed but subject to strict scrutiny. Care would be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade-II Grade-II (B) In addition to the above, extension of Additional building in the same plot or compound, in certain circumstances be allowed, provided that, the extension/additional building is in harmony with (and does not detract from) the existing heritage buildings or precincts especially in terms of height, and facade.	External, internal changes and adaptive reuse would by and large be allowed. Changes can include extensions, and additional buildings in the same plot or compound. However any changes should be such that they do not detract from the existing heritage building/precinct.



(D) Procedure		
Development permission for the changes would be given by the Commissioner on the advice of the Heritage Conservation Committee.	Development permission for the changes / additional construction would be given by the Commissioner on the advice of Heritage Conservation Committee.	Development permission for the changes / additional construction would be given by the Commissioner on the advice of the Heritage Conservation Committee.
I Vistas/ Surrounding Development		
All developments in areas surrounding Heritage Grade-I shall be regulated and controlled by ensuring that it does not mark the grandeur of or view from Heritage Grade-I		

39.9 Signs and outdoor display structures

No display or advertising signs and outdoor display structures on listed building and / or the Heritage Precincts shall be permitted except accordance with part X (sign and outdoor display structure) National Building Code of India.

Prohibition of advertising signs and outdoor display structure in certain cases :

Notwithstanding the provisions mentioned above no advertising sign or outdoor display structures shall be permitted on buildings of architectural aesthetic historic or heritage importance as may be decided by the Municipal Commissioner, Committee or on Government buildings, save that in the case of Government buildings only advertising signs or outdoor display structures may be permitted if they relate to the activities for the said buildings' own purposes or related programs.

Provided that, if the Heritage Conservation Committee so advises, the Municipal Commissioner shall refuse permission for any sign or outdoor display structure.

39.10 Composition of Heritage Conservation Committee.

There shall be Heritage Conservation Committee for the City. This Committee shall be constituted by the Municipal Commissioner. The committee shall comprise of the following members:

i)	Chairman Appointed by the Government	Chairman
ii)	Divisional/ District officer of Archaeological Survey of India	Member
iii)	Divisional/ District officer of Archaeological Survey of Maharashtra	Member
iv)	Joint Director Town Planning, Pune Division, Pune	Member
v)	Conveyor INTAC Pune Chapter	Member
vi)	Heritage Conservation Architect having 10 years of experience and membership of the Council of Architecture	Member
vii)	Historian having experience of 10 years in the field of History.	Member
viii)	Structural Engineer having experience of 10 years and	Member



	member of Institute of Engineers.	
ix)	City Engineer, Pune Municipal Corporation	Member
x)	Executive Engineer Heritage Pune Municipal Corporation	Member secretary

The tenure of the Members of categories (vi) to (viii) above shall change after every three years provided however that, the same person shall be eligible for reappointment as Member.

The Heritage Conservation Committee shall come into existence with effect from the date of its publication in the official Gazette.

No act of the Committee done in good faith, shall be deemed to be invalid by reason only of some defect subsequently discovered in the organization of the Committee or in the Constitution of the Committee or in the appointment of the Member or on the ground that such member was disqualified for being appointed.

The Chairman and in his absence the chosen Member of the Committee shall preside over the meeting of the Committee.

The Terms of reference of the Committee :-

- (i) To consider whether development permission should be granted under this Regulation and the conditions of such permission.
- (ii) To prepare a list or supplementary list of building artefacts, structures, areas precincts of historic aesthetic architectural cultural significance and a supplementary list of natural features of environmental significance including scared groves, hills, hillocks etc. water bodies (and the areas adjoining the same) to which this regulation would apply.
- (iii) To consider whether any relaxation, modification, alteration, or variance of any of the Development Control and Promotion Regulations is called for.
- (iv) To suggest amendments, changes or special regulations or modification to regulations for listed buildings and the heritage precincts regulated under these regulations
- (v) To consider on the extent of Development Rights to be granted to the owners of listed Building of the Heritage Precincts.
- (vi) To consider whether development Rights Certificates may be allowed to be consumed in a heritage precinct.
- (vii) To consider whether to allow commercial /office user of any listed building of Heritage Precincts and when to terminate the same.
- (viii) To regulate erection of outside advertisement/bill boards.
- (ix) To recommend guidelines to be adopted by those private parties who sponsor beautification schemes at public intersection and elsewhere.
- (x) To evaluate the cost of repairs to be given to the owners to bring the existing building back to the original condition. For this purpose, the Committee may suggest ways to raise funds through private sources.
- (xi) To prepare special designs and elements and guidelines for listed buildings and control of height and essential façade characteristics such as maintenance of the buildings and to suggest suitable design adopting new materials for replacements keeping the old form intact to the extent possible.
- (xii) To prepare guideline relating to design elements and conservation principles to be adhered to and to prepare other guideline for the purpose of this regulation.
- (xiii) To consider any other issue as may be required from time to time during course of scrutiny of development permissions and in overall interest of heritage/environmental conservation.



In the absence of Heritage Conservation Committee, the Municipal Commissioner shall consult the Government before giving such permission.

39.12 Heritage Conservation Fund

1. Heritage buildings included in the said list shall be maintained by the owners of the said buildings themselves, with a view to give monetary help for such maintenance/repairs a separate fund may be created which would be kept at the disposal of the Municipal Commissioner, Pune Municipal Corporation, who will utilise these funds on the advice of the Heritage conservation Committee. The commissioner may, in such cases disburse appropriate amount to the owner or may get maintenance/ repair work done through Municipal Corporation.
2. 2% of total development charges collected shall be transferred to the Heritage conservation fund.
3. The Municipal commissioner shall have right to remove any unauthorized construction in the property enlisted as heritage property as an encroachment for the Municipal land as defined and as per procedure laid down U/S 231 of the B.P.M.C. Act, 1941 and recover the expenses of such removal/ demolition work from the owner as arrears of land revenue.
4. The Municipal Commissioner shall have right to enter into any such heritage property to repair such property to avoid any damage or injury, and the amount shall be spent from Heritage conservation fund and shall be recovered from the owner as arrears of property tax.
5. If Heritage structure listed in Grade I needs conservation, preservation and immediate repairs and if the structure is affected due to vandalism by occupier/ owner, then the Municipal commissioner shall have right to acquire such heritage property and conserve its heritage value.

40.0 ERECTION OF MOBILE TOWERS:

Regulation for setting up of Telecommunication Cell Site(s)/Base Station(s) and installation of the equipments for Telecommunication Network in Municipal Corporation area shall be as per Appendix-Q



APPENDICES AND PROFORMAS





APPENDIX A-1

FORM FOR CONSTRUCTION OF BUILDING OR LAYOUT OF BUILDING / GROUP HOUSING

Application for permission for development under Section 44 / 58 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the BPMC Act, 1949.

From _____
(Name of the owner)

To,
The Municipal Commissioner,
Municipal Corporation, Pune

Sir,

I intend to carry out the under mentioned development in the site/plot of land, on Plot No..... Town and Revenue S.No.....City Survey No.....Maujesituated at Road / Street Societyin accordance with Section 44 / 58 of the Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the BPMC Act, 1949.

I forward herewith the following plans and statements (Item i to ix) wherever applicable, in quadruplicate, signed by me (Name in block letters)and the Architect / Licensed Engineer / Structural Engineer / Supervisor, (License No.....), who has prepared the plans, designs and a copy of other statements /documents as applicable

- i) Key Plan (Location Plan), (to be shown on first copy of the set of plans)
- ii) Site Plan showing the surrounding land and existing access to the land proposed to be developed; (to be shown on first copy of the set of plans)
- iii) A detailed building plan showing the plan, section and elevations of the proposed development work along with existing structure to be retained/ to be demolished, if any;
- iv) Particulars of development in Form enclosed (to be submitted for development other than individual buildings);
- v) Copy of sanctioned layout plan if any;
- vi) An extract of record of rights, property register card (any other document showing ownership of land to be specified) alongwith consent of co-owners where third party interest is created;
- vii) Attested copy of receipt of payment of scrutiny fees;
- viii) Latest property tax receipt;
- ix) No Objection Certificate(s), wherever required.

I request that the proposed development/ construction may be approved and permission be accorded to me to execute the work.

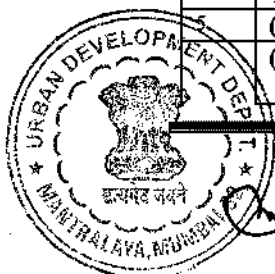
Signature of the Licensed /
Surveyor/Architect
Name
License No.
Contact No.
Dated

Signature of Owner
Name of Owner
Address of Owner
Contact No.
Dated

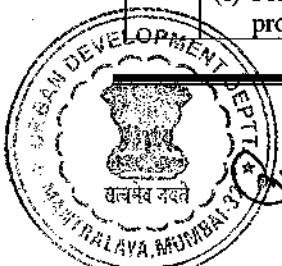


FORM GIVING PARTICULARS OF DEVELOPMENT
(Item iv of Appendix A-1)

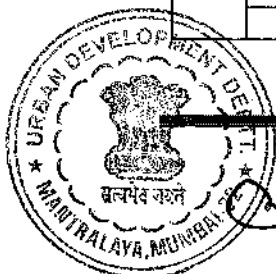
1.	(a) (i) Full Name of Applicant	-----
	(ii) Address of applicant	-----
	(iii) e-mail ID	-----
	(iv) Contact / Mobile No.	-----
	(b)(i) Name and address of Architect/ licensed Engineer/ Structural Engineer/ Supervisor employed.	-----
	(ii) No. and date of issue of License	-----
2.	(a) Is the plot of, a City Triangulation Survey Number, Revenue Survey Number or Hissa Number of a Survey Number or a Final Plot Number of a Town Planning Scheme or a plot of an approved layout?	
	(b) Please state Sanction Number and Date of Sub-division / Layout	
	(c) Whether the land is situated in Core Area or Outside Core Area?	
3.	(a) What is the total area of the plot according to the ownership document and measurement plan?	-----
	(b) Does it tally with the Revenue/CTS Record	-----
	(c) What is the actual area available on site measured by Architect/licensed Engineer/Structural Engineer / Supervisor? (The permission shall be based on the area whichever is minimum.)	-----
	(d) Is there any deduction in the original area of the plot on account of D.P. Roads, or reservation(s). If so, are they correctly marked on the site plan? Please state the total area of such deductions?	-----
	(e) Is there any water stream in the land? State the area of such land.	-----
	(e) What is the area remained for development after above deduction(s)?	-----
	(f) What is the area proposed for recreational open space? (in case of land having original holding more than 0.4 hecter) Please mention the area.	
	(g) Whether amenity space as required under Regulation no.13.4 is left? Please mention the area.	
	(f) What is the net plot area as per Regulation no.13.8? (excluding (g) above)	
4.	Are all plans as required under Regulation no.6.2 enclosed?	
5.	(a) In what zone does the plot fall?	-----
	(b) For what purpose the building is proposed? Is it permissible according to the land use	



	classification?	
6.	(a) Is road available as an approach to the land? What is the average existing width of the road? (If the plot abuts on two or more roads, the above information in respect of all roads should be given)	
	(b) Is the land fronting on D.P. road? If so, width of the D.P. road	
	(c) Is the land fronting on National or State highway? If so, is the Building line / control line maintained? Please state the distance.	
	(c) What is the height of the building above the average ground level of the plot?	
	(d) Is it within permissible limit of height specified in Regulation no. 15.9 i.e. 1.5 times of the road width plus front margin?	
	(e) Does height exceed the limit specified in (d) above? If so, is height approved by Director of Fire Services, M.S.?	
7.	Is the land subject to restrictions of blue / red flood line, airport, railway, electric line, land fill sites, archaeology, etc.? Please state the details along with 'No objection certificate 'if any.	
8.	(a) If there are existing structures on the plot	
	(i) Are they correctly marked and numbered on the site plan?	
	(ii) Are those proposed to be demolished immediately and hatched in yellow colour?	
	(iii) What is the plinth area and total floor area of all existing structures to be retained? (Please give details confirming to the plan submitted)	
9.	Is balcony area within the permissible limit of 15 %? State said balcony area and area counted in FSI.	
10.	Are double height terrace within the limit of 20%? Are they of supported type? State said double height terrace area and area counted in FSI.	
11.	(a) Please state the total built up area, (existing + proposed + extra balconies + extra double height terraces.)	
	(b) What is the basic permissible F.S.I. of the zone according to front road width?	
	(c) What is the premium FSI proposed to be consumed?	
	(d) What is the area of TDR proposed to be consumed?	
	(e) What is the additional FSI proposed to be consumed?	
	(f) Please state the overall F.S.I. utilised in the proposal?	



	(g) Is built-up area of each flat / unit mentioned on the plan?		
12.	Whether area for inclusive housing is required as per Regulation no.13.7? Please state the details.		
13.	(a) What is the width of the front marginal distance (s)? If the building abuts two or more roads, does the front marginal distance comply with Regulation?		
14.	(a) What is :	Permissible	Proposed
	(i) the side marginal distance (s)?		
	(ii) the rear marginal distance (s)?		
	(iii) the distance between buildings?		
15.	(a) What are the dimensions of the inner or outer chowk?		
	(b) Is / are room (s) dependent for its light and ventilation on the chowk? If so, are the dimensions of the chowk as required?		
16.	(a) Whether sizes of the rooms comply with the dimensions mentioned in the regulations?		
	(b) Whether use of every room / part mentioned on the plan?		
	(c) Whether every room derives light and ventilation required under the regulations?		
17.	If the height of the building is more than 15 meter above the average ground level, is provision for lifts made?		
	(a) If so, give details of lift.	Passenger Capacity	No. of Lifts
	(b) Details of Fire Lift.	Passenger Capacity	No. of Lifts
18.	(a) Does the building fall under purview of Regulation no.6.2.6.1?		
	(b) If so, is fire escape staircase provided in addition to regular staircase?		
	(c) Whether the ramps to the basement are provided leaving 6 m marginal distance for movement of fire fighting vehicle?		
	(d) If podiums are proposed, does it allow the movement of fire fighting vehicle properly?		
19.	(a) What are the requirements of parking spaces under the Regulation no.20? How many are proposed?	Required	Proposed
		Car	
		Scooter	
		Cycle	
	(b) (i) Are loading-unloading spaces necessary?		
	(ii) If so, what is the requirement?		
	(iii) How many are proposed?		



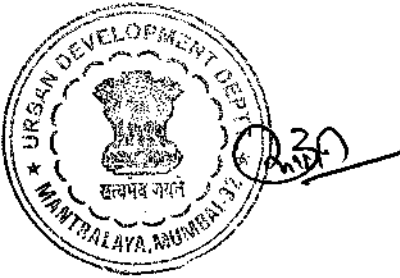
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20.	Is the sanitary arrangement provided as per the regulation?	
21.	Details of the source of water to be used in the construction	
22.	Distance from the sewer.	
23.	Please explain in detail in what respect the proposal does not comply with the Development Control and Promotion Regulations and the reasons there for, attaching a separate sheet if necessary.	

I hereby declare that I am the Architect/ licensed Engineer/ Structural Engineer/ Supervisor employed for the proposed work and that the statements made in this form are true and correct to the best of my knowledge.

Date : / /

Signature of the Architect/ licensed Engineer/ Structural Engineer/ Supervisor employed.



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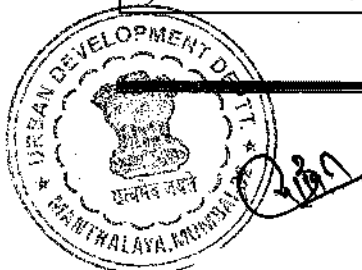
FORM OF STATEMENT 1 (to be printed on plan) [Sr. No. 8 (a) (iii)] Existing Building to be retained				
Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors.
(1)	(2)	(3)	(4)	(5)

FORM OF STATEMENT 2 (to be printed on plan) [Sr. No. 11 (a)] Proposed Building							
Building No.	Floor No.	Total Built-up Area of floor.	Balcony area within 15%	Excess balcony area counted in FSL.	Double height terrace area within 20%	Excess Double height terrace area counted in FSL.	Total FSI (3+5+7)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)

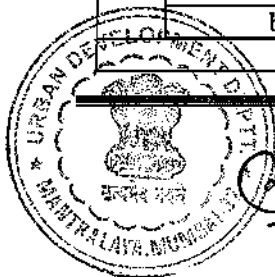
FORM OF STATEMENT 2 (to be printed on plan) [Sr. No. 11 (g)] Area details of Flat / unit						
Building No.	Floor No.	Flat / unit No.	Built up area of flat / unit along with Share of Common areas like staircase / passages	Area of Balcony attached to flat / unit	Area of Double height terraces attached to flat / unit	Total area of flat / unit (4 + 5 + 6)
1	2	3	4	5	6	7

Note :

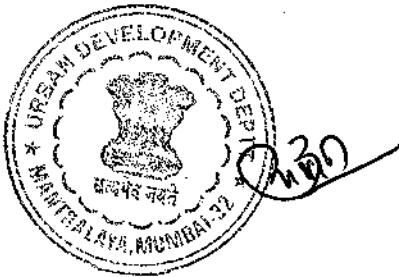
- 1) Built up area of all flats / units on the respective floor shall tally with the total built up of that floor.
- 2) Above statements may vary, wherever required.



PROFORMA - I	
(At Right Hand top Corner of Plans)	
PROPOSED ----- COMPLEX ON C.T.S. NO./PLOT NO. / S.NO. / F.P.NO.----- OF VILLAGE MAUJE -----	Drawing Sheet No. X/Y
Stamps of Approval of Plans:	
A	AREA STATEMENTS
1.	Area of plot (Minimum area of a, b, c to be considered)
	a) As per ownership document (7/12, CTS extract)
	b) as per measurement sheet
	c) as per site
2.	Deductions for
	(a) Proposed D.P./ D.P. Road widening Area
	(b) Any D.P. Reservation area
	(Total a+b)
3.	Gross Area of Plot (1-2)
4.	Recreational Open space
	(a) Required
	(b) Proposed
5.	Amenity Space -
	(a) Required -
	(b) Proposed -
6.	Service road and Highway widening
7.	Internal Road area
8.	Net Area of Plot = [3 - 5(b)]
9.	Built up area with reference to Basic F.S.I. as per front road width (sr. no. 8 X 1.1)
10.	Addition of area for F.S.I.
	(a) In-situ area against D.P. road [1.85x sr. no. 2 (a)], if any
	(b) In-situ area against Amenity Space [2.00 or 1.85 x sr. no. 5 (b)],
	(c) Premium FSI area (subject to maximum of 0.3 of sr. no. 8)
	(d) TDR area
	(e) Additional FSI area under chapter VIII
	(Total of a+b+c+d+e)
11.	Total area available (9+10)
12.	Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no. 15.4)
13.	Total Built-up Area in proposal. (excluding area at Sr.No.15.b)
	a) Existing Built-up Area.
	b) Proposed Built-up Area
	c) Excess Balcony area counted in F.S.I.
	d) Excess Double Height terraces area counted in F.S.I.
	Total (a+b+c+d)
14.	F.S.I. Consumed (13/8) (should not be more than serial no.12 above.)
15.	Area for Inclusive Housing, if any
	a) Required (20% of sr.no.9)
	b) Proposed



<p>Certificate of Area: Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.</p> <p style="text-align: center;">Signature (Name of Architect/Licensed Engineer/Supervisor.)</p>					
<p>Owner's declaration – I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Pune Municipal Corporation. I/We would execute the structure as per sanctioned plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.</p>					
<p>Owner (s) name and signature</p>					
<p>Architect/ Licensed Engineer/ Supervisor name and signature</p>					
Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration / License no. of Arch./ Lic.Eng./ Supervisor



APPENDIX A-2**FORM FOR SUB-DIVISION OF LAND AS PLOTTED LAYOUT**

Application for permission for development under Section 44 / 58 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the BPMC Act, 1949.

From
(Name of the owner)

To,
The Municipal Commissioner,
Municipal Corporation, Pune.

Sir,

I intend to carry out the under mentioned development in the site/plot of land, bearing S.No./Gut No. City Survey No....., Mouje, situated at Road/ Street in accordance with Section 44/58 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the BPMC Act, 1949.

I forward herewith the following plans and statements (Item 1 to 6) wherever applicable, in quadruplicate, signed by me (Name in block letters) and the Architect / Licensed Engineer / Structural Engineer / Supervisor (License No.....), who has prepared the plans, designs and a copy of other statements /documents as applicable (Items 7 to 10).

- (1) Key Plan (Location Plan);(to be shown on first copy of the set of plans)
- (2) Site Plan showing the surrounding land and existing access to the land included in the layout;(to be shown on first copy of the set of plans)
- (3) A layout plan showing,
 - (i) sub-divisions of the land or plot with dimensions and area of each of the proposed sub-divisions and its use according to prescribed regulations;
 - (ii) width of the proposed streets; and
 - (iii) dimensions and area of recreational open spaces provided in the layout.
 - (iv) dimensions and area of amenityspace provided in the layout.
- (4) An extract of record of rights property register card (any other document showing ownership of land to be specified) alongwith consent of co-owners where third party interest is created.
- (5) Particulars of development in Form enclosed.
- (6) Attested copy of Receipt for payment of scrutiny fees.
- (7) No Objection Certificate, wherever required.

I request that the proposed layout may please be approved and permission accorded to me to execute the work.

Signature of the Licensed /
Surveyor/Architect

Name

License No.

Contact No.

Dated

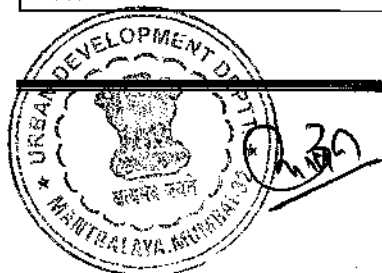
Signature of Owner

Name of Owner

Address of Owner

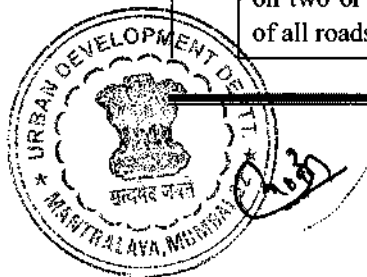
Contact No.

Dated



**FORM GIVING PARTICULARS OF DEVELOPMENT
(PART OF APPENDIX 1.....ITEM 5)**

1.	(a) (i) Full Name of Applicant	
	(ii) Address of applicant	
	(iii) e-mail ID	
	(iv) Mobile No.	
	(b) (i) Name and address of Architect/ Engineer employed.	licensed
	(ii) No. and date of issue of License	
2.	(a) Is the plot of, a City Triangulation Survey Number, Revenue Survey Number or Hissa Number of a Survey Number or a Final Plot Number of a Town Planning Scheme?	
	(b) Whether the land is situated in Core Area or Outside Core Area?	
3.	(a) What is the total area of the plot according to the ownership document and measurement plan?	
	(b) Does it tally with the Revenue/CTS Record	
	(c) What is the actual area available on site measured by Architect/ licensed Engineer/ Structural Engineer / Supervisor? (The permission shall be based on the area whichever is minimum.)	
	(d) Is there any deduction in the original area of the plot on account of D.P.Roads, or reservation(s). If so, are they correctly marked on the site plan? Please state the total area of such deductions?	
	(e) Is there any water stream in the land? State the area of such land and state whether it is excluded?	
	(e) What is the area remained for development after above deduction(s)?	
	(f) What is the area proposed for recreational open space? (in case of land having original holding more than 0.4 hectore) Please mention the area.	
	(g) Whether amenity space as required under Regulation no.13.4 is left? Please mention the area.	
	(f) What is the net plot area as per Regulation no.13.9? (excluding (g) above)	
5.	Are all plans as required under Regulation no.6.2 enclosed?	
6.	(a) In what zone does the plot fall?	
	(b) For what purpose the layout is proposed? Is it permissible according to the land use classification?	
7.	(a) Is road available as an approach to the land? What is the average existing width of the road? (If the plot abuts on two or more roads, the above information in respect of all roads should be given)	



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	(b) Is the land fronting on D.P. road? If so, width of the D.P. road	
	(c) Is the land fronting on National or State highway? If so, is the Building line / control line maintained? Please state the distance.	
8.	Is the land subject to restrictions of blue / red flood line, airport, railway, electric line, land fill sites, archaeology, etc.? Please state the details along with 'No objection certificate' if any.	
9.	Whether the internal roads proposed in the layout conform to the Regulation no.12.	
10	Whether roads in the layout are co-ordinated with the roads in the surrounding layout?	
11	Whether the area and dimensions of plots are proposed as per prescribed regulations?	
11.	Whether area for inclusive housing is required as per Regulation no. 13.7? Please state the details.	

I hereby declare that I am the Architect/ licensed Engineer employed for the proposed work and that the statements made in this form are true and correct to the best of my knowledge.

Date : / /

Signature of the Architect/ licensed Engineer/
Structural Engineer/ Supervisor employed.



PROFORMA - I

(At Right Hand top Corner of Plans)

PROPOSED ----- LAYOUT ON C.T.S. NO./PLOT NO. / S.NO. / Drawing Sheet
F.P.NO.----- OF VILLAGE MAUJE ---- No.

X/Y

Stamps of Approval of Plans:**A AREA STATEMENTS**

1. Area of land
(Minimum area of a, b, c to be considered)
 - a) As per ownership document (7/12, CTS extract)
 - b) as per measurement sheet
 - c) as per site
2. Deductions for
 - (a) Proposed D.P./ D.P. Road widening Area
 - (b) Any D.P. Reservation area

(Total a+b)
3. Gross Area of Plot (1-2)
4. Recreational Open space
 - (a) Required -
 - (b) Proposed -
5. Amenity Space
 - (a) Required -
 - (b) Proposed -
6. Service road and Highway widening
7. Internal Road area
8. Area under layout plots
9. Net area of plots for FSI Calculations = (3-5b)
10. Permissible FSI factor for layout plots = (9/8)
11. Area for inclusive housing
 - (a) Required -
 - (b) Proposed -

Certificate of Area:

Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature

(Name of Architect/License Engineer/Supervisor.)

Owner (s) name and signature**Architect/ Licensed Engineer/ Supervisor name and signature**

Statement of distribution of FSI on each plot (to be printed at suitable place on plan)							
Plot no.	Plot area (sq.m.)	Rounding area of Road (if any) (sq.m.)	Remaining Plot area (b-c) (sq.m.)	Built up area on pro-rata basis i.e. (d x Pro-rata FSI factor)	Front Road width (m.)	basic FSI	Permissible Built-up area on Basic FSI (e x g) (sq.m.)
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)

APPENDIX 'B'

FORM FOR SUPERVISION

To,

The Municipal Commissioner,
Municipal Corporation, Pune.

Sir,

I hereby certify that the development/erection/re-erection/demolition or material alteration in/ or Building No. _____ on / in Plot No. _____ in Block No. _____ situated at Road / street _____ City Survey No. _____ shall be carried out under my supervision and I certify that all the materials (types and grade) and the workmanship of the work shall be generally in accordance with the general specifications and that the work shall be carried out according to the sanctioned plans. I shall be responsible for the execution of the work in all respects.

Signature and name of the Architect or Licensed _____
Engineer/Structural Engineer/ Supervisor

License No. _____

Date :



APPENDIX 'C'

**QUALIFICATION, COMPETENCE, DUTIES AND RESPONSIBILITES ETC. OF LICENSED
TECHNICAL PERSONNEL OR ARCHITECT FOR PREPARATION OF SCHEMES FOR
DEVELOPMENT PERMISSION AND SUPERVISION**

C-1	General
C-1.1	The qualifications of the technical personnel and their competence to carry out different jobs for building permit and supervision for the purpose of licensing by the Authority shall be as given in Regulation no. C-2 to C-6. The procedure for licensing the technical personnel is given in Regulation no.C-6.
C-2	ARCHITECT
C-2.1	Qualifications- The minimum qualifications for an architect shall be the qualifications as provided for in the Architects Act, 1972for registration with the Council of Architecture. Such registered Architects shall not be required to again register their names with the Corporation. However, he shall submit the registration certificate to the Corporation.
C-2.2	Competence of Architect: To carry out work related to development permission as given below and shall be entitled to submit - (a) All plans and information connected with development permission. (b) Structural details and calculations for building on plot upto 500 sq. m. and upto 3 storeys or 11 m. height and (c) Certificate of supervision and completion for all buildings.
C-3	A)ENGINEER
C-3.1	Qualifications- 1) The qualifications for Licensing Engineer will be the corporate membership (Civil) of the Institution of Engineers or such Degree or Diploma in Civil or Structural Engineering or equivalent; 2) Diploma in Civil Engineering or equivalent, having experience of 10 years in the field of land and building planning.
C-3.2	Competence- To carry out work related to development permission as given below and shall be entitled to submit- (a) All plans and related information connected with development permission. (b) Structural details and calculations for building on plot upto 500 sq.m. and upto 3 storeys or 11 m.height, and (c) Certificate of supervision and completion for all building.
C-4	STRUCTURAL ENGINEER
	C-4.1 Qualifications- Qualifications for Licensing of structural engineers shall be as given below, with minimum 3 years of experience of structural engineering practice in designing and field work; (a) Graduate in Civil Engineering of recognised Indian or Foreign University and Chartered Engineer or Associated Member in Civil Engineering Division of Institution of Engineers (India)



	or equivalent Overseas Institution; and (b) Shall have post graduate degree in structural engineering. In the case of doctorate in structural engineering the experience shall not be required.						
C-4.2	Competence —he shall be entitled to submit the structural details and calculations for all buildings and supervision.						
C-4.2.1	Complicated buildings and sophisticated structures, as decided by the Municipal Commissioner, which are not within the horizontal areas and vertical limits under C-2.2 (b), C-3.2 (b), C-5.2 (a) (i) & C-5.2 (b) (i) shall be designed only by Structural Engineer.						
C-5	SUPERVISOR:						
C-5.1	Qualification (a) For Supervisor 1 :- (i) Three years architectural assistantship or intermediate in architecture with two years' experience, or (ii) Diploma in Civil engineering or equivalent qualifications with two years' experience. (iii) Draftsman in Civil Engineering from ITI or equivalent qualifications with Ten years' experience out of which five year shall be under Architect/Engineer. (b) For Supervisor - 2:- (i) Draftsman in Civil Engineering from ITI or equivalent qualifications with five years' experience under Architect / Engineer.						
C-5.2	Competence (a) For Supervisor-1: he shall be entitled to submit - (i) All plans and related information connected with development permission on plot upto 500 sq.m.; and (ii) Certificate of supervision of buildings on plot upto 500 sq. m. and completion thereof. (b) For Supervisor-2 : he shall be entitled to submit - (i) All Plans and related information upto 200 sq. m. built up area, and (ii) Certificate of supervision for limits at (i) above and completion thereof.						
C-6.	LICENSING-						
C-6.1	Technical Personnel to be licensed:- The Qualified technical personnel or group as given in regulations; No C-3, C-4, C-5 shall be licensed with the authority and the license shall be valid for three calendar years ending 31 st December after which it shall be renewed annually or every three years.						
C-6.2	Fees for Licensing- The annual licensing fees shall be as follows:- <table border="1" data-bbox="371 1771 1281 1944"> <tr> <td>For Engineer and structural Engineer</td> <td>1000 p.a.</td> </tr> <tr> <td>For supervisor (1)</td> <td>500 p. a.</td> </tr> <tr> <td>For supervisor (2)</td> <td>300 p. a.</td> </tr> </table>	For Engineer and structural Engineer	1000 p.a.	For supervisor (1)	500 p. a.	For supervisor (2)	300 p. a.
For Engineer and structural Engineer	1000 p.a.						
For supervisor (1)	500 p. a.						
For supervisor (2)	300 p. a.						
	The Municipal Commissioner may revise above fees from time to time, if necessary.						



C-6.3 Duties and Responsibilities of Architects / Licensed Technical Personnel:

The duties and responsibilities of architects / licensed technical personnel shall be as follows:-

- (1) It will be incumbent on every architect / licensed technical personnel, in all matters in which he may be professionally consulted or engaged, to assist and co-operate with the Municipal Commissioner and other Officers in carrying out and enforcing the provisions of Maharashtra Regional & Town Planning Act, 1966 and of any regulations for the time being in force under the same.
- (2) Every architect / licensed technical personnel shall be responsible for due compliance with the provisions of Maharashtra Regional & Town Planning Act, 1966 and the BPMC Act, 1949 and of any regulations for the time being in force under the said Act. It shall be obligatory on him to satisfy himself that a qualified and competent Mistry or Inspector of Works is constantly employed and present on the work to supervise the execution of all work and to prevent the use of any defective material therein and the improper execution of any such work.
- (3) Every architect / licensed technical personnel shall be responsible for carrying out work according to sanctioned plan.
- (4) Every architect / licensed technical personnel shall be responsible for correctness of the calculations and dimensions mentioned on the plan and shall be liable for consequences arising thereof.
- (5) Architect / licensed technical personnel shall not involve himself in any unauthorised development. He shall also make aware the client about legal provisions in respect of proposed development and consequences thereof.
- (6) When an architect / licensed technical personnel cease to be in the employment for the development work, he shall report the fact forthwith to the Municipal Commissioner.

-- ** --



APPENDIX 'D-1'
FORM FOR SANCTION OF BUILDING PERMISSION AND
COMMENCEMENT CERTIFICATE

To,

Sir,

With reference to your application No _____, dated _____ for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the BPMC Act, 1949 to carry out development work / Building on Plot No _____ Revenue Survey No _____, City Survey No _____, mauja _____ situated at Road /Street _____, Society _____ the Commencement Certificate/Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. You will have to handover the amenity space to the Corporation before approval of final layout as per Regulation no.13.4. (wherever applicable)
4. You will have to submit an undertaking in respect of recreational open spaces as stipulated in Regulation.(wherever applicable)
5. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
6. This permission does not entitle you to develop the land which does not vest in you.
7. -----
8. -----
9. -----

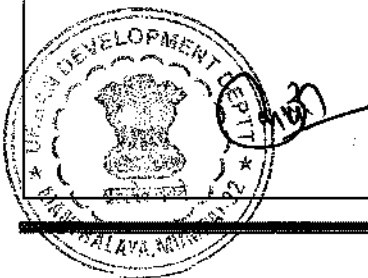
Office No.

Office Stamp

Date :

Yours faithfully,

Municipal Commissioner, Pune
 or an officer appointed by him



APPENDIX 'D-2'

FORM FOR TENTATIVE APPROVAL FOR DEMARCATION OF LAND / SUB-DIVISION LAYOUT

To,

Sir,

With reference to your application No _____, dated _____ for the land sub-division approval, under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the BPMC Act, 1949 to carry out development work in respect of land bearing Revenue Survey No _____, City Survey No _____, mauje _____ situated at Road /Street _____, Society _____, it is to inform you that, land sub-division layout is hereby tentatively approved and recommended for demarcation, subject to the following conditions:

1. You will get the land sub-division layout demarcated on the site by the Land Records Department and submit the certified copy to that effect for final approval.
2. It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the Municipal Corporation after developing them to the satisfaction of the Municipal Commissioner.
3. If you wish that the Municipal Corporation has to carry out these development works, then you will have to deposit the estimated expenses to the Municipal Corporation in advance, as decided by the Municipal Commissioner.
4. You will have to handover the amenity space to the Corporation before approval of final layout as per Regulation no.13.4. (applicable in case where owner is not allowed to develop)
5. You will have to submit an undertaking in respect of recreational open spaces as stipulated in Regulation.
6. This permission does not entitle you to develop the land which does not vest in you.
7. -----
8. -----

Office No.

Office Stamp

Yours faithfully,

Municipal Commissioner, Pune
 or an officer appointed by him



APPENDIX 'D-3'

FORM FOR FINAL APPROVAL TO THE LAND SUB-DIVISION / LAYOUT

To,

Sir,

With reference to your application No. _____, dated _____ for the land sub-division approval, under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the BMC Act, 1949 to carry out development work in respect of land bearing Revenue Survey No _____, City Survey No _____, mauje _____ situated at Road /Street _____, Society _____, the land sub-division layout is finally approved as demarcated under Section 45 of the Maharashtra Regional & Town Planning Act, 1966, subject to the following conditions:

1.	It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the Municipal Council after developing them to the satisfaction of the Municipal Commissioner.
2.	If you wish that the Municipal Council should carry out these development works, then you will have to deposit the estimated expenses to the Municipal Council in advance, as decided by the Municipal Commissioner.
3.	As per the undertaking submitted by you in respect of recreational open space as stipulated in Regulation no.13.3, the said open space admeasuring ----- sq.m. stand vested in the name of plot holders of the layout or society of the plot holders and you have no right of ownership or interest in the said recreational open space.
	Since you have handed over the amenity space to the Corporation, you shall be entitled for FSI equivalent to TDR, on the remaining land. (wherever applicable)
4.	This permission does not entitle you to develop the land which does not vest in you.
5.	-----
6.	-----
7.	-----
8.	-----

Office No. ----- Office Stamp

Date : -----



Yours faithfully,

Municipal Commissioner, Pune
or an officer appointed by him

APPENDIX 'E-1'

FORM FOR REFUSAL OF BUILDING PERMIT / COMMENCEMENT CERTIFICATE

To,

Sir,

With reference to your application No. _____ dated _____ for the grant of sanction for the development work / the erection of a building / execution of work on Plot No. _____, Revenue Survey No. _____, City Survey No. _____, mauje _____, I regret to inform you that the proposal has been refused under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, on the following grounds.

1. -----
2. -----
3. -----
4. -----
5. -----
6. -----

Office Stamp

Yours faithfully,

Municipal Commissioner, Pune
or an officer appointed by him



APPENDIX 'E-2'

FORM FOR REFUSAL OF LAND SUB-DIVISION / LAYOUT

To,

Sir,

With reference to your application No. _____ dated _____ for the grant of sanction for the development work bearing Revenue Survey No. _____, City Survey No. _____, mauje _____, I regret to inform you that the proposal has been refused under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, on the following grounds.

1. -----
2. -----
3. -----
4. -----
5. -----
6. -----

Office Stamp

Yours faithfully,

Municipal Commissioner, Pune
 or an officer appointed by him



APPENDIX 'F'
FORM FOR INTIMATION OF COMPLETION OF WORK UPTO PLINTH LEVEL

To,
 The Municipal Commissioner,
 Pune Municipal Corporation

Sir,

The construction up to plinth / column up to plinth level has been completed in Building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, Village _____ Sector No. _____ Ward No. _____, situated at Road/Street _____, Society _____ in accordance with your permission No _____ dated _____ under my supervision and in accordance with the sanctioned plan.

Please check the completed work and permit me to proceed with the rest of the work.

Yours faithfully

Signature of Architect /Licensed Engineer/
 Structural Engineer/Supervisor

Name : _____

(In Block Letters) _____

Address : _____

E-mail ID : _____

Mobile No.: _____

Date: _____



APPENDIX 'G'

FORM OF APPROVAL / DISAPPROVAL OF DEVELOPMENT WORK UPTO PLINTH LEVEL

To,

Sir,

Please refer to your intimation No _____ dated _____ regarding the completion of construction work upto plinth / column upto plinth level in Building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, Village _____ SectorNo. _____ WardNo. _____, situated at Road/Street _____, Society _____ You may proceed / are not allowed to proceed with the further work as per sanctioned plans / as the construction upto plinth level does / does not confirm to the sanctioned plans.

Yours faithfully,

Municipal Commissioner,
Pune Municipal Corporation

Office No _____

Office Stamp _____

Date : _____



APPENDIX 'H'

FORM FOR COMPLETION CERTIFICATE

To,

The Municipal Commissioner,
Pune Municipal Corporation

Sir,

I hereby certify that the erection / re-erection or part/ full development work in / on building / part building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, mauje _____, has been supervised by me and has been completed on _____ according to the plans sanctioned, vide office communication No _____ dated _____. The work has been completed to the best of my satisfaction. The workmanship and all the materials (type and grade) have been strictly in accordance with general and detailed specifications. No provisions of the Act or the building Regulations, no requisitions made, conditions prescribed or orders issued there under have been transgressed in the course of the work. I am enclosing three copies of the completion plans. The building is fit for occupancy for which it has been erected/ re-erected or altered, constructed and enlarged.

I have to request you to arrange for the inspection & grant permission for the occupation of the building.

Yours faithfully

Signature and name of Architect /Licensed Engineer/
Structural Engineer/Supervisor

Encl : As above.

Date :

(Signature of Owner)

Name of Owner (in Block Letters)



APPENDIX 'I'**FORM FOR OCCUPANCY CERTIFICATE**

To,

i) Owner:

ii) Architect, Licensed Engineer Structural Engineer / Supervisor

Sir,

The part / full development work / erection re-erection / or alteration in of building / part building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, mauje _____, completed under the supervision of _____ Architect, Licensed Engineer/ Structural Engineer / Supervisor, / License No _____ may be occupied on the following conditions-

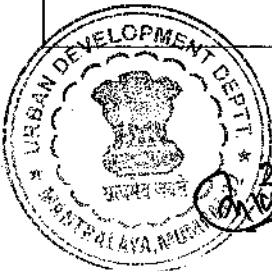
1. _____
2. _____
3. _____
4. _____

A set of certified completion plans is returned herewith.

Encl : As above.

Yours faithfully,

Municipal Commissioner, Pune
or an officer appointed by him



APPENDIX 'J'

FORM FOR REFUSAL OF OCCUPANCY CERTIFICATE

To,

i) Owner:

ii) Architect, Licensed Engineer Structural Engineer / Supervisor

Sir,

The part / full development work / erection re-erection / or alteration in of building / part building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, mauje _____, completed under the supervision of _____ Architect, Licensed Engineer/ Structural Engineer / Supervisor, / License No _____ is not allowed to be occupied because of the following reasons -

1. The construction carried out by you does not conform to the sanctioned plans.
2. -----
3. -----

A set of completion plan is retained with the Municipal Council and remaining sets are regretfully returned herewith.

Encl : As above.

Yours faithfully,

Municipal Commissioner, Pune
or an officer appointed by him



APPENDIX 'K'**FORM OF INDEMNITY FOR PART OCCUPANCY CERTIFICATE****(On Stamp Paper)****(Of such value as decided by the Municipal Commissioner.)**

To,

Municipal Commissioner,

Pune Municipal Corporation.

Subject:-

Sir,

While thanking you for letting me occupy a portion of the above building before acceptance of the Completion Certificate of the whole building for the plans approved in communication No _____, dated _____ I hereby indemnify the Municipal Corporation against any risk, damage and danger which may occur to occupants and users of the said portion of the building and also undertake to take necessary security measures for their safety. This undertaking will be binding on me /us, our heirs, administrators and our assignees.

Yours faithfully,

Signature and name of Owner

Witness:

Address:

Date:



APPENDIX 'L'

FIRE PROTECTION REQUIREMENTS

- 1** All buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with Part IV of Fire Protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act, 2006. as amended from time to time, and Part IV of Fire Protection of National Building Code of India (for the provisions which are not covered in these regulations.) In case of special buildings, the building schemes shall also be cleared by the Fire Officer, Fire Brigade Department of the Corporation.

1.1 Construction materials

All materials of constructions in load bearing elements, stairways and corridors and facades shall be non-combustible.

The interior finish materials shall not have a flame spread ability rating exceeding Class I (see 3.4.15.2 of Part 4 of National Building Code)

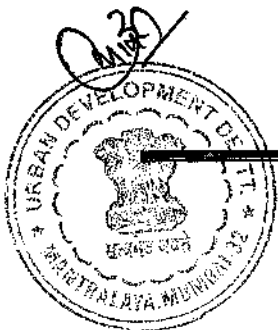
The internal walls or staircase shall be of brick or reinforced concrete with a minimum of 2 h. fire rating.

The staircase shall be ventilated to the atmosphere at each landing and a vent at the top; the vent openings shall be of 0.5sq.m in the external wall and the top. If the staircase cannot be ventilated, because of location or other reasons, a positive pressure 50 Pa shall be maintained inside. The mechanism for pressurizing the staircase shall operate automatically with the fire alarm. The roof of the shaft shall be 1 m. above the surrounding roof. Glazing or glass bricks, if used in staircase, shall have fire resistance rating of minimum 2 h.

1.2 Lifts

General requirements of lifts shall be as follows:

- a) Walls of lift enclosures shall have a fire rating of 2 h; lifts shall have a vent at the top of area not less than 0.2 sq.m.
- b) Lift motor room shall be located preferably on top of the shaft and separated from the shaft by the floor of the room.
- c) Landing doors in lift enclosures shall have a fire resistance of not less than 1 h.
- d) The number of lifts in one row for a lift bank shall not exceed 4 and the total number of lifts in the bank (of two rows) shall not exceed 8. A wall of 2 h. fire rating shall separate individual shafts in a bank.
- e) Lift car door shall have a fire resistance rating of half an hour.
- f) Collapsible gates shall not be permitted for lifts and shall have solid doors with fire resistance of at least 1 h.
- g) If the lift shaft and lobby is in the core of the building, a positive pressure between 25 and 30 Pa shall be maintained in the lobby and a positive pressure of 50 Pa shall be maintained in the lift shaft. The mechanism for pressurization shall act automatically with the fire alarm; it shall be possible to operate this mechanically also.
- h) Exit from the lift lobby, if located in the core of the building, shall be through a self closing smoke stop door of half an hour fire resistance.
- i) Lifts shall not normally communicate with the basement; if, however, lifts are in

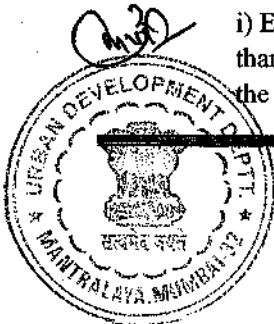


communication, the lift lobby of the basements shall be pressurized as in (g), with self-closing door as in (h)

- j) Grounding switch(es), at ground floor level, shall be provided on all the lifts to enable the fire service to ground the lifts.
- k) Telephone or other communication facilities shall be provided in lift cars for building of 30 m. in height and above. Communication system for lifts shall be connected to fire control room for the building.
- l) Suitable arrangements such as providing slope in the floor of lift lobby, shall be made to prevent water used during fire-fighting, etc., at any landing from entering the lift shafts.
- m) A sign shall be posted and maintained on every floor at or near the lift indicating that in case of fire, occupants shall use the stairs unless instructed otherwise. The sign shall also contain a plan for each floor showing the locations of the stairways. Alternate source of power supply shall be provided for all the lifts through a manually operated changeover switch.
- n) **Fire Lifts** -Following details shall apply for a fire lift :
 - i) To enable fire services personnel to reach the upper floors with the minimum delay, one fire lift per 1200 sq.m. of floor area shall be provided and shall be available for the exclusive use of the firemen in an emergency.
 - ii) The lift shall have a floor area of not less than 1.4 sq.m. It shall have loading capacity of not less than 545 kg (8 persons lift) with automatic closing doors of minimum 0.8 m. width.
 - iii) The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire, that is, within the lift shaft. Lights and fans in the elevators having wooden panelling or sheet steel construction shall be operated on 24 V supply.
 - iv) Fire-fighting lift should be provided with a ceiling hatch for use in case of emergency, so that when the car gets stuck up, it shall be easily openable.
 - v) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand-still with door open.
 - vi) The operation of a fire lift is by a simple toggle or two-button switch situated in a glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call-points will become inoperative and the lift will be on car control only or on a priority control device. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.
 - vii) The words 'Fire Lift' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
 - viii) The speed of the fire lift shall be such that it can reach the top floor from ground level within 1 minute.

1.3 Basements -

- i) Each basement shall be separately ventilated. Vents with cross-sectional area (aggregate) not less than 2.5% of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills or breakable stall board lights or pavement lights or by way of shafts.



Alternatively, a system of air inlets shall be provided at basement floor level and smoke outlets at basement ceiling level. Inlets and extracts may be terminated at ground level with stall board or pavement lights as before, but ducts to convey fresh air to the basement floor level have to be laid. Stall board and pavement lights should be in positions easily accessible to the fire brigade and clearly marked 'SMOKE OUTLET' or 'AIR INLET' with an indication of area served at or near the opening.

ii) The staircase of basements shall be of enclosed type having fire resistance of not less than 2 h and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper storeys of the building and shall communicate with basement through a lobby provided with fire resisting self-closing doors of 1 h resistance. For travel distance, if the travel distance exceeds as given therein, additional staircases shall be provided at proper places.

iii) In multi-storey basements, intake ducts may serve all basement levels, but each basement levels and basement compartment shall have separate smoke outlet duct or ducts. Ducts so provided shall have the same fire resistance rating as the compartment itself. Fire rating may be taken as the required smoke extraction time for smoke extraction ducts.

iv) Mechanical extractors for smoke venting system from lower basement levels shall also be provided. The system shall be of such design as to operate on actuation of heat / smoke sensitive detectors or sprinklers, if installed, and shall have a considerably superior performance compared to the standard units. It shall also have an arrangement to start it manually.

v) Mechanical extractors shall have an internal locking arrangement, so that extractors shall continue to operate and supply fans shall stop automatically with the actuation of fire detectors.

vi) Mechanical extractors shall be designated to permit 30 air changes per hour in case of fire or distress call. However, for normal operation, air changes schedule shall be as given in Part 8, Building Services, Section 3, Air-conditioning, Heating and Mechanical Ventilation of National Building Code.

vii) Mechanical extractors shall have an alternative source of supply.

viii) Ventilating ducts shall be integrated with the structure and made out of brick masonry or reinforced cement concrete as far as possible and when this duct crosses the transformer area or electrical switchboard, fire dampers shall be provided.

ix) Use of basements for kitchens working on gas fuel shall not be permitted, unless air conditioned. The basement shall not be permitted below the ward block of a hospital/nursing home unless it is fully sprinkled. Building services such as electrical sub-stations, boiler rooms in basements shall comply with the provisions of the Indian Electricity Act / Rules.

x) If cut-outs are provided from basements to the upper floors or to the atmospheres, all sides cut-out openings in the basements shall be protected by sprinkler head at close spacing so as to form a water curtain in the event of a fire.

xi) Openable windows on external wall shall be fitted with such locks that can be opened by a fireman's axe.

xii) All floors shall be compartmented with area not exceeding 750 sq.m. by a separation wall with 2 h fire rating, for floors with sprinklers the area may be increased by 50 percent. In long building, the fire separation walls shall be at distances not exceeding 40 m. For departmental stores, shopping centres and basements, the area may be reduced to 500 sq.m. for compartmentation.



Where this is not possible, the spacing of the sprinklers, care should be taken to prevent spray from one sprinkler impeding the performance of an adjacent sprinkler head.

1.4 Service Ducts/Shafts

- a) Service ducts and shafts shall be enclosed by walls of 2 h and doors of 1 h. fire rating. All such ducts/shafts shall be properly sealed and fire stopped at all floor levels.
- b) A vent opening at the top of the service shaft shall be provided having between one-fourth and one-half of the area of the shaft.

1.5 Refuse chutes

shall have opening at least 1 m. above roof level for venting purpose and they shall have an enclosure wall of non-combustible material with fire resistance of not less than 2 h. They shall not be located within the staircase enclosure or service shafts, or air-conditioning shafts inspection panel and doors shall be tight fitting with 1 h fire resistance; the chutes should be as far away as possible from exit.

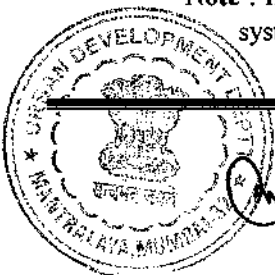
1.6 Refuge Area

Provisions contained in Regulation No 18.28.6 shall apply for all buildings -

1.7 Electrical services shall conform to the following :

- (a) The electric distribution cables / wiring shall be laid in a separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits;
- (b) Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electrical cables; use of bus ducts / solid rising mains instead of cables is preferred;
- (c) Separate circuits for fire-fighting pumps, lifts, staircases and corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fire in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed. Master switches controlling essential service circuits shall be clearly labelled;
- (d) The inspection panel doors and any other opening in the shaft shall be provided with air-tight fire doors having fire resistance of not less than 2 h;
- (e) Medium and low voltage wiring running in shafts and within false ceiling shall run in metal conduit. Any 230 V wiring for lighting or other services above false ceiling shall have 660 V grade insulation. The false ceiling including all fixtures used for its suspension, shall be of non-combustible material and shall provide adequate fire resistance to the ceiling in order to prevent spread of fire across ceiling. Reference may be made to good practice;
- (f) An independent and well ventilated service room shall be provided on the ground level or first basement with direct access from outside or from the corridor for the purpose of termination of electric supply from the licensees' service and alternative supply cables. The doors provided for the service room shall have fire resistance of not less than 2 h.

Note : If service room is located at the first basement, it should have automatic fire extinguishing system.



- (g) If the licensees agree to provide meters on upper floors, the licensees' cable shall be segregated from consumers' cable by providing a partition in the duct. Meter rooms on upper floors shall not open into staircase enclosures and shall be ventilated directly to open air outside; and
- (h) Suitable circuit breakers shall be provided at the appropriate points.

1.8 Gas supply shall conform to the following:-

- a) Town Gas / L.P.Gas Supply Pipes – Where gas pipes are run in buildings, the same shall be run in separate shafts exclusively for this purpose and these shall be on external walls, away from the staircases. There shall be no interconnection of this shaft with the rest of the floors. LPG distribution pipes shall always be below the false ceiling. The length of these pipes shall be as short as possible. In the case of kitchen cooking range area, apart from providing hood, covering the entire cooking range, the exhaust system should be designed to take care of 30 cu.m. per minute per sq.m. of hood protected area. It should have grease filters using metallic grill to trap oil vapours escaping into the fume hood.

Note:- For detailed information on gas pipe installations, reference may be made to Para.9 'Plumbing Services, Section 3 Gas Supply', of National Building Code of India.

- b) All wiring in fume hoods shall be of fibre glass insulation. Thermal detectors shall be installed into fume hoods of large kitchens for hotels, hospitals and similar areas located in high rise buildings. Arrangements shall be made for automatic tripping of the exhaust fan in case of fire. If LPG is used, the same shall be shut off. The voltage shall be of 24 V or 100 V dc operated with the external rectifier. The valve shall be of the hand re-set type and shall be located in an area segregated from cooking ranges. Valves shall be easily accessible. The hood shall have manual facility for steam or carbon dioxide gas injection, depending on duty condition; and
- c) Gas meters shall be housed in a suitably constructed metal cupboard located in a well-ventilated space, keeping in view the fact that LPG is heavier than air and town gas is lighter than air.

1.9 Illumination of means of exit

Staircase and corridor lights shall conform to the following:

- a) The staircase and corridor lighting shall be on separate circuits and shall be independently connected so as it could be operated by one switch installation on the ground floor easily accessible to fire-fighting staff at any time irrespective of the position of the individual control of the light points, if any. It should be of miniature circuit breaker type of switch so as to avoid replacement of fuse in case of crisis;
- b) Staircase and corridor lighting shall also be connected to alternative supply. The alternative source of supply may be provided by battery continuously trickle charged from the electric mains;
- c) Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installed in the staircase and the corridor does not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand-by supply.
- d) Emergency lights shall be provided in the staircase and corridor; and
- e) All wires and other accessories used for emergency light shall have fire retardant property.

1.10 A stand-by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump, pressurisation fans and blowers, smoke extraction and



damper systems in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machines and circuits stated above simultaneously. If the stand-by pump is driven by diesel engine, the generator supply need not be connected to the stand-by pump. Where parallel HV / LV supply from a separate sub-station is provided with appropriate transformer for emergency, the provision of generator may be waived in consultation with the Authority.

1.11 Transformers shall conform to the following:-

- a) A sub-station or a switch-station with oil filled equipment shall not be located in the building. The sub-station structure shall have separate fire resisting walls/surroundings and shall necessarily be located at the periphery of the floor having separate access from fire escape staircase. The outside walls, ceiling, floor, openings including doors and windows to the sub-station area shall be provided with a fire resisting door of 2 h fire rating. Direct access to the transformer room shall be provided, preferably from outside fire escape staircase.
- b) The sub-station area needs to be maintained at negative air pressures and area in sub-station shall not be used as storage / dump areas.
- c) When housed inside the building, the transformer shall be of dry type and shall be cut off from the other portion of premises by walls/ doors / cut-outs having fire resistance rating of 4 h.

1.12 Air-conditioning shall conform to the following:

- a) Escape routes like staircases, common corridors, lift lobbies, etc. shall not be used as return air passage.
- b) The ducting shall be constructed of substantial gauge metal in accordance with good practice.
- c) Wherever the ducts pass through fire walls or floors, the opening around the ducts shall be sealed with materials having fire resistance rating of the compartment.
- d) Where duct crosses a compartment which is fire rated, the ducts shall be fire rated for same fire rating. Further depending on services passing around the duct work, which may get affected in case of fire temperature rising, the ducts shall be insulated.
- e) As far as possible, metallic ducts shall be used even for the return air instead of space above the false ceiling.
- f) Where plenum is used for return air passage, ceiling and its fixtures shall be of non-combustible material.
- g) The materials used for insulating the duct system (inside or outside) shall be of non-combustible material, glass wool shall not be wrapped or secured by any material of combustible nature.
- h) Area more than 750sq.m. on individual floor shall be segregated by a fire wall and automatic fire dampers for isolation shall be provided.
- i) Air ducts serving main floor areas, corridors, etc. shall not pass through the staircase enclosure.
- j) The air-handling units shall be separate for each floor and air ducts for every floor shall be separated and in no way inter-connected with the ducting of any other floor.
- k) If the air-handling unit serves more than one floor, the recommendations given above shall be compiled with in addition to the conditions given below:
 - i) Proper arrangements by way of automatic fire dampers working on smoke detector / or



fusible link for isolating all ducting at every floor from the main riser shall be made.

ii) When the automatic fire alarm operates, the respective air-handling units of the air-conditioning system shall automatically be switched off.

- l) The vertical shaft for treated fresh air shall be of masonry construction.
 - m) The air filters of the air-handling units shall be of non-combustible materials.
 - n) The air-handling unit room shall not be used for storage of any combustible materials.
 - o) Inspection panels shall be provided in the main trunking to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.
 - p) No combustible material shall be fixed nearer than 150 mm to any duct unless such duct is properly enclosed and protected with non-combustible material (glass wool or spyglass with neoprene facing enclosed and wrapped with aluminium sheeting) at least 3.2 mm thick and which would not readily conduct heat.
- q) Fire Dampers:-**
- 1) These shall be located in conditioned air ducts and return air ducts/ passages at the following points:
 - i) At the fire separation wall.
 - ii) Where ducts/passages enter the central vertical shaft.
 - iii) Where the ducts pass through floors.
 - iv) At the inlet of supply air duct and the return air duct of each compartment on every floor.
 - 2) The dampers shall operate automatically and shall simultaneously switch off the air-handling fans. Manual operation facilities shall also be provided. (Note- For blowers, where extraction system and duct accumulators are used, dampers shall be provided).
 - 3) Fire/smoke dampers (for smoke extraction shafts) for buildings more than 24 mt in height.
 - a) For apartment houses in non-ventilated lobbies / corridors operated by fusible link / smoke detectors and with manual control.
 - b) For other buildings on operation of smoke detection system and with manual control.
 - 4) Automatic fire dampers shall be so arranged as to close by gravity in the direction of air movement and to remain tightly closed on operation of a fusible link / smoke detector.

1.13 Provisions of boiler and boiler rooms shall conform to Indian Boiler Act. Further, the following additional aspects may be taken into account in the location of boiler room:

- a) The boilers shall not be allowed in sub-basement, may be allowed in the basements away from the escape routes.
- b) The boilers shall be installed in a fire resisting room of 4 h fire resistance rating and this room shall be situated on the periphery of the basement. Catch-pits shall be provided at the low level.
- c) Entry to this room shall be provided with a composite door of 2 h fire resistance.
- d) The boiler room shall be provided with fresh air inlets and smoke exhausts directly to the atmosphere.
- e) The furnace oil tank for the boiler, if located in the adjoining room shall be separated by fire resisting wall of 4 h rating. The entrance to this room shall be provided with double composite doors. A curb of suitable height shall be provided at the entrance in order to prevent the flow of



oil into the boiler room in case of tank rupture.

f) Foam inlets shall be provided on the external walls of the building near the ground level to enable the fire services to use foam in case of fire.

1.14 Provision of first-aid and fire-fighting appliances.

The first-aid fire-fighting equipment shall be provided on all floors, including basements, lift rooms, etc. in accordance with good practice in consultation with the Authority.

1.15 Fire alarm system :

i) All buildings with heights of 15 m or above shall be equipped with manually operated electrical fire alarm (MOEFA) system automatic fire alarm system in accordance with good practice. However, apartment buildings between 15 m and 30 m in height may be exempted from the installation of automatic fire alarm system provided the local fire brigade is suitably equipped for dealing with fire in a building of 15 m in height or above and in the opinion of the Authority, such building does not constitute a hazard to the safety of the adjacent property or occupants of the building itself.

ii) Manually operated electrical fire alarm system shall be installed in a building with one or more call boxes located at each floor. The call boxes shall conform of good practice.

iii) The installation of call boxes in hostels and such other places where these are likely to be misused shall as far as possible be provided. Location of call boxes in dwelling units shall preferably be inside the building.

1.16 Lightening protection of buildings:-

The lightning protection for buildings shall be provided as given in Para.8 'Building Services, Section 2, Electrical Installations' of National Building Code of India.

1.17 Fire control room:-

For all buildings 15 mt in height or above and apartment buildings with a height of 30 m and above, there shall be a control room on the entrance floor of the building with communication system (suitable public address system) to all floors and facilities for receiving the message from different floors. Details of all floor plans alongwith the details of fire-fighting equipment and installations shall be maintained in the fire control room. The fire control room shall also have facilities to detect the fire on any floor through indicator board connections; fire detection and alarm systems on all floors. The fire staff in-charge of the fire control room shall be responsible for the maintenance of the various services and fire-fighting equipment and installations in co-ordination with security, electrical and civil staff of the building.

1.18 Housekeeping:-

To eliminate fire hazards, good housekeeping, both inside and outside the building, shall be strictly maintained by the occupants and / or the owner of the building.

1.19 Fire drills and fire orders:-

Fire notices/orders shall be prepared to fulfil the requirements of fire-fighting and evacuation from the buildings in the event of fire and other emergency. The occupants shall be made thoroughly conversant with their actions in the event of emergency, by displaying fire notices at vantage points and through regular training. Such notices should be displayed prominently in broad lettering.

For guidelines for fire drills and evacuation procedures for high-rise buildings, Annexure E



of National Building Code of India may be referred.

1.20 Compartmentation:-

The building shall be suitably compartmentalized so that fire/smoke remain confined to the area where fire incident has occurred and does not spread to the remaining part of the building.

1.21 Materials for interior decoration / furnishing

The use of materials, which are combustible in nature and may spread toxic fume / gases should not be used for interior decoration / furnishing, etc.

For various types of occupancies, requirements given in National Building Code, Part IV shall be followed.

1.22 Fire Escape Chutes/ Controlled Lowering Device for evacuation :-

(A) High rise building having height more than 70 mt., shall necessarily be provided with ;

(i) fire escape chute shaft/s for every wing adjacent to staircase.

(ii) Walls of the shaft shall have 4 hours fire resistance.

(iii) One side of the shaft shall be at external face of the building with proper ventilation. (iv) The dimension of the shaft shall not be less than 2.5 m X 1.5m.

(v) The access to the fire escape chute's shaft shall be made at alternate floor level from staircase mid-landing with self-closing door having fire resistance of at least one hour.

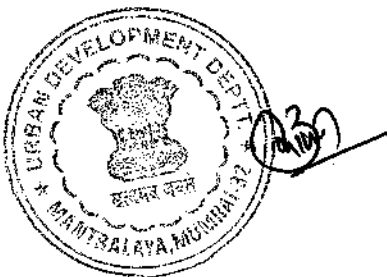
(vi) The fire chute shall be of staggered type with landing of each section at the vertical height of not more than 21 m.

Alternatively,

(B) For High rise building having height more than 70 mt., "Controlled Lowering Device for evacuation" or "External Evacuation System" as approved by Chief Fire Officer of Corporation, shall be provided.

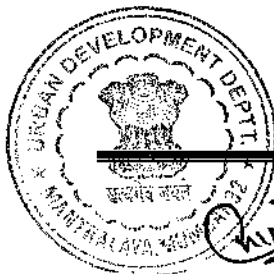
1.23 Fire Check Floor A high rise building having height more than 70 m, shall be provided with fire check floor (entire floor) at every 70 m. level. Height of the fire check floor shall not be more than 1.8 m. The fire check floor shall not be used for any purpose and it shall be the responsibility of the owner/occupier to maintain the same clean and free of encumbrances and encroachments at all times. Periphery of the Fire Check floor shall not be enclosed. Fire Drenchers shall be provided at the periphery of the each fire check floor externally.

1.24 Municipal Corporation shall charge Fire Infrastructure charges as may be decided by Municipal Commissioner with the approval of the Government, such charges shall be deposited in the separate account under the head of Fire Infrastructure charges and such amount shall only be used for establishment and expansion of Fire Infrastructure facilities.

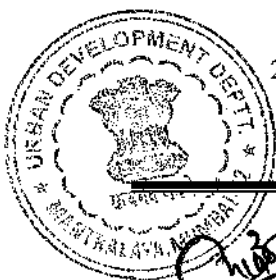


APPENDIX 'M'
Regulation For Koregaon Park area.

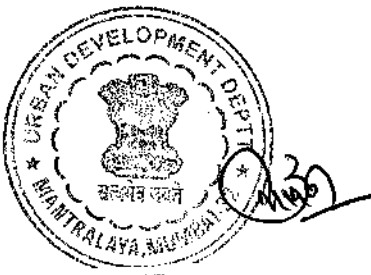
- 1 Koregaon Park Area is bounded as below:-**
- i) The Koregaon Park North Road on the north ;
 - ii) The Ghorpadi village boundary on the east ;
 - iii) The Southern Railway line on the south ; and
 - iv) The Circuit House - Fitzgerald Bridge Road on the west.
- 2 Special Building Rules framed by the Collector of Pune for this area shall be applicable which are as given below.**
1. The minimum area of a building plot shall be as mentioned in the layout. No building plot as shown in the layout shall be sub-divided.
 2. No building shall be allowed to be erected in any plot unless the said plot has suitable access by an existing metalled road or by projected road which shall be previously constructed (i.e. metalled in conformity with the layout sanctioned by the Collector)
 3. Only one main building together with such outhouses as are reasonably required for the bona fide use and enjoyment by its occupants and their domestic servants shall be permitted to be erected in any building plot. Provided that this restriction shall not prevent the erection of two or more building on the same plot, if the plot admeasures at least twice or thrice as the case may be (according to the number of buildings) the minimum size required. Provided also that the same open space shall be required around each main building as if each of these were in a separate building plot.
 4. Every building to be built shall face the road and where the plot has frontage on more than one road the building shall face the more important road.
 5. Every building shall be set back at least 20 feet from the boundary of any road, 40feet or more in width and 15 feet from the other roads as shown in the layout.
 6. No building shall be constructed within 10 feet of the side boundaries of the plot.
 7. The distance between the main building and the rear boundary of the plot shall be; not less than 20 feet. Provided that , subsidiary buildings such as outhouse, a garage, stable, privy and the like may be permitted at the rear of the main building subject to the condition that such building shall be at a distance of not less than 10 feet from either any building in the compound or boundary of the plot.
 8. The open space to be kept around every building shall be open to sky and free from any erection except projection of roof, chajja or weather sheds, steps or hounds or fountains with parapet walls not more than 4 feet high. Provided that balcony or gallery may be allowed to project over such open space if the distance between the outer edge of such a projection and the boundary of the plot is not less than 10 feet.
 9. Not more than one-third of the total area of any building plot shall be built upon. In calculating the area covered by buildings the plinth area of the ;buildings and other structures excepting compound walls, steps, open ottas and open hounds or wells with parapet walls not more than 4 feet high or Chajja and weather sheds shall be taken into account. Area covered by a staircase and projections of any kind shall be considered as built over. Provided a balcony or gallery which



- a) is open on three sides;
- b) has no structure underneath on ground floor;
- c) projects not more than 4 feet from the walls; and
- d) length of which measured in a straight line does not exceed 2/3rd the length of the wall to which it is attached; shall not be counted in calculating the built over area.
10. No building shall contain more than two storeys including the ground floor.
11. If flats are constructed there shall be not more than two self-contained flats on each floor, each flat being occupied by one family only.
12. The minimum standard of accommodation to be provided exclusively for one family shall consist of one living room and one bed room together admeasuring not less than 250 sq.ft. one kitchen. one verandah not less than 6 ft. in width in front and rear, a bathroom and a water-closet or latrine.
13. In no circumstances shall one roomed tenements be allowed to be constructed or used as residence. No chawls or temporary sheds shall be allowed to be constructed.
14. Every building shall have a plinth of at least 2 feet above the general level of the ground.
15. No building shall exceed 100 feet in length in any direction.
16. All subsidiary buildings such as an outhouse providing auxiliary accommodation such as a garage, servant's quarter, stable, storeroom, privy etc. appurtenant to the main building but detached thereon shall be ground floor structures only and shall be constructed at the rear of the plot at a distance of not less than 10 feet from one another or from the main building or from the boundary of the plot.
17. Owner of the adjoining plots may be permitted with their mutual consent to group the subsidiary ground floor buildings, such as outhouses, stables, privies etc. along the common boundary in the rear of their plots provided that such building shall be at a distance of not less than 10 feet from any other building in the compound.
18. The minimum floor area of any room intended for human habitation shall be not less than 120 square feet.
19. No sides of a room for residential purposes shall be less than 10 feet long at least one side of every such room shall be an external wall abutting on the surrounding open space through its length or on an interior open yard (chowk) not less than 300 sq.ft in area and 15 feet in any direction or on an open verandah.
20. The height of every room inside the building shall be not less than 10 feet from the floor to ceiling and in the case of a sloping roof the height of the lowest point thereof shall be not less than 7 feet and 6 inches from the floor.
21. Every room shall be provided with windows or other apertures other than doors opening out into the internal air for the admission of light and air and the aggregate area of such openings shall not be less than 1/7th of the floor area of the room in which they are provided.
23. Privies shall be at the rear of the main building and not less than 10 feet from it. They shall be innocuous to the neighbors. They shall not be within 30 feet of a well and shall be screened from public view.
24. No cesspools shall be allowed to be constructed unless there exists an agency for clearing them regularly and properly.

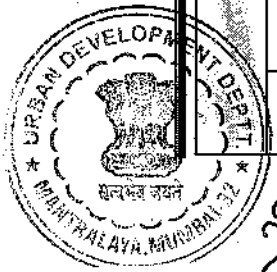


25. No cesspool shall be used or made within 100 feet of any well.
26. No Khalkuwa Khalketi shall be used for reception of night soil.
27. No cattle shall be kept in any part of the residential buildings. No. stable or cattle shed shall be constructed within 10 feet of a residential building.
28. Shops may be allowed on the ground floor of the building in the plots reserved for shops only. The upper floor of the building may be used for residence. Provided all regulations applicable to residential building are adopted.
29. The Collector may within his discretion sanction or license the erection of any building other than a dwelling house if he is satisfied after necessary inquiry in the locality that the erection and user of such building will not adversely affect the amenities of the adjoining lands or buildings.
30. All buildings shall be of pucca construction and no easily combustible materials shall be used in their construction.
31. No boundary or compound wall or fence shall be erected on the boundary not to any street of a greater height than 4 feet measured from the centre of the road in front.
32. No addition to or alterations in a building shall be carried out without the previous written permission of the Collector.
33. In the case of land or building situate within the limits of a Municipal Corporation or any other local authority, the rules and bylaws of the Municipal Corporation or local Authority in that behalf shall apply in addition to regulations prescribed above.
34. The permission shall be liable to be revoked on breach of any of the conditions.
35. All the roads within lay-out will be constructed and got ready within six months from the date of sanctioning the layout.
36. Central arrangements for the delivery of water to the individual plot holder will be made and got ready within six months from the date of sanctioning the layout.
37. No building shall be used for other than the residential purposes.



Appendix 'N'
SCHEDULE FOR SERVICE INDUSTRIES

Sr. No.	Category of Industry	Service Industry Class - A (Permitted in R2 and C) Criteria for Classification and special conditions				Special Conditions if any
		Power requirement (in H.P.)	Employment (in persons)	Floor area (in sq. m.)	Maximum Permissible	
(1)	(2)	(3)	(4)	(5)	(6)	
I. Food Product						
1.	Preservation of meat, canning preserving and processing of fish crust aces and similar foods	-	-	-	-	Not permissible
2.	Manufacture of milk and dairy products such as butter, ghee, etc.	10	9	50	-	
3.	Canning & preservation of Fruits & Vegetables including production of Jam, Jelly, Sauce, etc.	-	-	-	-	
4.	(a) Rice huller (b) Groundnut decorticators (c) Grain Mill for production of flour (d) Manufacture of supari and Masala grindings. (e) Baby oil expellers	10 10 10 10 10	9 9 9 9 9	50 50 50 50 50	-	
5.	Manufacture of bakery products with no Floor above	10	9	75	-	(i) Operation shall be permitted only between 8.00 hrs. to 20.00 hrs. (ii) Fuel used shall be electricity, gas or smokeless coal.
6.	Manufacture of cocoa, chocolate, Sugar confectionary	-	-	-	-	Not permissible
7.	Coffee, curing roasting and grinding	2	9	50	-	
8.	Cashew nut processing like drying, shelling, roasting, salting etc.	-	-	-	-	Not permissible



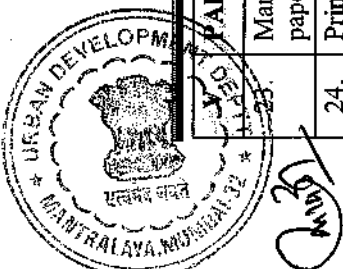
DCPR-2017 FOR PUNE MUNICIPAL CORPORATION

9.	Manufacture of Ice	45	20	250	-	
10.	Sugarcane crushing & Fruit Juice	2	9	25	-	
II. BEVERAGES & TOBACCO						
11.	Manufacture of soft drinks and carbonated water	-	-	-	Not permissible	
12.	Manufacture of bidi	No Power to be used	as permitted	250	May also be permitted in R-1 zone	
III. TEXTILE & TEXTILE PRODUCTS						
13.	Handloom / power-loom of yarn for a maximum of 4 looms.	5	9	50	May also be permitted in R-1 zone in areas designated by the Municipal Commissioner.	
14.	Printing dyeing & bleaching cotton, woolen & silk textiles	-	-	-	Not permissible	
15.	Embroidery & making of crape laces & fringes	5	9	50	-	
16.	Manufacture of all types of textile garments including wearing apparel.	3	9	50	-	
17.	Manufacture of made up textiles goods such as curtains, mosquito net, mattresses, bedding material pillow cases, textile bags. etc.	3	9	50	-	
IV. WOOD PRODUCTS AND FURNITURE						
18.	Manufacture of wooden & cane boxes & packing cases.	-	-	-	Not permissible	
19.	Manufacture of structural wooden goods such as beams, posts, doors and windows	-	-	-	Not permissible	
20.	Manufacture of wooden furniture and fixtures	1	9	50	i) Shall not be permitted adjoining a dwelling unit. ii) Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.	
21.	Manufacture of bamboo and cane furniture and fixtures	1	9	50		
22.	Manufacture of wooden products such as utensils, toys, art wares etc	-	-	-	Not permissible	

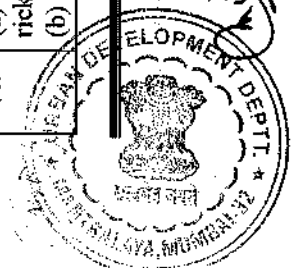


PAPER PRODUCTS AND PRINTING PUBLISHING

	Manufacture of cartons and boxes from papers and paper board, paper pulp,	5	9	50	Manufacture with paper pulp not permissible.
24.	Printing & Publishing newspaper.	5	9	50	-
25.	Printing & Publishing periodicals, books journals, atlases, maps, envelope, printing picture, post-card, embossing				i) Operation shall be permitted only between 8.00 hrs. and 20.00 hrs. ii) No restrictions of power, number of employees, area of hours of operation shall apply if located in a building, in separate plot not less than 500 sq. m. and if special permission of the Municipal Commissioner is obtained
26.	Engraving etching block making etc.	10	9	120	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
27.	Book binding	10	9	120	-
VI. LEATHER PRODUCTS					
28.	Manufacture of leather footwear	-	-	-	Not permissible
29.	Manufacture of wearing apparel like coats, gloves etc.	-	-	-	Not permissible
30.	Manufacture of leather consumers goods such as upholstery suitcases, pocket books, cigarette and key cases, purses etc.	-	-	-	Not permissible
31.	Repair of footwear and other leather	5	9	50	
VII. RUBBER AND PLASTIC :					
32.	Re-treading and vulcanizing works	2	9	50	
33.	Manufacture of rubber balloons, hand gloves and allied products	2	9	50	
VIII. NON-METALLIC MINERAL PRODUCTS					
34.	Manufacture of structural stone goods, stone dressing, stone crushing and polishing	-	-	-	Not permissible



35.	Manufacture of earthen & plaster states and images, toys and art wares.	-	-	-	-	Not permissible
36.	Manufacture of cement concrete building components, concrete jellies, septic tank, plaster or paris work lime mortar etc.	-	-	-	-	Not permissible
IX.	METAL PRODUCTS :					
37.	Manufacture of furniture and fixtures primarily of metal.	-	-	-	-	Not permissible
38.	Plating & Polishing and buffing of metal products	-	-	-	-	Not permissible
39.	Manufacture of metal building components such as grills, gates. Doors and window frames, water tanks, wire nets, etc.	5	9	50		
40.	Manufacture and repair of sundry ferrous engineering products done by jobbing concerns such as mechanical works, shops with lathes, drills, grinders, welding equipment etc	-	-	-	-	Not permissible
41.	Total sharpening and razor sharpening works	1	6	25		Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
X	ELECTRICAL GOODS :					
42.	Repairs of household electrical appliances such as radio set. Television set, tape recorders, heaters, irons, shavers, vacuum cleaners, refrigerators, air-conditioners, washing machines, electric cooking ranges, motor rewinding works etc.	3	9	50		(i) Operation shall be permitted only between 8.00 hrs. 20.00 hrs. (ii) No spray painting permitted.
XI	TRANSPORT EQUIPMENT					
43.	Manufacturing of push cart, hand cart, etc.	10	9	50		
44.	(a) Servicing and repairing of bicycle, rickshaws, motor cycle and motor vehicles (b) Battery charging and repairs.	10	9	50		Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
		5	6	25		No spray painting permitted



OTHER MANUFACTURING AND REPAIR INDUSTRIES AND SERVICES

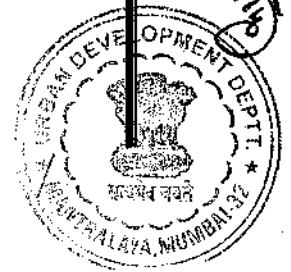
46.	Manufacture of jewellery and related articles	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
47.	Repair of watch, clock and jewellery	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
48.	Manufacture of sports and athletic goods	-	-	-	Not permissible
49.	Manufacture of Musical instruments and its repair.	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
50.	Mass manufacture of miscellaneous Products such as costume, jewellery, costume novelties, feather, plumes, artificial flowers, brooms, brushes, lamp shades, tobacco, pipes, cigarette holders, ivory goods, bandages, wigs and similar articles.	-	-	-	Not permissible
51.	(a) Repairs of locks, stoves, umbrellas, sewing machines, gas burners, buckets & other sundry household equipment. (b) Optical glass grinding and repairs	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
52.	Petrol filling stations/ CNG stations	10	9	(i) 30.5x16.75m. (ii) 36.5x30.5m	Plot size - without service bay Plot size - with service bay
53.	Laundries, Laundry service and cleaning, dyeing, bleaching and dry cleaning	5	9	50	(i) Cleaning & dyeing fluid used shall not have flash point lower than 138° F. (ii) Operation shall be permitted between 8.00 hrs. to 20.00 hrs. (iii) Machinery having day load capacity of 20 kg and above.
54.	Photo processing laboratories.	5	9	50	Operation shall be permitted between 8.00 hrs. to 20.00 hrs.
55.	Electronic Industry of assembly type (and not of manufacturing type including heating load).	10	20	250	In independent structure on independent plot with special permission of the Municipal Commissioner
56.	Bio-technology Unit	--	--	--	As per Regulation no.23.8
57.	Information Technology Unit	--	--	--	As per Regulation no.23.9



Appendix O-1

Sanitation Requirements - Office Buildings

Sr. No.	Fixtures	Public Toilets		Staff Toilets	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
i)	Executive Rooms and Conference Halls in Office Buildings Toilet suite comprising one WC, one washbasin (with optional shower stall if building is used round the clock at user's option) Pantry optional as per user requirement	Unit could be common for Male / Female or separate depending on the number of user of each facility		For individual officer rooms	
ii)	Main Office Toilets for Staff and Visitors				
	a) Water-closet	1 per 25	1 per 15	1 per 25	1 per 15
	b) Ablution tap with each water-closet	1 in each water-closet			
	c) Urinals	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100		Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	
		Add @ 3% for		101-200	
		Add @ 2.5 %		Over 200	
	d) Washbasins	1 per 25	1 per 25	1 per 25	1 per 25
	e) Drinking water fountain	1 per 100	1 per 100	1 per 100	1 per 100
	f) Cleaner's sink	1 per floor			



Appendix O-2
Sanitation Requirements – Factories

Sr. No.	Fixtures	Offices/Visitors		Workers	
		Male (3)	Female (4)	Male (5)	Female (6)
(1)	(2)				
i)	Water-closets (Workers & Staff)	1 for up to 25 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 15 2 for 16-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100
	For persons 101-200 add	3 %		3 %	5 %
	For persons over 200 add	2.5 %	4 %	2.5 %	4 %
ii)	Ablution tap	1 in each WC	1 in each WC	1 in each WC	1 in each WC
iii)	Urinals	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-
	For persons 101-200 add	3 %		3 %	
	For persons over 200 add	2.5 %		2.5 %	
iv)	Washbasins Washbasins in rows or troughs and taps spaced 750 mm c/c	1 per 25 or part thereof	1 per 25 or part thereof	1 per 25 or part thereof	1 per 25 or part thereof
v)	Drinking water fountain	1 per every 100 or part thereof on each floor	1 per every 100 or part thereof with minimum one	1 per every 100 or part thereof on each floor	1 per every 100 or part thereof with minimum one on each floor
vi)	Cleaner's sink	1 on each floor	1 on each floor	1 on each floor	1 on each floor
vii)	Showers/Bathing rooms	As per trade requirements			
viii)	Emergency shower and eye wash fountain	-	-		1 per every shop floor per 500 persons

NOTE- For factories requiring workers to be engaged in dirty and dangerous operations or requiring them to be engaged in extremely clean and sanitized conditions additional and separate (if required so) toilet facilities and if required by applicable Industrial and Safety Laws and the Factories Act must be provided in consultation with the user.



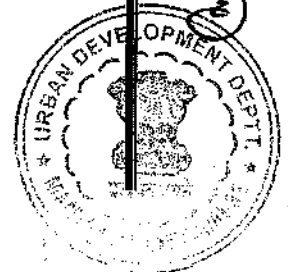
Appendix O-3

Sanitation Requirements - Cinema, Multiplex Cinema, Concerts and Convention Halls, Theatres

Sr. No.	Fixtures	Public		Staff	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
i)	Water-closets	1 per 100 up to 400 Over 400, add at 1 per 250 or part thereof	3 per 100 up to 200 Over 200, add at 2 per 100 or part thereof	1 for up to 15 2 for 16 - 35	1 for up to 12 2 for 13 - 25
ii)	Ablution tap	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet
iii)	Urinals	1 per 25 or part thereof	-	Nil up to 6 1 for 7-20 2 for 21-45	-
iv)	Washbasins	1 per 200 or part thereof	-	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
v)	Drinking water fountain	1 per 100 persons or part thereof	-	-	-
vi)	Cleaner's sink	1 per floor	-	-	-
vii)	Showers/Bathing rooms	As per trade requirements	-	-	-

NOTES - 1) Some WC's may be European style if desired

2) Male population may be assumed as two-third and female population as one-third.



Appendix O-4

Sanitation Requirements - Art Galleries, Libraries and Museums

Sr. No.	Fixtures	Public		Staff	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
i)	Water-closets	1 per 200 up to 400 Over 400 add at 1 per 250 or part thereof	1 per 100 up to 200 Over 200 add at 1 per 150 or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
ii)	Ablution tap	One in each water-closet 1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals	One in each water-closet	One in each water-closet	One in each water-closet
iii)	Urinals	1 per 50	-	Nil up to 6 1 per 7-20 2 per 21-45	-
iv)	Washbasins	1 for every 200 or part thereof. For over 400, add at 1 per 250 persons or part thereof	1 for every 200 or part thereof. For over 200, add at 1 per 150 persons or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
v)	Drinking water fountain	1 per 100 persons or part thereof			
vi)	Cleaner's sink	1 per floor, Min			
vii)	Showers/Bathing rooms	As per trade requirements			
NOTES -	1) Some WC's may be European style if desired.				
	2) Male population may be assumed as two-third and female population as one-third.				

Appendix O-5

Sanitation Requirements - Hospitals with Indoor Patient Wards

Sr. No.	Fixtures	Patient Toilets		Staff Toilets		
		Male	Female	Male	Female	
(1)	(2)	(3)	(4)	(5)	(6)	
i)	Toilet suite comprising one WC and one washbasin and shower stall	Private room with up to 4 patients				For individual doctor's / officer's rooms
For General Wards, Hospital Staff and Visitors						
ii)	Water-closets	1 per 8 beds or part thereof	1 per 8 beds or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25	
iii)	Ablution tap	1 in each WC	1 in each WC	1 in each WC	1 in each WC	
iv)	Urinals	1 per 30 beds	-	Nil up to 6 1 for 7 to 20 2 for 21-45	-	
v)	Washbasins	2 for every 30 beds or part thereof. Add 1 per additional 30 beds or part thereof	1 per 30 beds or part thereof. Add 1 per additional 30 beds or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25	
vi)	Drinking water fountain	1 per ward	1 per ward	1 per 100 persons or part thereof		
vii)	Cleaner's sink	1 per ward	1 per ward	-	-	
viii)	Bed pan sink	1 per ward	1 per ward	-	-	
ix)	Kitchen sink	1 per ward	1 per ward	-	-	

NOTES -

- 1) Some WC's may be European style if desired.
- 2) Male population may be assumed as two-third and female population as one-third.
- 3) Provision for additional and special hospital fittings where required shall be made.



Appendix O-6
Sanitation Requirements - Hospitals - Outdoor Patient Department

Sr. No.	Fixtures	Patient Toilets		Staff Toilets	
		Male (3)	Female (4)	Male (5)	Female (6)
(1)	(2)	(3)	(4)	(5)	(6)
i)	Toilet suite comprising one WC and one washbasin (with optional shower stall if building used for 24 h)	For up to 4 patients			For individual doctor's/officer's rooms
ii)	Water-closets	1 per 100 persons or part thereof	2 per 100 persons or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
iii)	Ablution tap	1 in each WC	1 in each WC	1 in each WC	1 in each WC
iv)	Urinals	1 per 50 persons or part thereof	-	Nil up to 6 1 per 7 to 20 2 per 21-45	-
v)	Washbasins	1 per 100 persons or part thereof	2 per 100 persons or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
vi)	Drinking water fountain	1 per 500 persons or part thereof		1 per 100 persons or part thereof	

notes - 1) Some WC's may be European style if desired.

2) Male population may be assumed as two-third and female population as one-third.

3) Provision for additional and special hospital fittings where required shall be made.



Appendix O-7

Sanitation Requirements - Hospitals' Administrative Buildings

Sr. No.	Fixtures	Staff Toilets	
		Male	Female
(1)	(2)	(3)	(4)
i)	Toilet suite comprising one WC and one washbasin (with optional shower stall if building used for 24 h)	For individual doctor's/officer's rooms	
ii)	Water-closets	1 per 25 persons or part thereof	1 per 15 persons or part thereof
iii)	Ablution tap	One in each water-closet	One in each water-closet
iv)	Urinals	1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals	
v)	Washbasins	Nil up to 6 1 per 7 to 20 2 per 21-45	
vi)	Drinking water fountain	1 per 25 persons or part thereof	1 per 25 persons or part thereof
vii)	Cleaner's sink	1 per 100 persons or part thereof	
viii)	Kitchen sink	1 per floor, Min	
		1 per floor, Min	

note - Some WC's may be European style if desired.

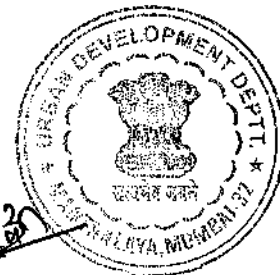


Appendix O-8
Sanitation Requirements -Hospitals' Staff Quarters and Nurses Homes

Sr. No.	Fixtures	Staff Quarters		Nurses Homes	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
i)	Water-closets	1 per 4 persons or part thereof	1 per 4 persons or part thereof	1 per 4 persons or part thereof 2 for 16-35	1 per 4 persons or part thereof 2 for 16-35
ii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
iii)	Washbasins	1 per 8 persons or part thereof	1 per 8 persons or part thereof		
iv)	Bath (Showers)	1 per 4 persons or part thereof	1 per 4 persons or part thereof		
v)	Drinking water fountain	1 per 100 persons or part thereof, minimum 1 per floor	1 per 100 persons or part thereof, minimum 1 per floor		
vi)	Cleaner's sink	1 per Floor	1 per Floor		

NOTES - 1) Some WC's may be European style if desired.

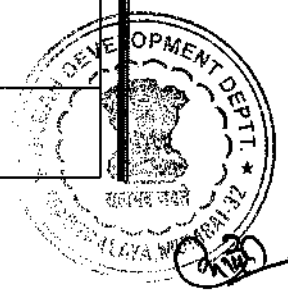
2) For independent housing units fixtures shall be provided as for residences.



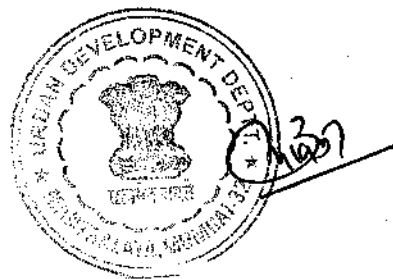
Appendix O-9
Sanitation Requirements -Hotels

Sr. No.	Fixtures	Public Rooms		Non-Residential Staff	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
i)	Toilet suite comprising one WC, washbasin with shower or a bath tub	Individual guest rooms with attached toilets			
Guest Rooms with Common Facilities					
ii)	Water-closets	1 per 100 persons up to 400 Over 400 add at 1 per 250 or part thereof	2 per 100 persons up to 200 Over 200 add at 1 per 100 or part thereof	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100
iii)	Ablution tap	1 in each WC	1 in each WC	1 in each WC	1 in each WC
iv)	Urinals	1 per 50 persons or part thereof	Nil, upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons	Nil up to 6 1 for 7 to 20 2 for 21-45 3 for 46-70 4 for 71-100	-

1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals



v)	Washbasins	1 per WC/Urinal	1 per WC	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57
vi)	Bath (Showers)	1 per 10 persons or part thereof		-	-
vii)	Cleaner's sink	1 per 30 rooms, minimum 1 per floor			
viii)	Kitchen sink	1 per kitchen			
<p>NOTES: 1) Some WC's may be European style if desired. 2) Male population may be assumed as two-third and female population as one-third. 3) Provision for additional and special hospital fittings where required shall be made.</p>					



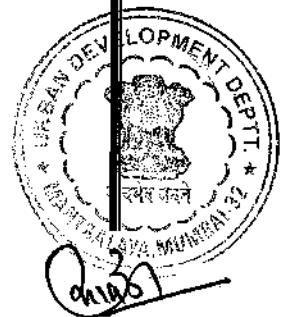
Appendix O-10
Sanitation Requirements –Restaurants

Sr. No.	Fixtures	Public Rooms		Non-Residential Staff	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
i)	Water-closets	1 per 50 seats up to 200 Over 200 add at 1 per 100 or part thereof	2 per 50 seats up to 200 Over 200 add at 1 per 100 or part thereof	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100
ii)	Ablution tap	1 in each WC	1 in each WC	1 in each WC	1 in each WC
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.			
iii)	Urinals	1 per 50 persons or part thereof	--	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	--
iv)	Washbasins	1 per WC	1 per WC	1 per WC	1 per WC
v)	Cleaner's sink	1 per restaurant			
vi)	Kitchen sink /Dish washer	1 per kitchen			

NOTES: 1) Some WC's may be European style if desired.

2) Male population may be assumed as two-third and female population as one-third.

3) Provision for additional and special fittings, where required shall be made.



Appendix O-11

Sanitation Requirements – Schools and Educational Institutions

Sr. No.	Fixtures	Nursery School		Non-Residential		Residential	
		Boys	Girls	Boys	Girls	Boys	Girls
(1)	(2)	(4)	(5)	(6)	(7)		
i)	Water-closets	1 for 40 pupils or part thereof	1 per 25 pupils or part thereof	1 per 8 pupils or part thereof	1 per 6 pupils or part thereof		
ii)	Ablution tap	1 in each WC	1 in each WC	1 in each WC	1 in each WC		
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.					
iii)	Urinals	1 per 20 pupils or part thereof	---	1 per 25 pupils or part thereof	---		
iv)	Washbasins	1 per 15 pupils or part thereof	1 per 40 pupils or part thereof	1 per 8 pupils or part thereof	1 per 6 pupils or part thereof		
v)	Bath/Showers	1 per 40 pupils or part thereof	---	1 per 8 pupils or part thereof	1 per 6 pupils or part thereof		
vi)	Drinking water fountain or taps	1 per 50 pupils or part thereof	1 per 50 pupils or part thereof	1 per 50 pupils or part thereof	1 per 50 pupils or part thereof		
vi)	Cleaner's Sink	1 per floor					

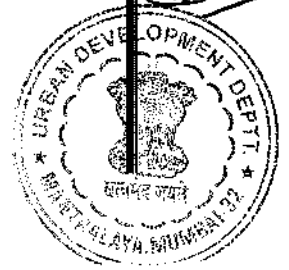
NOTES:

1) Some WC's may be European style if desired. 2) For teaching staff, the schedule of fixtures to be provided shall be the same as in case of office building.

Appendix O-12
Sanitation Requirements – Hostels

Sr. No.	Fixtures	Resident		Non-Resident		Visitor/Common Rooms	
		Male	Female	Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
i)	Water-closet	1 per 8 or part thereof	1 per 6 or part thereof	1 for upto 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for upto 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100	1 per 100 up to 400 Over 400 add at 1 per 250	1 per 200 up to 200 Over 200 add at 1 per 100
ii)	Ablution tap	1 in each WC.	1 in each WC	1 in each WC	1 in each WC	1 in each WC	1 in each WC
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.					
iii)	Urinals	1 per 25 or part thereof	----	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	----	1 per 50 or part thereof	----
iv)	Washbasins	1 per 8 persons or part thereof	1 per 6 persons or part thereof	----	----	----	----
v)	Bath/Showers	1 per 8 persons or part thereof	1 per 6 persons or part thereof	----	----	----	----
vi)	Cleaner's Sink	1 per floor					

NOTE: Some WC's may be European style if desired.



Appendix O-13
Sanitation Requirements – Mercantile Buildings, Commercial Complexes, Shopping Malls, Fruit & Vegetable Markets

Sr. No.	Fixtures	Shop Owners		Common Toilets in Market/ Mall Building		Public Toilet for Floating Population	
		Male	Female	Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
i)	Water-closets	1 per 8 persons or part thereof	1 in each WC	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100	1 per 50 (Minimum 2)	1 per 50 (Minimum 2)
ii)	Ablution tap	1 in each WC	1 in each WC	1 in each WC	1 in each WC	1 in each WC	1 in each WC
1 water tap with draining arrangements shall be provided in receiving / sale area of each shop and for every 50 persons or part thereof in the vicinity of water-closets and urinals.							
iii)	Urinals	----	----	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	----	1 per 50	----
iv)	Washbasins	1 per 8 persons or part thereof	1 per 8 persons or part thereof	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57	----	----
v)	Bath / Showers	1 per 8 persons or part thereof	1 per 6 persons or part thereof	----	---	1 per 50 persons	1 per 50 persons

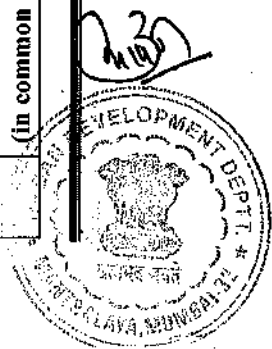
NOTES: 1) Toilet facilities for individual buildings in a market should be taken same as that for office buildings.

2) Common toilets in the market buildings provide facilities for persons working in shops and their regular visitors.

Appendix O-14
Sanitation Requirements – Airports and Railway Stations

Sr. No.	Fixtures	Junction Stations, Intermediate Stations and Bus Stations		Terminal Railway and Bus Stations		Domestic and International Airports	
		Male (3)	Female (4)	Male (5)	Female (6)	Male (7)	Female (8)
i)	Water-closet	3 for up to 1000 Add 1 per additional 1000 or part thereof	4 for up to 1000 Add 1 per additional 1000 or part thereof	4 for up to 1000 Add 1 per additional 1000 or part thereof	5 for up to 1000 Add 1 per additional 1000 or part thereof	Minimum 2 For 200 2 For 400 9 For 600 12 For 800 16 For 1000 18	Minimum 2 For 200 2 For 400 9 For 600 12 For 800 16 For 1000 18
ii)	Ablution tap	1 in each WC	1 in each WC	1 in each WC	1 in each WC	1 in each WC	1 in each WC
iii)	Urinals	4 for up to 1000 Add 1 per additional 1000	----	6 for up to 1000 Add 1 per additional 1000	----	1 per 40 or part thereof	----
iv)	Washbasins	1 per WC / Urinal	1 per WC	1 per WC / Urinal	1 per WC	1 per WC / Urinal	1 per WC
v)	Bath/Showers	2 per 1000	2 per 1000	3 per 1000	3 per 1000	4 per 1000	4 per 1000
vi)	Drinking water fountain or taps (in common lobby)	2 per 1000 or part thereof	2 per 1000 or part thereof	3 per 1000 or part thereof	3 per 1000 or part thereof	4 per 1000 or part thereof	4 per 1000 or part thereof

1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.



	for male/ female)	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's
vii)	Cleaner's sink	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's
viii)	Toilet for Disabled	1 per 4000	1 per 4000	1 per 4000	1 per 4000	1 per 4000 (Minimum 1)	1 per 4000 (Minimum 1)

NOTES:

1) Some WC's may be European style if desired. 2) Male population may be assumed as three-fifth and female population as two-fifth. 3) Separate provision shall be made for staff and workers.

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APPENDIX 'P'
PROVISIONS FOR BARRIER FREE ACCESS

Provisions for Barrier Free access in buildings for differently abled persons shall be as given below

1 Definitions

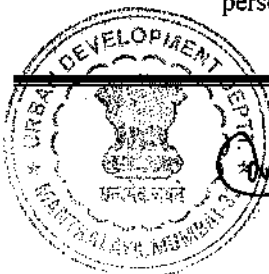
- 1.1 Non-ambulatory Disabilities:** – Impairments that, regardless of cause or manifestation, for all practical purposes, confine individuals to wheelchairs.
- 1.2 Semi - ambulatory Disabilities:** - Impairments that cause individuals to walk with difficulty or insecurity, individuals using braces or crutches, amputees, arthritics, spastics, and those with pulmonary and cardiac ills may be semi-ambulatory.
- 1.3 Hearing Disabilities:-** Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.
- 1.4 Sight Disabilities:** - Total blindness or impairments, which affect sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.
- 1.5 Wheel Chair:** - Chair used by disabled people for mobility. The standard size of wheel chair shall be taken as 1050 mm x 750 mm.

- 2 Scope:-**These regulations are applicable to all buildings and facilities used by the public such as educational, institutional, assembly, commercial, business, mercantile buildings constructed on plot having an area of more than 2000 sq.m. It does not apply to private and public residences.
- 3 Site development:-**Level of the roads, access paths and parking areas shall be described in the plan along with specification of the materials.

3.1 Access Path / Walk Way: - Access path from plot entry and surface parking to building entrance shall be minimum 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 visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emits different sound to guide visually 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.

3.2 Parking: For parking of vehicles of differently abled people, the following provisions shall be made-

- i) Surface parking for two car spaces shall be provided near entrance, with maximum travel distance of 30.0 m. from building entrance.
- ii) The width of parking bay shall be minimum 3.6 meter.
- iii) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
- iv) Guiding floor materials shall be provided or a device, which guides visually impaired persons with audible signals, or other devices, which serves the same purpose, shall be



provided.

4 Building requirements

The specified facilities for the buildings for differently abled persons shall be as follows:

- i) Approach to plinth level
- ii) Corridor connecting the entrance/exit for the differently abled.
- iii) Stair-ways
- iv) Lift
- v) Toilet
- vi) Drinking Water

4.1 Approach to plinth level - Every building should have at least one entrance accessible to the differently abled and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

4.1.1 Ramped Approach - Ramp shall be finished with non-slip material to enter the building. Minimum width of ramp shall be 1800mm with maximum gradient 1:12. Length of ramp shall not exceed 9.0 meter having 800mm high hand rail on both sides extending 300mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50mm.

4.1.2 Stepped Approach:- For stepped approach size of tread shall not be less than 300mm and maximum riser shall be 150mm. Provision of 800mm high hand rail on both sides of the stepped approach similar to the ramped approach.

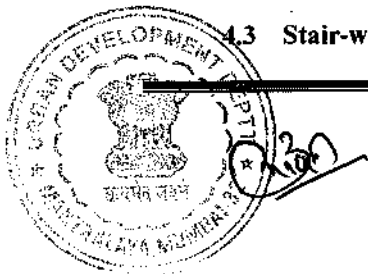
4.1.3 Exit/Entrance Door:- Minimum & clear opening of the entrance door shall be 900mm and it shall not be provided with a step that obstructs the passage of a wheel chair user. Threshold shall not be raised more than 12mm.

4.1.4 Entrance Landing:- Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800mm x 2000mm. The entrance landing that adjoins the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emits different sound to guide visually 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.

4.2 Corridor connecting the entrance / exit for the differently abled: The corridor connecting the entrance / exit for differently abled, leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:

- a) 'Guiding floor materials' shall be provided or device that emits sound to guide visually impaired persons.
- b) The minimum width shall be 1500mm.
- c) In case there is a difference of level, slope ways shall be provided with a slope of 1:12.
- d) Hand rails shall be provided for ramps/slope ways.

4.3 Stair-ways - One of the stair-ways near the entrance / exit for the differently abled shall have the



following provisions:

- a) The minimum width shall be 1350 mm.
- b) Height of the riser shall not be more than 150 mm and width of the tread 300mm. The steps shall not have abrupt (square) nosing.
- c) Maximum number of risers on a flight shall be limited to 12.
- d) Hand rails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight of steps.

4.4 Lifts - Wherever lift is required as per regulations, provision of at least one lift shall be made for the wheel chair user with the following cage dimensions of lift recommended for passenger lift of 13 person capacity of Bureau of Indian Standards.

Clear internal width	1100 mm
Clear internal width	2000 mm
Entrance door width	900 mm

- a) A hand rail not less than 600mm long at 1000mm above floor level shall be fixed adjacent to the control panel.
 - b) The lift lobby shall be of an inside measurement of 1800 mm x 1800 mm or more.
 - c) The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 m/ sec.
 - d) The interior of the cage shall be provided with a device that audibly indicates the floor, the cage has reached indicates that the door of the cage of entrance/exit is either open or closed.
- 4.5 Toilets** - One special W.C. in a set of toilets shall be provided for the use of differently abled with essential provision of washbasin near the entrance for them.
- a) The minimum size shall be 1500 mm x 1750 mm.
 - b) Minimum clear opening of the door shall be 900mm and the door shall swing out.
 - c) Suitable arrangement of vertical/horizontal handrails with 50mm clearance from wall shall be made in the toilet.
 - d) The W.C. seat shall be 500mm from the floor.
- 4.6 Drinking Water**:- Suitable provision of drinking water shall be made for the differently abled near the special toilet provided for them.
- 4.7 Designing for Children** - In the buildings meant for the pre-dominant use of the children, it will be necessary to suitably alter the height of the handrail and other fittings & fixtures, etc.

Explanatory notes:

Guiding / Warning Floor Material:

The floor material 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 material. 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:

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

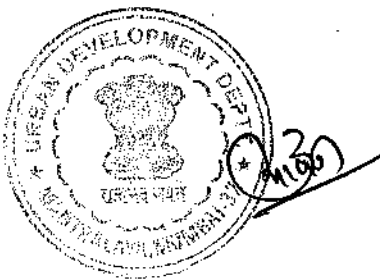
Proper signage:

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

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high). For visually impaired persons, information board in brail should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking, there should not be any protruding sign which creates obstruction in walking. Public Address System may also be provided in busy public areas.

The symbols/information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International Symbol Mark for wheel chair be installed in a lift, toilet, staircase, parking areas, etc., that have been provided for the differently abled.

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Appendix 'Q'

REGULATIONS FOR ERECTION OF MOBILE TOWERS**1.0 ERECTION OF MOBILE TOWERS:**

Regulation for setting up of Telecommunication Cell Site(s)/Base Station(s) and installation of the equipments for Telecommunication Network in Pune Municipal Corporation area.

1.1 Applicability:

This Regulation, shall apply to all existing and/or proposed Telecommunication Cell Sites/Base Stations installed or to be installed in Pune Municipal Corporation area.

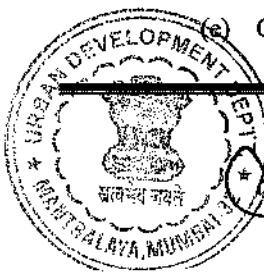
1.2 Control Over Development

No Telecommunication Cell Site/Base Station shall be setup or installed without the previous permission in writing of the Municipal Commissioner. The permission shall be granted in the same manner as prescribed under Sections 44 to 47 of the Maharashtra Regional and Town Planning Act, 1966.

If the Municipal Commissioner does not dispose of the application within a period of 60 days from the date of submission, the said application by the Telecom Service Provider/Infrastructure Provider (TSP/IP) shall be deemed to have been approved as per the provisions under Section 45 of the Maharashtra Regional and Town Planning Act, 1966.

1.3 Procedure for Obtaining Development Permission

- A** All the applications for setting up or installation of any Telecommunication Cell Site/ Base Station (TCS/BS) or erection of a part thereof, shall be made to the Municipal Commissioner by the concerned Telecom Service Provider (TSP) or the concerned Infrastructure Provider (IP), in such form and containing such particulars as may be prescribed by the Municipal Commissioner.
- B** The application to the Municipal Commissioner for obtaining the aforesaid development permission shall be accompanied by the following documents-
- (a) All the documents as otherwise required to be attached for any development permission under the sanctioned Development Control Regulations for the area in which the site under application is located.
 - (b) Plans showing Location Map, Key Plan, Site Plan, Block Plan and Plans of the proposed work. In case of roof-top tower, the copy of Occupation Certificate or copy of sanctioned building plans or copy of Commencement Certificate issued by the Municipal Commissioner or any other valid proof, in respect of the building on which the erection of roof-top tower is proposed, showing that such building is authorised.
 - (c) Notarised consent of the Owner of premises, which shall mean and include consent of the owner of property or no-objection certificate of the concerned registered Co-op Housing Society or notarised consent of 70% of the total number legal occupants in case of Apartments or Condominium or no-objection certificate of the lessor in case of a lease -hold property.
 - (d) Copy of agreement between the TSP/IP and the Owner of premises.
 - (e) Copy of Access Service License/ Infrastructure Provider (IP) Registration Certificate, granted



to the TSP/IP by the Department of Telecommunications (DoT), Government of India (GoI).

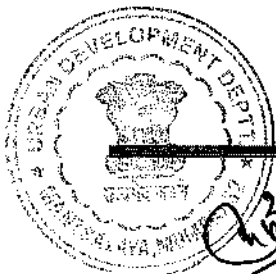
- (f) Copy of clearance from the Standing Advisory Committee for Frequency Allocations (SACFA) or copy of application made to SACFA for the said Location submitted to Wireless Planning Commission (WPC) wing of the Department of Telecommunications (DoT), with registration number as WPC Acknowledgement, along with an undertaking that in case of any objection/ rejection, TSPs/IPs will take corrective actions or remove the TCS/BS.
- (g) Acknowledgement receipt issued by Telecom Enforcement Resource and Monitoring (TERM) Cells in respect of the self-certificate submitted by TSP/IP regarding mobile towers/Base Transceiver Station (BTS) (Ground-based or Roof-Top or Pole/wall-mounted) in the format as prescribed by Telecom Engineering Centre (TEC), DoT, establishing/certifying that all General Public areas around the TCS/BS will be within safe Electro-Magnetic Radiation (EMR) exposure limit as per peak traffic measurement after the antennae starts radiating.
- (h) Copy of Structural Stability Certificate for any ground-based Base Transceiver Station (BTS).

OR

In case of any roof-top BTS tower, Structural Stability Certificate for the building, based on written approval of any authorized Structural Engineer of the State/local Body/Central Building Research Institute (CBRT), Roorkee/ IIT/ NIT or any other Agency, authorized by the Municipal Commissioner.

Provided that such NOC shall not be required for the single pole antennae or cellular signal boosters.

- (i) Copy of the type test certificate issued by Automotive Research Association of India (ARAI) to the manufacturers of the Diesel Generator (DG) Sets.
- (j) Notarised undertaking from the Applicant/Owner of premises :-
 - (i) That the cabin will not be utilized for any purpose other than the Telecommunication Cell Site/Base Station.
 - (ii) That if the said activity is discontinued by the Applicant, the said cabin will be demolished forthwith by the Applicant /Owner of premises.
- (k) No objection certificate from the Authority concerned under the Civil Aviation Ministry (hereinafter referred to as the said Authority) in case of any building falling in any area where such no objection certificate of the said Authority is required under the relevant rules or law.
- (l) No objection certificate of the Maharashtra Pollution Control Board regarding compliance with the norms prescribed for noise levels and smoke levels for the power generating sets having capacity above 100 kw, to be provided for Base Transceiver Stations.
- (m) No objection certificate of the Chief Fire Officer of the Municipal Corporation only in case of High Rise buildings having height of 15 mtr. or more measured from ground level.
- (n) Copy of clearance from the State Environment Department as well as the Forest Department, in case of forest, protected areas, if applicable.
- (o) Data Sheet containing the information regarding -
 - (a) Name of Telecom Service Provider/ Infrastructure Provider,
 - (b) Location,
 - (c) Tower Reference-



- (i) Height and Weight of Tower,
 - (ii) Ground Based Tower/Roof Top Tower,
 - (iii) Number of Antennae planned on Tower,
 - (iv) Permissible maximum EMF Radiation Level,
 - (v) Proposed maximum EMF Radiation Level.
- (p) Requisite fees, charges, as applicable.
- C** In case of a listed Heritage building/ Heritage precinct and/or in case of cessed buildings and/or in case of area under Environmentally Sensitive Zone (ESZ), notified by the Ministry of Environment and Forest (MoEF), Government of India (GoI), all the applications for installation of any TCS/BS or erection of a part thereof, shall be made to the concerned Municipal Commissioner, which will forward it to the Heritage Conservation Committee concerned and/or High Level Monitoring Committee (HLMC) appointed/constituted by MoEF respectively.
- D** The erection of the Base Station including tower, shall be commenced within 90 days from the date of receipt of permission from the Municipal Commissioner and report of erection shall be made to the Municipal Commissioner.

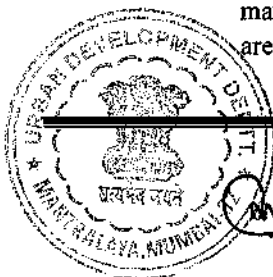
1.4 Leviable charges

The Municipal Commissioner, while granting permission under sub regulation (3) hereinabove, shall levy and collect the following charges:-

- (a) Development Charge.-Development charge shall be levied and collected by the Municipal Commissioner as per the provisions under section L24-B of The Maharashtra Regional and Town Planning Act, 1966. For the purpose of assessing the development charge, the setting up of Base Station on land and on roof-tops shall be classified under commercial category, calculated over the foot print area occupied by the Telecommunication Cell Site/Base Station.
- (b) Administrative Fee.-Over and above the development charge as stipulated in clause 4 (a) above, TSP/IP shall pay to the Municipal Corporation, a onetime non-refundable Administrative fee of Rs.30000, or as per the rates revised from time to time by the Government.

1.5 Planning Norms For Erection of TCS /BS

- (a) Notwithstanding the land use provisions under these regulations, subject to the compliance of other provisions of these Regulations, it shall be permissible to install TCB/BS, on
 - (i) all land uses as earmarked in development plan,
 - (ii) all lands which are designated for non-buildable reservations in development plan, subject to the condition that the maximum permissible area for installation of such TCS/BS shall not be more than 5% of the area of the reserved site or 100 sq.m., whichever is less, and shall be located in one corner of the reserved site.
 - (iii) all lands which are designated as open spaces/recreational open spaces/recreational grounds in a sanctioned layout, where such installation shall be permissible only with the no-objection certificate of the concerned registered co-operative housing society or consent of 70% of the total number of legal occupants/plot holders of such layout, subject to the condition that the maximum permissible area for installation of such TCS/BS shall not be more than 5% of such area or 100 sq.m, whichever is less, and the same shall be located in one corner of such area.



- (iv) all buildable reservations in development plan, except for buildings of uses mentioned in Regulation no.36.5(f), where such installation shall be permissible on the roof top, but only after development of the said reservation.
- (v) all open lands in slum areas belonging to the Government/public Authority planning Authority, where only ground-based TCS/BS shall be permissible and no Roof-Top Tower shall be permissible, save as provided in Regulation no.36.5(a)(vi) herein below.
- (vi) public buildings in slum areas, like public toilets, community centres etc., constructed by any Public Authority or to be constructed by the TSP/IP, where construction of Roof Top Towers shall be permissible, subject to maintenance and compliance of other terms and conditions specified by the Municipal Commissioner.
- (b) No permission for installation of TCS/BS shall be granted in ecologically important areas, without ecological impact assessment and review of installation site. The Forest Department should be consulted before installation of TCS/BS in and-around protected areas and Zoos.
- (c) The TCS/BS must have clear access by means of an existing road having minimum width of 6 mtr. for locations falling in Congested area as earmarked on DP and 9 mtr., for locations falling outside such Congested area. However, in exceptional circumstances, the Municipal Commissioner may relax such road width suitably, but in no case, shall it be less than 5 mtr.
- (d) In case of both ground-based towers and roof-top towers, there shall be no nearby buildings right in front of the antenna(e) of equivalent height, taking into account the tilt of the lowest antenna on tower, as per the details in the Table No.32 below:-

Table No.32

Sr. No.	Number of Antenna(e) Pointed in the Same Direction	Building/ Structure Safe Distance from the Antenna(e) at the Same Height (in mtr.)
(1)	(2)	(3)
1	1	20
2	2	35
3	4	45
4	6	55

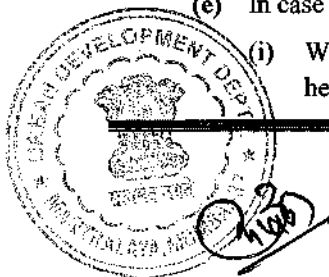
Provided that the antennae at the same height only are to be counted, as the beam width of mobile antennae, in the vertical direction, is very narrow.

(Explanation.-The distance figures in the above Table are based on empirical estimation considering that all the antennae are emitting at their maximum RF power of 20 Watts and exactly in the same direction with the same height.)

Provided further that above norms shall automatically stand revised as per the latest guidelines, issued by the DoT from time to time.

- (e) In case of Wall Mounted/Pole Mounted Antenna(e) :-

- (i) Wherever the antennae are mounted on the wall of a building or pole or along the road, their height should be at least 5 mtr., above ground level/road level. Provided that such installations



shall have to comply with the prescribed radiation limits.

- (ii) As far as safe distance of buildings from antenna(e) is concerned, guidelines as in Regulation no.36.5 (d) above shall apply.
- (f) Installation of Base Station antenna(e) shall not be permissible within the premises of schools, colleges, and hospitals as well as on the adjoining land /building within 3 mtr., from the boundary of premises of schools, colleges and hospitals. Also antenna(e) shall not be directed/ positioned towards any school/college/ hospital building.
- (g) The existing Base Station antenna(e) approved earlier on any school/college/ hospital, building shall not be renewed further after the expiry of period of approval and the same shall be removed immediately thereafter, subject to the provisions of Regulation no.36.7 (d).
- (h) Access to Base Station Antenna site shall be prohibited for the general public, by putting in place suitable measures such as wire-fencing, locking of the door to the roof, etc.
- (i) The roof-top TCS, IBS towers shall be put only on buildings which are declared structurally strong enough to bear the load of such installation. The base connection to the building should be got designed from a qualified structural engineer. Structural safety certificate of the composite structure [Building + Tower(s)] shall have to be obtained from any of the recognized Government Institutes.
- (j) While according permission for installation of TCS/BS, permissible for erection of a cabin at ground level may be granted. However, the same shall not be allowed in the prescribed marginal distances. The area of such cabin shall not be more than 20 sq. mt. for each TSP/IP, subject to the certificate of structural safety. Built-up area of such cabin(s) shall not be counted towards built-up area or FSI.
- (k) No permission for installation of TCS/BS shall be granted on buildings which are unauthorized and structurally unsafe. If permission for installation of such structures is granted on a building, which is declared as unauthorized at a later point of time, the Municipal Commissioner shall first take recourse to the provisions of sections 52, 53, 54 and 55 of the Maharashtra Regional and Town Planning Act, 1966 or other relevant laws, as the case may be, against such unauthorized building and in case the Municipal Commissioner, after completing the due process of law, decides to undertake any action of demolition against such unauthorised building then such decision shall also be conveyed to the concerned TSP/IP with a direction to relocate the TCS/BS within a period of 90 days, after which the Municipal Commissioner shall not be under any obligation to send any further intimation to the TSP/IP concerned before demolishing such unauthorised building, and it shall not be liable to pay compensation for the loss of the Base Station as a consequence of the demolition of the unauthorised building. The TSP/IP shall indemnify the Municipal Commissioner to this effect, while seeking permission for installation of TCS/BS.
- (l) Permission for installation of TCS/BS, once granted shall remain valid for next 5 years. The TSP/IP shall apply for renewal of permission to the Municipal Commissioner. The Municipal Commissioner, while considering renewal, shall insist upon submission of fresh structural stability certificate for buildings more than 30 years of age. Administrative fee shall be levied and collected as prescribed in Regulation no.36.4 (b) hereinabove, for every such renewal. If TSP/IP fails to apply for renewal alongwith all necessary documents before the expiry of earlier permission, then such TSP/IP shall be liable for action under the provisions of the Maharashtra Regional and Town Planning Act, 1966.
- (m) In case of any existing TCS/BS on a slum structure, every effort shall be made to relocate such



TCS/BS on a nearby suitable public building or any other authorised structure or open land in the slum. If such relocation is not possible, then such TCS/BS may be allowed to be continued on such slum structure subject to its structural suitability, till the TCS/BS is shifted to any other authorised structure or till the redevelopment of the slum, whichever is earlier.

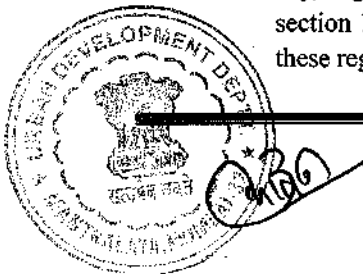
- (n) While granting permission for TCS/BS, the Municipal Commissioner shall stipulate that TSP/IP shall conduct regular audit in accordance with the directions/guidelines issued by TERM Cell or DoT from time to time.

1.6 Electro-Magnetic Field (EMF) Radiation Norms

- (a) Prior to installation of TCS/BS, the TSP/IP shall have to obtain Site clearance from the Standing Advisory Committee on Frequency Allocation (SACFA) of the Department of Telecommunication (DoT) for every site from the point of view of interference with other wireless users, aviation hazards and obstruction to any other existing microwave links.
- (b) The Electro-Magnetic Field (EMF) radiation from BTS towers shall be subject to the regulations framed by the DoT from time to time. The TSP/IP shall periodically conduct audit and monitor EMF radiation in Urban localities, hospitals and educational/industrial /residential / recreational premises, especially around the Protected Areas (PAs) and ecologically sensitive areas, in accordance with the guidelines issued by DoT in this regard. It shall be binding on TSP/ IP to follow the mechanism prescribed by the DoT/TERM Cell at local level for ensuring control on the EMF radiation and for notifying on continual basis the radiation level at critical location. For all the existing as well as new BTSs/Towers, TSPs are required to submit self-certificates periodically in the format prescribed by TEC, DoT, in order to ensure that normally all general public areas around the TCS/BS site are within the safe EMR exposure limits. Audit of the self-certification furnished by the TSPs shall be done by the TERM Cell periodically. TERM Cell shall carry out test audit of the BTS sites on random basis as per the guidelines received from DoT and also in respect of all cases where there is a public complaint. The TERM Cell shall have due regard to the instructions issued by DoT regarding technical audit of TCS/BS, including radiation of towers within safe limits. These shall include Roof Top/Ground Based./Pole Mounted/Wall Mounted Towers. The TERM Cell shall also verify antenna orientation, safe distance from the Tower (exclusion zone) etc. For non-compliance of EMF standards, Telecom Service Provider shall be liable for penal action by the TERM Cell and/or Department of Telecommunication (DoT). Any violation noticed may attract heavy penalties on TSPs and may also lead to shut down of TCS/ BS, in case the violation persists.

1.7 Miscellaneous Provisions

- (a) Any complaint concerning illegal installation of TCS/BS on any building or any query of any nature regarding the installation of telecommunication equipment, shall be addressed to the Municipal Commissioner which shall intimate the concerned TSP/IP about the same with a direction to resolve the issue under intimation to the Municipal Commissioner, within such period as may be prescribed by the Municipal Commissioner.
- (b) The TSP/IP, who has erected TCS/BS without due permission, shall apply to the concerned Municipal Commissioner for regularization within 180 days from the date of coming into force of this Regulation. In case such application is made within the prescribed period, then the offence, if any, registered against the TSP/IP may be compounded by the Municipal Commissioner under section 143 of the Maharashtra Regional and Town Planning Act, 1966, subject to the provisions of these regulations.



- (c) The TSPs/IPs who have earlier erected TCS/BS with due permission, shall apply afresh, for validation of the previous permission, to the Municipal Commissioner within a period of 90 days from the date of commencement of this Regulation, in order to ensure due compliance of this Regulation. However Administrative fee in such cases shall not be leviable if appropriate fee/ Development charge, not less than the amount prescribed under Regulation no.36.4 (b)above, has already been paid. In case the amount paid is less than what is prescribed hereinabove, the difference in amount shall be recovered from the TSP/IP.
- (d) Any existing TCS/BS not conforming to any of the above provisions shall have to be removed within one year from the date of commencement of this Regulation, unless the same is specifically regularized by the Municipal Commissioner following due compliance by TSP/IP. However, operation of such non-conforming Telecommunication Cell Site/Base station shall be discontinued within a period of 30 days from the date of receipt of notice from the Municipal Commissioner to that effect, which shall however be issued only after obtaining the consent of the TERM Cell of DoT.
- (e) The Licensees shall try to share the tower for fixing their respective antennae provided the prescribed conditions are duly fulfilled, so as to ensure curtailing of multiple towers and optimizing the use of the existing ones.
- (f) Sign boards and Warning signs ("Danger", "RF Radiation", "Restricted Area", "Don't Enter" etc.) shall be provided at TCS/BS antenna sites which are clearly visible and identifiable.
- (g) The TSP/IP shall display the details of the following on a board (minimum size 24" x 48") separately or prominently on the cabin, for the perusal of general public in such a way that the same shall be clearly visible and identifiable.
- i. Name of TSP/IP :-
 - ii. Location :-
 - iii. Tower Reference :-
 - (a) Height, (b) Weight (c) Number of antennae planned on tower, (d) Permissible EMF radiation level (e) Proposed EMF radiation level.
 - iv. Due date for next renewal.
 - v. Contact Person's name, address and Telephone Number
 - vi. Address of Complaint Redressing Authority with Telephone Numbers
 - vii. Police Control Room- 100
 - viii. Fire Control Room – 101
 - ix. Ambulance – 102
 - x. Other important information, if any.
- Provided that in case of Telecommunication Cell Site/Base station on roof-top, the aforesaid information shall be displayed on the ground floor of the building.
- (h) The Municipal Commissioner shall display the list of authorized TCS/BS on their official web site, along with the date of permission and due date for renewal of permission.
- (i) TCS/BS Tower shall be inspected for distortion of members, torques of nuts and bolts at least once in five years. However, in case of areas affected by any natural calamity, such as cyclone,



earthquake, flood, etc., such inspection shall be carried out immediately after such incident suo motu or on being directed by the Municipal Commissioner. Such inspection shall be carried out only by a qualified structural engineer and a certificate to that effect shall be submitted to the Municipal Commissioner.

- (j) TCS/BS Towers located in highly corrosive environment shall be painted every year. Other towers shall be painted at least once in five years to give additional protection.
- (k) The Municipal Commissioner shall make efforts to provide Single Window clearance to TSP/ IP for disposal of their applications in a time bound manner.

1.8 Notwithstanding anything contained hereinabove, all the Regulations/Bye-Laws/ Memorandum /Directions /Guidelines in this regard, issued or to be issued from time to time, by the Department of Telecommunications, Government of India, shall prevail and be binding on TSP/IP and also on the Municipal Corporation, in which case, this Regulation shall stand modified to that extent.

1.9 Powers of Interpretation and Removal of Doubt.-

If any interpretation is required regarding the clauses of this Regulation, then the matter shall be referred to the Urban Development Department, Government of Maharashtra, whose decision shall be final.

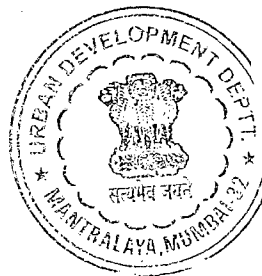
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NASIK DC Rules

**DEVELOPMENT CONTROL AND PROMOTION REGULATIONS
For
NASIK MUNICIPAL CORPORATION – 2017**

**DEVELOPMENT CONTROL AND
PROMOTION REGULATIONS FOR
NASHIK MUNICIPAL CORPORATION – 2017**



Richard

**Section Officer
Urban Development Department
Mantralaya, Mumbai - 2**

(Sanctioned under section 31(1) of the Maharashtra Regional And Town Planning Act 1966 vide Government Notification TPS-1116/C.R. 140(A)/2016/UD-9, dated 09th January, 2017 at M-78)

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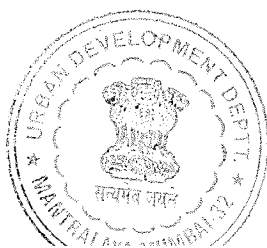
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**DEVELOPMENT CONTROL AND PROMOTION REGULATIONS - 2015
FOR NASHIK MUNICIPAL CORPORATION,**

PART - I ADMINISTRATION

1.0 SHORT TITLE, EXTENT AND COMMENCEMENT

- 1.1** These Regulations shall be called as "Development Control and Promotion Regulations Nashik - 2015"
- 1.2** These Regulations shall apply to the building activities and development works on lands within the jurisdiction of Nashik Municipal Corporation excluding certain final plots in TPS No.1 of Nashik (First Varied) where Arbitrator has framed special regulation for such plots.
- 1.3** These Regulations shall come into force only when these are sanctioned by the Government under section 31 of the Act by publishing a notice to that effect in the Government Gazette and these shall replace all existing building bye-laws and Development Control Rules.
- 1.4 Savings:** Notwithstanding anything contained herein, any permission granted or any action taken under the Regulations in force prior to these Regulations shall be valid and continue to be so valid, unless otherwise specified.

Provided that the words 'action taken' in this regulation shall also include the issuance of demand note for granting development permission.

2.0 DEFINITIONS

2.1 General

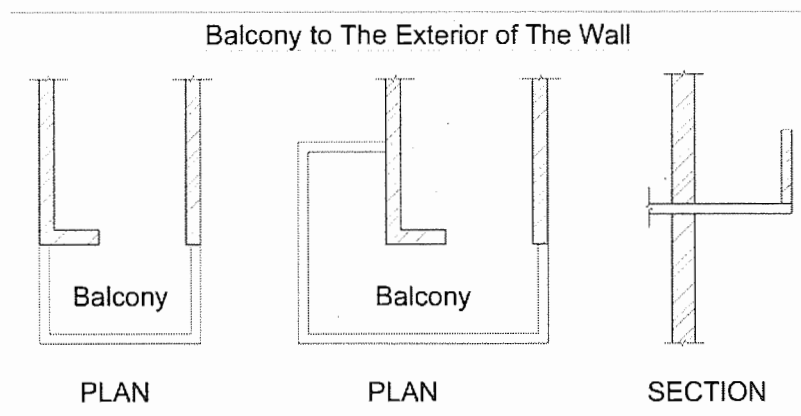
- 2.1.1** In these Regulations, unless the context otherwise requires, the definitions given hereunder shall have meaning indicated against each of them.
- 2.1.2** Words and expressions which are not defined in these Regulations shall have the same meaning or sense as in the -
- i) Maharashtra Municipal Corporation Act, 1949,
ii) The Maharashtra Regional and Town Planning Act, 1966 and
iii) National Building Code 2005 or amended from time to time
- 2.2 Act :Act in these Regulations means –**
The Maharashtra Regional and Town Planning Act, 1966;
- 2.3 Authority -** Authority means Municipal Commissioner of Nashik Municipal Corporation or an officer authorised by him.
- 2.4 Alteration -** Any change in existing authorized building or change from one occupancy to another, or a structural change, such as an addition to the area or height, or the removal of part of a building, or any change to the structure, such as the construction of, cutting into or removal of any wall, column, beam, joist, floor, roof or other support or a change to or closing of any required means of ingress or egress as provided under these regulations. However modification in respect of gardening, white washing, painting, plastering, pointing, paving and retiling shall not be deemed to be alteration.
- 2.5 Advertising Sign -** Any surface or structure with characters, letters or illustrations applied thereto



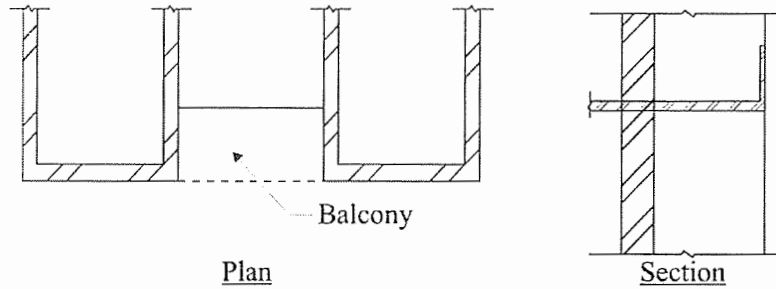
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and displayed in any manner whatsoever out door for purposes of advertising or to give information regarding or to attract the public to any place for public performance, article or merchandise whatsoever, or is attached to, or forms a part of building, or is connected with any building or is fixed to a tree or to the ground or to any pole, screen, fence or hoarding or displayed in space.

- 2.6 **Air-conditioning** -The process of treating air so as to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of conditioned space.
- 2.7 **Accessory Building** -A building separate from the main building on a plot and containing one or more rooms for accessory use such as servant quarters, garage, store rooms etc.
- 2.8 **Accessory / Ancillary Use** -Any use of the premises subordinate to the principal use and incidental to the principal use.
- 2.9 **Amenity Space** - For the purpose of these Regulations, amenity space means a statutory space kept in any layout to be used for any of the amenities such as parks, gardens, recreational grounds, playgrounds, sports complex, auditorium, cultural / community center, convenience shopping, municipal market, shopping mall, vegetable market, parking lots, nursery, primary and secondary schools, junior college, clinics, dispensaries, hospitals, veterinary hospital, health club, sub post-office, police station, electric substation, banks, ATM of Banks, library, electronic cyber library, open market, hawkers zone, garbage bin, arogya kothi, night shelter, Government offices, public housing by Municipal Corporation/Mhada, bus stand, water supply installation, electricity supply installation, sewage treatment plant and includes other utilities, services and conveniences.
- 2.10 **Access**-A clear approach to a plot or a building.
- 2.11 **Architect** - An Architect is a person registered with Council of Architecture as per Architects Act, 1972 as an Architect.
- 2.12 **Atrium** - Atrium means a sky lighted naturally/mechanically ventilated area in buildings, with no intermediate floors, used as circulation space or entrance foyer.
- 2.13 **Balcony** - A Horizontal cantilever projection shown in the figure below, including parapet and handrail balustrade to serve as a passage or sitting out place with at least one side fully open, except being provided with railing or parapet wall for safety.



Open Balcony permissible but not entitled for enclosure

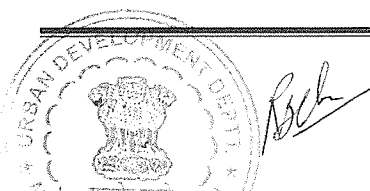


- 2.14 Basement** - The lower storey of a building below or partly below the ground level.
- 2.15 Building**- Any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof whether used as human habitation or not and includes foundation, plinth, walls, floors, roofs, chimneys, wells, door steps, fencing, plumbing and building services, fixed -platforms, verandahs, balcony; cornice or projection, part of a building or anything affixed thereto or any wall fence enclosing or intended to enclose any land or space and signs and outdoor display structures. However, tents, shamianas and the tarpaulin shelters erected for temporary and ceremonial occasions with the permission of the Municipal Commissioner shall not be considered as building.
- 2.16 Built up Area**- The area covered by a building on all floors including cantilevered portion, mezzanine floors if any but excepting the areas excluded specifically from FSI under these Regulations.
- 2.17 Building Line**- The line upto which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend.
- 2.18 Building Height** - The vertical distance measured in the case of flat roofs, from the average level of the ground around and contiguous to the building to the terrace of last floor of the building adjacent to the external walls; to the highest point of the building and in the case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof; and in the case of gable facing road, the mid-point between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of measuring heights.
- 2.19 Carpet Area** - The net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
- Explanation** - For the purpose of this clause, the expression "exclusive balcony or verandah area" means the area of the balcony or verandah as the case may be which is appurtenant to the net usable floor area of an apartment meant for the exclusive use of the allottee and "exclusive open terrace area" means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee.
- 2.20 Chajja** -A sloping or horizontal structural overhang usually provided over openings on external walls to provide protection from sun and rain and for purpose of architectural appearance.
- 2.21 Chimney** - An upright shaft containing one or more flues provided for the conveyance to the outer air of any product of combustion resulting from the operation of heat producing appliance or equipment employing solid, liquid or gaseous fuel.
- 2.22 Cluster** - A cluster is any defined area with proper access.



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- 2.23 Combustible Material** - A material, if it burns or adds heat to a fire when tested for combustibility in accordance with IS - 3808 - 1966 Method of Test for combustibility of building materials, given in the National Building Code.
- 2.24 Control Line** -A line on either side of a highway or part of highway beyond the building line fixed in respect of such highway by the Highway Authority from time to time.
- 2.25 Courtyard or Chowk**-A space permanently open to sky enclosed on sides fully or partially by buildings and may be at ground level or any other level within or adjacent to a building.
- 2.26 Canopy** -A projection over any entrance.
- 2.27 Core Area** - A Core Area means the core area as shown on the Development Plan.
- 2.28 Convenience Shopping**-Means shops for domestic needs having area upto 20.00sq.m.
- 2.29 Corridor** -A common passage or circulation space including a common entrance hall.
- 2.30 Detached Building** - A building whose walls and roofs are independent of any other building with marginal distances on all sides as specified.
- 2.31 Development** - Development with its grammatical variations means the carrying out of buildings, engineering, mining or other operations in, or over, or under land or the making of any material change, in any building or land or in the use of any building or land or any material or structural change in any Heritage building or its precinct and includes demolition of any existing building, structure or erection of part of such building, structure of erection and reclamation, redevelopment and layout or sub-division of any land and to develop shall be construed accordingly.
- 2.32 Development Plan** -“Development Plan” means a plan for the development of the area within the jurisdiction of a Planning Authority and includes the revised development plan.
- 2.33 Drain** -The word “Drain” shall have the same meaning assigned thereto as under Bombay Provincial Municipal Corporation Act, 1949,
- 2.34 Dwelling Unit /Tenement** -An independent housing unit with separate facilities for living, cooking and sanitary requirements.
- 2.35 Enclosed Stair- case** - A stair case separated by fire resistant walls and door (s) from the rest of the building.
- 2.36 Existing Building or Use**- A building, structure or its use existing authorisedly.
- 2.37 Exit** - A passage, channel or means of egress from any building, storey or floor area to a street or other open space of safety.
- 2.37.1 Vertical Exit** -A vertical exit is a means of exit used for ascension or descension between two or more levels including stairways, smoke proof towers, ramps, escalators and fire escapes.
- 2.37.2 Horizontal Exit**- A horizontal exit is a protected opening through or around a firewall or a bridge connecting two buildings.
- 2.37.3 Outside Exit** - An outside exit is an exit from the building to a public way, to an open area leading to a public way, to an enclosed fire resistive passage to a public way.
- 2.38 External Wall** - External Wall means an outer wall of a building, not being a party wall even though adjoining to a wall of another building and also means a wall abutting on an interior open space of any building.



- 2.39 **Escalator** - A power driven, inclined, continuous stairway used for raising or lowering passengers.
- 2.40 **Fire and/ or Emergency Alarm System** - An arrangement of call points or detectors, sounders and other equipments for the transmission and indication of alarm signals; for testing of circuits and, whenever required, for the operation of auxiliary services. This device may be workable automatically or manually to alert the occupants in the event of fire or other emergency.
- 2.41 **Fire lift** - One of the lifts specially designed for use by fire service personnel in the event of fire.
- 2.42 **Fire Proof Door** - A door or shutter fitted to a wall opening, and constructed and erected with the requirement to check the transmission of heat and fire for a specified period.
- 2.43 **Fire Resisting Material**- Material which has certain degree of fire resistance.
- 2.44 **Fire Resistance** - The time during which a material fulfills its function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load or restraint. The fire resistance test of structures shall be done in accordance with "IS -3809 - 1966 Fire Resistance Test of Structures".
- 2.45 **Fire Separation** - The distance in meters measured from any other building on the site, or from other site, or from the opposite side of a street or other public space to the building.
- 2.46 **Fire Service Inlets** - A connection provided at the base of a building for pumping up water through in-built fire-fighting arrangements by fire service pumps in accordance with the recommendations of the Fire Services Authority.
- 2.47 **Fire Tower** - An enclosed staircase which can only be approached from the various floors through landings or lobbies separated from both, the floor areas and the staircase by fire resisting doors and open to the outer air.
- 2.48 **Floor** - The lower surface in a storey on which one normally walks in a building. The general term floor unless otherwise specifically mentioned shall not refer to a mezzanine floor.
- Note** - The sequential numbering of floor shall be determined by its relation to the determining entrance level. For floor at or above ground level, with direct entrance from / to road or street shall be termed as ground floor. The other floors above ground floor shall be numbered in sequence as Floor 1, Floor 2, etc., with the number increasing upwards. The stilt shall be termed as stilt floor or Stilt floor 1, Stilt floor 2 etc. and floors above shall be numbered as Floor 1, Floor 2, etc.,
- 2.49 **Floor space index (F. S. I)** - The quotient obtained by dividing the total built-up area on all floors, excluding exempted areas as given in Regulation no.15.8.2 by the area of the plot.

$$\text{F.S.I.} = \frac{\text{Total built-up area on all floors}}{\text{Plot area}}$$

Plot area

- 2.49.1 **Premium FSI** – Premium FSI is FSI granted by the Municipal Commissioner on payment at prescribed rates.
- 2.50 **Footing**-A foundation unit constructed in brick work, masonry or concrete under the base of a wall or column for the purpose of distributing the load over a large area.
- 2.51 **Foundation** -That part of the structure which is in direct contact with and transmitting loads to the ground.
- 2.52 **Front** - The distance between the boundary line of plot abutting the means of access / road / street and the building. In case of plots facing two or more means of accesses / roads / streets, the plot



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shall be deemed to front on all such means of access / road / streets.

- 2.53 Future Urbanizable Zone** –Future urbanizable zone is a residential zone wherein development is allowed, subject to fulfillment of certain requirements as mentioned in this DCPR.
- 2.54 Gallery** - An intermediate floor or platform projecting from a wall of an auditorium or a hall providing extra floor area, additional seating accommodation etc. These shall also include the structures provided for seating in stadia.
- 2.55 Garage Private-** A building or portion thereof, designed and used for parking of privately owned motor driven or other vehicles.
- 2.56 Garage Public** -A building or portion thereof, designed as other than a private garage, operated for gain, designed or used for repairing, servicing, hiring, selling or storing or parking motor driven or other vehicles.
- 2.57 Group Housing Scheme-** Group Housing Scheme means a building or a group of buildings constructed or to be constructed with one or more floors, consisting of more than one dwelling units and having common service facilities. Common service facilities means facilities like stair case, balcony, corridor, and verandah, lift, etc.
- 2.58 Ground Level** - The average level of ground in a plot (site).
- 2.59 Habitable Room** - Habitable room or living room means, a room constructed or intended for human habitation.
- 2.60 Home Occupation** - Home occupation means occupation, other than an eating or a drinking place, offering services to the general public, customarily carried out by a member of the family residing on the premises without employing hired labour, and for which there is no display to indicate from the exterior of the building that it is being utilized in whole or in part for any purpose other than a residential or dwelling use, and in connection with which no article or service is sold or exhibited for sale except that which is produced therein, which shall be non-hazardous and not affecting the safety of the inhabitants of the building and the neighborhood and provided that no mechanical equipment is used except for what is customarily used for purely domestic or household purposes and / or employing licensable goods. If motive power is used, the total electricity load should not exceed 0.75 KW. 'Home Occupation' may also include such similar occupations as may be specified by the Municipal Commissioner with the approval of Divisional Head of Town Planning and subject to such terms and conditions as may be prescribed.
- 2.61 Information Technology Establishment (ITE)** - ITE means an establishment which is in the business of developing either software or hardware relating to computers or computer technology as approved by Director of Industries.
- 2.62 Ledge or Tand** - A shelf like projection, supported in any manner whatsoever, except by vertical supports within a room itself but not having projection wider than 0.60 meter.
- 2.63 Licensed Engineer / Structural Engineer / Supervisor** -A qualified Engineer/Structural Engineer / Supervisor licensed by the Municipal Commissioner, Nashik Municipal Corporation.
- 2.64 Lift** - An appliance designed to transport persons or materials between two or more levels in a vertical or substantially, vertical direction, by means of a guided car platform.
- 2.64.1 Lift Machine** - Part of the lift equipment comprising the motor(s) and the control gear there with, reduction gear (if any), brakes and winding drum or sheave, by which the lift car is raised or lowered.



- 2.64.2 **Lift Well** - Unobstructed space within an enclosure provided for the vertical movement of the lift car(s) and any counter weights, including the lift pit and the space for top clearance.
- 2.65 **Loft** -Loft means, an intermediate floor between two floors, with a maximum height of 1.5 m., which is constructed and used for storage purpose.
- 2.66 **Laying out of New Street** -It includes provision of road for leveling, formation, metalling or paving of a road and footpaths, etc. including laying out of the services such as water supply, drainage, etc.
- 2.67 **Mall**- A large enclosed shopping area.
- 2.68 **Marginal distance / Set back** -Minimum distance required to be left open to sky between the boundary of the building plot and the building excluding court yard/chowk, which is an integral part of the plot.
- 2.69 **Masonry** - An assemblage of masonry units properly bound together with mortar.
- 2.70 **Mezzanine floor** - An intermediate floor between two floors of any story, forming an integral part of floor below, overhanging or overlooking a floor beneath, not being a loft between the floor and the ceiling of any storey.
- 2.71 **Means of Access** -These shall include the road/street/vehicular access way, pathway upto the plot and to the building within a plot.
- 2.72 **Net plot area**- The net plot area shall be as per Regulation no. 13.9.
- 2.73 **Non-Combustible Material** - A material which does not burn nor add heat to a fire when tested for combustibility in accordance with IS: 3808 - 1966 'Method of Test for Combustibility of Building Materials'.
- 2.74 **Non-conforming User** - Any lawful use / building existed on the site but which does not conform to the zoning shown on the Development Plan.
- 2.75 **Occupancy or Use Group** - The principal occupancy or use for which a building or a part of a building is used, or intended to be used, for the purposes of classification of a building according to the occupancy. Occupancy shall be deemed to include subsidiary occupancies which are contingent upon it. Buildings with mixed occupancies are those buildings in which more than one occupancy are present in different portions of the building. The occupancy classification shall have the meaning given from 2.75.1 to 2.75.12 unless otherwise spelt out in Development Plan.
- 2.75.1 **Residential Buildings**- These shall include any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities. It includes one or two or multi-family dwellings, lodging or rooming houses, residential hotels, hostels, dormitories, dharmshalas, apartment houses, flats, service apartment, studio apartment and private garages incidental thereto.
- 2.75.2 **Educational Buildings** -A building exclusively used for a school or college recognized by the appropriate Board or University, or any other competent authority involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other users incidental thereto such as library, a research institution. It shall also include quarters for essential staff required to reside in the premises and a building used as a hostel whether attached or not to an educational institution whether situated in its campus or not and, also includes buildings used for daycare purposes more than 8 hours per week.



- 2.75.3 Institutional Buildings** - A building constructed or used by Government, Semi-Government organization or registered trusts or persons and used for medical or other treatment, or an auditorium or complex for cultural and allied activities or for an Hospice care of persons suffering from physical or mental illness, handicap, disease or infirmity, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, houses of correctional detention and reformatories.
- 2.75.4 Assembly Buildings** - These shall include any building or part of building where groups of people congregate or gather for amusement, recreation or social, religious, patriotic, civil, travel and similar purposes, e.g. theatres, motion picture house, drive-in-theatres, multiplexes, assembly halls, city halls, town halls, auditoria, exhibition halls, museums, mangalkaryalaya, cultural center, skating rinks, places of worship, dance theatres, club & gymkhana, passenger stations and terminals of air, surface and other public transportation services, recreation piers and stadia having built up area more than 1000 sq.m.
- 2.75.5 Business Buildings**- These shall include any building or part of building, which is used for transaction of business for the keeping of accounts and records for similar purposes; offices, banks, professional establishments, I.T. establishments, call center, offices for private entrepreneurs, court houses, libraries shall be classified in this group in so far as principal function of these is transaction of public business and the keeping of books and records.
- 2.75.6 Office Building / Premises** - The premises whose sole or principal use is to be used as an office or for office purpose; "office purposes" shall include the purpose of administration, clerical work, handling money, telephone/ telegraph/ computer operations and "clerical work" shall include writing, book-keeping, sorting papers, typing, filing, duplicating, drawing of matter for publication and the editorial preparation of matter for publication.
- 2.75.7 Mercantile (Commercial) Buildings**-These shall mean and include any building or part of a building, which is used as shops, stores, market, malls for display and sale of merchandise either wholesale or retail Office, storage and service facilities incidental to the sale of merchandise and located in the same building shall be included under this group.
- 2.75.8 Public-Semipublic Building** – A building constructed or used by Government, Semi Government Organization, Government Undertaking, Local Authorities, for conducting public semipublic use like municipal office, post office, telephone office, etc.
- 2.75.9 Wholesale Establishments** -These shall mean and include establishments wholly or partly engaged in wholesale trade, manufactures, wholesale outlets including related storage facilities, A.P.M.C. establishments, warehouses and establishments engaged in truck transport including truck transport booking agencies.
- 2.75.10 Industrial Buildings** - These shall mean and include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated, assembled or processed like assembling plants, laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories etc.
- 2.75.11 Storage Buildings** - These shall mean and include any building or part of a building used primarily for the storage or sheltering of goods, wares or merchandise, like ware houses, cold storage, freight depots, transit sheds, godowns, store houses, public garages, hangars, truck terminals, grain elevators, barns and stables.



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- 2.75.12 Hazardous Buildings** - These shall mean and include any building or part of a building which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and / or which may produce poisonous gases or explosions during storage, handling, manufacturing or processing, which involve highly corrosive, toxic or noxious alkalis, acids or other liquids or chemicals producing flames, fumes and explosive, mixtures of dust or which result in the division of matter into fine particles subject to spontaneous ignition.
- 2.75.13 Special Buildings** – These shall mean buildings as specified in regulation no 6.2.6.1.
- 2.76 Owner** - The person who has legal title for land or building.
- 2.77 Parapet** - A low wall or railing built along the edge of a roof, terraces, balcony, verandah etc.
- 2.78 Parking Space** - An enclosed or unenclosed, covered or open area sufficient in size to park vehicles. Parking space shall be served by a driveway connecting them with a street or alley and permitting ingress or egress of vehicles.
- 2.79 Permit / Permission** - A permission or authorisation in writing by the Authority to carry out the work regulated by these Regulations.
- 2.80 Plinth** - The portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground.
- 2.81 Plot / Site**-A parcel or piece of land enclosed by definite boundaries and approved by an authority as a building site, under these Regulations.
- 2.82 Porch** -A covered surface supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building.
- 2.83 Podium** –A continuous projecting base or pedestal under or around a building, generally used for parking and movement of vehicles, within the permissible area as specified in these regulations.
- 2.84 Recreational Open Space / Layout open space** – Recreational open space means a statutory common open space kept in any layout or group housing scheme or campus planning, exclusive of margins and approaches, on ground only.
- 2.85 Road / Street** - Any highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square place or bridge, whether a thoroughfare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm-water drains, culverts, sidewalks, traffic islands, roadside trees and hedges, retaining walls, fences, barriers and railings within the street lines.
- 2.86 Road / Street Line** - The line defining the side limit of a road / street.
- 2.87 Room Height** - The vertical distance measured from the finished floor surface to the finished ceiling/ slab surface. In case of pitched roofs, the room height shall be the average height between bottom of the eaves and bottom of ridge.
- 2.88 Row Housing** -A row of houses with front and rear marginal distances.
- 2.89 Semi Detached Building** - A building detached on three sides with marginal distances as specified.
- 2.90 Site corner** - The site at the junctions of and fronting on two or more intersecting streets.



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- 2.91 Site, Depth of** - The mean horizontal distance between the front and rear side boundaries.
- 2.92 Site, Double Frontage** -A site, having a frontage on two streets other than a corner plot.
- 2.93 Site, Interior or Tandem** - A site, access to which is by a passage from a street whether such passage forms part of the site or not.
- 2.94 Smoke Stop Door** - A door for preventing or checking the spread of smoke from one area to another.
- 2.95 Stair Cover** -A structure with a covering roof over a stair case and its landing built to enclose only the stair for the purpose of providing protection from weather and not used for human habitation.
- 2.96 Stilts or Stilt Floors** - Stilts or stilt floors means portion of a building above ground level consisting of structural column supporting the super structure with at least two sides open for the purpose of parking vehicles, scooters, cycles, etc.
- 2.97 Storage** - A place where goods are stored.
- 2.98 Store Room** -A room used as storage space.
- 2.99 Storey** - 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.
- 2.100 Telecommunication Cell Site/Base Station (TCS/BS)** - Telecommunication Cell Site/Base Station (TCS/BS) for any Telecom Operator shall mean and include tower of requisite height and dimensions, delta, single pole antennae, microwave antenna, cabin of requisite dimensions for housing equipment, telecom transceiver machinery, related civil work, requisite wires and cables, power supply equipment, Diesel Generator (DG) Set/ Alternate power supply mechanism, cabin /cupboard for housing any or all of the aforesaid items as necessary.
- 2.101 Tenement** -An independent dwelling unit with a kitchen or cooking alcove.
- 2.102 Terrace** - A flat, open to sky roof of a building or a part of a building having parapet.
- 2.102.1 Supported double Height Terrace** - Open terraces with railing having minimum height equal to two floors within building line.
- 2.103 To Erect** - To erect a building means
- to erect a new building on any site whether previously built upon or not;
 - to re-erect any building of which portions above the plinth level have been pulled down, burnt or destroyed; and
 - conversion from one occupancy to another.
- 2.104 Travel Distance** - The distance from the remotest point on a floor of a building to a place of safety, be it a vertical exit, horizontal exit or an outside exit measured along the line of travel.
- 2.105 Tower like structure** - A structure in which the height of the tower like portion is at least twice the width of the broader base.
- 2.106 Unsafe Building** - Unsafe buildings are those which are structurally unsafe, unsanitary or not provided with adequate means of ingress or egress 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, dilapidation or abandonment.



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- 2.107 Verandah** - A covered area with at least one side open to the outside with the exception of 1 m. high parapet on the ground floor to be provided on the open side.
- 2.108 Water Closet (WC)** -A privy with arrangement for flushing the pan with water. It does not include a bathroom.
- 2.109 Water Course** - A natural channel or an artificial one formed by draining or diversion of a natural channel meant for carrying storm water and waste water.
- 2.110 Width of Road** - The whole extent of space within the boundaries of road when applied to a new road, as laid down in the city surveys map or development plan or prescribed road lines by any Act or Law and measured at right angles to the course or intended course of direction of such road whichever is more.
- 2.111 Window** -An opening to the outside other than the door which provides all or part of the required natural light, ventilation or both, to the interior space.

3.0 APPLICABILITY OF REGULATIONS

- 3.1** These regulations shall apply to all development, redevelopment, erection and/or re-erection of a building, change of user etc. as well as to the design, construction or reconstruction of, and additions and alteration to a building. These regulations shall also apply to any revision of the development permissions/building permissions granted earlier under any Development Control Regulations. Further, these Regulations shall apply to development work defined in Regulation No. 3.2 to 3.6. However, features approved by earlier permission shall remain intact unless it contradicts the provisions of FSI under these regulations.
- 3.2 Construction /Part Construction** - Where the whole or part of a building is demolished or altered or reconstructed, removed, except where otherwise specifically stipulated, these Regulations apply only to the extent of the work involved.
- 3.3 Change of Occupancy / User:** -Where the occupancy or the user of a building is changed, except where otherwise specifically stipulated, these Regulations shall apply to all parts of the building affected by the change.
- 3.4 Reconstruction** - The reconstruction, in whole or part of a building which has ceased to exist due to an accidental fire, natural collapse or demolition, having been declared unsafe, or which is likely to be demolished by or under an order of the Municipal Corporation and for which the necessary certificate has been given by the said Municipal Corporation, shall be allowed subject to the provisions in these Regulations.
- 3.5 Revised permission** – Any development permission granted earlier may be revised provided that, third party interest established in pursuance of such permission, if any, are not adversely affected. In such case, consent of the adversely affected persons shall be necessary. While granting the revised permission, the approved plans and commencement certificate of the earlier permission with the owner and office, shall be stamped as 'CANCELLED' by the Authority.
- 3.6 Development of sites or land sub-division or amalgamation of land** –Where land is to be developed, sub-divided or two or more plot are to be amalgamated or a layout is to be prepared , these Regulations shall apply to the entire area under development, sub-division, amalgamation and layout.

Provided that, where a part of an existing layout is being altered, these regulations shall apply only to that part which is being altered, without adversely affecting the requirement of layout roads, recreational open space, etc. of earlier sanctioned layout.



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4.0 INTERPRETATION

- 4.1 In these Regulations, the use of present tense includes the future tense, the masculine gender includes the feminine and the neutral, the singular number includes the plural and the plural includes the singular. The word "person" includes a corporation/company, "writing" includes "printing and typing" and "signature" includes thumb impression made by a person who cannot write if his name is written near such thumb impression or digital signature in case of e submissions.
- 4.2 Whenever sizes and dimensions of rooms and spaces within buildings are specified, they shall mean clear dimensions unless otherwise specified in these Regulations. However, sizes and dimensions may not be disputed with reference to finished/unfinished surfaces unless it differ overall dimensions of the building.

5.0 DEVELOPMENT PERMISSION AND COMMENCEMENT CERTIFICATE

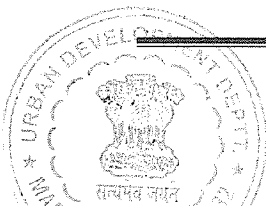
- 5.1 No person shall carry out any development, in contravention of the Development Plan proposals.
- 5.2 No person shall carry out any development work including development of land by laying out into suitable plots or amalgamation of plots or development of any land as group housing scheme or to erect, re-erect or make alterations or demolish any building or cause the same to be done without first obtaining a separate building permit / commencement certificate for each such development work / building from the Municipal Commissioner.
- 5.3 No temporary construction shall be carried out without obtaining prior approval of the Municipal Commissioner, which may be granted subject to such conditions as may be deemed necessary by him. However, temporary site office/watchman cabin/labour-material shed/toilet may be constructed without permission after the development permission is granted. These temporary constructions shall be removed after the completion of construction under development permission.

5.4 Development undertaken on behalf of Government -

As per the provisions of Section 58 of The Maharashtra Regional and Town Planning Act, 1966, the office in-charge of the Government Department shall inform in writing to the Municipal Commissioner of the intention to carry out its purpose along with details of such development or construction as specified below :-

- i) An official letter by the authorised officer of Government Department addressed to the Municipal Commissioner, giving full particulars of the development work or any operational construction.
- ii) Ownership documents and measurement plan issued by the Competent Authority of Land Records Department.
- iii) Development / building plans conforming to the provisions of Development Plan and these Regulations for the proposed development work to the scale specified in these Regulations.
- iv) The proposals of the Development Plan or Town Planning Scheme affecting the land.
- v) A Site Plan (with required number of copies) of the area proposed to be developed to the scale.
- vi) Detailed plan (with required number of copies) showing the plan, sections and elevations of the proposed development work to the scale, including existing building specified either to be retained or to be demolished.

- 5.4.1 The operational construction of the Government, whether temporary or permanent which is necessary for the operation, maintenance, development or execution of any of the following services shall be exempted from the provisions of these Regulations:-



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- i) Railways;
- ii) National Highways;
- iii) National Waterways;
- iv) Airways and Aerodromes;
- v) Major Ports;
- vi) Posts and Telegraphs, telephones, wireless, broadcasting and other like forms of communication, excluding mobile towers;
- vii) Regional grid for electricity;
- viii) Defence Authorities;
- ix) Any other essential public service as may be notified by the State Government.

All such constructions shall however, conform to the prescribed requirements for the provision of essential services, water supply connection, drains, etc.

5.4.2 However the following constructions of the Government Departments do not come under the purview of operational construction for the purpose of exemption under Regulation No.5.4.1.

- i) New residential building (other than gate lodges, quarters for limited essential operational staff and the like), roads and drains in railway colonies, hospitals, clubs, institutes and schools in case of Railways; and
- ii) New building, new construction or new installation or any extension thereof, in case of any other services.

5.4.3 However, no permission shall be necessary for the following types of works:-

- i) The carrying out of any works by the Central or State Government or any local authority-
 - (a) required for the maintenance or improvement of highway, road or public street, being works carried out on land within the boundaries of such highway, road or public street; or
 - (b) required for the purpose of inspecting, repairing or renewing any drains, sewers mains, pipes, cable; telephone or cables, or other apparatus including the breaking open of any street, or other land for the purpose.

Provided that the concerned authority shall inform the local authority, in writing, one month before carrying out such development.

- ii) The excavation (including excavation of wells) made in the ordinary course of agricultural operation.
- iii) The construction of a road intended to give access to land solely for agricultural purpose.
- iv) Normal use of land which has been used temporarily for other purposes like marriage pandals or for festive occasions; and
- v) In case of land normally used for one purpose and occasionally used for any other purpose, such occasional use of land for that other purpose.

6.0 PROCEDURE FOR OBTAINING DEVELOPMENT PERMISSION /BUILDING PERMISSION (COMMENCEMENT CERTIFICATE)

6.1 Notice - Every person who intends to carry out development and erect, re-erect or make alterations in any place in a building or demolish any building, shall give notice in writing to the Authority of his said intention in the prescribed form (See Appendix A1 or A2) and such notice shall be accompanied by the payment receipt of required scrutiny fee and any other fee/ charges prescribed by the Municipal Commissioner from time to time and the plans and statements in sufficient copies



(See Regulation No. 6.1.1), as required under Regulation No.6.2 and 6.3. The plans may be ordinary prints on Ferro paper or any other type (prints only).One set of plans shall be retained in the office of the Municipal Commissioner for record after the issue of permission or refusal. The plans may be submitted in the form of soft copy as may be specified by the Municipal Commissioner from time to time.

6.1.1 Copies of Plans and Statements - Minimum four copies of plans and statements shall be made available along with the notice. In case of building schemes, where clearance is required from other agencies like Fire Services, number of copies of plans required shall be as decided by the Authority.

6.2 Information Accompanying Notice - The notice shall be accompanied by the key (location plan), site plan, sub-division layout plan/ building plan, services plans, specifications and certificate of supervision and ownership title as prescribed in Regulation No.6.2.1 to 6.2.13.

6.2.1 Size of drawing sheets and colouring of plans.

6.2.1.1 The size of drawing sheets shall be any of those specified in Table No 1.

**Table No 1
DRAWING SHEET SIZES**

Sr. No.	Designation	Trimmed Size (In mm)
(1)	(2)	(3)
1	AO	841 x 1189
2	A1	594 x 841
3	A2	420 x 594
4	A3	297 x 420
5	A4	210 x 297

If necessary, submission of plans on sheets bigger than A0 size is also permissible.

6.2.1.2 Colouring Notations for Plans: - The Plans shall be coloured as specified in Table No. 2 herein under. Prints of plans shall be on one side of paper only.

6.2.1.3 Dimensions: All dimensions shall be indicated in metric units.

**Table No -2
COLOURING OF PLANS**

Sr. No.	Item	Site Plan		Building Plan	
		White Plan	Ammonia Print	White Plan	Ammonia Print
(1)	(2)	(3)	(4)	(5)	(6)
1.	Plot lines	Thick Black	Thick Black	Thick Black	Thick Black
2.	Existing Street	Black	Blue	..	..
3.	Future street if any	Black dotted	Blue dotted	..	..
4.	Permissible Building lines	Thick dotted black	Thick dotted blue	..	..
5.	Existing work	Black (outline)	Blue	Black	Blue
6.	Work proposed to be demolished	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched
7.	Proposed work	Red filled in	Red	Red	Red
8.	Drainage & sewerage work	Red dotted	Red dotted	Red dotted	Red dotted
9.	Water supply work	Black dotted	Black	Black	Black dotted



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		thin	dotted thin	dotted thin	thin
10.	Deviations from the sanctioned plan	Red hatched	Red hatched	Red hatched	Red hatched
Note:-	For land development/sub-division/layout/building plan, suitable colouring notations shall be used which shall be indexed.				

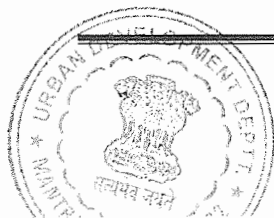
6.2.2 Ownership title and area - Every application for development permission and commencement certificate shall be accompanied by the following documents for verifying the ownership and area etc. of the land:-

- Attested copy of original registered sale / lease - deed /power of attorney, wherever applicable.
- V.F.No.7/12 extracts or property register card of a date not more than six months prior to the date of submission and a certified copy of the Measurement Plan of the property under development proposal.
- Statement of area of the holding by triangulation method /CAD (computer added designs and draftings) based softwares from the qualified licensed technical personnel or architect with an affidavit from the owner with regard to the area in the form prescribed by the Municipal Commissioner.
- Any other document prescribed by the Municipal Commissioner.
- Wherever third party interest is created by way of agreement to sale or mortgage etc. the registered consent of such interested persons shall be submitted with the application.
- A certified copy of approved sub-division / amalgamation / layout of land from the concerned authority.
- In the case of land leased by the Government or local authorities, no objection certificate of Government or such authorities shall be obtained if there is deviation from lease conditions and shall be attached to the application for development permission in respect of such land.

6.2.3 Key Plan or Location Plan - A key plan drawn to a scale of not less than 1:10,000 shall be submitted as a part of building plan / development proposal along with the application for a building permit and commencement certificate; showing the boundary and location of the site with respect to neighbourhood landmarks or with respect to the area within the radius of 200 m. from the site, whichever is more.

6.2.4 Site Plan - The site plan shall be submitted with an application for building permission drawn to a scale of 1:500 or more as may be decided by the Authority. This plan shall be based on the measurement plan duly authenticated by the appropriate officer of the Department of Land Records. This plan shall have the following details:-

- The boundaries of the site and of any contiguous land belonging to the neighbouring owners;
- The position of the site in relation to neighbouring streets ;
- The name of the street, if any, from which the building is proposed to derive access;
- All existing buildings contained in the site with their names (where the buildings are given names) and their property numbers;
- The position of the building and of other buildings, if any, which the applicant intends to erect, upon his contiguous land referred to in (a) above in relation to;
 - The boundaries of the site and, in a case where the site has been partitioned, the boundaries of the portions owned by others;
 - All adjacent streets, buildings (with number of storeys and height) and premises within a distance of 12 m. of the work site and of the contiguous land (if any) referred to in (a), and



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- f) The means of access from the street to the building and to all other buildings (if any) which the applicant intends to erect upon.
- g) The space to be left around the building to secure free circulation of air, admission of light and access;
- h) The width of the street (if any) in front and the street (if any) at the side of or near the building, including the proposed roads;
- i) The direction of the north line relative to the plan of the building;
- j) Any existing physical features, such as wells, tanks, drains, pipe lines, high tension line, railway line, trees, etc.;
- k) The ground area of the whole property and the break-up of the built-up area on each floor;
- l) A plan indicating parking spaces as required and provided under these regulations;
- m) Overhead electric supply lines, if any, including space for electrical transformer / sub-station according to these regulations or as per the requirements of the electric distribution company.
- n) Any water course existing on site;
- o) Existing alignments of water supply and drainage line;
- p) Such other particulars as may be prescribed by the Municipal Commissioner.

6.2.5 Sub-Division/ Layout Plan - In the case of development of land, the notice shall be accompanied by the sub-division/ layout plan which shall be drawn to a scale of not less than 1:500, however, for layout having areas of 4.0 ha. and above, the plan shall be drawn to a scale of not less than 1:1000, containing the following:

- (a) Scale used and north point;
- (b) The location of all proposed and existing roads with their existing /proposed widths within the land;
- (c) Dimension of plots;
- (d) The location of drains, sewers, public facilities and services, electrical lines, natural water courses, water bodies and streams etc.
- (e) Table indicating size, area and use of all plots in the sub-division/ layout plan;
- (f) The statement indicating the total area of the site, area utilized under roads, recreational open spaces, amenity spaces, playground, recreation spaces and development plan reservations/ roads, schools, shopping and other public places along with their percentage with reference to the total area of the site proposed to be sub-divided / laid out;
- (g) In case of plots which are sub-divided in built-up areas, in addition to the above, the means of access to the sub-division from existing streets;
- (h) Contour plan of site, wherever necessary.

6.2.6 Building Plan - The plans of the buildings with elevations and sections accompanying the notice shall be drawn to a scale of 1:100 or to a scale as may be directed by the Municipal Commissioner and shall

- (a) include floor plans of all floors together with the built-up area, clearly indicating the sizes of rooms and the position and width of staircases, ramps and other exit ways, lift-wells, lift machine rooms and lift pit details. It shall also include ground floor plan as well as basement plans and shall indicate the details of parking spaces, loading and unloading spaces provided around and within building as also the access ways and the appurtenant open spaces with projections in dotted lines, distance from any building existing on the plot in figured



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dimensions along with accessory building;

- (b) show the statement of built-up area of every flat or shop or any unit along with proportionate common built-up area and carpet area attached to it and area of balcony / enclosed balcony and double height terraces, if any attached to the said unit;
- (c) show the use or occupancy of all parts of the building;
- (d) show exact location of essential services e.g. wc, sink, bath and the like;
- (e) include sectional drawings of the building showing all sectional details;
- (f) show all street elevations;
- (g) give dimensions of the projected portions beyond the permissible building line;
- (h) include terrace plan indicating the drainage and the slopes of the roof;
- (i) give indications of the north point relative to the plans; and
- (j) give dimensions and details of doors, windows and ventilators;

6.2.6.1 Building Plans for Special Buildings :- For

- (i) multistoried buildings which are more than 24.00m. height; or
- (ii) special buildings like educational, assembly, mercantile, institutional, public and semipublic, industrial, storage and hazardous buildings having built-up area more than 500 sq. m. on each floor; or
- (iii) mixed occupancies with any of the aforesaid occupancies mentioned in (ii) above, having built-up area more than 500 sq. m. on each floor;

the following additional information shall be furnished/indicated in the Building Plans, in addition to the items (a) to (j) of Regulation No. 6.2.6.:-

- (a) access to fire appliances/vehicles with details of vehicular turning circle and clear motorable access way around the building;
- (b) size (width) of main and alternate staircases, wherever necessary, along with balcony approach, corridor, ventilated lobby approach;
- (c) location and details of lift enclosures;
- (d) location and size of fire lift;
- (e) smoke stop lobby/door, where provided;
- (f) refuse chutes, refuse chamber, service duct, etc.;
- (g) vehicular parking spaces;
- (h) refuge area, if any;
- (i) details of Building Services :-Air-conditioning system with position of fire dampers, mechanical ventilation system, electrical services, boilers, gas pipes etc.,
- (j) details of exits including provision of ramps, etc. for hospitals and buildings requiring special fire protection measures,
- (k) location of generator, transformer and switch gear room;
- (l) smoke exhaustor system, if any;
- (m) details of fire alarm system network;
- (n) location of centralized control, connecting all fire alarm systems, built in fire protection arrangements and public address system etc.
- (o) location and dimensions of static water storage tank and pump room along with fire



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service inlets for mobile pump and water storage tank;

- (p) location and details of fixed fire protection installations such as sprinklers, wet risers, hose reels, drenchers, CO₂ installation etc.;
- (q) location and details of first aid, firefighting equipment's / installations.

Provided further that, the provision of fire escape stair case shall be made as per Regulation No.17.4.4

Provided further that, certificate of structural engineer about earthquake safety shall also be necessary.

6.2.7 Service Plan - Plans, elevations and sections of private water supply, grey water supply, sewage disposal system and details of building services, where required by the Authority, shall be made available on a scale not less than 1:100 in general and 1:1000 for layouts.

6.2.8 No Objection Certificate - In case of development / construction of buildings requiring clearance from the authorities like Civil Aviation Authority, Railways, Directorate of Industries, Maharashtra Pollution Control Board, District Magistrate, Inspectorate of Boilers and Smoke Nuisance, Defence Authorities, Archeological Department etc., the relevant no objection certificates from these authorities, applicable to the occupancy, shall also accompany the application.

In case of a building identified in Regulation No.6.2.6.1, the building scheme shall also be cleared by the Chief Fire Officer of the Municipal Corporation.

6.2.9 Supervision - The notice shall be further accompanied by a certificate of supervision in the prescribed form given in Appendix B, by a licensed Architect/ Engineer/ Structural Engineer, as the case may be. In the event of the said licensed technical personnel ceasing to be employed for the development work, further development work shall stand suspended till a new licensed technical person is appointed.

6.2.10 Building/ Layout Permission Fee- The notice shall be accompanied by self attested copy of Receipt of payment of Building/ Layout Permission Fee. The building permission fee or layout /subdivision of land fees shall be as decided by the Municipal Commissioner from time to time, subject to Government orders, if any.

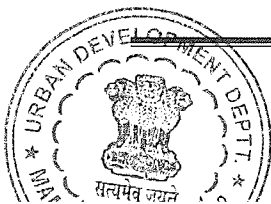
6.2.11 Development Charges- Development charges as required under Section 124A of the Maharashtra Regional and Town Planning Act, 1966 shall be deposited with the Planning Authority before issue of development permission/ commencement certificate. In case of revised permission where no development is carried out in pursuance of the earlier permission, amount of difference of development charges, if any, shall be levied and recovered. In case of revised permission, where development is commenced in pursuance of earlier permission, development charges shall be levied on the land and built-up area, over and above the area covered in the earlier permission.

6.2.12 Charges for Premium FSI - Charges for Premium FSI as may be required to be recovered under these regulations shall be paid to the Planning Authority before issue of development permission/ commencement certificate. The amount of premium collected shall be kept in a separate account and it shall be utilised for development of civic amenities and infrastructure.

6.2.13 Tax receipt for tax clearance - The notice shall also be accompanied by self attested copy of the tax receipt from the Assessment Department of the Municipal Corporation for payment of Tax up to date.

6.3 Signing the Plan -

All the plans shall be duly signed by the owner, co-owner, if any, and the Architect or Licensed



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Engineer / Structural Engineer / Supervisor and shall indicate his name, address and license number allotted by the Authority.

6.4 Qualification and Competence of the Architect / Licensed Engineer / Structural Engineer/ Supervisor and Registration of Developer -

Architect/ Engineer/Structural Engineer/ Supervisor referred to in Clause 6.3 shall be registered / licensed by the Authority as competent to plan and carry out various works as given in Appendix "C". The qualification and procedure for registration and licensing of the Engineer / Structural Engineer / Supervisor / Developer shall be as given in Appendix- "C". Architects registered with council of Architecture shall not be required to register with the Authority.

6.5 Discretionary Powers:-

6.5.1 Interpretation.

In conformity with the intent and spirit of these regulations, the Municipal Commissioner may,

- (i) decide on matters where there is doubt / error in interpretation of these Regulations in consultation with the Divisional Head of Town Planning, Nashik Division, Nashik;
- (ii) decide the extent of the proposal of development plan with respect to survey number, where boundaries of the survey number shown on development plan varies with the boundaries as per revenue record/ measurement plan/ city survey sheets.
- (iii) determine and establish the location of zonal boundaries in exceptional cases, or in cases of doubt or controversy;
- (iv) decide the alignment of development plan road, where the street layout actually on the ground varies from the street layout as shown on the Development Plan;
- (v) authorise erection of a building or use of premises for a public service undertaking for public utility purposes only, where he finds such authorisation to be reasonably necessary for the public convenience and welfare, even if it is not permitted in any Land Use Classification,
- (vi) modified the limit of a zone where the boundary line of the zone divide the plot, while deciding such boundary, the zone prevails over larger portion of the plot having area more than 50% shall be considered.

6.5.2 Relaxation.

In specific cases, where a clearly demonstrable hardship is caused, the Municipal Commissioner may permit any of the dimensions / provision prescribed by these regulations to be modified provided the relaxation sought does not violate the health safety, fire safety, structural safety and public safety of the inhabitants of the buildings and the neighborhood. However, no relaxation for the setback required from the road boundary or F.S.I. or parking requirements shall be granted under any circumstances, unless otherwise specified in these regulations.

While granting such permission, conditions may be imposed on size, cost or duration of the structure, abrogation of claim of compensation, payment of deposit and its forfeiture for noncompliance.

6.5.3 Temporary Constructions -The Municipal Commissioner may grant permission for temporary construction for a period not exceeding six months at a time and in the aggregate not exceeding for a period of one year, such a permission may be given by him for the construction of the following, viz.:-

- (i) Structures for protection from the rain or covering of the terraces during the monsoon only.
- (ii) Pandals for fairs, ceremonies, religious function, etc.



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- (iii) Structures for godowns/storage of construction materials within the site.
- (iv) Temporary site offices and watchman chowkies within the site only during the phase of construction of the main building.
- (v) Structures of exhibitions/ circuses etc.
- (vi) Structures for storage of machinery, before installation for factories in industrial lands within the site.
- (vii) Structures for ancillary works for quarrying operations in conforming zones.
- (viii) MAFCO stalls, government milk booths and telephone booths.
- (ix) Transit accommodation for persons to be rehabilitated in a new construction.
- (x) Structures for educational and medical facilities within the site of the proposed building during the phase of planning and constructing the said permanent buildings.
- (xi) Ready mix concrete plant.

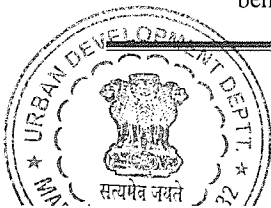
Provided that, temporary constructions for structures etc. mentioned at (iii), (iv), (vi), (ix) and (x) may be permitted to be continued temporarily by the Municipal Commissioner, but in any case not beyond completion of construction of the main structure or building and that structure in (vii) and (viii) may be continued on annual renewal basis by the Municipal Commissioner beyond a period of one year.

Provided further that approval of Chief Fire Officer of the authority shall be obtained wherever necessary.

6.6 Grant or Refusal of permission

- 6.6.1** The Authority may either sanction or refuse the plans or may sanction them with such modifications or directions as it may deem necessary after having recovered the necessary charges and there upon shall communicate its decision to the person giving the notice in the prescribed form given in Appendix D1/D2/D3 and E1/E2 as the case may be.
- 6.6.2** (i) The building plans for buildings identified in Regulation No. 6.2.6.1 shall also be subject to the scrutiny of the Chief Fire Officer, Fire Brigade and the sanction / building permission shall be issued by the Authority after the clearance from the Chief Fire Officer.
- (ii) In case of land subdivision or plotted layout, tentative layout shall be recommended for demarcation at first instance. After having demarcated the layout by the Land Records Department, the owner shall submit the demarcated layout for final approval to the Authority and the Authority shall examine the provision laid down in Regulation No.6.8 and grant final approval if it is in accordance with the layout recommended for demarcation and confirming to the regulations. This shall also be mandatory to Group Housing Scheme where roads in the adjoining layouts/ Development Plan roads are to be coordinated and/or amenity space is to be earmarked.
- 6.6.3** If within sixty (60) days of receipt of the notice, along with necessary fees under 6.2.10 of the regulations, the Authority fails to intimate in writing to the person, who has given the notice; of its refusal or sanction or sanction with such modifications or directions, the notice with its plans and statements shall be deemed to have been sanctioned, provided nothing shall be construed to authorise any person to do anything on the site of the work in contravention or against the terms of lease or titles of the land.

Provided further that, the development proposal, for which the permission was applied for, is strictly in conformity with the requirements of provisions of these regulations, or regulations framed in this behalf under any law for the time being in force and the same in no way violates either provisions of



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any draft or final plan or proposals published by means of notice, submitted for sanction under the Act. Provided further that any development carried out in pursuance of such deemed permission which is in contravention of the provisions mentioned above, shall be deemed to be an unauthorised development for purposes of Sections 52 to 57 of the Maharashtra Regional and Town Planning Act, 1966 and other relevant Acts.

Provided further that upon receipt of intimation of any claim for deemed permission, the Authority shall within fifteen days from the date of receipt of such claim, communicate its remarks, if any, regarding deemed permission to the applicant, failing which, the proposal shall be approved and commencement certificate and one set of duly approved plans for proposed development shall be issued to the applicant within fifteen days thereafter.

Provided further that necessary explanation shall be called from the concerned officer of the Authority for not processing and disposing of the proposal within 60 days.

- 6.6.4 After the plan has been scrutinised and objections have been pointed out, the owner giving notice shall modify the plan, comply with the objections raised and resubmit it. The prints of plans submitted for final approval, shall not contain superimposed corrections. The authority shall grant or refuse the commencement certificate / building permit within 60 days from the date of resubmission. No new objections may generally be raised when they are resubmitted after compliance of earlier objections, except in circumstances to be quoted for additional compliances.

6.7 Commencement of work

The commencement certificate/development permission shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid, then the Authority may condone the delay for submission of application for renewal by charging necessary fees; but in any case, commencement certificate shall not be renewed beyond 4 years from the date of commencement certificate/ development permission. Provided that no such renewal shall be necessary if the work is commenced within the period of valid permission and such permission shall remain valid till the work is completed.

For the purpose of this regulation, "Commencement" shall mean as under:-

(a)	For layout, sub-division and amalgamation	Final demarcation and provision of water bound macadam roads complete.
(b)	For a building work including additions and alterations.	Construction of basement upto ground level slab or construction of building at plinth level whichever is minimum.
(c)	For bridges and overhead tanks construction.	Foundation and work up to the base floor.
(d)	For underground works	Foundation and work upto floor of underground floor.

- 6.8 In case of land subdivision / group housing schemes, it shall be the responsibility of the owner / developer to construct all infrastructure including roads with asphaltting, storm water drains, sewer lines, water supply lines, development of recreational open spaces etc. In case of land subdivision, these works shall generally be completed within two years and phase wise building permission shall be granted depending upon the percentage of infrastructure work completed. The layout plots should



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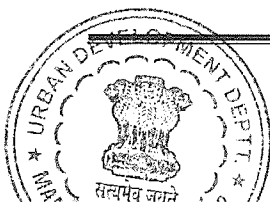
be released for construction in stages according to infrastructure work completed. The condition to that effect shall be incorporated in the commencement certificate. In case of group housing scheme, these works shall be completed before completion of the project and occupancy certificate shall be granted phase wise as per completion of infrastructure work.

After handing over roads and infrastructure to the corporation on completion of scheme, the responsibility of maintenance of such road and infrastructure shall lie with the corporation.

7.0 PROCEDURE DURING CONSTRUCTION

- 7.1 Owner / Architect / Developer / Engineer / Structural Engineer / Supervisor or any licensed Technical persons' liability:** - Neither the grant of permission nor approval of the drawing nor inspection by the Authority during erection of the building, shall in any way relieve the Owner / Architect / Developer / Engineer / Structural Engineer / Supervisor or any licensed Technical persons of such building / development, from full responsibility for carrying out the work in accordance with these Regulations and safety norms as prescribed by the Bureau of Indian Standards.
- 7.2 Documents at site –**
- (i) **Development Permission:** The person to whom a development permission is issued shall during construction, keep -
- (a) posted at a conspicuous place on the site for which permission has been issued, a copy of a development permission; and
- (b) a copy of the approved drawings referred to in Regulation No.6.6 on the site for which the permission was granted.
- (ii) **Display board:** Display board mentioning name of the owner, name of architect, name of structural engineer, except for small individual plot holders.
- 7.3 Deviation during constructions-**If during construction of a building any departure of a substantial nature from the sanctioned plans is intended by way of internal or external additions, sanction of the Authority shall be necessary. A revised plan showing the deviation shall be submitted and the procedure laid down for the original plans shall apply to all such amended plans. Any work done in contravention of the sanctioned plans, without prior approval of the Authority shall be deemed as unauthorised. However, any changes made within the internal layout of a residential or commercial unit, which do not violate FSI or other regulations, shall not be treated as unauthorised.
- 7.4 Completion Certificate -** The owner through his licensed surveyor / engineer / structural engineer / supervisor or his architect, as the case may be, who has supervised the construction, shall furnish a building completion certificate to the Authority in the form in **Appendix 'F'**. This certificate shall be accompanied by three sets of plans of the completed development.
- 7.5 Occupancy certificate -** The Authority after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans, issue an occupancy certificate in the form in **Appendix- G** or refuse to sanction the occupancy certificate in **Appendix – H** within 21 days from the date of receipt of the said completion certificate, failing which the work shall be deemed to have been approved for occupation, provided the construction conforms to the sanctioned plans. One set of plans, certified by the Authority, shall be returned to the owner along with the occupancy certificate. Where the occupancy certificate is refused or rejected, the reasons for refusal or rejection shall be given in intimation of the rejection or the refusal.

In case of building identified in Regulation No.6.2.6.1, the occupancy certificate shall be issued by the Authority, only after the clearance from the Chief Fire Officer, regarding the



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completion of the work from fire protection point of view.

- 7.6 Part occupancy certificate:-** When requested by the holder of the development permission, the Authority may issue a part occupancy certificate for a building or part thereof, before completion of the entire work, as per development permission, provided sufficient precautionary measures are taken by the holder to ensure public safety and health. The occupancy certificate shall be subject to the owners indemnifying the Authority in the form in **Appendix 'I'**.

8.0 INSPECTION

The Authority shall have the power to carry out inspection of the work under the provisions of the Act, at various stages to ascertain whether the work is proceeding as per the provisions of regulations and sanctioned plan.

9.0 UNSAFE BUILDINGS

All unsafe buildings shall be considered to constitute danger to public safety and hygiene and sanitation and shall be restored by repairs or demolished or dealt with as otherwise directed by the Authority. The redevelopment of such buildings shall be as per the provisions of the Regulation No. 23.13.

10.0 OFFENCES AND PENALTIES

- 10.1 Offences and penalties:-** Any person who contravene any of the provisions of these regulations / any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and appliances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence and upon conviction shall:

- (a) be punished with a fine as fixed by the Municipal Commissioner and as stipulated in Section 52 of The Maharashtra Regional and Town Planning Act, 1966;
- (b) further the Authority may take suitable actions including demolition of unauthorised works, as stipulated under Section 53 of The Maharashtra Regional and Town Planning Act, 1966;
- (c) in case of Licensed Engineer / Structural Engineer / Supervisor, the Authority may take suitable action against him which may include cancellation of license and debarring him from further practice / business for a period as decided by the Authority;
- (d) in case of registered architects, the Municipal Commissioner may report to the Council of Architecture to take suitable action against the Registered Architect as per the provisions of Architects Act, 1972.

10.2. Revocation of Permission:-

- 1) Without prejudice to the powers of revocation conferred by Section 51 of the Maharashtra Regional and Town Planning Act, 1966, the Authority may, after giving the opportunity of being heard, revoke any development permission issued under these regulations where it is noticed by it that there had been any false statement or any misrepresentation of material fact in the application on the basis of which the development permission was issued and thereupon the whole work carried out in pursuance of such permission shall be treated as unauthorised.
- 2) In the case of revocation of the permission under sub- regulation (1), no compensation shall be paid.

10A Amendment to appendices

The Municipal Commissioner may amend the appendices A to J(except appendix C & J) in these regulations as and when necessary. Further, any error is observed in text of any



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regulation, it may be rectified by the Municipal Commissioner in consultation with the Director of Town Planning.



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PART II
GENERAL LAND DEVELOPMENT REQUIREMENTS

11.0 REQUIREMENTS OF SITE**11.1 SITES NOT ELIGIBLE FOR CONSTRUCTION OF BUILDING**

No piece of land shall be used as a site for the construction of building

- (a) If the Authority considers that the site is insanitary, incapable of being well drained or it is dangerous to construct a building on it;
- (b) If the entire site is within a distance of 6 m. from the edge of water mark of a minor watercourse (like nalla) and 15 m. from the edge of water mark of a major water course (like river) shown on Development Plan or village/city survey map or otherwise, provided that where a minor water course passes through a low lying land without any well-defined banks, the owner of the property may be permitted by the Municipal Commissioner to restrict and or to realign the same within the same land along with cross section as determined by the Corporation; modified from time to time without changing the position of the inlet and outlet of the water course. In such case marginal open spaces shall be as required under these regulations subject to minimum 4.50 m. from the edge of the trained nala.

Notwithstanding anything contained hereinabove, the Municipal Commissioner shall be entitled to take cognizance of the existence of all water courses whether shown on the Development Plan or not, while sanctioning layouts and no person shall take any action without the permission of the Commissioner which results in reducing the water way or closing or filling up of any existing water course. If any watercourse, whether shown in the Development Plan/Revenue Record or not, but existing on the site/land, owned by private person, the area under such water course shall not be deducted for computation of FSI.

- (c) If the owner of the plot has not shown to the satisfaction of the Authority all the measures required to safeguard the construction from constantly getting damp;
- (d) If the proposed building is for assembly uses, for cinemas / theatres, as well as for public worship which has not been previously approved by the appropriate Authority;
- (e) If the building is proposed on any area filled up with carcasses, excreta, filth and offensive matter till the production of certificate from the Authority to the effect that it is safe from the health and sanitary point of view, to be built upon;
- (f) If the use of the site is for the purpose, which in the opinion of the Authority will be a source of annoyance to the health and comfort of the inhabitants of the neighbourhood;
- (g) If the proposed occupancy of the building on the site does not conform to the land use proposals in the development plans or Zoning Regulations,
- (h) If the level of the site is less than prescribed datum level depending on topography and drainage aspects;
- (i) If it doesn't derive access from an authorised street/means of access described in these Regulations;
- (j) If the site is not developable by virtue of restrictions imposed under any law or guidelines of any Government department and;
- (k) If the site is hilly and having gradient more than 1:5.

11.2 DISTANCE OF SITE FROM ELECTRIC LINES

No structure including verandah or balcony shall be allowed to be erected or re-erected or any



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additions or alterations made to a building on a site within the distance quoted in **Table No. 3** below in accordance with the prevailing Indian Electricity Rules and its amendments from time to time between the building and any overhead electric supply line.

Table No. 3

Electric Lines	Vertically (m.)	Horizontally (m.)
(1)	(2)	(3)
(a) Low and medium voltage Lines and Service Lines.	2.5	1.2
(b) High voltage lines up to and including 33,000 V.	3.7	2.0
(c) Extra High voltage beyond 33,000 V.	3.7	2.0
	(Plus 0.3 m. for every additional 33,000 V. or part thereof)	(Plus 0.3 m. for every additional 33,000 V. or part thereof)
Note : The minimum clearance specified above shall be measured from maximum sag for vertical clearance and from maximum deflection due to wind pressure for horizontal clearance.		

11.3 CONSTRUCTION WITHIN FLOOD LINE

Construction within flood line of river Godavari, Dama, Waghadi, Nasardi and Waldevi

- i) Area between the river bank and blue flood line (Flood line towards the river bank) shall be prohibited zone for any construction except parking, open vegetable market with otta type construction, garden, open space, cremation and burial ground, or like uses, provided the land is feasible for utilization.

Provided further that redevelopment of the authorised existing properties within river bank and blue flood line, in core area, marked on development plan, may be permitted at a height of 0.45 m. above red flood line level, in consultation with Irrigation Department.

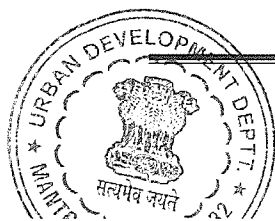
- ii) Area between blue flood line and red flood line shall be restrictive zone for the purposes of construction. The construction within this area may be permitted at a height of 0.45 m. above the red flood line level.
- iii) If the area between the river bank and blue flood line or red flood line forms the part of the entire plot in developable zone i.e. residential, commercial, public-semi-public, industrial, future urbanizable zone, then, FSI of this part of land may be allowed to be utilised on remaining land.
- iv) The blue and red flood line shown on the development plan shall stand modified as and when it is modified by the Irrigation Department.

11.4 DEVELOPMENT WITHIN 30 M. FROM RAILWAY BOUNDARY

For any construction within 30 m. from railway boundary, No Objection Certificate from Railway Authority shall be necessary.

11.5 ENVIRONMENTAL CLEARANCE

Environmental clearance certificate shall be submitted for the project as may be prescribed by the Ministry of Environment from time to time.



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11.6 RESTRICTIONS IN THE VICINITY GANDHI NAGAR AIRPORT

Height restriction in the vicinity of the Gandhi Nagar Airport, as may be specified by the concerned authority from time to time, shall be observed.

11.7 CONSERVATION LINE FOR PANDAV LENI

A conservation line around Pandav Leni has been earmarked by the Archeological Survey of India, which is upto 300 m. from the periphery of Pandav Leni. Development within this conservation zone shall be subject to following conditions;

- i) No construction activity is permissible within 100 meters distance from the periphery of leni.
- ii) Between 100 m. to 300 m. construction is permissible upto a height of 9.0 m. or as specified by Archeological Survey of India from time to time.
- iii) For every construction in this conservation zone, NOC from Archeological Survey of India is necessary.

11.8 DEVELOPMENT ALONG HIGHWAYS / CLASSIFIED ROADS

The development along the highways shall be subject to the provisions of State Highways Act, 1965 and National Highway Act, 1956 and orders issued by Public Works Department in this regards, from time to time.

A service road of 12 m. wide shall be provided along State and National Highways on both sides. These service road may not be provided where development / construction is already taken place without the provision of the service roads.

11.9 DEVELOPMENT WITHIN 500 M. FROM THE JAIL PREMISES

The developments around from the jail premises may be permitted with prior consent of the committee constituted in this regard vide government order no.UOR-81-2013-UD-11, Dated 4 December, 2013, & 6 August, 2015. This provision shall be subject to the orders issued by the Government from time to time.

11.10 DISTANCES FROM LAND FILL SITES

For any residential development, segregating distance from the land fill site shall be observed as specified under Solid Waste Management Rules in force from time to time.

11.11 DEVELOPMENT OF CYCLE TRACK ALONG RIVER & NALLA

A cycle track shall be developed in green belt areas earmarked on Development Plan along the rivers. Also, cycle track proposal is shown on canal land in the Development Plan.

A distance of 6 m. from the edge of minor water course (nalla) is to be left as marginal distance for construction of any building. A 3 m. strip of land from the edge of such water course out of this 6 m. distance to be left, shall be available for use as cycle track for general public. The compound wall shall be constructed excluding this distance of 3 m. strip for cycle track. The owner shall be entitled for FSI of this strip of land for cycle track, in-situ. This 3m. wide strip shall be handed over to Municipal Corporation for which, owner shall be entitled for TDR or in-situ FSI equivalent to 35% of the area of 3m. wide strip. This regulation shall be applicable for development of land along nallas specified in **Plan-A** annexed with this DCPR. Where development is already taken place and it is not possible to make provision for such 3 m. wide cycle track, then Municipal Commissioner shall be empowered to decide not to apply this regulation for particular stretch of nalla. In such cases, normal marginal distances under these



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regulations shall apply.

12.0 MEANS OF ACCESS

- 12.1 Every plot / building whether existing or proposed, shall have means of access as required in these Regulations.
- 12.2 Every person who erects a building shall not at any time erect or cause or permit to erect or re-erect any building which in any way encroaches upon or diminishes the area set apart as means of access.

13.0 REGULATIONS FOR LAND SUB-DIVISION AND LAYOUT

13.1 OBLIGATION TO PREPARE LAYOUT

Building layout or Sub-division proposal shall be submitted for the following:

- (i) When more than one building, excepting accessory buildings in the case of residential building, is proposed on any land, the owner of the land shall submit proposal for proper layout of building.
- (ii) When development and redevelopment of any land which includes division and sub-division or amalgamation of plots for various land uses is proposed.

13.2 ROADS / STREETS IN LAND SUB-DIVISION OR LAYOUT

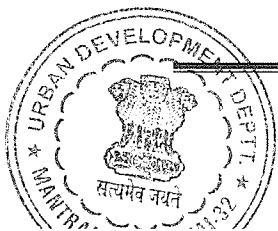
- A) For Residential Development -The plots shall abut on a existing public means of access like street / road. Minimum width of access / layout road / internal road in any development proposal / subdivision / group housing shall be as given in **Table No.4**.

Sr. No.	Length of Means of access in m.	Width of Means of access in m.
i	upto150	9.00
ii	above 150 and to upto300	12.00
iii	more than 300	15.00

- B) For Other than Residential Development -The minimum width of access / layout road / internal road in any development proposal other than residential (for commercial/industrial use) shall be as given in **Table No.4 (a)**.

Sr. No.	Length of Mean of access in m.	Width of Means of access in m.
i	Upto 75	12
ii	Above 75 to 150	15
iii	Above 150	18 or more

NOTE – 1 The means of access shall be clear of required marginal distances from the existing building line. In no case, development on plots shall be permitted unless it is accessible by the authorized public street existing prior to coming in to force of these Regulations or road from the



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layout sanctioned prior to these Regulations.

NOTE – 2 For layout or part of layout where plots of 50 sq. m. or less are proposed for Economical Weaker Sections (EWS), 4.5 wide road of length upto 60 m. and 6 m. wide road of length upto 100 m. maybe permitted so that EWS plots shall abut on both sides of such 6 m. wide road.

C) In case of group housing scheme minimum width of internal means of access shall be as under

Table (4b)		
Sr. no.	Length of Mean of access in m.	Width of Means of access in m.
i	Upto 150	7.50
ii	Above 150 to 300	9.00
iii	Above 300 to 600	12.00
iv	Above 600	15.00

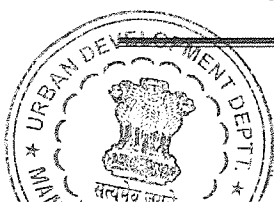
NOTE – 1 In case of group housing scheme, building as mentioned in Regulation No.6.2.6.1 is proposed then such building shall be accessible from minimum road width of 12 m. and road network shall be planned accordingly.

NOTE – 2 It shall be necessary to provide through roads, in group housing scheme of area more than 2 Hecter, so as to coordinate the adjoining major road link (15 m. and above) or give way to new road link for adjoining area. The road width required for such road link shall be as per Table no.4. This shall not bar coordination of smaller width roads approaching from adjoining area, if owner so desires. Further the authority may insist on coordination of smaller width road from adjoining area, if required from planning point of view.

- 13.2.1 Pathways** -In case of group housing scheme / campus planning, a pedestrian approach to the buildings from road / street / internal means of access, wherever necessary, shall be through paved pathway of width not less than 3.0 m. & 6.0 m., provided its length measured from farthest building is not more than 60 m. and 100 m. respectively from the main / internal means of access. If the length is more than 100m., then regular street as provided in Table No.4b shall be necessary. The marginal distances shall not be required from such pathways, however, distance between two buildings shall be maintained. This provision shall not apply to development under Regulation No.23.10.
- 13.2.2** The length of means of access shall be determined by the distance from the farthest plot (building) to the public street. The length of the subsidiary access way shall be measured from the point of its origin to the next wider road on which it meets.
- 13.2.3** In the interest of general development of an area, the Authority may require the mean of access to be of larger width than that required under Regulation No. 13.2.
- 13.2.4** While granting the development permission for land sub-division or group housing/campus planning, it shall be necessary to coordinate the roads in the adjoining lands subject to provisions mentioned in Regulation No.13.2.C – NOTE - 2.
- 13.2.5** In case where a private passage is unrestrictedly used by public for more than 10 years as a means of access of width not less than 9 m. to a number of plots, the Authority may take steps including improvement under, the provision of relevant Act to declare it as a public street.



- 13.2.6** In core areas in the case of plots facing street / means of access less than 4.5 m. in width, the plot boundary shall be shifted to be away by 2.25 m. from the central line of the street/ means of access way to give rise to a new street / means of access way of width of 4.5 m. clear from the structural projections.
- 13.2.7** Means of access shall be leveled, metalled, flagged, paved, sewered, drained, channeled, lighted, laid with water supply line and provided with trees for shade (wherever necessary) to the satisfaction of the Authority, free of encroachment and shall be maintained in a condition to the satisfaction of the Authority .
- 13.2.8** If any private street or any other means of access to a building is not constructed & maintained as specified above, the authority may by written notice require the owner or owners of the several premises fronting or adjoining the said street or other means of access or abutting thereon or to which access is obtained through such street or other means of access or which shall benefit by works executed to carry out any or more of the aforesaid requirements in such manner and within such time as the authority shall direct. If the owner or owners fail to comply with this direction, the authority may arrange for its execution and recover the expenses incurred from the owner/ owners.
- 13.2.9 Access from the Highways/classified roads:** Generally the plot / building along Highway and classified roads shall derive access from service road. However, highway amenities like petrol pump; hotel, etc. may have an access direct from Highways and such other roads having a width of 30 m. or more. The above shall be subject to the provisions of State Highways Act, 1965 and National Highway Act, 1956.
- 13.2.10** For building identified in Regulation No. 6.2.6.1, the following additional provisions of means of access shall be ensured;
- The width of the main street on which the plot abuts shall not be less than 12m. and one end of this street shall join another street of width not less than 12 m. in width subject to Regulation No.13.2.
 - The marginal distances on its all sides (see Regulation No. 15.0) shall be minimum 6 m. and the layout for the same shall be approved in consultation with the Chief Fire Officer, Nashik Municipal Corporation and the same shall be of hard surface capable of taking the weight of fire engine, weighing up to 45 tones. The said marginal distances shall be kept free of obstructions and shall be motorable.
 - Main entrances to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 4.5 m. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire engine / fire service vehicles. If main entrance at boundary wall is built over, the minimum clearance shall be 4.5 m.
- 13.2.11** In addition to the provisions of Regulation No. 13.2, Cul-de-sacs giving access to plots and extending upto 150 m. normally and 275 m. maximum with an additional turning space at 150m. shall be allowed only in residential area, provided that Cul-de-sacs would be permissible only on straight roads and further provided that cul-de-sacs ends shall be higher in level than the level of starting point. The turning space, in any case shall be not less than 81 sq. m. in area with no dimension being less than 9 m.
- 13.2.12** Areas under roads shall be handed over to the Planning Authority by way of deed after development of the same to the satisfaction of the Authority, within such period as may be specified in commencement letter / development permission, for which nominal amount of Re 1/-



shall be paid by the Planning Authority.

- 13.2.13 Intersection of Roads** - At junctions of roads meeting at right angles, the rounding off at the intersection shall be done, unless otherwise directed by the Authority, with the tangent length from the point of intersection to the curve being $1/2$ the road width across the direction of tangent as given below: The building shall also set back at required marginal distance from this rounding off.

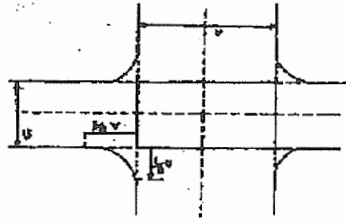


Fig. 1- Rounding off intersections at junctions

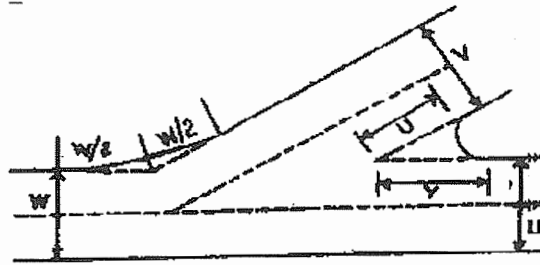


Fig.2. - Rounding off intersection at junctions.

- 13.2.14** For junctions of road meetings at less than 60 degree, the rounding off or cut or similar treatment shall have tangent length of U and V from the intersections point as shown in fig 2. The tangent length at obtuse angle junction shall be equal to half the width of the road from which the vehicle enters as shown in fig. 2. Provided however, that the radius for the junction rounding shall not be less than 6 m.

13.2.15 Land Locked Plot :-

In case of a plot surrounded on all sides by other plots i.e. a land locked plot which has no access to any street or road, the Commissioner may acquire access through an adjoining plot or plots which shall, as far as possible be nearest to the street or road, to the land locked plot, at the cost of owner of the land-locked plot and such other conditions as the Commissioner may specify.

13.3 RECREATIONAL OPEN SPACES

- 13.3.1** In any layout or subdivision or any development of land for any use/zone admeasuring 0.40 Ha. or more after deducting D.P. road and reservation area, if any, 10%of the entire holding area shall be reserved as recreational open space which shall as far as possible be provided in one place. In case of land admeasuring more than 0.8 Ha., recreational open space may be allowed to be left at different locations in the same layout, provided that the size and other dimensions conform to the provisions herein below.

In case of development of land for educational purpose, 40% of the gross area (or as decided by the Government from time to time) shall be earmarked for playground which shall be inclusive of 10% recreational open space. Notwithstanding anything contained in this rule, the shape and location of such open space shall be such that it can be properly used as playground.



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Provided that, the above-mentioned area of 0.4 Ha. shall be measured with reference to original holding as on 11th January 1967 and not with reference to sub-divided holding in revenue / city survey record thereafter without the permission under the Maharashtra Regional & Town Planning Act, 1966. If such sub-divided holding in revenue/city survey record admeasures less than 0.4, then 10% open space shall be left which shall not be in any case less than 250 sq.mt., in such cases.

Provided further that, in case of lands declared surplus or retainable under Urban Land (C & R) Act, 1976, if the entire retainable holding or entire surplus holding independently admeasures 0.4 Ha., or more, then 10 percent recreational open space shall be necessary in respective holding.

Provided further that such recreational open space shall also be necessary for group housing scheme or campus/ cluster planning for any use / zone.

Provided further that, no such open space shall be necessary in case of layout or subdivision of plots from already sanctioned layout by the Authority where the requisite recreational open space has already been left in the sanctioned layout.

Provided further that no such open space shall be necessary for development of the reservations in the development plans designated for the purpose other than residential.

- 13.3.2** The owner shall have to give an undertaking that the recreational open space shall be for the common use of all the residents or occupants of the layout / building unit.
- a) On sanction of the development permission, the recreational open space shall deem to have vested in the society / association of the residents / occupants except otherwise specified. In case such society or association is to be formed, the owner shall give undertaking to the Municipal Commissioner that he will transfer the recreational open space to the society/ association whenever it is formed. The recreational open space shall not be sold to any other person and it shall not be put to any other user except for the common use of residents/ occupants as mentioned in Regulation No.13.3.8
- b) If the authority is convinced that there is misuse of open spaces; in such case the authority shall take over the land of recreational open space.
- 13.3.3** No permission shall be granted to delete / reduce open spaces of the existing sanctioned layout / subdivision. However, while revising the layout, such recreational open space may be rearranged without decrease in area subject to minimum prescribed area under these Regulations with the consent of plot / tenement holders / co-owners; but such revision of recreational open space area shall ordinarily not be allowed after a period of 4 years from the first sanction.
- 13.3.4** The open spaces shall be exclusive of means of accesses / internal roads / designations or reservations in development plan roads and areas for road widening.
- 13.3.5** No such recreational open spaces shall admeasure less than 400 sq. m. and for sub-divided holding less than 0.4 hect. mentioned in Regulation No.13.3.1, it shall not be less than 250 sq.m.
- 13.3.6** Such recreational open space may be allowed to be left in green belt area shown on the development plan excluding 18 mt. width along Godavari river & 15 mt. along other rivers out of green belt area or out of goda park, provided, such recreational space meets the requirements as per these regulations. However, no construction as per Regulation No.13.3.8 shall be allowed in such open space except as provided in Regulation No.14.7.
- 13.3.7 Minimum dimensions** -The minimum dimensions of such recreational open space shall be not less than 10m. and if the average width of such recreational open space is less than 20m. the length



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thereof shall not exceed 2 ½ times the average width.

13.3.8 If required, structure and uses which can be permitted free of FSI in the recreational open spaces shall be as under:

- 1) There shall be two storeyed structure with maximum 15% built up area of recreational open space, out of which 10% built up area shall be allowed on ground floor and remaining 5% can be permitted on 1st floor. In case of stilt, additional floor may be allowed.
- 2) The structures used for the purpose of pavilion or gymnasium or club house or vipashyana and yoga center or crèche or kindergarten or library or water tank, health out post if required by the Authority or other structures for the purpose of sports and recreation activity may be permitted.
- 3) No detached toilet block shall be permitted.
- 4) A swimming pool may also be permitted in such a recreational open space. The ownership of such structures and other appurtenant users shall vest in all the owners on account of whose cumulative holdings, the recreational open space is required to be kept in the land.
- 5) The proposal for the construction of such structure should come as a proposal from the owner/s, owners' society / societies or federation of owners' societies and shall be meant for the beneficial use of the owners / members of such society / societies / federation of societies.
- 6) Such structure shall not be used for any other purpose, except for recreational activity.
- 7) The remaining area of the recreational open space shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a playground.
- 8) The owners' society / societies, the federation of the owners' societies shall submit to the Authority, a registered undertaking agreeing to the conditions in (5) to (7) above while obtaining permission for the above said construction.

13.3.9 Every plot meant for a recreational open space shall have an independent means of access. In case of group housing scheme, if such recreational open space is surrounded by buildings and is meant for use by the occupants of those buildings, then independent means of access may not be insisted.

13.4 PROVISION FOR AMENITY SPACE

In any layout or development proposal, amenity space as given below shall be provided while granting permission to the layout / development proposal. This amenity space shall be handed over to the authority at the time of final approval to the layout / development permission.

Sr. No.	Area under permission	Area allocation for amenity space
1	0 to 1.0 hectare	12%
2	Above 1.0 to 5.0 hectare	10% subject to minimum of sr.no.1
3	Above 5.0 hectare	8% subject to minimum of sr.no.2

This amenity space shall be deemed to be a reservation in development plan and Floor Space Index (FSI) in lieu thereof may be made available in-situ (on remaining land). The calculation of this in-situ FSI shall be shown on the layout / building plan. If the owner desires to have TDR against it, instead of in-situ FSI, then he may be awarded TDR.

The generation of TDR or in-situ FSI shall be equivalent to the quantum mentioned in TDR Regulation No.22. Further, the utilisation of in-situ FSI only, may exceed the limits mentioned in Regulation No.15.4.



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Provided that, if there is any development plan reservation except D. P. road or road widening, then area of such reservations shall be adjusted against this amenity space and the owner of the said land shall not be required to part with the area for the amenity space to that extent. However, such area under reservation shall be handed over to the planning authority at the time of final approval of the development proposal.

Provided further that, the Commissioner shall ensure that amenity space shall be earmarked in the layout in such a way that after amalgamating the amenity spaces in the adjacent layouts, it becomes larger in area, and is approachable by minimum 12 m. wide road.

Provided further that, if the amenity space is less than 200 sq. m. in area and not suitable for creation of amenity, then, Municipal Commissioner may instead of open land insist for amenity space in the form of built up area equal to 50% of amenity space as mentioned in table under Regulation No. 13.4 this built up amenity space preferable on ground floor.

Provided further that, this regulation shall not be applicable to Regulation No 14.5.(v), wherein separate provision for land for public amenities / utilities is made.

Provided further that, this regulation shall not be applicable where entire development permission is for amenities specified in definition of amenity space.

Provided further that this regulation shall not be applicable for revision of earlier sanctioned development permissions granted under the regulation in force prior to these regulation where no such amenity space is provided in earlier sanctioned development permission.

13.4.1 Development of Amenity Spaces

Development of amenity space shall be carried out by the Authority, or the owner may be allowed to develop the same for the amenities as per priorities mentioned here in below, if allowed to do so by the Municipal Commissioner.

1. The priority for development of particular amenity may be decided by the Municipal Commissioner.
2. If the Municipal Commissioner is of the opinion that the amenity space is required for Playground, Garden, Park, Municipal Primary School, Municipal High School, Municipal Hospital/Dispensary, Fire Brigade Station, Police Station, Electric Sub Station and such other services, then, such amenity space shall be handed over to the Municipal Corporation & Municipal Corporation shall develop the same for the said purpose.

If the Municipal Commissioner is of the opinion that the amenity space is not required for above mentioned purposes then on satisfaction that the proposal is in public interest he may allow the owner to develop the same for the amenities mentioned in this regulation. However, building plan for development of such amenity shall be approved along with the regular proposal of development on the land and the development of such amenity shall be carried out simultaneously with of development on owner's land. At any point of time, if it is observed that there is breach of condition, the development permission of the entire land shall be revoked by the Municipal Commissioner. The agreement to above effect shall be executed and also condition to that effect shall be incorporated in commencement letter. The owner shall not be entitled for any FSI/TDR when he is allowed to develop the amenity space.

After construction of the amenity, it shall be the responsibility of the owner to maintain the amenity and make it available for the use by the public, on reasonable charges. This shall be the part of agreement to be executed between the Municipal Commissioner and the owner.

Wherever, after construction of amenity, if is to be handed over to the Municipal Corporation free of cost as per agreement, then, the owner shall be entitled for the TDR as mentioned in Regulation No.22.0.



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3. Any other use not mentioned in these regulations may be allowed to be developed by the Municipal Commissioner in consultation with the Joint Director, Town Planning, Nashik Division.

13.5 DEVELOPMENT OF AMENITY SPACES IN EARLIER SANCTIONED LAYOUT

The amenity spaces which are earmarked in the layout tentatively or finally sanctioned earlier and not developed so far, may also be allowed to be developed for any of the uses mentioned in these regulation.

13.6 PROVISION FOR ELECTRIC SUB-STATION

In case of development/re-development of any land, building or premises mentioned below, provision for electric sub-stations may be made as under, if the requirement for the same is considered necessary by the concerned power supply authority.

Sr. No.	Plot Area	Maximum requirements
1	Plot above 2000 sq.m.	One single transformer sub-station of the size of 5m.x5m. and height of not more than 5m.
2	Layout or sub-division of a plot measuring 2.0 ha. or more.	A suitable site for an electric sub-station (11kv/33kv/110kv.) as decided by the Commissioner.

Provided that the sub-station is constructed in such a manner that it is away from main building at a distance of atleast 3 mt. and in general does not affect the required side marginal distances or prescribed width or internal access or larger open space or as may be decided by the Commissioner.

13.7 PROVISION FOR INCLUSIVE HOUSING

1) (a) For the sub-division or layout of the land admeasuring 4000 sq. mt. or more for residential purpose, minimum 20% of the net plot area shall have to be provided---

i) either in the form of developed plots of 30 to 50 sq. mt. size for Economically Weaker Sections/Low Income Groups (EWS/LIG), (hereinafter referred to as "affordable plots") in which plots of 30 sq.mt. size shall be kept for EWS.

or

ii) in the form of equivalent 20% net plot area for constructing EWS/LIG tenements, which area shall be handed over to MHADA at the land rate prescribed in the Annual Statement of Rates prepared by the Inspector General of Registration, Maharashtra State, Pune (hereinafter referred to as ASR) of the year in which final approval is accorded to such sub-division or layout.

Provided that the equivalent affordable Housing Plots or 20% plot area can also be provided at some other location (s) within the same Administrative Ward of the Municipal Corporation.

b) The Landowner/Developer shall sell the affordable plots to MHADA at one place in lieu of equivalent FSI to be utilized in the remaining plots. If MHADA declines to purchase the same within a reasonable time of six months, he can sell the affordable plots in the open market, in such case additional FSI of affordable plots shall not be admissible.

Provided that in case the Land Owner/Developer desires not to utilize such additional FSI in the same land, fully or partly, then he shall be awarded TDR in lieu of such unutilized additional FSI. The utilization of this TDR shall be subject to the prevailing provisions of DCR and as per the following formula :-



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$$\text{Formula: } X = \frac{R_g}{R_r} \times Y$$

Where, X = Utilisation of Development Right (DR) on the receiving plot.

R_g = Land Rate in Rs. Per Sq. m. as per the Annual Schedule of Rates (hereinafter referred to as 'ASR') of generating plot in the year when project is sanctioned.

R_r = Land Rate in Rs. Per Sq.m. as per ASR of the receiving plot of the same year of generating plot.

Y = Unutilized additional FSI.

2) For a plot of land, admeasuring 4000 sq.mt. or more to be developed for a Housing Scheme consisting of one or more buildings (hereinafter referred to as 'the said Scheme'), EWS/LIG Housing in the form of tenements of size ranging between 30 to 50 Sq.mt., (hereinafter referred to as 'affordable housing tenements') shall be constructed at least to the extent of 20% of the basic zonal FSI, subject to the following conditions:-

- a) The built up area of the EWS/LIG tenements constructed under the Scheme shall not be counted towards FSI.
- b) The Landowner/Developer shall construct the stock of the affordable housing tenements in the same plot and the Planning Authority shall ensure that the Occupation Certificate for the rest of the development under the said Scheme is not issued till the Occupation Certificate is issued for the Affordable Housing tenements under the said Scheme.

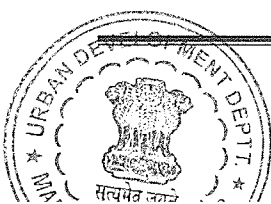
Provided further that the equivalent Affordable Housing tenements can also be provided at some other location(s) within the same Administrative Ward of the Municipal Corporation and such construction shall be free of FSI upto the limit of 50% of the admissible FSI of such alternative plot.

- c) The completion of the Affordable Housing tenements under the said Scheme, along with necessary particulars, including a copy of the Occupation Certificate granted by the Planning Authority in respect thereof, shall be immediately intimated by the Landowner / Developer to MHADA. Upon such intimation, MHADA, within a period of six months from the date of receipt of such intimation, shall either purchase such affordable housing tenements or allot such tenements to the allottees selected by MHADA through a system of lottery, drawn after such Affordable Housing tenements have been granted Occupation Certificate and thereafter, the Land Owner/Developer shall dispose of such tenements to MHADA or such allottees, as the case may be, at rates equal to 125% of the construction rates in the ASR applicable to the land under the Scheme, on the date of grant of Occupation Certificate to such Affordable Housing tenements.

Provided that there shall be no obligation to construct affordable Housing tenements in the redevelopment project of any co-operative Housing Society in which the carpet area of existing individual residential tenements does not exceed 80 sq. mtr.

Provided further that in case of individual bungalow Housing Scheme, these provisions shall not apply in case of redevelopment of individual bungalow. However, if redevelopment for total plot under layout is proposed, these provisions shall be applicable.

- d) The Landowner/Developer may also be permitted to utilize 1/4th of the total 20% FSI earmarked for Affordable Housing towards construction of Affordable Housing Tenements in the form of service quarters on the same plot but in a separate block which shall have to be sold as service quarters only to the purchasers of free sale flats under the said Scheme.
- e) There shall be no obligation to construct affordable housing tenements in accordance with these provisions in any Housing Scheme or residential development project wherein, owing to the relevant provisions of the Development Control Regulations, 20% or more of the basic



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zonal FSI is required to be utilized towards construction of residential tenements for the EWS / LIG and also for the development / redevelopment of any land owned by the Government or any Semi-Government organization, Provided such development / redevelopment is undertaken by the Government or such Semi-Government organization. by itself or through any other agency under BOT or PPP model.

Provided that in case of development of reservation for Public Housing, Housing the Dishoused, Public Housing/ High Density Housing and the EWS/LIG tenements constructed under the provisions of any other Act, these provisions shall not be applicable.

- 3) Amalgamation of affordable plots/affordable tenements shall not be allowed.
- 4) These provisions shall be applicable prospectively and shall not be applicable to any Housing Scheme or residential development project wherein Commencement Certificate had been issued prior to the date of coming into force of these provisions and was valid on such date.

13.8 PLOT AREA, PLOT WIDTH FOR VARIOUS USES:

Minimum plot areas and widths for various uses shall be as given below in the **Table No. 5.**

Table No 5				
MINIMUM PLOT AREA, MINIMUM WIDTH, FOR VARIOUS USES				
Sr. No.	Uses	Plot area (in sq.m.)	Min. Plot Width	Type of Development
(1)	(2)	(3)	(4)	(5)
1	Residential and Commercial (except those in 2,3 & 4 below)	i) 30 and above but upto 125	As per Table No. 7	Row
		ii) Above 100 but less than 250		Semi-detached/ Detached
		iii) 250 & above		Detached
2	Plots in EWS Housing / High Density Housing / Sites and Services / Slum Up gradation / Reconstruction Scheme by public authority.	20 and above but upto 125	As per Table No. 7	Row
3	Petrol Filling station-			
	(a) Without service bay	510	16.75 m	Detached
	(b) With service bay	1100	30.5 m	Detached.
4.	Industrial	300	10 m	Detached.
Note : in case of sr.no.1, pattern of development permissible within a plot shall be shown in dotted line while approving the layout. However change in pattern may be permitted in future, if it fits in to above pattern of development and does not disturb the overall pattern of development already approved.				

13.9 NET PLOT AREA AND COMPUTATION OF FSI

For the purpose of computing FSI/Built-up area, the net area of the plot shall be as under.

- i) In case of a plotted layout/sub-division /group housing scheme / any development, net area



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shall be the gross plot area, after deducting, the area covered by amenity space under Regulation No 13.4, Development Plan proposals, if any.

- ii) For the purpose of computation of FSI/built up area the net area of the plot shall be considered.
- iii) In case of plotted layout, FSI of such net area shall be distributed on all plots on prorata basis.
- iv) In case of plots from already approved layouts, the plot area shall be treated as net plot area.
- v) The above regulations in respect of net plot area and computation of FSI shall apply to proposals in all land use zones.

Illustration showing calculations as per above provisions for layouts in Residential Zone.

a) Area Statement-

A	AREA STATEMENT	AREA
1.	Area of land (Minimum area of a, b, c to be considered)	30000
	a) As per ownership document (7/12, CTS extract)	30,000
	b) as per measurement sheet	30,050
	c) as per site	30,010
2.	Deductions for	
	(a) Proposed D.P. road / D.P. road widening area	4000
	(b) Any D.P. Reservation area	5000
	(Total a+b)	9000
3.	Gross Area of Plot (1-2)	21000
4.	Recreational Open space	
	(a) Required	2100
	(b) Proposed	2105
5.	Amenity Space -	
	(a) Required - (say 10%)	2100
	(b) Proposed -	2100
6.	Service road and Highway widening	--
7.	Internal Road area	3400
8.	Area under layout plots	13395
9.	Net area of plots for FSI Calculations = (3-5b) i.e.(21000-2100)	18900
10.	Pro-rata FSI factor for layout plots = (9/8)	1.410

b) Distribution of FSI on each plot

Plot no.	Plot area (sq.m.)	Roundin g area of Road (if any) (sq.m.)	Remaining Plot area (b-c) (sq.m.)	Built up area on pro-rata basis i.e. (d x Pro-rata FSI factor) i.e. d x 1.410	Front Road width (m.)	Permissibl e basic FSI	Permissible Built-up area on basic FSI (e x g) (sq.m.)
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
1.	10 x 15	--	150	211.50	9	1.1	232.65



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Note 1 : If FSI of development plan proposal/ amenity space is proposed to be utilised in the same land, then while calculating the pro-rata factor, area of such development plan proposal/FSI of amenity space shall be added to serial no.9. This area to be added shall be equivalent to the entitlement for TDR.

Note 2 : The area worked above on the basis of prorata calculations shall correspond to basic FSI of 1.10 for all other purposes like, limit of premium/ TDR, etc.

Note 3: The FSI against the plot(s) to be handed over against the inclusive housing required under Regulation No.13.7 shall be utilised as desired by the owner on plots in the same layout, subject to other stipulations mentioned in this DCPR.

13.10 TRANSFER OF DP SITES (OTHER THAN DP ROAD) IN LIEU OF FSI

If in any development proposal, owner desires to hand over the reserved site to the Planning Authority and the Commissioner agrees for taking over such reserved site, then FSI of such reserved site equivalent to the TDR may be allowed to be utilized on the remaining land. The utilisation of this in-situ FSI only, may exceed the maximum limit specified in Regulation No.15.4. Transfer deed to that effect shall be executed and FSI calculation shall be mentioned on the plans of development proposal. In case of plotted layout, distribution of FSI of plots in pursuance of such transfer shall be as desired by the owner and may differ from plot to plot. If some FSI remains unutilized, the owner shall be entitled for TDR against the remaining FSI.

13.11 RELOCATION OF DP SITES/DP PROPOSALS

If the land proposed to be laid out for any development is affected by any reservations for public purposes, the authority may agree to adjust the location of such reservation to suit development without altering the area of such reservation. Provided that no such shifting of the reservations shall be permitted

- (a) If the reservation proposed to be relocated is in parts;
- (b) Beyond 300 mts. of the location in the Development Plan;
- (c) Beyond the same holding of the owner in which such reservation is located;
- (d) Unless the alternative location and size is at least similar to the location and size of the Development Plan as regards access, levels, etc.;
- (e) Unless the relocation is within area covered by the layout or development permission under sanction; and
- (f) If the land is reserved in view of its geographical location like Bio-Diversity Proposal, Nalla training reservation etc.
- (g) if the reservation is already shifted under these regulations.

Provided that relocation of the reservation from a land may also be permitted on any land within 500 meters belonging to other owner's land if the other owner consents to such relocation of reservation on his land and consents to hand over his land to the Planning Authority in lieu of TDR subject to conditions mentioned in sub Regulation No. (a)(d)(f) and (g) above.

All such relocation of the reservations / alignment of roads shall be reported by the Municipal Commissioner to the Government under intimation to the Director of Town planning, at the time of sanctioning the development permission. The Development Plan shall be deemed to be modified to that extent.

Provided further that, the width of Development Plan roads shown along the Municipal Corporation Boundary shall be inclusive of road width, if available, in sanctioned layout or existed

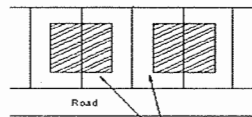


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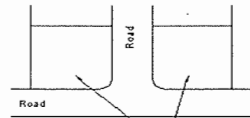
on site in Regional Plan area. However, straight road alignment shall be achieved.

13.12 AMALGAMATION OF PLOTS

- 13.12.1** Amalgamation of plots shall be permissible if they form a sizable plot from planning point of view and are contiguous.
- 13.12.2** a) Amalgamation of plot having incompatible zoning in development plan shall not be allowed.
b) Amalgamation of plot which is not desirable from planning point of view (eg. as shown in below) shall not be permitted.



These plots shall not be amalgamated.



This plots shall not be amalgamated.



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PART III
LAND USE CLASSIFICATION AND PERMISSIBLE USES.

14.0 GENERAL

- (1) In case of Development / re-development of any land, building or premises, the intended use shall conform to the use of zones, purpose of designation, allocation or reservation, as the case may be, unless specified otherwise.
- (2) **Reservations lapsed under section 127 of the Act.** – If the reservation in the earlier sanctioned development plan is lapsed in pursuance of notice under section 127 of Maharashtra Regional and Town Planning Act, 1966, then the corresponding reservation shall stand lapsed in this revised development plan to the extent of area covered in the said notice. The Municipal Commissioner shall take decision on such matters.
- (3) **Lawful existing non-conforming uses** - Any lawful non-conforming use of premises existing prior to the date of enforcement of these regulations, shall continue and may be allowed to be expanded within the holding at the time of original sanction and that when a building, containing non-conforming use is pulled down or has fallen down, the use of the new building shall be in conformity with these Regulations or with lawful existing use.
- (4) **Discontinuance of zoning in pursuance of existing use** – If any land is shown in zone like Public Semi-public, public utility, because of the activity existed there-on; such lands shall be deemed to have been shown in the adjoining predominant zone after such activity ceases to exist.
- (5) **Existing features shown on development plan** – The existing features shown on development plan are indicative and stand modified on development plan as per actual position. Mention of particular use on development plan, shall not bar the owner from permission allowed in the zone shown for such land. Also, boundaries of s. no., alignment of existing road / nalla and other physical features of land shall be as per measurement plan of Land Records Department, and the land unaffected by such physical features shall be allowed to be developed for the uses permissible under the adjoining predominant land use zone.
- (6) **Development of Parking** – The Municipal Commissioner may develop any area for public parking underground or above ground irrespective of its existing use or proposed use in development plan.

The different land use classification & different uses permissible in that land use are given below.

14.1 PURELY RESIDENTIAL ZONE - R 1

(Plot abutting on roads below 9 m. in core area and below 12 m. width in outside core area.)

14.1.1 The following uses and accessory uses to the principal use shall be permitted in buildings or premises in purely Residential Zone subject to other regulations:

- (i) Any residences.
- (ii) Customary Home occupation, i.e. occupations customarily carried out by the members of household without employing hired labour and shall include stitching, embroidery, Beauty Parlour, etc, with or without motive power. If motive power is used, the total electricity load should not exceed 1 H. P.
- (iii) Medical and Dental Practitioner's Dispensaries including pathological laboratory, diagnostic clinics, polyclinics, to be permitted on any floor. However, in case of mixed use, maternity



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homes, clinics, nursing home with indoor patients with separate means of access of staircase from within the building or outside, but not within the prescribed marginal distances. The built up area for such use shall not exceed 500 sq.m.

- (iv) Professional Offices in residential tenement for own purpose not exceeding carpet area of 50 sq. m. each.
- (v) Community halls, welfare center, gymnasias (each not exceeding 100 sq.m.)
- (vi) Primary and nursery schools including students' hostels except trade schools.
- (vii) Religious buildings.
- (viii) Public Libraries and Museums in independent structures.
- (ix) Club Houses in residential complexes,
- (x) Parks and Playgrounds not being used for business purpose.
- (xi) Bus shelters, Taxi-Rickshaw stands.
- (xii) Convenience shops not more than 20 sq.m. each, up to 10% of permissible built up area, such as ration shops, chemist shop, pan shops, dhobi/ dry cleaning shops, darners, tailors, groceries, confectionary and other general provisions, hair dressing Saloon and beauty parlour, bicycle hire and repair; shoe repair, umbrella repair, vegetable & fruit stalls, milk shops, dispensaries, floweriest, bangles and other articles needed by women, small bakeries, newspaper stalls, tea and breakfast stalls, ATM, etc.
- (xiii) Police chowky, telephone exchanges, government and municipal sub -offices, post and telegraph offices, branch offices of banks with safe deposit vaults, electrical sub-stations, fire station, civil defence and home guard warden posts, first aid posts, municipal bit offices, pumping stations and water installations and ancillary structures thereof required to cater to the local area.
- (xiv) Information technology establishment (ITE) (pertaining to software only) on the plots/ premises fronting on roads having width 9.00 m. and above.
- (xv) Flour mill and wet / dry masala grinding / book binding subject to following conditions:
 - (a) It is located on ground floor.
 - (b) Adequate care has been taken in structural design.
 - (c) It does not cause any nuisance to the neighbour and residents of upper floor.
 - (d) Power requirement does not exceed 10 hp.
- (xvi) Roads, bridge, culverts and construction for any mode of transportation.
- (xvii) Burial grounds, cremation grounds and essential public utilities on a road having width 9 m. and above.
- (xviii) Raisin production.
- (xix) Agricultural, horticultural and allied uses (except agro-based industries).
- (xx) Public conveniences.

14.2 RESIDENTIAL ZONE R-2

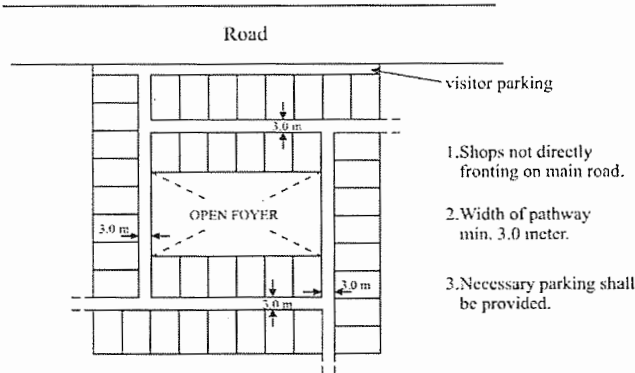
(Residential plots abutting on road having width 9 m. and above in core area and 12 m. and above in outside core area)

14.2.1 In this zone the following uses, mix uses may be permitted:

- (i) i) All Uses permitted in R1 zone shall be permitted in R 2 zone.



- ii) All uses or mix uses may be permitted irrespective of restriction on floor or area except uses at sr.no. 14.5(ii), 14.6(vii), 14.6(ix), 14.6(xix), 14.6(xxii), 14.6 (xxvii) to 14.6 (xxxii) and like.
- iii) A pedestrianised shopping precinct on ground floor only may be allowed subject to the condition that no shop in such pedestrianised precinct shall be allowed to open directly on the road in front. The minimum width of pedestrian way provided shall be 3 m. clear of all steps or projections and bollards shall be placed at the entrance of such pedestrian passage to prevent entry of vehicles provided further that satisfactory arrangements for natural or artificial ventilation are made as may be directed by the Municipal Commissioner.

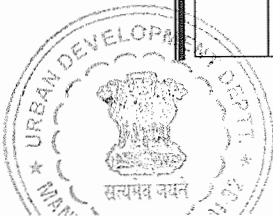


- iv) The following uses shall be permitted in independent premises / building:
- a) Bulk storage and sale of kerosene in separate godowns confirming to the existing regulations of Chief Controller of Explosives, Government of India provided further that the applicant shall make adequate fire-fighting arrangements at his cost in his plot to the entire satisfaction of the Municipal Commissioner.
- b) Storage and sale of LPG in cylinders in a separate godown confirming to the existing regulations of Chief Controller of Explosives, Government of India provided further that the applicant shall make adequate firefighting arrangements at his cost in his plot to the entire satisfaction of the Municipal Commissioner.
- c) **Service Industries** - The Service Industries may be permitted in one or more independent plot in R2 and Commercial zones along with the limitation of area, maximum number of persons to be employed, maximum permissible power requirement and the special conditions if any as given in **Table No. 6** for service industries.



Table No.6
SCHEDULE FOR SERVICE INDUSTRIES

Sr. No.	Category of Industry	Service Industry Class -A (Permitted in R2 and C) Criteria for Classification and special conditions.				Special Conditions if any
		Power requirement (in H.P.)	Employment (in persons)	Floor area (in sq. m.)	Maximum Permissible	
(1)	(2)	(3)	(4)	(5)	(6)	
I. Food Product						
1.	Preservation of meat, canning preserving and processing of fish crust aces and similar foods	-	-	-	Not permissible	
2.	Manufacture of milk and dairy products such as butter, ghee, etc.	10	9	50	-	
3.	Canning & preservation of Fruits & Vegetables including production of Jam, Jelly, Sauce, etc.	-	-	-	-	
4.	(a) Rice huller (b) Groundnut decorticators (c) Grain Mill for production of flour (d) Manufacture of supari and Masala grindings. (e) Baby oil expellers	10 10 10 10 10	9 9 9 9 9	50 50 50 50 50	-	
5.	Manufacture of bakery products with no Floor above	10	9	75	(i) Operation shall be permitted only between 8.00 hrs. to 20.00 hrs. (ii) Fuel used shall be electricity, gas or smokeless coal.	
6.	Manufacture of cocoa, chocolate, Sugar confectionary	-	-	-	Not permissible	



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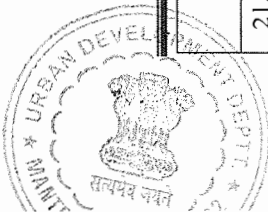
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7.	Coffee, curing roasting and grinding	2	9	50	-
8.	Cashew nut processing like drying, shelling, roasting, salting etc.	-	-	-	Not permissible
9.	Manufacture of Ice	45	20	250	-
10.	Sugarcane crushing & Fruit Juice	2	9	25	-
II. BEVERAGES & TOBACCO					
11.	Manufacture of soft drinks and carbonated water	-	-	-	Not permissible
12.	Manufacture of bidi	No Power to be used	as permitted	250	May also be permitted in R-1 zone
III. TEXTILE & TEXTILE PRODUCTS					
13.	Handloom / power-loom of yarn for a maximum of 4 looms.	5	9	50	May also be permitted in R-1 zone in areas designated by the Municipal Commissioner.
14.	Printing dyeing & bleaching cotton, woolen & silk textiles	-	-	-	Not permissible
15.	Embroidery & making of crape laces and fringes	5	9	50	-
16.	Manufacture of all types of textile garments including wearing apparel.	3	9	50	-
17.	Manufacture of made up textiles goods such as curtains, mosquito net, mattresses, bedding material pillow cases, textile bags. etc.	3	9	50	-
IV. WOOD PRODUCTS AND FURNITURE					
18.	Manufacture of wooden & cane boxes & packing cases.	-	-	-	Not permissible
19.	Manufacture of structural wooden goods such as beams, posts, doors and windows	-	-	-	Not permissible
20.	Manufacture of wooden furniture and fixtures	1	9	50	i) Shall not be permitted adjoining a dwelling unit.



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							ii) Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
21.	Manufacture of bamboo and cane furniture and fixtures	1	9	50			
22.	Manufacture of wooden products such as utensils, toys, art wares etc	-	-	-			Not permissible
V. PAPER PRODUCTS AND PRINTING PUBLISHING							
23.	Manufacture of cartons and boxes from papers and paper board, paper pulp,	5	9	50			Manufacture with paper pulp not permissible.
24.	Printing & Publishing newspaper.	5	9	50			-
25.	Printing & Publishing periodicals, books journals, atlases, maps, envelope, printing picture, post-card, embossing						i) Operation shall be permitted only between 8.00 hrs. and 20.00 hrs. ii) No restrictions of power, number of employees, area of hours of operation shall apply if located in a building, in separate plot not less than 500 sq. m. and if special permission of the Municipal Commissioner is obtained
26.	Engraving etching block making etc.	10	9	120			Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
27.	Book binding	10	9	120			-
VI. LEATHER PRODUCTS							
28.	Manufacture of leather footwear	-	-	-			Not permissible
29.	Manufacture of wearing apparel like coats, gloves etc.	-	-	-			Not permissible
30.	Manufacture of leather consumers goods such as upholstery suitcases, pocket books, cigarette and key cases, purses etc.	-	-	-			Not permissible
31.	Repair of footwear and other leather	5	9	50			



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VII. RUBBER AND PLASTIC :						
32.	Re-treading and vulcanizing works	2	9	50		
33.	Manufacture of rubber balloons, hand gloves and allied products	2	9	50		
VIII. NON-METALLIC MINERAL PRODUCTS						
34.	Manufacture of structural stone goods, stone dressing, stone crushing and polishing	-	-	-		Not permissible
35.	Manufacture of earthen & plaster states and images, toys and art wares.	-	-	-		Not permissible
36.	Manufacture of cement concrete building components, concrete jellies, septic tank, plaster or paris work lime mortar etc.	-	-	-		Not permissible
IX. METAL PRODUCTS :						
37.	Manufacture of furniture and fixtures primarily of metal.	-	-	-		Not permissible
38.	Plating & Polishing and buffing of metal products	-	-	-		Not permissible
39.	Manufacture of metal building components such as grills, gates. Doors and window frames, water tanks, wire nets, etc.	5	9	50		
40.	Manufacture and repair of sundry ferrous engineering products done by jobbing concerns such as mechanical works, shops with lathes, drills, grinders, welding equipment etc	-	-	-		Not permissible
41.	Total sharpening and razor sharpening works	1	6	25		Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.



X	ELECTRICAL GOODS :	3	9	50	(i) Operation shall be permitted only between 8.00 hrs. to 20.00 hrs. (ii) No spray painting permitted.
42.	Repairs of household electrical appliances such as radio set. Television set, tape recorders, heaters, irons, shavers, vacuum cleaners, refrigerators, air-conditioners, washing machines, electric cooking ranges, motor rewinding works etc.	3	9	50	(i) Operation shall be permitted only between 8.00 hrs. to 20.00 hrs. (ii) No spray painting permitted.
XI	TRANSPORT EQUIPMENT				
43.	Manufacturing of push cart, hand cart, etc.	10	9	50	
44.	(a) Servicing and repairing of bicycle, rickshaws, motor cycle and motor vehicles (b) Battery charging and repairs.	10 5	9 6	50 25	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs. No spray painting permitted
XII.	OTHER MANUFACTURING AND REPAIR INDUSTRIES AND SERVICES				
46.	Manufacture of jewellery and related articles	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
47.	Repair of watch, clock and jewellery	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
48.	Manufacture of sports and athletic goods	-	-	-	Not permissible
49.	Manufacture of Musical instruments and its repair.	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
50	Mass manufacture of miscellaneous Products such as costume, jewellery, costume novelties, feather, plumes, artificial flowers, brooms, brushes, lamp shades, tobacco pipes, cigarette holders, ivory goods, bandages, wigs and similar articles.	-	-	-	Not permissible
51.	(a) Repairs of locks, stoves, umbrellas, sewing machines, gas burners, buckets & other sundry household equipment.	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.

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	(b) Optical glass grinding and repairs	3	9	50	
52.	Petrol filling stations	10	9	(i) 30.5x16.75m. (ii) 36.5x30.5m	Plot size - without service bay Plot size - with service bay
53.	Laundries, Laundry service and cleaning, dyeing, bleaching and dry cleaning.	5	9	50	(i) Cleaning & dyeing fluid used shall not have flash point lower than 138° F. (ii) Operation shall be permitted between 8.00 hrs. to 20.00 hrs. (iii) Machinery having day load capacity of 20 kg and above.
54.	Photo processing laboratories.	5	9	50	Operation shall be permitted between 8.00 hrs. to 20.00 hrs.
55.	Electronic Industry of assembly type (and not of manufacturing type including heating load).	10	20	250	In independent structure on independent plot with special permission of the Municipal Commissioner
56.	Bio-technology Unit	--	--	--	As per Regulation no.23.8
57.	Information Technology Unit	--	--	--	As per Regulation no.23.9

Note:- The service industries which are specified as 'Not Permissible' in column of Special Conditions, may be permitted subject to restriction on power requirement, employment, floor area as may be decided by the district authorities of the Industries Department.



14.3 FUTURE URBANIZABLE ZONE

In this zone, all uses permissible in residential zone may be allowed subject to fulfillment of following requirements

- i) For extending offsite infrastructure like road, water supply, sewage line, electricity, to the land, the expenses shall be borne by the owner and shall be deposited with the Municipal Corporation as per the expenses communicated by it. The owner shall have liberty to construct such infrastructure at his own cost, as per the drawing, design and specification approved by the Municipal Commissioner.
- ii) If the land is located on development plan road of width more than 18 m. then construction of road of width upto 18 m. to his land, shall be the liability of the owner. Else 12m. wide road with asphaltting, shall be necessary.

14.4 COMMERCIAL ZONE

In commercial zones, buildings or premises shall be used for the uses and purposes given below, provided all goods offered for sale shall be displayed within the building, excluding passages.

- i) Any use permitted in residential zone without area and floor restrictions.
- ii) Uses permissible in Public Semi-public Zone.
- iii) Public utility buildings.
- iv) Whole-sale establishments with storage area, subject to fire protection requirements and any commercial use.

14.5 INDUSTRIAL ZONE

Industries shall include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated, assembled or processed, for example assembly plants, laboratories, dry cleaning plants, power plants, pumping station; smoke houses, laundries, gas plants, refineries, dairies and saw - mills.

The following users shall be permissible in Industrial Zone.

- i) The service industries as given in Table No.6
- ii) Any industry / industries may be permitted only with the special permission of the Municipal Commissioner who may grant it after such scrutiny as may be necessary to ensure that the location is appropriate and is not likely to cause nuisance and hazard to adjoining owners. Before granting any such permission, the Municipal Commissioner may prescribe special conditions about minimum size of plot and minimum buffer open distance from the industrial building/ industrial use to residential or habitable zone/ use, which shall not however be less than 23 m.
- iii) Building or premises in industrial zone may be used for any industrial as well as accessory uses like banks, canteens, welfare centre and such other common purposes considered necessary for the industrial workers, quarters of watchmen, caretakers or other essential staff required to be maintained on the premises. Such residential/commercial/other uses may be permitted up to 25% of the permissible FSI.
- iv) Following uses may also be permitted:
 - (a) Parking lots.
 - (b) Building of public utility concerns.
 - (c) The branches of Scheduled Banks.



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- (d) Residential Hotels, Restaurants.
- (e) Shopping center, malls.
- (f) Storage Buildings.
- (g) Drive-in -Theaters, cinema or theaters, subject to provision of provision of the Bombay Cinemas (Regulation) Act, 1953.
- (h) Highway amenities as permitted in Agriculture zone with full FSI.

v) Allowing Residential / Commercial User In Industrial Zone:- (Conversion of Industrial Zone to Residential Zone):

a) With previous approval of Municipal Commissioner in consultation with the Divisional Head of concerned division of the Town Planning Directorate and on such conditions as deemed appropriate by him, The existing or newly built-up area of Industrial unit, in the Industrial zone may be permitted to be utilised for residential or commercial purposes.

b) With the previous approval of the Municipal Commissioner, in consultation with the Divisional Head of Town Planning Directorate, The lands in the Industrial Zone including lands in industrial zone in Town Planning Scheme area, may be utilised for any of the permissible users in the Residential and Commercial Zone subject to the following conditions :

i) Such user shall be allowed only on payments of **Premium** at the rate **20 %** of the land value arrived as per Annual Statement of rates (without considering the guidelines therein) of the respective year.

ii) The Residential/ Commercial user in respect of industries which are not in operation shall not be permitted unless NOC from Labour Commissioner, Maharashtra State, Mumbai stating that all legal dues have been paid to the workers or satisfactory arrangement between management and workers have been made, is obtained. However, in respect of any open land in the Industrial Zone where industry never existed, NOC from Labour Commissioner shall not be required.

iii) In the layout or sub-division of such land admeasuring upto 2 Ha., 10% land for public utilities and amenities, like electric sub-station, bus-station, sub-post office, police out-post and such other amenities/utilities as may be considered necessary shall be provided.

iv) In such layouts of sub-division having area more than 2 Ha. and upto 5 hect, 20% land shall be provided for public utilities and amenities like electric sub-station, bus-station, sub-post office, police out-post, garden, playground, school, dispensary and such other amenities/utilities as may be considered necessary.

v) In such layout or sub division each more than 5Ha. in area, 25% land for public utilities and amenities like electric, sub-station, bus-station, sub-post office, police out post, garden, playground, school dispensary and such other amenities shall be provided.

vi) With the special written permission of the Municipal Commissioner, The land having area up to 0.20 hectare in size which are allocated for industrial use may be permitted to be used for Residential purpose or any other permissible users in Residential Zone. Provided that, in such case the owner / developer shall require to provide either by providing 10% amenity space in the form of open land or 5% built up space in the proposed construction at appropriate location preferably on ground floor. Provided that, amenity TDR as per regulation containing provisions of TDR, shall be permissible.

vii) The land under public utility / amenity shall be handed over to the Planning Authority in lieu of FSI / TDR with proper access and basic land development. These areas will be in addition to the recreational space as required to be provided under these regulations.

Provided that, at least 50% of total land provided for public amenity/ utility space shall be



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reserved for unbuildable purposes such as garden, recreational ground, etc.

Provided also that irrespective of land use zone, where the provisions of Development Control Regulations provide for amenity Space in Residential area which is more than what is stipulated in these regulations, then Amenity Space which is more shall only be provided.

c) The required segregating distance between Industrial Zone and the area over which Residential use is permitted under this regulation, shall be provided within such land intended to be used for residential or commercial purpose.

d) Such residential or local commercial development shall be allowed within the permissible FSI of the nearby Residential or Commercial Zone.

e) Provision for Amenity Spaces shall be considered to be reservations in the Development Plan and Transferable Development Rights against such amenity as per Regulation No.22 may be given or FSI of the same equivalent to the TDR quantum shall be available for utilisation on the remaining land. Moreover, the owner shall be entitled to develop remaining land with permissible TDR potential including the land under amenity space subject to maximum permissible limit of FSI (Maximum Building Potential) as mentioned in Regulation No.15.4.

provided that,

i) Residential/Commercial user may be allowed on the part area of the land holding subject to the condition that total area of the entire land holding shall be considered for deciding the percentage of the land to be reserved for public amenity/ utility spaces, as per these regulations.

ii) If Development Plan Reservations (excluding DP Road/Road widening) are in the land under I to R conversions, then such reservation may be adjusted in amenity space as mention in following manner.

a) If the area under development plan reservation is less than the required area of public amenity space as per the said regulation, then only the difference between the area shall be provided for public amenity spaces.

b) If the area under development plan reservation is more than the required area of public amenity spaces as per the said regulation, then the area for public amenity spaces shall be provided equal to Development Plan reservation area.

iii) Out of the total area proposed to be utilised for residential development, 20% of the same shall be built for residential tenements having built up area 30 sq.mt and upto 50 sq.m. or in the plotted development, 20 % area shall be of plots upto 150 sq.m.

iv) While allowing such conversion minimum 20 % built up area shall be used for offices and commercial purpose.

v) The provision of inclusive housing as mentioned in regulation no. 13.7 shall not be applicable while allowing such conversion.

14.6 AGRICULTURAL ZONE / NO DEVELOPMENT ZONE

The following uses shall be permissible:-

- (i) All agricultural uses.
- (ii) Agriculture research and agriculture education.
- (iii) Garden, forestry, nursery, public parks, private parks; play fields, summer camps for recreation of all types.
- (iv) Golf Course and Links, Race tracks, and shooting ranges.
- (v) L.P.G. Godown subject to the following conditions-
 - a) Minimum area of the plot shall be 2000sq. m.
 - b) Maximum permissible F.S.I. shall be 0.2 of gross plot area.



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- c) Only ground floor structure shall be permitted.
- d) No Objection Certificate from the Controller of Explosives and the Chief Fire Officer shall be submitted along with the proposal.
- e) Any additional condition as may be imposed by the Municipal Commissioner.
- (vi) Pottery manufacture.
- (vii) Storage and drying of fertilizer.
- (viii) Public utility establishments such as electric sub-stations, receiving stations, sewage disposal, water works alongwith residential quarters for essential staff for such works.
- (ix) Farm houses subject to following conditions:-
- (a) The land in which it is to be constructed is actually put under agricultural use.
- (b) Minimum plot area under above use shall be 0.4 Ha.
- (c) Farm house shall be permitted in accordance with the provisions of Maharashtra Land Revenue Code, 1966.
- (d) The FSI shall not exceed 0.0375 of gross plot area subject to a maximum built up area of 400 sq.m. in any case.
- (e) Only ground floor structure with or without stilt shall be permissible with 12m. margin from the boundary of land.
- (x) Swimming pools / sports and games, health clubs, cafeteria, canteen, tennis courts, etc.
- (xi) **Amusement park**, in a plot of not less than 5 ha. in area, with recreational and amusement devices like a giant wheel, roller coaster, merry-go-round or similar rides both indoor and outdoor, oceanic -park, swimming pool, magic mountain and lake, ethnic village, shops for souvenirs/citations, toys, goods, refreshments and beverages on the following conditions with the special permission of the Municipal Commissioner.
- a. The required infrastructure, like proper and adequate access to the park, water supply, sanitation, conservancy services, sewage disposal and adequate off-street parking will have to be provided and maintained by the promoters of the project at their cost and to the satisfaction of the Planning Authority Municipal Commissioner.
- b. The promoters of the project shall provide adequate facilities for collection and disposal of garbage at their cost, and to the satisfaction of the Municipal Commissioner and will keep, at all times, the entire environment clean, neat and hygienic.
- c. Structures for indoor rides and ancillary activities, such as administrative offices, exhibition hall or auditorium, restaurant, hotels, open air theatre, essential staff quarters, store buildings, fast food shops, museum, souvenir and small shops, ancillary structures to swimming pool, may be permitted subject to a maximum floor space index not exceeding 0.20; i.e. FSI of 0.15 for principal activity and 0.05 for ancillary activities.
- d. Structures permitted in the amusement park (except those intended for park apparatus, entertainment such as magic mountain etc. and other equipment) should be ground floor structures, with the construction blending with the surrounding environment and landscape.
- e. Except for minor dressing, hills and natural features, if any, shall be maintained in their natural condition and beautified with planting of trees etc.
- f. All trees already growing on the land shall be preserved to the extent possible, except that if it becomes necessary to cut any tree, the required permission of the Municipal Commissioner should be obtained under the law relevant Act. At least 5 trees per 100 sq. m. shall be planted and grown within the area of the park.
- g. Sufficient parking facilities and ancillary facilities for cars, buses, transport vehicles etc. shall be provided on site as prescribed by and to the satisfaction of the Municipal



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Commissioner.

h. The promoters of the project will prepare a suitable layout with appropriate landscaping of the recreational and other facilities and obtain approval of the Municipal Commissioner.

i. No objection certificate of the Tourism Department shall be obtained.

j. The development shall be regulated according to other requirements of these and all applicable rules and Regulations and subject to all other clearances as may be required.

k. Proper arrangements for safety, Regulations of traffic approaches to the park etc. shall be made to the satisfaction of the Planning Authority and Police from the law and order and traffic aspects.

(xii) Tourism activities as specified in Regulation No.39

(xiii) Mobile Phone Towers with ancillary equipments as specified in Regulation No.36

(xiv) ITE with ancillary development subject to following conditions:

a) Total FSI shall not exceed 0.2.

b) Ancillary residential development shall not have FSI of more than 50%.

c) On 50% of plot area, trees shall be planted at the rate of 500 trees per hect.

d) Plot shall front on 12 m. wide road.

This provision shall be subject to change as per the policies decided by the Government from time to time.

(xv) Automobile Showrooms and workshops with FSI of 0.20 free of premium and further FSI upto 0.30 with the payment of premium at the rate of 30% of land rate in ASR, so that total FSI shall not exceed 0.50.

(xvi) Bus Terminus and any use related to transportation and communication.

(xvii) Research and Development Centers on following conditions:-

1. The area of land shall be minimum 10 hectare.

2. FSI permissible shall be maximum 0.20.

3. Out of the total allowable FSI, FSI for staff Quarters shall not exceed 50%.

4. Total strength of the employees shall be limited to 10 per hect.

5. On 50% of plot area, trees shall be planted at the rate of 500 trees per hect.

This provision shall be subject to change as per the policies decided by the Government from time to time.

xviii) Ancillary service industries for agriculture produce marketing and management, Ancillary service uses for agro related products like flowers, fruits, vegetables, poultry products, marine products, related collection centers, auction hall, godowns, grading services and packing units, knowledge parks, cold storages, utility services (like banking, insurance, post office services) as service industries for agriculture produce marketing on the land owned by individuals / organizations with FSI of 0.20. Additional FSI above 0.20 and up to 0.50 shall be subject to payment of premium at the rate of 30% of rate of ASR.

xix) Bio-technology unit as per stipulations given in Regulation No. 23.8 with maximum permissible FSI of 0.20.

xx) Petrol Pump/LPG Pump/CNG Pump: Petrol Pump, LPG Pump, CNG Pump shall be permissible in No Development Zone subject to following conditions:-

a) The minimum size of plot shall be,

i) 30.50 m. x 16.75 m. in the case of Petrol/LPG/CNG Filling Station with kiosk without service bay;



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- ii) 36.50 m. x 30.50 m. in the case of Petrol/LPG/CNG Filling Station with service bay.
- b) Plot shall be located /fronting on National Highway, State Highway, Major District Road, Other District Road or Village Road or other road with a minimum width of 12.00 m. or more.
- c) Permission from Government of India, Petroleum Ministry and Chief Controller of Explosives shall be necessary.
- d) NOC from Public Works Department and other related departments shall be obtained as per the prevailing rules. As regards service road / building line / control line, the Government Resolution, Public Works Department, No. RBD-1081/ 871/Raste-7, dated 09 March 2001 and the circulars issued in this regard from time to time shall be observed. Instructions contained in Government of India, Ministry of Road Transport and Highways letters dated 25/09/2003 and 17/10/2003 and its enclosures as amended from time to time shall be observed.
- e) Petrol/LPG/CNG station shall not be permitted within a distance of 90 meter from junction of roads having minimum width of 12 m. each.
- f) In the case of kiosks and other buildings for sales office, snack bars etc. within the plot for Petrol/LPG/CNG filling stations, the setbacks from the boundaries shall be 4.50 m. Further the other clearances for the installations shall be as per the Petroleum Rules of 1937.
- xxi) Land fill sites, bio-gas plants, power generation from waste.
- xxi-A) Solid waste management.
- (xxii) Power generation from non-conventional sources of energy. Area covered under solar panels shall not be counted in FSI.
- (xxiii) Any educational use with FSI of 0.20 free of premium and further FSI upto 0.80 with the payment of premium at the rate of 30% of land rate in ASR, so that total FSI shall not exceed 1.0.
- xxiv) Mangal karyalaya / lawns.
- a) Minimum area for mangal karyalaya shall be 0.40 hect. with FSI of 0.50. It may be permitted along with essential guest rooms not exceeding 30% of the area of mangal karyalaya. Area for parking shall be 40% of gross area which shall be properly earmarked and bounded by bifurcating wall. FSI above 0.20 shall be subject to payment of premium at the rate 30% of land rate in ASR.
- b) Lawns for ceremony shall be 0.80 hect. with FSI of 0.20. Covered area (pandal) open on three sides shall not be counted for FSI. Area for parking shall be 40% of gross area.
- (xxv) Brick, tile manufacture.
- (xxvi) Fish Farming.
- (xxvii) Sand clay or gravel quarries.
- (xxviii) Scrap Market with FSI of Residential zone with FSI of 0.20 free of premium and further FSI upto 0.30 with the payment of premium at the rate of 30% of land rate in ASR, so that total FSI shall not exceed 0.50.
- (xxix) Mining and quarrying operations subject to stipulations mentioned in Regulation No.35.0.
- (xxx) Any industry / industries may be permitted only with the special permission of the Municipal Commissioner who may grant it after such scrutiny as may be necessary to ensure that the location is appropriate and is not likely to cause nuisance and hazard to adjoining owners. Before granting any such permission, the Municipal Commissioner may prescribe special conditions about minimum size of plot and minimum buffer open distance from the industrial



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building/ industrial use to residential or habitable zone / use, which shall not however be less than 23 m. such industrial use shall be allowed FSI of 0.20 free of premium and further FSI upto 0.30 with payment of premium at the rate of 30% of land rate in ASR, so that total FSI shall not exceed 0.50.

- (xxxix) Town planning scheme for minimum 20 hector area, with proper road network subject to condition that entire cost of scheme shall be borne by the owners. After sanction of preliminary scheme under section 86 of the act. all uses as that of residential zone, shall be permitted.

However, if the owners come together for development on aforesaid concept of town planning scheme instead of undertaking town planning scheme under the Act, the Municipal Commissioner may allow such development subject to availability of existing approach road of minimum 15.0 m. width and earmarking 40% of the land for roads, park, playground, garden, social infrastructure, sale by the Corporation, which shall be handed over to the Corporation, in lieu of FSI equivalent to such area handed over to the Corporation. and the plot within such scheme shall be allowed to be developed with the development potential as given in the table under Regulation No. 15.4. However, development permission for uses permissible in residential zone, shall be granted phase wise after completion of physical infrastructure works including off site infrastructure and handing over of land to the Corporation.

- (xxxixii) **Development of Cinema and TV Film production**, shooting, editing and recording studios with its ancillary and supporting users, including construction of staff quarters, rest rooms, canteens etc. subject to the following conditions:

- a. The minimum plot area (necessarily under one ownership) shall not be less than 2 hectares.
- b. The total permissible FSI shall not exceed 0.2 on gross plot area after deducting Development Plan Road/ Reservation area if any.
- c. Out of the permissible built up area equivalent to 0.2 FSI, built up areas for ancillary and supporting users shall not exceed 1/3rd of permissible FSI
- d. The construction shall be confined to 10% of the plot and the remaining plot (excluding areas required for parking, roads etc.) shall be planted with trees at the rate of 500 trees per hectare.

- (xxxixiii) Pradhan Mantri Aawas Yojna Regulation - This entire regulation shall be as per the final decision of the Govt. in regard to the notice No. TPS-1716/VIP/76/CR 596/16/UD-13, dated 10.11.2016 under sec. 37(1AA) of M.R. & T.P. Act. in respect of stanardised DCPR for D Class Municipal Corporations.

- (xxxixiv) Residential and Institutional use subject to following conditions.

- (i) Minimum area of land shall be 10.0 hect.
- (ii) Land shall front on minimum 12 m. wide existing road.
- (iii) Basic FSI shall be 1.1
- (iv) The offsite infrastructure like road, water supply, sewerage treatment plant having zero discharge shall be developed by land owner at his own cost, unless this infrastructure is provided by Municipal Corporation or any appropriate authority.
- (v) 10% of the entire holding area shall be handed over to the Planning Authority free of cost, without any FSI/TDR and free of all encumbrances for sale by Planning Authority for residential, commercial or industrial use depending upon the nature of development. This 10% area shall be over and above recreational open space and amenity space to be provided as per regulation. This 10% area shall front on minimum 12 m. wide road.
- (vi) Premium for the gross area at the rate of 5% of the value of the land as given in the Annual statement of rates shall be paid to the Planning Authority.

Note – 1) The permissible FSI for uses mentioned above shall be 0.20, if not specified.



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- 2) The buildings of Government/ Semi Government / Government Institutions bodies shall be permissible with permissible basic FSI of the Residential zone.

14.7 GREEN BELT

Following uses shall be permissible

- i) Agriculture,
- ii) Tree Plantation, Gardens, River front development, Landscaping, Recreational open space etc.
- iii) Development of pedestrian pathways, Jogging track, Cycle track, Boat club etc.
- iv) Swimming pool, club house, recreational facilities excluding 18 m. belt along river bank and subject to other provisions in these regulations.
- v) Public Toilet
- vi) Recreational open space

14.8 PUBLIC /SEMI PUBLIC ZONE.

The following uses shall be permissible:

- (i) Pre-primary Schools, Primary Schools, High Schools, Technical / Trade Schools, Colleges, Educational Complex, Hostels for students and essential staff quarters.
- (ii) Hospital, Sanatoria, Dispensary, Maternity Homes, Health Centre, Complex of such uses, Dharmashala for the visitors to patients, pilgrims and like, essential staff quarters, veterinary hospital, auditorium exhibition hall and gallery.
- (iii) Training institutions, Home for the aged, essential quarters.
- (iv) Government/ Semi -Government/ Local Self-Government offices, Court buildings, essential staff quarters and public housing by Government /Government bodies.
- (v) Post Office, Telegraph office, Telephone Exchange, Radio Station, Complex of such uses, Staff quarters and similar public /Semi-public uses.
- (vi) Library, Mangal Karyalaya, Gymnasium, Gymkhana, Water tanks, Stadium, Community hall, Religious Structures, etc.
- (vii) Commercial use upto 15% shall be permissible subject to following conditions:
 - (a) Convenience shopping, Branch of Bank, hotels etc. shall be permissible. However, shops for liquor, pan, cigarette, tobacco, lottery tickets and such other uses which do not serve public purpose, and outlets / godowns for domestic gas, kerosene shops, godowns which are dangerous to public health shall not be permitted.
 - (b) The Municipal Commissioner shall not allow sub - division of land on which such a commercial development has taken place/ would take place.
 - (c) The landowner / developer / institution shall give guarantee in writing to the Municipal Commissioner for following the stipulated conditions scrupulously.
- (viii) Petrol/LPG/CNG Pumps as per Regulation no. 15.2.2.
- (ix) Fire Station
- (x) Traffic & Transportation activities

14.9 USES PERMISSIBLE IN PROPOSED RESERVATIONS-

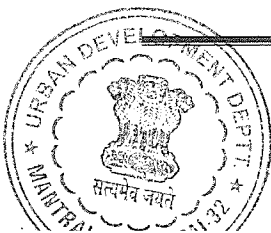
- 1) The uses permissible in a reserved site shall be conforming to the use for which it is reserved unless and otherwise specified. The required parking, public toilets and separate place for



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garbage bins shall also be provided in the reserved site itself. Such uses may also be permitted in existing sites.

- 2) Where the Authority or the Appropriate Authority proposes to use land / building / premises reserved for one specific public purpose / purposes, partly for different public purpose / purposes, it may do so, provided that such partial use shall not exceed 40% of the reserved area and such combination shall not be of incompatible uses. However, area upto 300 sq.m. from any reserved land may be allowed to be developed for construction of **arogya kothi** i.e. waste segregation center at ward level with allied use.
- 3) Any site reserved for specific purpose in the development plan may be allowed to be developed for any other public purpose with the permission of the Government.
- 4) Municipal Corporation may acquire and develop any of the reservation proposed in the development plan, partly or fully, for multistory public parking, irrespective of its designation, if amenity of parking is direly needed in the area.
- 5) Combination of uses as mentioned below may be permissible even if the reservation is for a specific purpose.
 - a) **Playground** – In playground reservation, minimum 90% area shall be kept open for open play activities. In remaining 10% of area, covered swimming pool & allied construction, gymnasium, covered badminton court, pavilion, watchman quarter, small restaurant or food stalls to the extent of 20 sq.m. (for every 4000 sq.m. reservation area) may be permitted. The FSI permissible shall be 0.15.
 - b) **Stadium / sports complex** - In addition to the uses permissible in playground mentioned above, shops below the spectators' tiered gallery may be permitted. The FSI permissible shall be 0.25.
 - c) **Garden / park / Goda park** – In addition to the main use of garden, open swimming pool & allied construction, water tank, rain water harvesting system, gardener / watchman quarter, small restaurant or food stalls to the extent of 20 sq.m. (for every 4000 sq.m. reservation area) may be permitted. Total FSI used for such constructions shall not exceed 0.04 of the garden area.
 - d) **Weekly Market** – Weekly vegetable market with open ottas, cattle market and ancillary petty convenience shops.
 - e) **Vegetable Market** – Open or covered ottas, alongwith petty convenient shops, fruit stalls may be permitted.
 - f) **Municipal Market** – Shopping, vegetable market, hawkers place, etc and departmental stores, offices, banks / community hall on upper floors.
 - g) **Auditorium/Drama Theatre**-In addition to Auditorium, Drama theatre / natyagriha, art gallery, exhibition hall, library, small restaurant to the extent of 20 sq.m. (for every 4000 sq.m. reservation area) and allied users such as guest rooms for the artists may be permitted.
 - h) **Educational amenity** – all types of educational activities along with canteen.
 - i) **Medical amenity** – Any sort of medical facilities alongwith ancillary construction such as staff quarters, chemist shop, restaurant, ATM, PCO, cyber café of not more than 20 sq.m., etc. and sleeping accommodation for guests in case of bigger hospitals of built up area not less than 2000 sq.m. may be permitted.
 - j) **Truck Terminus** – In addition to minimum 60% area for parking of trucks, ancillary office restaurant, hotel, motel, lodging facility for drivers, petrol pump, auto repair centre, auto service centre, shops for auto spare parts, shops for daily needs, ATM, PCO, primary health centre / first aid centre and provision for loading-unloading may be permitted. Moreover,



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these reservation may also be developed for bus stand, bus-MRT interchange with mall.

- k) **Bus Stand**-In addition to Bus Stand, bus-MRT interchange with mall.
- l) **Fire Brigade Station** – fire brigade station along with allied activities.
- m) **Parking** – parking, public convenience, bus-MRT interchange with mall and allied activities. However, 15% area may be utilized for other public purpose as may be decided by the Municipal Commissioner.
- n) **Sadhu gram/ Pilgrim centre** – any activity related to Kumbh mela during the period of Kumbh mela, public meeting, exhibition, sports activities, open parking, recreation, playground, open weekly bazar, other open uses.
The lands owned by registered Public trusts in sadhu gram reservation, on or before the date of publication of Development Plan under section 26, shall be entitled for development for sadhu gram.
- o) **Public Amenity** – any amenity, along with ancillary use on the lines mentioned above.
- p) **Sewage Treatment Plant** – principal use with allied activities.
- q) **Municipal Solid Waste Facility** – principal use with allied activities.
- r) **Water Works**– principal use with allied activities.
- s) **Cremation Ground/ Burial Ground** - principal use with allied activities and interchangeability among one another.
- t) **Other reservations** – other reservations may be developed for the respective purposes along with ancillary use on the line mentioned above.

Note:-

- 1) The permissible FSI for above uses shall be as that of residential zone, including premium, FSI and loading of TDR, if not specified.

14.10 ADDITIONAL USES:

The lists of uses mentioned under the various land use zoning herein above may be amended by the Municipal Commissioner from time to time, with the consent of Joint Director of Town Planning, Nashik Division, Nashik.



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PART IV
GENERAL BUILDING REQUIREMENTS –
SETBACK, MARGINAL DISTANCE, HEIGHT AND FSI

15.0 GENERAL

Following regulations for core area shall be applicable for the lands included in core area as shown on the Development Plan. For the areas outside core area in the Development Plan, regulation for non-core area shall apply. However, in Core area, if the original land holding is more than 0.40 Hect., then regulations of non-core area except FSI shall apply FSI in such cases shall be as per Regulation No. 15.1.

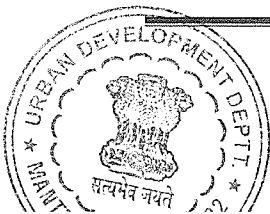
15.1 REGULATIONS FOR CORE AREA**15.1.1 Residential Buildings****(a) Floor Space Index.**

The maximum permissible basic floor space index, permissible TDR loading and additional FSI on payment of premium shall be as per the following table.

Table					
Sr.no.	Road width in meter	Basic FSI	Additional FSI on payment of premium	Maximum permissible TDR loading	Maximum building potential on plot
1	Below 9.0 meter	1.50	--	--	1.50
2	9.00 meter and upto 12.00 meter	2.00	--	--	2.00
3	12.00 meter and upto 18.00 meter	2.00	0.25	--	2.25
4	18.00 meter and upto 24.00 meter	2.00	0.25	0.25	2.50
5	24.00 meter and upto 30.00 meter	2.00	0.25	0.50	2.75
6	30.00 meter and above	2.00	0.25	0.75	3.00

(b) Setback (Road side margin/s) - The minimum front setback from the existing or proposed road/roads shall be as under:-

Sr. No.	Road width	For Purely Residential	For commercial or mixed Users
(i)	For streets more than 4.5 but upto 6.0 m. in width.	1.00 m.	2.00 m.
(ii)	For streets above 6 m.	1.50 m	2.00m.
(iii)	For streets below 12 m.	1.50 m.	2.00 m.
(iv)	For streets 12 m. and above.	1.50 m.	3.00 m.
(v)	For streets 18 m. and above.	2.00 m.	4.50 m.



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- (c) **Side & rear marginal distances** - Side & rear marginal distances for construction in a plot shall be as below

Residential Plot Area	Side	Rear
Upto 250 sq. m	0.00	0.00
Above 250 & upto 500 sq. m	1.00 m.	1.00 m.
Above 500 sq. m.	2.00 m.	2.00 m.
Special building	as per regulations of Special building	
NOTE :- For light and ventilation, provisions in Regulation No.15.11 shall apply.		

- d) For streets less than 4.5 m. in width, no setback shall be prescribed subject to condition that no lane shall be less than 4.5 m. in width clear of structural projection. For lanes less than 4.5 m. in width, a setback of 2.25 m. shall be prescribed from the center line of such lane. Streets less than 4.5 m. shall be treated as lanes only when they serve as access to the properties fronting on them.
- e) Above set back and marginal distances shall be applicable for buildings with ground + 3storey or parking + 4storey structures. For buildings having height more than this but less than 15 m., marginal distances shall be increased by 1 m. For buildings having height more than this, marginal distances shall be as per regulations of non-core area.
- f) Structural projections such as balconies, cornices, weather sheds, roof projections etc. shall be allowed in the setback distance prescribed above as per Regulation No. 15.8.
- g) Height- The height of the building shall be governed by Regulation No. 15.9.
- h) Steps may be allowed within marginal distance.
- i) Parking – parking shall be provided as per the provisions in Regulation No.20.0.

15.1.2 Public semipublic, Educational, Medical, Institutional, Mercantile, and Other Buildings

- (a) Floor Space Index - Maximum FSI permissible shall be as per table under Regulation No. 15.1.1, and subject to payment of premium as would be decided by Government from time to time.
- (b) Marginal Distance - For these buildings marginal distances shall be 3 m. on all sides.

For buildings having height more than 15 m., regulations of outside core area shall apply for front, side and rear marginal distances.

Provided that for buildings like cinema theatre, multiplex, assembly buildings, shopping malls, regulation of outside core area, except FSI, shall apply.

- 15.1.3 Pathway for access to the internal building or interior part of the building shall not be less than 3.6m. (12 ft) in width.
- 15.1.4 If the width of property is less than 3.6 m. (12 ft), the entire ground floor shall be on stilts.
- 15.1.5 Front setback (marginal distances) as prescribed by the Highway or any other rules shall be applicable if they are over and above as prescribed in these regulations.

15.2 REGULATIONS FOR OUTSIDE CORE AREA.

15.2.1 Residential Buildings

The provisions as given in Table 7 shall apply for the residential buildings, mix use building permissible in areas outside core areas and residential buildings permissible in industrial areas.



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Table No. 7
PLOT SIZE/WIDTH OF PLOT/MARGINS/HEIGHTS AND FSI BUILDINGS IN RESIDENTIAL ZONE IN NON-CORE AREA
 (having height 15.0 m. and below)

Sr. No.	Description of Road / housing pattern	Minimum Required					Remarks
		Plot Size	Width Of Plot	Set Back from road front	Side marginal distance	Rear marginal distance	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1.	National/ State Highway	450	15	6.0 m. from road line or as specified by Highway rules, whichever is more.	3.0	3.0	
2.	M.D.R./O.D.R.	450	15	6.0 m. from road line or as specified by Highway rules whichever is more	3.0	3.0	
3.	Other roads 24 m. wide and above	300	12	6.0 m.	3.0	3.0	
4.	Roads of width below 24m. wide and up to 18m.	250	12	4.5m.	3.00	3.00	
5.	Roads of width below 18m. wide and up to 15m.	250	10	4.5m.	2.25	2.25	Margins only for G + 2 or stilt + 2 structure
6.	Road of width below 15 m. and above 9 m.	150	8	3.0 m	2.25	2.25	Margins only for G + 2 or stilt + 2 structure



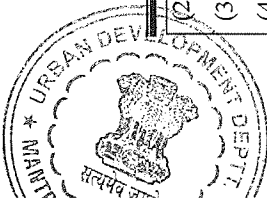
DCPR-2015 FOR NASHIK MUNICIPAL CORPORATION

Sr. No.	Description of Road / housing pattern	Minimum Required					Remarks
		Plot Size	Width Of Plot	Set Back from road front	Side marginal distance	Rear marginal distance	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
7.	Road of width upto 9 m.	100	7	3.0 m.	1.5	1.5	Margins only for G + 1 or stilt + 1 structure
8.	Row housing on roads of width 12m. and below	30 to 125	3.50	2.25 m.	0.00 (in case of corner plot, 1.5 or building line of the adjoining road whichever is more)	1.5	Margins only for G+1 or Stilt+1 structure
9.	Row housing for L.I.G. EWS/High Density Housing, Slum Up-gradation etc. by public authority	20 to 50	3.00	0.90 m. from pathway 2.25 m. from road boundary	-do-	0.90	Only G+1 or Stilt+1 structure.
10.	36 m. wide D. P. Road from Gangapur S. No. 12 to Ambad S. No. 199.	300	12	3.00 (for commercial use also)	3.00	3.00	
11.	30 m. wide D.P. road along canal in Dasak shivar.	250	10	4.5m.	2.25	2.25	Margins only for G + 2 or stilt + 2 structure

Notes :

(1) Marginal distances mentioned in above table shall be subject to distances mentioned in Regulation no. 15.6. In case of sr.no. 5 to 9, and 11, structures having higher height may be permitted subject to marginal distance mentioned in Regulation no. 15.6.





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- (2) The minimum area of plots fronting on service roads along highways, shall be with reference to the width of service road.
- (3) For semidetached buildings, side margin shall be on one side only. Plots for semidetached buildings shall be in pairs.
- (4) Row-housing plots at the junction of two roads shall be larger to maintain the setback from both roads. Not more than 12 and not less than 43 plots shall be allowed in each block of row housing. Each block shall be separated from the other by 6 m. road or 6 m. side marginal distance of the plot or space including side marginal distance of the plot.
- (5) No garage shall be permitted in a building having stilt or basement provided for parking.
- (6) Subsidiary structure such as garage (limited to one), outhouse, independent sanitary block may be permitted only in plots having area more than 250 sq.m. or more.
- (7) Construction of ottas, railings, barricades or supporting columns for canopy or porch shall not be allowed in front marginal distances. However, steps may be permitted within 1.2 m. from the building line. Also supporting columns for canopy or porch may be allowed within building line.
- (8) Ribbon development rules may be relaxed with the consent of the Highway Authority only.
- (9) In case of special building as specified in Regulation no 6.2.6.1, marginal distances shall be as per said regulations.
- (10) The plot width to depth ratio shall be 1 : 1.5 to 1 : 2.5; as far as possible in case of plotted layout development permission.
- (11) In Public Housing Schemes for E.W.S. undertaken by government or semi-government organisations, marginal distances shall be as per their respective schemes and rules.
- (12) The front setback set-out in already approved and partially developed layouts / schemes, may be retained as per said approval, so as to maintain the building line.
- (13) The pattern of development like semi-detached, row housing, etc. in already approved layout shall be as per said approved layout.
- (14) Where commencement certificate is granted prior to publication of draft development plan and the said plot is affected by new road proposed in the development plan, then front margin stand relaxed to that extent.
- (15) Rear or side marginal distances for development along nalla or water courses shall be subject to Regulation No.11.1(b),11.3 and 11.11.

15.2.2 Other Buildings : The Provision as given in Table No.8 below shall apply for different categories of other buildings in non-core area.				
Table No. 8				
Sr. No.	Type of Building	Min. road width required	Minimum marginal distances	Other Stipulations
(1)	(2)	(3)	(4)	(5)
1.	i) Hospital, Maternity Homes, Health Club, Public-Semipublic buildings not being special buildings	12 m.	Front margin as per table no. 7 remaining sides 4.5 m.	Basic FSI, Additional FSI, rate of Premium and the conditions, if any, shall be as per Regulation No. 23.1
	ii) Clinics on plot upto area 300 sq.m.	9 m.	Front margin as per table no. 7 other all sides 3.0 m.	-----
1A	i) Hospital, Maternity Homes, Health Club, Public-Semipublic buildings being special buildings	12 m.	6 m. on all sides	Basic FSI, Additional FSI, rate of Premium and the conditions, if any, shall be as per Regulation No. 23.1
2.	Educational buildings	6m.& not more than 24 m.	As per Table No.7	Basic FSI, Additional FSI, rate of Premium and the conditions, if any, shall be as per Regulation No. 23.1
	i) Pre-primary School	9m.& not more than 24 m.	6 m. on all sides	Basic FSI, Additional FSI, rate of Premium and the conditions, if any, shall be as per Regulation No. 23.1
	ii) Primary School	15 m.	--do--	Basic FSI, Additional FSI, rate of Premium and the conditions, if any, shall be as per Regulation No. 23.1
3.	Cinema Theatre/ Drama Theatre/ Assembly Hall/ Multiplex / Shopping Malls	15 m.	Front - 12 m. (only on one major road) Remaining front and/or all sides - 6 m.	-----

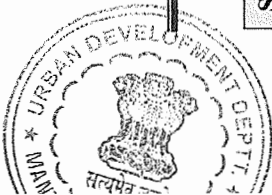


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Sr. No.	Type of Building	Min. road width required	Minimum marginal distances	Other Stipulations
(1)	(2)	(3)	(4)	(5)
4.	MangalKaryalaya like buildings	15 m.	--do--	
5.	Petrol/Fuel Filling Stations with or without service bays	12 m.	4.5 m. on all sides	<p>i) Plot should not be located within the distance of 90 m. from any junction of roads having min. width 12 m. each. In case of 'T' junction, this restriction of 90 m. shall apply on a side where perpendicular road meets the junction..</p> <p>ii) Restrictions imposed by Ribbon Development Rules, IRC, MoRTH shall apply.</p> <p>iii) Petrol filling station shall not be sited on the convex side of a road curve. In case the curve is not very sharp and cars moving out of the station are completely visible to the traffic from a distance of at least 90 m. and vice versa, a petrol station may be permitted on such a convex curve.</p>
6.	Mercantile/ Business/ hotel/ Commercial/ mix use with residential buildings.	12	Front 4.5 m. Side & rear 3.0 m.	Shops may also be allowed fronting side and rear margins.
7.	Stadium / Pavilion	12	6 m. on all sides	Covered portion shall not exceed 20% of plot area. The spectators' gallery of the stadium shall not be counted towards FSI. Shops below spectator's gallery may be permissible.

NOTE:

- In case of plots fronting on National Highway, State Highway and Major District Roads, the building line shall be as per Ribbon Development Rules as given in Table above, whichever is more.
- Side and rear marginal distances mentioned in above Table shall be subject to Regulation no. 15.6 and 15.7, whichever is more.
- Rear or side marginal distances for development along nalla or water courses shall be subject to Regulation No.11.1(b),11.3 and 11.11.
- In case of special building as specified in Regulation no. 6.2.6.1, marginal distances shall be as per said regulations.



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15.2.3 INDUSTRIAL BUILDINGS

Minimum plot area, marginal space, Permissible FSI, Additional FSI with payment of premium for industrial building shall be as per the Table No. 9 given below:-

a) Minimum plot area, marginal space, Permissible FSI-

Table No. 9						
Sr. No.	Min. road width	Plot Size in sq.m.	Basic Permissible FSI	Additional FSI on payment of premium	Min. Front Margins	Min. Side & Rear Margins
1	2	3	4	5	6	7
1	12 m.	Upto1000	1.10	0.30	4.50	3.00
2	12 m.	1001 to 5000	1.10	0.30	9.00	6.00
3	12 m.	5000 and above	1.10	0.30	12.00	9.00

Note-

- i) In case of plots fronting on National Highway, State Highway and Major District Roads, the building line / control line shall be as per Ribbon Development Rules as given in Table above, whichever is more.
- ii) Front, side and rear marginal open spaces shall be as per above Table.
- iii) Minimum and maximum height shall be 3.60 m. & 4.2 m. respectively for industrial buildings. The greater height may be permitted as per the requirement.
- iv) In addition of provisions of these regulations, regulations prescribed under Factory Act shall be applicable.
- v) **Premium** - Rate of premium for the additional FSI as mentioned in column no 5 above shall be decided by Government from time to time. The premium collected shall be shared 50:50 between State Government & Corporation respectively. The premium of the Government shall be deposited by the planning authority in a Government head account
- vi) **Buffer zone**-For construction of industrial building, buffer zone of 23 m. wide shall be left from residential or incompatible zone, wherever necessary. Such buffer zone shall be part of sizable required recreational open space. Roads and marginal distance is may also be treated as a part of Buffer Zone. However, area of such buffer zone shall be counted in gross area for computation of FSI. Where green belt is shown in development plan between residential and industrial zone, area of such green belt shall be counted in gross area for calculation of FSI. Provided also that marginal distance for a building shall not be exclusive of buffer zone. The floor height for industrial building shall be as per requirement.



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15.3 CHARGES FOR PREMIUM FSI

The premium FSI mentioned in above regulations shall be available on payment of charges to the Corporation as mentioned below at the rate of land mentioned in ASR prepared by Inspector General of Registration, Maharashtra State for the respective year.

Charges for Premium FSI	as may be decided by the Government from time to time
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The premium collected shall be shared 50:50 between State Government & Planning Authority respectively. The premium of the Government shall be deposited by the Planning Authority in a Government head account.

15.4 MAXIMUM PERMISSIBLE FSI / TDR ON A PLOT

In case of plots located outside core area, the maximum permissible FSI including basic FSI, Premium FSI, TDR admissible under these regulations taken together shall not exceed the limit given below

Sr. No.	Road width in m.	Basic FSI	Additional FSI on payment of premium	Maximum Permissible TDR loading	Maximum Building potential on plot
1	2	3	4	5	6
1	Below 9 m.	1.10	--	--	1.10
2	9 m. and up to 12 m.	1.10	0.30	0.40	1.80
3	12 m. and up to 18 m.	1.10	0.50	0.65	2.25
4	18 m. and up to 24 m.	1.10	0.50	0.90	2.50
5	24 m. and up to 30 m.	1.10	0.50	1.15	2.75
6	30 m. and above	1.10	0.50	1.40	3.00

Notes

1. For commercial use, additional 0.15 basic FSI shall be allowed, over and above maximum building potential on plot.
2. Additional FSI upto 0.20 on payment of premium shall be allowed for the redevelopment of Authorised Residential buildings on roads having width below 9 m., subject to condition that the construction/redevelopment shall be allowed only if the building is more than 30 years old.
3. Maximum permissible building potential on plot mentioned at column no. 6 shall be exclusive of FSI allowed for Inclusive Housing regulation.

Provided that, the restrictions of road width mentioned above shall not be applicable in cases where, the permissible FSI is more than the basic FSI in various schemes such as, slum rehabilitation scheme, redevelopment of dangerous buildings, cluster development for core area, redevelopment of MHADA buildings etc.

Provided further that, the maximum limits of FSI prescribed above shall be applicable to fresh permission and also to an existing building which has not been granted full occupation certificate but subject to production of stability certificate from structural engineer in respect of such existing building. However, in no case the rights of the flat owner / unit holders shall be adversely affected.



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15.5 FSI OF GREEN BELT

FSI of the green belt zone shown on the development plan may be allowed on remaining land of the owner by counting area of green belt in gross area of plot subject to condition that owner shall develop cycle track and plant trees in this area with proper planning at the rate of minimum 100 trees per hectare and should have been survived for at least one year prior to issuance of occupation certificate.

Provided that such cycle track shall be kept open for the public use.

Provided further that such FSI shall not be allowed if such green belt area is included in recreational open space to be left as per Regulation No. 13.3.6.

15.6 REQUIREMENTS OF MARGINAL DISTANCES

(a) Side or rear marginal distance in relation to the height of the building for light and ventilations:

- i) The marginal distance on all sides shall be as per Table No.7 for building height 15.0 m. and below. For height more than 15.0 m., the marginal distance on all sides except the front side of a building shall be minimum H/4 (Where H = Height of the building above ground level) subject to a minimum of 3.0 m. for residential building, 4.5 m. for commercial building and 6.0 m. for special building mentioned in Regulation No. 6.2.6.1

Provided that, such marginal distance shall be subject to maximum of 16.0 m. Such marginal distance over and above 6.0 m. in core area and 9.0 m. in non core area (on ground) may be allowed to be left on upper floor/s to achieve required marginal distance (stepped marginal distances).

Provided further that, the building height for the purposes of this regulation shall be exclusive of height of parking floors upto 6.0 m. However, this shall be applicable for calculating the height for the purposes of marginal distances only.

- (b) **Front margin** – Front margin shall be as per Regulation No.15.2.1 or as given below with reference to height of building.

i)	Height above 15 m. & upto 18 m.	6.00 m.
ii)	Height above 18 m. & upto 24 m.	6.00 m.
iii)	Height above 24 m. & upto 36 m.	7.50 m.
iv)	Height above 36 m. & upto 48 m.	9.00 m.
v)	Height above 48 m. & upto 60 m.	12.00 m.
vi)	Height above 60 m.	15.00 m.

Provided that, in case of group housing scheme where building abuts on internal road, the minimum 3.0 m. set back from internal road or distance between two buildings whichever is more shall be provided. For Development plan road or classified road or through road, passing through Group Housing Scheme, the setback as prescribed in the regulations shall be provided.

- (c) Distance between two buildings- The distance between two buildings shall be the side marginal distance required for the higher building between two adjoining buildings.

15.7 BUILDINGS ABUTTING TWO OR MORE STREETS

When a Building abuts two or more streets, the setbacks from the streets shall be such as if the building is fronting on each such street.



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15.8 PERMISSIBLE STRUCTURES / PROJECTIONS IN MARGINAL DISTANCES

15.8.1 The following projections shall be permissible in marginal distances:

- (a) Projections into marginal distances:- Every marginal distances provided either interior or exterior shall be kept free from any erection thereon and shall be open to the sky and no cornice, chajja, roof or weather shade more than 0.75 m. wide shall overhang or project over the said marginal distances so as to reduce the width to less than the minimum required. However, sloping/horizontal chajja provided over balcony/ gallery etc. may be permitted upto balcony projections at horizontal level.
- (b) A canopy not exceeding 5m. in length and 2.5 m. in width in the form of cantilever and unenclosed over the main entrance providing a minimum clear height of 2.40 m. below the beam bottom of canopy. The canopy shall not have access from upper floors (above floors), for using as sitting out place. There shall be a minimum clearance of 1.5 m. between the plot boundaries and canopy.

Provided that more than one canopy may be allowed in case of special buildings, as per requirement.

- (c) **Balcony** :- Balcony or balconies of a minimum width 1.00 m. and maximum of 2.00 m. may be permitted at any floor except ground floor, not more than 15 % of the built up area of the same floor and such balcony projection shall be subject to the following conditions
- (i) In non-core area, no balcony shall reduce the marginal open space to less than 3 m. In core area balcony may be permitted on upper floors projecting in front setbacks except over lanes having width 4.50 m. or less and in marginal distances subject to 1.0 m. clear marginal distance from the plot boundary to the external face of the balcony.
- (ii) No balcony shall be allowed on ground floor which shall reduce minimum required front setback or marginal distance.
- (iii) The width of the balcony shall be measured perpendicular to the building upto the outermost edge of balcony.
- (iv) The balcony should not be enclosed and declaration regarding this shall be submitted by the owner/developer/Architect at the time of approval of building permission and the same shall be mention in the agreement or sale deed.
- (v) Nothing shall be allowed beyond the outer edge of balcony.
- (d) A projection of maximum 30 cm. on roof top terrace level may be allowed throughout the periphery of the building. In case of pitched roof projection of maximum 45 cm. at roof top terrace level throughout periphery of the building shall be allowed.
- (e) Accessory buildings:- The following accessory buildings may be permitted in the marginal distances -
- (i) In an existing building where toilet is not provided, a single storeyed toilet subject to a maximum area of 4.0 sq. m. in the rear or side marginal distance and at a distance of 7.5 m. from the road line or the front boundary and 1.5 m. from other boundaries may be permissible. The Municipal Commissioner may reduce 1.5 m. margin in exceptional cases to avoid hardship.
- (ii) Parking lock up garage not exceeding 2.4 m. in height shall be permissible in the rear corner of the plot with independent bungalow. Parking lock up garage when attached to main building shall be 7.5 m. away from the road line and shall be of such constructions giving fire resistance of 2 hours. The area of parking lock up garage shall be taken into



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account for the calculation of FSI.

(iii) Suction tanks, soak pits, pump room, electric cabin of substation or gen-set area, electric meter room as per requirement, garbage shaft for wet and dry garbage separately with collection chamber, space required for fire hydrants, electrical and water-fittings, water tanks, dustbins, etc.

(iv) One watchman's cabin / booth not more than 5 sq. m. in built up area having min. 1.80 m. width or diameter of cabin / booth for each entrance to the campus.

Note :- When a building abuts on three or more roads then above mentioned user, except (iv), shall be permissible in front setback facing the smaller road or less important from traffic point of view.

- (f) "Ramp" for basement, in side and rear marginal distances. In case of special buildings, ramps may be allowed, subject to 6.0 m. clear marginal distance for movement of fire fighting vehicle
- (g) Staircase mid-landing of 1.2 m. width with clear minimum headway of 2.1 m. below the mid-landing. However, clear distance from edge of landing to the plot boundary shall not be less than 1.8 m. In case of special buildings, this shall be subject to 6.0 m. clear marginal distance.
- (h) Architectural projections upto 1.00 m. which will not reduce the marginal space more than 2.00 m.

15.8.2 Exclusion of structures / projections for FSI calculation

All structures, excluding following, shall be counted in FSI.

- (a) Structures/ Projections mentioned in Regulation 15.8.1 (a), (b), (c), (d), (e)(iii), (f), (g),
- (b) Stilt / Multi-storeyed floor/podium / basement used as parking.
- (c) Areas covered by (i) Lofts (ii) Service floor of height not exceeding 1.8 m. for hotels rating with three stars and above and hospitals .
- (d) Area of structure for an effluent treatment plant as required as per the requirements of the Maharashtra Pollution Control Board or other relevant authorities.
- (e) Areas covered by service ducts, stilt. Area of lifts on all floors excluding any one floor.
- (f) Rockery, well and well structures, plant, nursery, water pool, swimming pool (if uncovered), platform around a tree, fountain bench, chabutara with top and unenclosed sides, ramps, compound wall, gate slide / swing, steps outside the buildings, domestic working place (open to sky), overhead water tank on top of the building and refuge area for high rise buildings.
- (g) Area covered by new lift in an existing building with height upto 15m., in core area.
- (h) Telecommunication tower, antenna and allied activities.
- (i) Structure permissible in recreational open space in layout or group housing scheme.
- (j) Atrium in any building. Atrium may be allowed to be covered on top with transparent sheets.
- (k) Escalators as provided in Regulation No.17.4.9.2.
- (l) Staircases and fire escape staircases, Entrance lobby / lobbies, lift wells with machine rooms.
- (m) Supported double height terraces (within the building line)-

Supported double height terraces (open terraces with railing having minimum height equal to two floors) within the building line, not exceeding 20% of the built up area of the same floor.



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15.9 HEIGHT OF BUILDING –

- (a) Height of building is allowed to the extent that is required to consume the maximum building potential on plot as given in the table under regulation no. 15.4, subject to other restrictions as per these regulations, and prior approval of Chief Fire Officer, Nashik Municipal Corporation, if required under this regulation.

Provided that, for the building having height equal to or more than 24.0 m. the minimum road width shall be 12.0 m.

For the scrutiny of buildings having heights 70 m. and more, High-rise Committee shall be constituted by the Municipal Commissioner. The structure of the committee is shall be as under.

Constitution of the committee.

Sr. No.	Member	Post
1.	Divisional Commissioner	Chairman
2.	Joint Director of Town Planning, Nashik Division Nashik	Member
3.	Head of Department, Soil Mechanics, College of Engineering.	Member
4.	Head of Department, Structural Engineering, College of Engineering.	Member
5.	City Engineer, Nashik Municipal Corporation	Member
6.	Chief Fire Officer, Nashik Municipal Corporation	Member
7.	Environmental Expert, Nominated by the Government	Member
8.	Deputy Director / Assistant Director, Town planning, Nashik Municipal Corporation	Member secretary

- i) The committee shall be of advisory in nature and it will advise the Municipal Commissioner regarding the feasibility of the development proposal considering the opinion of the expert members of the committee.
- ii) In specific case, if the chairman desires, any experts from other fields may be invited for the meeting of the committee.
- iii) The non-official members shall be paid honorarium as may be decided by the Commissioner.
- iv) The Commissioner may levy additional scrutiny fees for such building proposals.
- (b) For buildings in the vicinity of aerodromes, the maximum height of such buildings shall be subject to values framed by the Civil Aviation Authorities or the development permission shall be considered only after applicant produces NOC from Air Port Authority.
- (c) In addition to (b) for Industrial Chimneys coming in the vicinity of aerodromes, it shall be of such height and character as prescribed by Civil Aviation Authorities and all Industrial Chimneys shall be of such character as prescribed by the Chief Inspector of Steam Boilers and Smoke Nuisance, and
- (d) Buildings intended for hazardous godowns storage of inflammable materials and storage of explosives shall be single storied structures only.
- (e) The above regulation for height of building shall apply to all land use zones.

Note : For the purpose of Regulation No. 15.9 (a), the width of the street may be prescribed width of the street, shown on Development Plan or width resulting from the prescription of a regular line of street under the relevant act whichever is more.



15.10 HEIGHT EXEMPTIONS -

The appurtenant structures such as roof tanks and their supports, ventilating, air-conditioning, lift rooms and similar service equipment, stair cover, chimneys and parapet walls and architectural features not exceeding 1 m. in height shall not be included in computation of height of building for marginal distance only.

15.11 INTERIOR & EXTERIOR CHOWK

15.11.1 (a) Interior chowk: Wherever habitable rooms or kitchen derives ventilation from inner chowk or interior open space, the size of such interior open space shall not be less than 3m. x 3m. upto height of 18m. and for height more than 18m., the interior open space shall not be less than H/6 m. x H/6 m. where H = height of highest wall of the chowk.

(b) Exterior chowk: The minimum width of the exterior chowk for the purpose of light and ventilation, shall not be less than 2.4 m. and depth shall not exceed 2 times the width, for buildings upto 17m. height and for height more than 17m., the exterior open space shall not be less than H/7 m. x H/7 m. where H = height of highest wall of the chowk. If the width of the exterior chowk is less than 2.4 m. it shall be treated as a notch and shall not be considered for deriving ventilation.

However, for (a) and (b) above maximum distance shall be subject to the maximum limit prescribed for distance between two buildings.

15.11.2 Where only water closet, bathroom, combined bathroom and water closet are abutting on the interior open space, the size of the interior open space shall be in line with the provision for ventilation shaft as given in Regulation No.16.13.4.

15.12 TRANSIT ORIENTED DEVELOPMENT (TOD)**15.12.1 Definitions**

(i) TOD zone:- It is the area along/around the proposed MRTS/Metro corridor as will be delineated by Nashik Municipal Corporation with approval of the State Government.

(ii) Base permissible FSI:- It is the FSI that is otherwise permissible on any land with respect to zone shown as per the sanctioned development plan and the relevant provision of the Principal DCR excluding the TDR and the premium FSI, redevelopment incentive FSI that can be received.

(iii) Gross plot area:- Gross Plot Area means total area of land after deducting area under reservation or deemed reservation like amenity space if any, area under D.P. Road and Road widening.

(iv) Principal DCPR:- Principal DCPR means these DC Regulations excluding the provisions regarding TOD zone.

15.12.2 Date of coming into force:- The date of coming into force of these regulations shall be the date on which construction work of Metro Rail /MRTS actually commences.

15.12.2.1 Maximum Permissible FSI :- The maximum permissible total FSI in TOD zone shall be 4.00 including the base permissible FSI, subject to condition that, the additional FSI over and above the base permissible FSI shall be allowed within the overall limit of maximum permissible FSI, as given in the Table below-



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Sr. No.	Road width in m.	Min .Plot Area in sqm.	Maximum Permissible FSI
1	2	3	4
1	9 m. and up to 12 m.	Below 1000	2.00
2	12 m. and up to 18 m.	1000 or above	2.50
3	18 m. and up to 24 m.	2000 or above	3.00
4	24 m. and up to 30 m.	3000 or above	3.50
5	30 m. and above	4000 or above	4.00

Explanation:-

- 1) The maximum permissible FSI as per the above Table shall be determined by satisfaction of both the criterias viz. Minimum Road width as well as plot area, simultaneously. However in case, both these criterias are not satisfied simultaneously, the maximum permissible FSI shall be the minimum of that permissible against each of these two criterias, as illustrated below ;

Illustrations: -**Utilization of FSI**

Plot Area in sqm	Road width					
	Less than 9mt.	9 m. and up to 12 m	12 m. and up to 18 m	18 m. and up to 24 m.	24 m. and up to 30 m.	30 m. and above
Below 1000	Principal DCPR	2	2	2	2	2
1000 to below 2000	Principal DCPR	2	2.5	2.5	2.5	2.5
2000 to below 3000	Principal DCPR	2	2.5	3.0	3.0	3.0
3000 to below 4000	Principal DCPR	2	2.5	3.0	3.5	3.5
4000 or above	Principal DCPR	2	2.5	3.0	3.5	4.0

- 15.12.2.2 Premium to be Paid** - Additional FSI over and above base permissible FSI of respective land use zones as per principal DCPR, may be permitted on the payment of premium equivalent as would be decided by Government from time to time.
- 15.12.2.3 Integrated Mobility Plan:-** There shall be an Integrated Mobility Plan envisaging inter-linkages between different modes of mass transport, parking management, traffic management and pedestrianisation.
- 15.12.2.4** The maximum permissible FSI as given in Table under Regulation No. 15.12.2.1 shall be calculated on the gross plot area.
- 15.12.2.5** In case of plot / plots falling partly within the TOD zone, the FSI permissible shall be as follows, provided that the total area of the plot (plot falling within TOD zone plus plot falling outside TOD zone) shall be as prescribed in the table in Regulation No. 15.12.2.1 :-
- (i) Where 50% or more area of such plot / plots falls within TOD zone, these regulations including FSI shall apply to the total area of such plot / plots.
- (ii) Where less than 50% area of such plot / plots falls within TOD zone, these regulations



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including FSI shall be applicable to the part of plot / plots falling within TOD zone, whereas for the part of plot / plots falling outside TOD zone, these regulations except provisions regarding FSI shall be applicable. The FSI permissible for the part falling outside TOD zone shall be as per Principal Development Control Regulations.

15.12.2.6 Notwithstanding anything contained in any other provision of this DCPR the Parking, Double height terraces up to 20% and 15% balconies not enclosed, Stair cases, Lift wells with machine rooms, Refuge areas, Voids, Service Floor & Entrance lobbies of the building in TOD zone shall be free of FSI.

15.12.2.7 Notwithstanding anything contained in any other provisions of these regulations, TDR shall not be allowed to be received on the plots within TOD zone, irrespective of its location in congested area / non congested area as per the Development Plan of Nashik.

15.12.3 Tenement Size

For any development or redevelopment within TOD zone, size of tenement shall be minimum 25 sq. m. and maximum 120 sq. m. of built-up area and out of total proposed tenements, the tenements equivalent to at least 50% of total FSI shall be of a size equal to or less than 60 sq. m. These tenements shall not be allowed to be clubbed/amalgamated in any case.

15.12.4 Permissible mixed use in TOD zone:

Mixed use in the form of residential and commercial may be permissible on the residential plot in TOD zone fronting on the road width of 12 m. and above. And mix use on plot / plots in commercial zone in Nashik Municipal Corporation shall be permissible as per the principal DCPR and the maximum permissible FSI under these regulations shall be allowed on the payment of premium.

15.12.5 Other provisions regarding marginal open spaces shall be governed by the proposed height of structure, as given in the Regulation No. 15.12.6 below and should conform to the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 (Maharashtra Act no. III of 2007) as amended from time to time. No building permission shall be issued without NOC of the Fire Officer. Other regulations regarding room sizes, apertures for light and ventilation shall be as per the principal DCPR in force.

15.12.6 Marginal Spaces

Sr. No.	Building Height	Side and Rear Margins	Remark
a	15.0 m. and below	H/2-4	Minimum 3.0 m. for Residential minimum 4.5 m. for Commercial and Minimum 6.0 m. for Special Buildings.
b	Above 15.0 m. and upto 18.0 m.	H/4	Minimum 6.0 m. for all Buildings.
c	18.0 m. and above	H/5 subject to Maximum 12.0 m.	Minimum 6.0 m.

Note- However if Developer / Owner provide more than 12.00 m. side and rear margins, it shall be permissible.

12.12.6.1 No projections shall be allowed in marginal spaces so that minimum 6 m. marginal spaces remain free from all encumbrances for the movement of fire tenders. In case if ramp is necessary from accessibility, such ramp may be allowed after living 6 m. clear margin,

15.12.6.2 For calculation of marginal distances the height of the parking floors (Maximum two floors above the Ground Level) shall not be taken in account, However height of such parking floors will be counted towards the total height of the building for deciding the building as high rise building



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and for civil Aviation purpose.

15.12.6.3 Car lift / mechanical parking shall be permissible, as per Principal DCPR as amended from time to time.

15.12.7 Parking

Parking in the TOD zone shall be provided as per the table given below.

Sr. No.	Occupancy	One parking space for every	Transit Oriented Development Influence Zone		
			Car	Scooter / Motorcycle	Cycle
1	Residential	For 4 units having carpet area From 25 and upto 40 sq. m.	0	1	2
		For 2 units above 40 and upto 60 sq. m.	1	1	2
		For every unit above 60 and upto 80 sq.m.	1	2	2
		For every unit above 80 sq.m.	1	1	1
2	Govt. & Semi Govt. Private business buildings	100 sq. m. carpet area or fraction thereof	1	2	2

Note: i) Parking spaces for differently – abled persons shall be provided as per Indian Road Congress Code No. IRC 103:2012 in each new construction / development / re-development in the TOD zone.

ii) No on street parking shall be permissible, unless specifically allowed in the integrated mobility plan report.

15.12.7.1 Incentive for providing Public Parking in the area falling within the radius of 200 m. from the Metro/MRTS Station.

If the owner / developer of the plot falling within the radius of 200 m. from the Metro Station/MRTS, is willing to provide Public Parking space over and above the parking spaces required as per the table given in Regulation No.15.12.7 of these regulations, the same shall be allowed and in that case the premium to be paid by such developer / owner as per Regulation No.15.12.2.2 shall be reduced by the amount equal to the premium worked out for 25% of the area earmarked for such additional Public Parking space, subject to following conditions:-

- Such parking area shall be in the built-up form and shall be handed over to Planning Authority free of cost before granting the Occupation Certificate to the project. The Planning Authority should enter into an agreement with owner / developer for such parking space at the time of granting Commencement Certificate to the project. Such Public Parking area shall be clearly shown on the proposed building plan / layout and a condition to above effect shall be incorporated in the Commencement Certificate.
- The parking area shall have independent access from major road adjacent to the plot and with proper entry and exits.
- The parking area to be made available at individual site shall be at minimum 100 sq. m. at one



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place either at Ground floor / Stilt floor or first floor.

- d) The maximum parking area that can be provided shall be decided by the Commissioner, Nashik Municipal Corporation, as the case may be, on considering the location of such site and the parking requirement.
- e) A board showing the location of such public parking space should be displayed at suitable places by the Planning Authority.
- f) Area covered under such parking shall not be counted towards FSI consumption.
- g) Concerned land owner / developer / society / public company shall not be allowed to operate the public parking.
- h) The proposed development shall be further subject to such conditions as may be decided by the Municipal Commissioner.

15.12.8 In case of metro rail, development or redevelopment, proposed by the Authority / individual applicant / any other Planning Authority, from the edge of the Metro Rail, within 20 m. distance from the Metro Rail, on its either side, the concerned Planning Authority i.e. Nashik Municipal Corporation before granting such permission for development / redevelopment shall seek prior NOC from the concerned Metro Railway Authority as required under the Metro Railways (Construction of Works) Act, 1978 from the point of view of safety of the Metro Railway and such other related matters.

15.12.9 In case of any conflict between these Regulations and any other Regulation/s of the DCR, these Regulations shall prevail for the TOD zone.

15.12.10 No Compound wall / fencing shall be permissible on the boundary of plot fronting on road and 50% front marginal distance (subject to minimum of 3.0 m.) shall be kept accessible and to be used as foot paths, for pedestrians. However, it shall be permissible for the applicant to construct / erect fencing, on the boundary, after leaving the space for pedestrians as specified above.

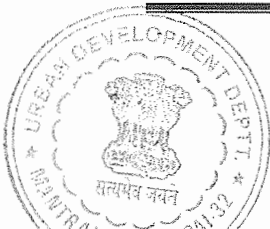
However for the plots situated on 9mt. and 12mt. wide Roads having 100% residential use therefore above rule shall not be made applicable.

15.12.10.1 Large wholesale stores, car dealer showrooms, warehouses/storages, auto service centers, Garages etc. shall not be permissible in TOD zone.

15.12.10.2 Provision of Inclusive housing shall not be applicable in TOD zone.

15.12.10.3 For Gunthewari development regularized under the provisions of Maharashtra Gunthewari Development Act, 2001 and falling in TOD zone, seeking provisions for redevelopment, these regulations shall apply.

15.12.10.4 The width of passage shall be minimum 1.5 m. for residential use & 2.0 m. for commercial use.



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PART V
REQUIREMENTS OF PARTS OF BUILDINGS

16.0 Requirements for the various parts of the building shall be as given below

16.1 Plinth

16.1.1 Main Building: The plinth or any part of a building or out house shall be so located with respect to surrounding ground level that adequate drainage of the site is assured but height shall not be less than 0.45 m. above the surrounding ground level. In areas subject to flooding, the height of the plinth shall be at least 0.45 m. above the high flood level. In case of special housing scheme undertaken by public agencies for LIG /EWS, the minimum height shall not be less than 0.30 m.

16.1.2 Interior Courtyards: Every interior Courtyard shall be raised at least 0.15 m. above the surrounding ground level and shall be satisfactorily drained.

16.2 Habitable Rooms

16.2.1 Size - A habitable room shall have a carpet area of minimum, 7.20 sq.m. except those in the hostels attached to recognised educational institutions, the minimum size of a habitable room for the residence of a single person shall be 5.76 sq. m; the minimum width of a habitable room shall be 2.4 m. Where there is more than one room, one shall be not less than 7.20 sq. m., and other 5.76 sq. m. Where enclosed balcony area is to be counted in minimum dimensions required for a room, then such enclosed width shall not be more than 1/3 of the dimension of that room.

16.2.1.1 The size of the room in a single room tenement shall not be less than 10.5 sq. m. with a minimum width of 2.4 m.

16.2.2 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 (bottom of slab). The minimum clear head room under beam shall be 2.4 m. In case of centrally air conditioned building, height of the habitable room shall not be less than 2.4 m, measured from the surface of the floor to the underside of the slab or to the underside of the false ceiling.

16.2.2.1 In the case of pitched roof, the average height shall not be less than 2.75 m. and the minimum height at eaves level shall not be less than 2.1 m.

16.2.2.2 However, the maximum room height shall be 4.75m. in case of all buildings excepting Residential Hotels of the category of 3 starred and above, Assembly, Institutional, Educational, Industrial, Hazardous and Storage occupancies, and in case of portions common to two floors of duplex flats. For such buildings height of room shall be as per requirement. Duplex flats shall mean a residential flat divided on two floors with an internal staircase connecting the two floors.

16.2.2.3 Height of room for Information Technology Establishment (I. T. E.) for any telematics equipment storage erection facility can have a height as required for effective functioning of that system.

16.3 Kitchen

16.3.1 Kitchen size - The area of the kitchen shall not be less than 3.3 sq. m. with a minimum width of 1.5 m.

16.3.1.1 In the case of single room tenement as given in Regulation no. 16.2.1.1, no provision for kitchen is necessary. Where alcoves (a cooking space having direct access from the main room without any inter communicating door) are provided, the size shall not be less than 2.4 sq. m. with a minimum



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width of 1.2 m.

16.3.2 Height: The room height of a kitchen measured from the surface of the floor to the lowest point in the ceiling (bottom of slab) shall not be less than 2.75 m., subject to provisions of Regulation No.16.2.2.1.

16.3.3 Other Requirement: Every room to be used as kitchen shall have-

- (a) Means for the washing of kitchen utensils which shall lead directly or through a sink to grated and trapped connection to the waste pipe;
- (b) Impermeable floor.
- (c) Window of not less than 1.0 sq. m. area, opening directly on to an interior or exterior open space, but not into a ventilation shaft.

16.4 Bath Rooms, Water Closets, Combined bath room and water closet

16.4.1 Size - The minimum size shall be as under-

- (a) Independent Bathroom 1.00 x 1.20 m.
- (b) Independent Water closet 0.9 m. x 1 .10 m.
- (c) Combined bath room and water closet. 1.80 sq. m. with minimum width of 1.00 m.

16.4.2 Height:- 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 be not less than 2.1 m.

16.4.3 Other Requirements - Every bathroom or water closet shall -

- (a) be so situated that at least one of its wall shall open to external air with the size of opening (windows, ventilators, louvers) not less than 0.3 sq. m. in area and side not less than 0.3 m. (See Regulation No. 16.13.3)
- (b) have the platform or seat made of water tight non-absorbent material,
- (c) be enclosed by walls or partitions and the surface of every such wall or partitions shall be finished with a smooth impervious material to a height of not less than 1 m. above the floor of such a room; and
- (d) be provided with an impervious floor covering, sloping towards the drain with a suitable grade and not towards verandah or any other room.

16.4.4 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. Every room containing water closet shall have a door completely closing the entrance to it.

16.5 Loft

The maximum depth of a loft shall be 1.5 m. and the loft may be provided, over residential kitchens, habitable rooms, bath rooms, corridors and over shop floor, built up to an area 25 per cent over kitchens and full space of bath rooms, water closets and corridors. In the shops loft over an area upto 33% of the carpet area may be provided. However, loft will not be allowed where mezzanine floor is provided.

16.5.1 The clear head room under loft shall not be less than 2.1 m.

16.5.2 Loft in commercial areas and industrial buildings shall be located 2 m. away from the entrance.



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16.6 Mezzanine floor

16.6.1 Size: The aggregate area of the mezzanine floor shall not exceed 50 % of the built up area of that floor. The minimum size of a mezzanine floor if it is used as a habitable room shall not be less than 9.00 sq.m.

Note :- Mezzanine floor area shall be counted towards F. S. I.

16.6.2 Height -The minimum height of a mezzanine floor shall be 2.2 m. The headroom under mezzanine room shall not be less than 2.10 m.

16.6.3 Other Requirements: A mezzanine floor may be permitted in a room, provided that it conforms to the standards of habitable rooms as regards lighting and ventilation.

16.7 Store Room :-

16.7.1 Size :- The floor area of a store room in a residential building where light ventilation and height are provided at standards lower than as required for living room shall not be more than 3 sq. m. One or more store rooms may be allowed considering size of flat.

Prayer/pooja room may be allowed in same manner.

16.7.2 Height- The height of a store room shall not be less than 2.10 m.

16.8 Garage

16.8.1 Size:- The size of a garage in individual residential building shall be not less than 2.5 m. X 5 m. and not more than 3 m. X 6 m. The area of parking lock up garage shall be included in FSI calculations.

16.8.2 Height:-The maximum head room in a garage shall be 2.4 m.

16.8.3 The plinth of garage located at ground level shall not be less than 15 cm. above the surrounding ground level.

16.8.4 The garage shall be setback behind the building line for the street / road on to which the plot abut, and shall not be located affecting the access ways to the building.

16.8.5 Corner Site: When the site fronts on two streets, the location of a garage (in a corner plot) (if provided within the marginal distances) shall be on diagonally opposite the point of intersections.

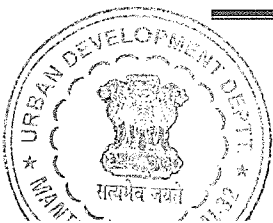
16.9 Roofs

16.9.1 The roof of a building shall be so constructed or framed as to permit effective drainage of the rain water there from 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 or foundations of the building or those of an adjacent building.

16.9.2 The Municipal Commissioner may require rain water pipes to be connected to a storm water drain through a covered channel formed beneath the public footpath or in any other approved manner, if not used for rain water harvesting

16.9.3 Rainwater pipes shall be affixed to the outside of the walls of the building or in such other manner as may be approved by the Municipal Commissioner.

16.9.4 Top Terrace of a building shall not be sub-divided and it shall have only common access. However,



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intermediate terraces may be allowed to be attached with flat and shall not be counted in balcony area. In no case, such area shall be allowed to be enclosed.

16.10 Basement

16.10.1 Basement shall generally be constructed within the prescribed setbacks and prescribed building line in one or two level and may be put to only following uses:

Following user shall be permissible free of FSI.

- (i) Air conditioning equipment and other machines used for services and utilities of the building;
- (ii) Parking spaces,
- (iii) DG set room, meter room and electric sub-station, effluent treatment plant, suction tank, pump room.

Following user shall be permissible and counted in FSI.

- (i) Storage incidental to principle use
- (ii) Bank locker, strong room, safe deposit vault, radio/laser therapy unit and mortuary.

Provided that if the basement is constructed below ground level and only for parking, then such basement can be extended in side and rear margins upto 3 m. form the plot boundary.

16.10.2 The basement shall not be used for any other user than mentioned above.

16.10.3 Multilevel basements may be permitted if the basement is used for parking. The ramps of minimum 3.0 m. width for entry and exit of vehicle separately shall be provided. In case of bona-fide hardship, the Municipal Commissioner may allow only one ramp with not less than 6.0 m. in width.

16.10.4 If the basement is proposed to be constructed below podium then marginal distances shall be as that of podium.

16.10.5 The basement shall have the following requirements -

- (a) Every basement shall be in every part at least 2.4 m. in height from the floor to the soffit of beam.
- (b) Adequate ventilation shall be provided for the basement with a ventilation area not less than 2.5% of the area of the basement. Any deficiency may be met by providing additional adequate mechanical ventilation in the form of blowers, exhaust fans, air conditioning systems etc.
- (c) The minimum height of the ceiling of any basement shall ordinarily be 0.9 m. and maximum of 1.2 m. above the average surrounding ground level. However it does not apply to the mechanically ventilated basements. In such cases, basement may also be allowed flushing to the average ground level
- (d) Adequate arrangement shall be made such that surface drainage does not enter the basement.
- (e) The walls and floor of the basement shall be water-tight and be so designed that the effect of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given; and
- (f) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous in case of building 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 [see Regulation No. 17.4.3 (m)] Open ramps shall be permitted if



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they are constructed within the building line subject to the provision of (d).

16.11 Podium

Podium for parking of the vehicle may be permitted with following requirements / conditions

- i) Height of podium shall be at least 2.4 m. from the floor to the soffit of beam.
- ii) Podium shall not be provided in front setback space.
- iii) Minimum 6.0 m. distance shall be observed between plot boundary and podium subject to requirements of Fire Brigade Authority.
- iv) Podium shall only be used for parking and it shall be designed to take load of fire engine.
- v) Podium shall be permissible for plots having 2000sq.m. and above and may be in multilevel. However in core area the same shall be minimum 1000sq.m.
- vi) Podium shall be permissible for joining two or more buildings or wings of buildings.

16.12 Lighting and Ventilation of Rooms

16.12.1 The minimum aggregate area of opening of habitable rooms and kitchens excluding doors shall be not less than $1/10^{\text{th}}$ of floor area.

16.12.2 No portion of a room shall be assumed to be lighted if it is more than 7.5 m. from the opening assumed for lighting / ventilation of the portion, provided additional depth of any room beyond 7.5 m. may be permitted subject to provision of proportionate increase in the opening.

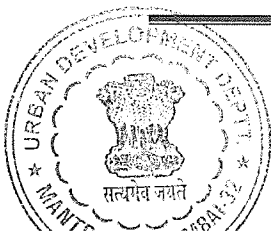
16.12.3 Where the lighting and ventilation requirements are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per latest version of Part VIII - Building Services Section, Lighting and Ventilation of National Building Code of India published by the Bureau of Indian Standards. In the case of special types of buildings requiring artificial lighting and air-conditioning for special types of manufacturing or other process the requirements about natural day lighting and ventilation may be relaxed.

16.12.4. Ventilation Shaft:-

For ventilating the space for water closets and bath room or staircase if not opening on the exterior side of a building, open on the ventilation shaft, the size of which shall not be less than the values given below in Table No.10:

Table No.10		
Height of building in m.	Size of ventilation in sq. m	Minimum width of shaft in m.
Up to 10	1.2	0.90
Up to 12	3.0	1.50
Up to 18	4.5	1.80
Up to 24	5.4	1.80
Up to 30	8.0	2.40
Above 30	9.0	3.00

16.12.5 In residential lodging hotels where attached toilets are provided with mechanical ventilation system installed as per Regulation No. 16.12.3., the size of ventilation shaft stand relaxed



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16.13 Parapet

Parapet walls and handrails provided on the edges of roof terraces, balcony etc. shall not be less than 1.05 m. and not more than 1.20 m. in height. For elevational treatment, height may be allowed upto 2.4m.

16.14 Wells

Wells intended for supply of water for human consumption or domestic purposes may be permitted at suitable place.

16.14.1 Requirements: The well shall:

- (a) have minimum internal diameter of not less than 1 m.;
- (b) be constructed to a height not less than 1 m. above the surrounding ground level to form a parapet or curb and to prevent surface water from following into a well, and shall be surrounded with a paving constructed of impervious material which shall extend for a distance of not less than 1.8 m. in every direction from the parapet or the curb forming the well head and the upper surface for such paving shall be sloped away from a well;
- (c) be a sound and permanent construction (PUCCA) throughout;
- (d) the interior surface of the lining or walls of the well shall be rendered impervious for depth of not less than 1.8 m. measured from the level of the ground immediately adjoining the well-head.

16.15 Septic Tanks

Where a septic tank is used for sewage disposal, the location, design and construction of the septic tank shall conform to requirements of Regulation No.16.15.1 and 16.15.2.

16.15.1 Location of Septic Tanks and Subsurface Absorption System:- A subsoil dispersion system shall not be closer than 12.00 m. of any source of drinking water, so as to avoid the possibility of bacterial pollution of water supply.

16.15.2 Requirements:

- (a) Dimensions of Septic Tanks: Septic tanks shall have minimum width of 75 cm., minimum depth of 1 m. below the water level and a minimum liquid capacity of 1 cu.m. Length of tanks shall be 2 to 4 times the width.
- (b) Septic tanks may be constructed of brick work, stone masonry, concrete or other suitable materials.
- (c) Under no circumstances should effluent from a septic tank be allowed into an open channel drain or body of water without adequate treatment.
- (d) Minimum nominal diameter of pipe shall be 100 mm. further, at junctions of pipes in manholes; direction of flow from a branch connection should not make an angle exceeding 45 degree with the direction of flow in the main pipe.
- (e) The gradients of land drains under drainage as well as the bottom of dispersion trenches and soak way should be between 1:300 and 1:400.
- (f) Every septic tank shall be provided with ventilating pipe of at least 50 mm diameter. The top of the pipe shall be provided with a suitable cage of mosquito proof wire mesh.

The ventilating pipe shall extend to a height, which would cause no smell nuisance to any building in the area. Generally, the ventilating pipe may extend to a height of about 2 m.



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when the septic tank is at least 15 m. away from the nearest building and to a height of 2 m. above the top of the building when it is located closer than 15 m.

- (g) When the disposal of septic tank effluent is to seepage pit, the seepage pit may be of any suitable shape with the least cross sectional dimension of 90 cm. and not less than 100 cm. in depth below the invert level of the inlet pipe. The pit may be lined with stone, brick or concrete blocks with dry open joints which should be backed with at least 7.5 cm. of clean coarse aggregate. The lining above the inlet level should be finished with mortar. In the case of pits of large dimensions, the top portion may be narrowed to reduce the size of the RCC cover slabs. Where no lining is used, especially near trees, the entire pit should be filled with loose stones. A masonry ring may be constructed at the top of pit to prevent damage by flooding of the pit by surface run off. The inlet pipe may be taken down to a depth of 90 cm. from the top as an anti-mosquito measure.
- (h) When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm. deep and 30 to 100 cm. wide excavated to a slight gradient and shall be provided with 15 to 25 cm. of washed gravel or crushed stones. Open jointed pipes placed inside the trench shall be made of unglazed earthenware clay or concrete and shall have minimum internal diameter of 75 to 100 mm. Each dispersion trench should not be longer than 30 m. and trenches should not be placed closer than 1.8 m.

16.15.3 Septic Tank Requirements:- Requirements specified by State and Central Government, Public Health Institutes such as NEERI, for modern methods of disposal, may also be permissible.

16.16 Boundary Wall

The requirements of the boundary wall are given below:

- (a) Except with the special permission of the Municipal Commissioner the maximum height of the compound wall shall be 1.5 m. above the center line of the front street. Compound wall upto 2:4 m. height may be permitted if the top 0.9m. is of open type construction (railings).
- (b) In case of corner plot the height of boundary wall shall be restricted to 0.75 m. for a length equal to fanning of the road on the front and side of the intersections and balance height of 0.75 m. if required in accordance with (a) may be made of open construction (railings),
- (c) However, the provisions of (a) and (b) are not applicable to boundary wall of jails. In industrial buildings, electric sub stations, transformer stations institutional buildings like sanatoria, hospitals, industrial buildings like workshops, factories and educational buildings like schools, colleges, including the hostels, and other uses of public utility undertakings. Height upto 2.4 m. to boundary walls of these types of building may be permitted by the Municipal Commissioner.
- (d) The compound gate should open entirely inside the property and shall not open on any access/pathway/ road/street.

16.17 Office-cum-Letter Box Room

In the case of multi-storeyed multi-family dwelling apartments constructed by existing or proposed Cooperative Housing Societies or Apartment Owners Associations, Limited Companies and proposed societies, an office-cum-letter box room of appropriate size as per requirement shall be provided on the ground floor.

16.18 Meter Rooms

Meter room size shall be as per requirement of M.S.E.D.C.L. or as per number of tenements/units.



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- 16.18.1** The spaces for provision of transformers shall be provided as given in Regulation no.13.6 or as per the requirements of M.S.E.D.C.L.

16.19 Chimneys

- 16.19.1** Chimneys, where provided shall conform the requirements of IS 145-1960 of latest version.
- 16.19.2** Notwithstanding the provisions of Regulation No. 16.19.1, the Chimneys shall be built at least 0.9m. above parapet wall. In the case of sloping roofs, the chimney top shall not be less than, 0:6 m. above the ridge of the roof in which the chimney penetrates.

17.0 EXIT REQUIREMENTS

- 17.1** General-The following general requirements shall apply to exits.

- (a) Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of occupants in case of fire or other emergency;
- (b) In every building, exits shall comply with the minimum requirements of this part, except those not accessible for general public use;
- (c) All exits shall be free of obstructions;
- (d) No building shall be altered to reduce the number, width or protection of exits to less than that required;
- (e) Exits shall be clearly visible and the routes to reach the exits shall be clearly marked and sign posted to guide the occupants to the floor concerned;
- (f) All exit ways shall be properly illuminated;
- (g) Fire-fighting equipment where provided along exits shall be suitably located and clearly marked but must not obstruct the exit way and yet there should be clear indication about its location from either side of the exit way;
- (h) Alarm devices shall be installed for buildings above 15m. in height, to insure prompt evacuation of the occupants concerned through the exits;
- (i) All exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to a street and;
- (j) Exits shall be so arranged that they shall be reached without passing through another occupied unit.

17.2 Types of exits -

Exits shall be either of horizontal or vertical type. An exit may be doorway, corridor, and passageways to an internal staircase or external staircase, ramps or to a verandah and/or terraces which have access to the street or to roof of a building. An exit may also include a horizontal exit leading to an adjoining building at the same level. Lifts and escalators shall not be considered as exits.

17.3 Number and Size of Exits

The requisite number and size of various exits shall be provided, based on number of occupants in each room and floor based on the occupant load, capacity of exits; travel distance and height of building as per provisions of Regulation No. 17.3.1. to 17.3.5.



17.3.1 The buildings specified in Regulation No.17.4.4 shall have two staircases out of which one shall be fire escape staircase. This shall be subject to the provisions mentioned in the said regulations.

17.3.2 Arrangement of Exits

Exits shall be so located so that the travel distance on the floor shall not exceed as given below:

Type of Building	Travel Distance
1) Residential, Educational, Institutional and Hazardous occupancies	22.5 m.
2) Assembly, Business, Mercantile, Industrial and Storage occupancies	30.0 m.

Wherever more than one exit is required for a floor of a building, they shall be placed as remote from each other as possible. All the exits shall be accessible from the entire floor area at all floor levels

17.3.3 Occupant Load -

For determining the exits required the number of persons within any floor area or the occupant load shall be based on the actual number of occupants but in no case, less than that specified in **Table 11** below.

Table No -11 Occupant Load		
Sr. No.	Group of Occupancy	Occupant Load Gross Area*in sq. m. per person
(1)	(2)	(3)
1	Residential	12.5
2	Educational	04.00
3	Institutional	15 (see Note-1)
4	Assembly	
	(a) with fixed or loose seats and dance floors	0.6 (see Note-2)
	(b) without seating facilities including dining rooms	1.5 (see Note-2)
5	Mercantile	
	(a) Street floor and sales basement	3
	(b) Upper sale floors	6
6	Business and industrial	10
7	Storage	30
8	Hazardous	10

* The gross area shall mean plinth area or covered area

Note 1 - Occupant load in dormitory portions of homes for the aged, orphanages, insane asylums, etc. where sleeping accommodation is provided shall be calculated @ not less than 7.5 sq. m. gross area/ person.

Note 2 - The gross area shall include, in addition to the main assembly room or space, any occupied connecting room or space in the same storey or in the storeys above or below where



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entrance is common to such rooms and spaces and they are available for use by the occupants of the assembly space. No deductions shall be made in the gross area for corridors, closets or other sub-divisions. The area shall include all space serving the particular assembly occupancy.

17.3.4 Capacity of Exits -

The capacity of exits (doors and stairways) indicating the number of persons that could be safely evacuated through a unit exit width of 50 cm. shall be as given in Table -12.

Table No -12 Occupants per Unit Exit Width				
Sr. No.	Group or Occupancy	Number of Occupants		
		Stairways	Ramps	Doors
1	Residential	25	50	75
2	Educational	25	50	75
3	Institutional	25	50	75
4	Assembly	40	50	60
5	Business	50	60	75
6	Mercantile	50	60	75
7	Industrial	50	60	75
8	Storage	50	60	75
9	Hazardous	25	30	40

17.3.5 Width of Stairways-

The following minimum width provisions shall be made for stairways;

- i) For Individual House & Row housing with G+2 storeys – minimum 0.75m.
- ii) For Housing scheme in Regulation No. 23.15– minimum 1.00m.
- iii) Other types –for building mentioned below, minimum width shall be as follows

Type of Building	Built-up area on floor served by single staircase	
	upto 500 sq. m.	More than 500 sq. m.
Multistoried Residential Buildings	1.20 m.	1.50 m
Residential Hotel Buildings	1.50 m.	1.80 m
Assembly buildings like auditoria, theatres, Cinemas etc., mangal karyalaya, marriage halls.	1.80 m.	2.00 m.
Institutional Buildings like hospitals & Educational	2.00 m.	2.30 m.
All other public buildings including commercial buildings.	1.50 m.	1.80 m.

17.4 Other Requirements of Individual Exits- The detailed requirements of individual exits are given in Regulation No. 17.4.1 to 17.4.6.

17.4.1 Doorways:

- (a) Every exit doorway shall open into an enclosed stairway, a horizontal exit or a corridor or



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passage way providing continuous and protected means of egress

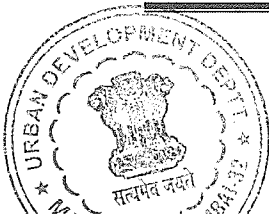
- (b) No exit doorway shall be less than 90 cm. in width in case of residential and 100 cm. in width in case of other buildings. Doorways shall be not less than 200 cm. in height. Doorways for bathrooms, water closet, stores etc. shall be not less than 75 cm. wide.
- (c) Exit doorways shall open outwards, that is away from the room but shall not obstruct the travel along any exit. No door, when open, shall reduce the required width of stairway or landing to less than 90 cm.
- (d) Exit door shall not open immediately upon a flight of stairs, a landing equal to at least the width of the door shall be provided in the stairway at each doorway. Level of landing shall be the same as that of the floor which it serves.

17.4.2 Revolving Doors :

Revolving doors shall not be used as required exits except in residential, business and mercantile occupancies, but shall not constitute more than half the total required door width;

17.4.3 Stairways:

- a) Interior stair shall be constructed of non-combustible materials throughout;
- b) Interior staircase shall be constructed as a self-contained unit with at least one side adjacent to an external wall and shall be completely enclosed;
- c) A staircase shall not be arranged around a lift shaft unless the latter is entirely enclosed by a material of required fire- resistance rating. For buildings more than 15m. in height, the staircase location shall be to the satisfaction of Fire Officer, Fire Brigade Authority, wherever necessary.
- d) Hollow combustible construction shall not be permitted.
- e) The minimum width of an internal staircase shall be as per the provisions of Regulation No. 17.3.5.
- f) The minimum width of treads without nosing shall be 25 cm. for an internal staircase for residential buildings. In the case of other buildings, the minimum treads shall be 30 cm. The treads shall be constructed and maintained in a manner to prevent slipping.
- g) The maximum height of riser shall be 20 cm. in the case of residential buildings and 15 cm. in the case of other buildings. They shall be limited to 12 per flight. For low income housing scheme in narrow plots, the riser may be provided in one flight.
- h) Handrails shall be provided with a minimum height of 90 cm. from the tread,
- i) The minimum unobstructed headroom in a passage under the landing of a staircase and under the staircase shall be 2.2 m.
- j) No living space, store or other fire risk spaces shall open directly into the external staircase or staircases.
- k) External exit door of staircase enclosure at ground level shall open directly to the open spaces or can be reached without passing through a large lobby.
- l) In the case of assembly, institutional, residential hotels, industrial and hazardous occupancies, the exit sign with arrow indicating the way to the escape route shall be provided on the wall / floor and shall be illuminated by electric light connected to corridor circuits. All exit way marking signs should be flush with the wall and so designed that no mechanical damage shall occur to them due to moving of furniture or other heavy equipments. Further all landings of



floor shall have floor indication boards indicating the floor number. The floor indication board shall be placed on the wall immediately facing the flight of stairs and nearest to the landing. It shall be of appropriate size.

- m) In case of single staircase it shall terminate at the ground floor level and the access to the basement shall be by a separate staircase. Wherever the building is served by more than one staircase, one of the staircases may lead to basement levels, provided the same is separated at ground level by either a ventilated lobby or cut-off screen wall without opening, having a fire resistance of not less than 2 hours with discharge point at two different ends or through enclosures. It shall also be cut off from the basement areas at various basement levels by a protected and ventilated lobby / lobbies. The staircase shall be lighted and ventilated and the minimum size of openings on walls abutting to open spaces shall be 0.3 sq. m. per landing.

17.4.4. Fire escape or external stairs –

Fire escape staircase shall be provided in case of following buildings.

- 1) Residential buildings having height more than 24 m. and less than 70m., additional fire escape staircase shall be necessary.
Provided that, it will not be necessary if built-up area on any floor does not exceed 500 sq. m.
- 2) Building having height 70 m. or more shall be provided with additional fire escape staircase, having width not less than 2.00 m. irrespective of the built up area on the floor.
- 3) For buildings above 15m. in height specified in Regulation No. 6.2.6.1 but excluding 17.4.4.(1) and 17.4.4.(2) above, fire escape staircase shall be provided.

This shall be subject to following -

- (a) Fire escape shall not be taken into account in calculating the evacuation time of building;
- (b) All fire escapes shall be directly connected to the ground;
- (c) Entrance to fire escape shall be separate and remote from the internal staircase;
- (d) The route to fire escape shall be free of obstructions at all times, except a doorway leading to the fire escape; which shall have the required fire resistance;
- (e) Fire escape shall be constructed of non-combustible materials;
- (f) Fire escape stairs shall have straight flights not less than 75 cm. wide with 25 cm. treads and risers not more than 20 cm. The number of risers shall be limited to 16 per flight.
- (g) Handrail shall be of height not less than 90 cm.
- (h) Fire escape staircase shall be connected to other staircases through common passage at every floor.
- (i) Unprotected steel frame staircase will not be accepted as means of escape. However, steel staircase in an enclosed fire rated compartment of 2 h. will be accepted as means of access.

17.4.5 Spiral stairs (fire escape) -

The use of spiral staircase shall be limited to low occupant load and to a building of height 9 m. unless they are connected to platforms, such as balconies and terraces to allow escapee to pause.

A spiral fire escape shall not be less than 150 cm. in diameter and shall be designed to give adequate headroom.



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17.4.6 Ramps:

- (1) Ramps for pedestrians.-
 - (a) Ramps with a slope of not more than 1 in 10 may be substituted for and shall comply with all the applicable requirements of required stairways as to enclosure capacity and limiting dimensions. Ramps shall be surfaced with approved non-slipping material;
 - (b) The minimum width of the ramps in hospitals on a plot area upto 2000 sq. m. shall be 1.50m. and on a plot above 2000 sq. m. shall be 2.25 m.
 - (c) Handrails shall be provided on both sides of the ramp.
- (2) Ramps for basement or storeyed parking - For parking spaces in a basement and upper floors, at least two ramps of minimum 3 m. width and slope of not steeper than 1:8, shall be provided preferably to the opposite ends. Due to space restriction, one ramp may be allowed which shall not less than 6.0 m. in width. Such ramps may be permitted in the side and rear marginal distances. However, in case of special building mentioned in Regulation No.6.2.6.1, ramp may be permitted in the side and rear marginal distances after leaving 6.0 m. distance around building for movement of firefighting vehicles. In case of building as per Regulation No. 23.15, this shall not be applicable upto the height of 24 m. Provided that when a building abutting 3 or more roads, then ramps shall be allowed in front marginal distances facing the smaller road or less important road from traffic point of view.

17.4.7 Corridors:

- (a) The minimum width of a corridor other than internal passages shall be calculated based on the provisions of a Regulation No.17.3.3 to 17.3.5 as per the corresponding width of staircase;
- (b) In case of more than one main staircase of the building interconnected by a corridor or other enclosed space, there shall be at least one smoke stop door across the corridor or enclosed space between the doors in the enclosing walls of any two staircases.
- (c) The passages (covered or uncovered) including an arcade, a courtyard, a porch or portico, spaces to be left open to sky in accordance with these Regulations, in any premises shall not be used for any other purpose than the one permissible.

17.4.8 Refuge Area

For buildings more than 24 m. in height, refuge area of 15 sq. m. or an area equivalent to 0.3 sq. m. per person to accommodate the occupants of two consecutive floors whichever is higher shall be provided as under:

The refuge area shall be provided on the periphery of the floor or preferably on a cantilever projection and open to air at least on one side protected with suitable railings.

- a) For floors above 24 m. and upto 39 m. – One refuge area on the floor immediately above 24 m.
- b) For floors above 39 m. – One refuge area on the floor immediately above 39 m and so on after every 15 m. Refuge area provided in excess of the requirements shall be counted towards FSI. However, area remained in excess because of planning constraints shall not be counted in FSI.

17.4.9 Lifts and Escalators:-

Provision of lift shall be made for all buildings more than 16m. in height

17.4.9.1 Lifts:

- (a) All the floors shall be accessible for 24 hours by the lifts. The lifts provided in the buildings



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shall not be considered as a means of escape in case of emergency.

- (b) Grounding switch at ground floor level to enable the fire service to ground the lift cars in any emergency shall also be provided;
- (c) The lift machine room shall be separate and no other machinery shall be installed therein.

17.4.9.2 Escalators :

Escalators may be permitted in addition to required lifts. Such escalators may be permitted in atrium area in shopping malls / public buildings.

17.4.10 Fire Lift

Where applicable, fire lifts shall be provided with a minimum capacity for 8 passengers and fully automated with emergency switch on ground level. In general, buildings 15 m. in height or above shall be provided with fire lifts. In case of fire, only fireman shall operate the fire lift. In normal course, it may be used by other persons. Each fire lift shall be equipped with suitable inter-communication equipment for communicating with the control room on the ground floor of the building. The number and location of fire lifts in a building shall be decided after taking into consideration various factors like building population, floor area, compartmentation, etc.

17.4.11 Additional requirements in case of Housing Schemes

Following amenities shall be provided in any housing scheme and shall be counted in FSI

- i) Fitness Centre, Crèche, society office cum letter box room, admeasuring area of about 20 sq. m. in scheme having minimum 100 flats and thereafter additional 20 sq. m. area for every 300 flats.
- ii) Sanitary block for servants having maximum area of 3.00 sq.m. in schemes having minimum 100 flats and thereafter additional 3.00 sq.m. area for every 200 flats.
- iii) Drivers room of size 12 sq.m. with attached toilet in schemes having minimum 100 flats and thereafter additional 10 sq.m. area for every 300 flats.

In case of scheme having more than 1000 flats, the above amenities shall be reasonably provided keeping in view the above requirements.

18.0 FIRE PROTECTION REQUIREMENTS

All buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with Part IV of Fire Protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act, 2006, as prescribed in Appendix 'J' In case of buildings identified in Regulation No. 6.2.6.1., the building schemes shall also be cleared by the Fire Officer, Fire Brigade Authority.

19.0 SPECIAL REQUIREMENTS OF OTHER BUILDINGS:-

19.1 Educational buildings.

19.1.1 Educational building shall only be permitted if area as mentioned below is available for playground.

Sr.No.	Area of land	Area of Play Ground
(i)	Upto 5 Hec	40%
(ii)	Above 5 Hec	For first 5 hec. 40% and for remaining 20%



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However, this provision shall not be applicable to already approved existing building wherein construction of additional floor is proposed.

19.1.2 No classroom shall admeasure less than 38 sq. m. with a min dimension of 5.50 m.

19.1.3 The height of any classroom shall not be less than 3.60 m.

19.2 Institutional Buildings

(Hospital, Maternity Homes and Health Centre, Sanatoria).

19.2.1 Hospitals and Sanatoria (special buildings), preferably, shall be constructed on independent plot.

19.2.2 Every building shall have a refuge collection area of minimum 7.50 sq. m. size. The same shall not be allowed in marginal distances. Modern method of incineration of the refuge may be adopted.

19.3 Cinema Theatre/Multiplex

19.3.1 Construction of Cinema Theatre / Multiplex shall confirm to the provisions of Maharashtra Cinema (Regulations) Rules, 1966, as amended from time to time.

19.4 Mercantile Buildings.

19.4.1 Minimum area of shop shall be 6 Sq. m. with a minimum width of 2.0 m.

19.5 Industrial Building

19.5.1 In the case of Industrial Buildings with different operations/processes, the different (gaseous, solid, liquid) effluents shall be so treated, subject to the approval of Maharashtra Prevention of Water Pollution Control Board and Chief Inspector of Steam Boilers and Smoke Nuisance, before letting it out in to the air, ground or water course.

19.5.2 For construction of industrial building, buffer zone of 23 m. wide shall be left from residential or incompatible zone, wherever necessary. Such buffer zone may be part of sizable required recreational open space. Roads and marginal distance may also be treated as part of buffer zone. However, area of such buffer zone shall be counted in gross area for computation of FSI. Where green belt is shown in development plan between residential and industrial zone, area of such green belt shall be counted in gross area for calculation of FSI.

Provided that marginal distance for a building shall not be exclusive of buffer zone.

The floor height for industrial building shall be as per requirement.



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PART VI
PARKING, LOADING AND UNLOADING SPACES

20.0 PARKING, LOADING AND UNLOADING SPACES: -

20.1 Parking spaces –

Wherever a property is to be developed or redeveloped, parking spaces at the scale laid down in these Regulations shall be provided. When additions are made to an existing building, the new parking requirements will be reckoned with reference to the additional space only and not to the whole of building but this concession shall not apply where the use is changed. The provisions for parking of vehicles shall be as given in **Table No. 14**.

20.1.1 General space requirements

- (i) **Types:** The parking spaces mentioned below include parking spaces in basements or on a floor supported by stilts, podium or on upper floors, covered or uncovered spaces in the plot and / or lock up garages. The height of the stilt shall generally be allowed upto 3 m. and shall not be less than 2.4 m. from bottom of beam. More height may be allowed in case of shopping malls, hotels etc. as per requirements.
- (ii) **Size of parking space -** The minimum sizes of parking spaces to be provided shall be as shown below in **Table No.13**

Table No- 13		
Sr. No.	Type of Vehicle	Minimum Size/ area of parking space
(1)	(2)	(3)
(a)	Motor vehicle	2.5 m. X 5 m.
(b)	Scooter, Motor Cycle.	1.0 m. x 2.0 m.
(c)	Bicycle	0.50 m. x 1.4 m.
(d)	Transport vehicle	3.75 m. X 7.5 m.
Note:	In the case of parking spaces for motor vehicle, upto 50 percent of the prescribed space may be of the size of 2.3 m. X 4.5 m.	

- (iii) **Marking of parking spaces:** Parking space shall be paved and clearly marked for different types of vehicles.
- (iv) **Maneuvering and other ancillary spaces:** Off street parking space must have adequate vehicular access to a street and the area shall be exclusive of drives, aisles and such other provisions required for adequate maneuvering of vehicles.
- (v) **Ramps for Basement parking:-** Ramps for parking in basement should conform to the requirement of Regulation No.17.4.6.
- (vi) **Bus bay for schools / multiplex / assembly buildings/group housing:-** While granting development permission, a bus bay of required size shall be provided along main road on which plot abuts. This shall be applicable for housing scheme having more than 500 flats.



Table No 14
Off Street Parking Spaces

Sr. No.	Occupancy	One parking Space for every (3)	Core Area			Outside Core Area		
			Car (4)	Scooter (5)	Cycle (6)	Car (7)	Scooter (8)	Cycle (9)
1.	Residential i) Multi-family residential	(2)	2	2	2	3	2	2
		(a) One Tenement having Carpet area equal to 120 sq. m. and above	1	2	2	2	2	2
		(b) One Tenement having Carpet area equal to or above 80 but less than 120 sq. m.	1	4	2	1	4	2
		(c) One tenement having Carpet area equal to or above 40 but less than 80 sq. m.	1	4	4	1	4	4
		(d) Four tenements having Carpet area upto 40 sq. m.	2	3	3	2	3	3
	ii) Lodging establishments tourist homes, hotels with lodging accommodation.	(a) For every five guest rooms	0	8	2	2	8	4
	iii) Restaurants	(a) For hotel, eating houses 40 sq. m. of Carpet area of restaurant including kitchen, pantry hall, dining rooms etc.	2	3	3	2	4	2
	iv) Three and above star hotels	For every five guest rooms	2	6	5	2	6	5
2.	Institutional (Hospital, Medical Institutions)	For 80 sq. m. Carpet area or fraction thereof.	4	12	8	4	12	8
3.	Assembly (theatres, cinema houses, concert halls, auditoria, assembly halls including those of college and hostels)	For every 40 Seats.	4	20	8	5	20	8
4.	Mangal Karyalaya / Marriage Halls, Cultural Halls	For every 100 sq.m. Carpet up area / covered area or fraction thereof.	4	20	8	5	20	8



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5.	Educational – Schools and administrative as well as public service areas therein	100 sq. m. Carpet area of administrative as well as public service areas of the school	2	4	4	2	4	4	4
		For every 3 class rooms	2 (LCV/Mini bus/Tempo)	20	10	2	20	20	10
	iii) College	100 sq. m. Carpet area of administrative as well as public service areas of the college	2	15	10	2	20	20	10
6.	Government or semipublic or private business buildings.	For every 3 class rooms	2	75	30	2	90	30	30
7.	Mercantile (markets, department al stores, shops and other Commercial users) including wholesale markets	100 sq. m. Carpet area or fraction thereof	2	12	4	3	15	4	4
8.	Industrial	100 sq. m. Carpet area or fraction thereof	2	4	4	2	4	4	4
9.	Storage (any type)	200 sq. m. Carpet area or fraction thereof	2	8	3	2	8	8	3
10.	Plots less than 200 sq. m. (any use)	200 sq. m. Carpet area or fraction thereof	0	2	4	1	4	4	8
			0	2	4	1	4	4	8

Note 1 :- For plots upto 100 sq. m. as in the case of shops, row houses parking space need not be insisted.
Note 2 :- Fraction of parking unit need not be provided. However, in case where proportional number of vehicles is less than 1 (i.e. fraction) it will be rounded to the next full number.

Note 3 :- In case of independent single family residential bungalows having plot area upto 300 sq. m., parking space need not be insisted separately.

Note 4 :- Further a garage shall be allowed in rear or side marginal distance at one corner having minimum dimension of 2.5 m. x 5.0 m. & maximum dimension 3 m. x 6 m. i.e. minimum 12.5 sq. m. and maximum 18.0 sq. m. Carpet area.

Note 5 :- Mechanical Parking shall be permissible in case of parking provided over and above the requisite parking requirements stipulated under these regulation.



- 20.2 Off street parking space shall be provided with adequate vehicular access to a street, and the area of drives, aisles and such other provisions required for adequate maneuvering of vehicle shall be exclusive of the parking space stipulated in these regulations.
- 20.3 To meet the parking requirements as per these regulations, common parking area for group of buildings, open or multi-storeyed, may be allowed in the same premises.
- 20.4 In addition to the parking spaces provided for building of Mercantile (Commercial) like office, market, departmental store, shopping mall and building of industrial and storage, loading and unloading spaces shall be provided at the rate of one space for each 1000 sq. m. of floor area or fraction thereof exceeding the first 200 sq. m. of floor area, shall be provided. The space shall not be less than 3.75 m. x 7.5 m.
- 20.5 Parking lock up garages shall be included in the calculation for floor space for F.S.I. calculations.
- 20.6 The space to be left out for parking as given in Regulation No.20.1 to 20.5 shall be in addition to the marginal distances left out for lighting and ventilation purposes as given in Regulation no.15.6. Those spaces may be used for parking provided minimum distance of 3 m. (6.0 m. in case of special building mentioned in Regulation No.6.2.6.1) around the buildings is kept free of any parking or loading and unloading spaces excepting the buildings as mentioned in Regulation No.20.5. Such parking area may be allowed to cover on top by sheet roofing so as not to infringe the marginal distances to be kept open.
- 20.7 In case of parking spaces provided in basements, at least two separate ramps of adequate width and slope for entry and exit (as per Regulation No. 17.4.6) shall be provided preferably at opposite ends.
- 20.8 In addition to the regular parking area as per this regulation, provisions for visitors parking at 5% of the regular parking required under these regulations shall be made in respect of residential buildings.

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PART VII
ACQUISITION / DEVELOPMENT OF RESERVED SITES IN DEVELOPMENT PLAN

**21.0 MANNER OF DEVELOPMENT OF RESERVED SITES IN DEVELOPMENT PLAN
(ACCOMMODATION RESERVATION PRINCIPLE)**

The use of land situated within the Municipal Corporation limit which has been reserved for certain purpose in the Development Plan shall be regulated in regard to type and manner of development / redevelopment according to the provisions mentioned in following Table.

When owner is allowed to develop the reservation, he should have exclusive ownership/ title of the land without any restriction under any other Act or regulation in force.

Reservation	Person/Authority who may acquire/develop	Principle For Development through Accommodation Reservation subject to which development is permissible
1	2	3
1)Recreational - 1.1) Open reservations like Garden, Play Ground, Children PG, Open Space, Recreation Ground Park, Park etc	Planning Authority/ Appropriate Authority / Owner	<p>Planning Authority may acquire the land and develop the same for the purpose. The ancillary users like indoor games, public toilet, changing Rooms, gymnasium, canteen, sport shop, meditation, yoga hall, may be allowed at one corner/side of the reservation subject to condition that maximum built-up area for such user shall be 15%, out of which maximum 10% shall be allowed on ground floor& remaining on first floor. However, if the Land under reservation is owned by any Government agency / Authority, in such cases the Planning Authority may allow such Government agency / Authority to Develop full reservation for the said purpose subject to condition as may be decided by the Commissioner and such Developed Amenity shall be open to the general Public.</p> <p style="text-align: center;">OR</p> <p>The Commissioner may allow the owner to develop the reservation on 70 % of the land and after handing over it to the planning authority free of cost then remaining 30 % land may be allowed to be developed as per adjoining use subject to following terms /conditions:-</p> <p>i) The owner shall be entitled to develop remaining 30 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p> <p>ii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after</p>



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		deducting in-situ FSI as mentioned in Sr. no (i) above) which shall be utilised as per the TDR utilisation regulations. iii) No reservation shall allow to be developed partly.
1.2) Stadium, Sport Complex, Recreational Centre etc.	Planning Authority/ Appropriate Authority	Planning Authority/ Appropriate Authority shall acquire the land and develop the same for the purpose.
1.3) Swimming Tank/ Swimming Pool	Planning Authority/ Appropriate Authority/ Owner	The Planning Authority/ Appropriate Authority may acquire and develop the site for the same purpose. OR The Planning Authority/ Appropriate Authority after acquiring the land or after acquiring and developing the same, as the case may be, lease out as per the provisions of the Municipal Corporations Act, to the Registered Public Institution for developing and running or only for running the same. OR The Owner may be allowed to develop according to the designs; specifications and conditions prescribed by the Municipal Commissioner and run the same.
2) Public Utilities a)Cremation Ground, b)Burial Ground, c)Slaughter House, d)Sewerage Treatment Plant, e)Water Treatment Plant, f)Water Tank	Planning Authority/ Appropriate Authority	The Planning Authority/ Appropriate Authority shall acquire the land and develop the reservation for the same purpose.
3) Commercial Utilities 3.1) Market and Mandies a)Weekly Market/ b)Vegetable Market c) Open Market. d)Hawkers Market 3.2) Shopping centres - a) Shopping Centre,	Planning Authority /Appropriate Authority / Owner	The Planning Authority/ Appropriate Authority shall acquire the land and develop the reservation for the same purpose. OR i) The Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 40 %independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation No (iii) mention below & as per norms prescribed by Municipal Commissioner. ii) The owner shall be entitled to develop remaining 60 % land for the uses permissible in adjoining zone



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<p>b) Commercial Complex, c) Municipal Market d) Fish Market etc.</p>		<p>with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p> <p>iii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr.no (ii) above) which shall be utilised as per the TDR utilisation regulations.</p> <p>iv) Reservation shall allowed to be developed in parts.</p>
<p>4) Health Facility a) Health Centre b) Dispensary c) Maternity Home d) Veterinary Hospital/Clinic e) Urban Health Centre f) Rural Hospital and like</p>	<p>Planning Authority /Appropriate Authority / Owner</p>	<p>The Planning Authority / Appropriate Authority may acquire and develop the reservation site for the same purpose.</p> <p style="text-align: center;">OR</p> <p>i) The Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 40 % independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation No (iii) mention below & as per norms prescribed by Municipal Commissioner.</p> <p>ii) The owner shall be entitled to develop remaining 60 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p> <p>iii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI only (after deducting in-situ FSI as mentioned in sr. no (ii) above) which shall be utilised as per the TDR utilisation regulations.</p> <p>iv) Reservation shall be allowed to be developed in parts.</p>
<p>5) Transportation – 5.1) Depots and Stands- (a) Bus Stand (b) Bus Depot etc. (c) Metro Car Shed (d) MRTS Station (e) PMPML</p>	<p>Planning Authority /Appropriate Authority / Owner</p>	<p>The Planning Authority / Appropriate Authority may acquire and develop the reservation site for the same purpose.</p> <p style="text-align: center;">OR</p> <p>i) The Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 50 % independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation No. (iii) mention below & as per norms prescribed by Municipal Commissioner.</p> <p>ii) The owner shall be entitled to develop remaining 50 % land for the uses permissible in adjoining zone</p>



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		<p>with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p> <p>iii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI only (after deducting in-situ FSI as mentioned in sr. no (ii) above) which shall be utilised as per the TDR utilisation regulations.</p> <p>iv) Reservation shall be allowed to be developed in parts.</p>
5.2) Roads- Proposed Development Plan Roads / Road widening.	Planning Authority/ Appropriate Authority.	The Planning Authority/ Appropriate Authority shall acquire the land and develop the reservation for the same purpose.
5.3) Parking -	Planning Authority /Appropriate Authority / Owner	<p>i) The Planning Authority/ Appropriate Authority may acquire and develop the site for the same purpose.</p> <p style="text-align: center;">OR</p> <p>ii) The Planning Authority/ Appropriate Authority after acquiring the land or after acquiring and developing the same, as the case may be, lease out as per the provisions of the Municipal Corporations Act, to the Registered Public Institution for developing and running or only for running the same.</p> <p style="text-align: center;">OR</p> <p>The Owner may be allowed to develop parking space according to the designs, specifications and conditions prescribed by the Municipal Commissioner subject to handing over of constructed parking area equal to double the reservation area, to Planning Authority free of cost subject to condition that,</p> <p>i) The operation and the maintenance of the facility will be decided by Municipal Commissioner.</p> <p>ii) Parking spaces may be in basement or on stilts or on first/second floor with separate entry & exit.</p> <p>After handing over the above said parking area to the Planning Authority, the owner shall be entitled to construct with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot for other permissible user in that zone .</p> <p>iii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr. no. (ii) above) which shall be utilised as per the TDR</p>

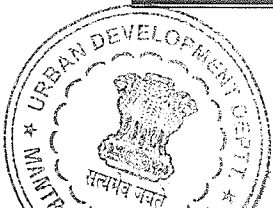


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		utilisation regulations.
6) Educational – (a) Primary School (b) High School (c) College	Planning Authority/ Appropriate Authority/ Registered Public Educational Institution Trust/Owner	<p>The Planning Authority/ Appropriate Authority may acquire and develop the site for the same purpose. The Planning Authority/ Appropriate Authority after acquiring land or after acquiring and constructing the building on it, as the case may be, lease out the same as per the provisions of the Municipal Corporations Act, to the Registered Public Educational Institution trust for developing and running or only for running the same.</p> <p style="text-align: center;">OR</p> <p>The owner may be allowed to develop the reservation for the same purpose. The Registered Public Educational Institution trust on behalf of owner may be allowed to be develop subject to terms /conditions as prescribed by the Planning Authority.</p> <p style="text-align: center;">OR</p> <p>i) The Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 50 % independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation No.(iii) mention below & as per norms prescribed by Municipal Commissioner.</p> <p>ii) The owner shall be entitled to develop remaining 50 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p> <p>iii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr. no. (ii) above) which shall be utilised as per the TDR utilisation regulations.</p> <p>Provided that the area of reservation to be handed over shall not be less than norms decided by the Education Department.</p> <p>iv) Reservation shall not be allowed to be developed in parts.</p>
(d) Educational Complex	Planning Authority/ Appropriate Authority/ Land Owner	<p>The Planning Authority/ Appropriate Authority may acquire and develop the site for the same purpose.</p> <p style="text-align: center;">OR</p> <p>The Planning Authority/ Appropriate Authority after acquiring land or after acquiring and constructing the building on it, as the case may be, lease out the same</p>



		<p>as per the provisions of the Municipal Corporations Act, to the Registered Public Educational Institution Trust for developing and running or only for running the same.</p> <p style="text-align: center;">OR</p> <p>The owner may be allowed to develop the reservation for the same purpose. The Registered Public Educational Institution trust on behalf of owner may be allowed to be develop subject to terms /conditions as prescribed by the Planning Authority.</p> <p style="text-align: center;">OR</p> <p>If the area of the Educational Complex reservation is more than 3.00 Hect, then</p> <p>i) The Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 50 %independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation No.(iii) mention below & as per norms prescribed by Municipal Commissioner.</p> <p>ii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr. no (ii) above) which shall be utilised as per the TDR utilisation regulations.</p> <p>iii) The Planning Authority, if required, shall allow TDR to the owner after deducting in-situ FSI utilized on 50% land mentioned in (ii).</p>
<p>7) Residential(R)-</p> <p>(a)Public Housing EWS/LIG Housing.</p> <p>(b)High Density Housing.</p> <p>(c)Housing for Dis-housed.</p> <p>(d) Public Housing / Housing for Dis-housed.</p> <p>(e)Reservation similar as above.</p>	<p>Planning Authority/ Appropriate Authority/ Owner</p>	<p>Planning Authority / Appropriate Authority may acquire the reserved land and develop for the same purpose.</p> <p style="text-align: center;">OR</p> <p>i) The Municipal Commissioner may allow the owner to develop the reservation, subject to handing over of 40% land alongwith 50% built up area of basic FSI constructed tenements of 25 sq.m. to 30sq.mt carpet area to the Planning Authority free of cost in lieu of construction amenity TDR as per general Regulation No.(iii) mention below & as per norms prescribed by Municipal Commissioner.</p> <p>ii) The owner shall be entitled to develop remaining 60 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p>



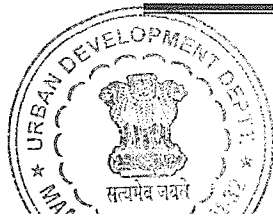
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		<p>iii) The Planning Authority, if required, shall allow TDR to the owner after deducting in-situ FSI utilized on 40% land mentioned in (i).</p> <p>iv) The Planning Authority / Appropriate Authority shall allot such tenement on priority to the persons dispossessed by implementation of Development Plan.</p> <p style="text-align: center;">OR</p> <p>The Municipal Commissioner may allow the owner to develop the reservation, subject to</p> <p>a) Handing over of 50 % land to Planning Authority, for laying out plots for EWS/LIG, The owner shall thereafter be entitled to develop remaining plot as per the uses permissible in residential zone with permissible FSI of entire plot on remaining plot without taking into account the area handed over to the Planning Authority.</p> <p>The Planning Authority / Appropriate Authority shall prepare layout for EWS/LIG plots and allot such plots on priority to the persons dispossessed by implementation of Development Plan. The Planning Authority may construct EWS/LIG tenements on such land.</p> <p>Owner can select any one option of the above, once the permission for that option is granted and work commenced then he cannot be permitted to shift for other option.</p>
<p>8) Assembly and Institutional- Town Hall, drama Theatre, Auditorium, Samaj Mandir, Community Hall, Multipurpose Hall etc.</p>	<p>Planning Authority/ Appropriate Authority/ Owner</p>	<p>i) The Planning Authority / Appropriate Authority may acquire and develop the site for the same purpose.</p> <p>ii) The Planning Authority / Appropriate Authority after acquiring the land or after acquiring and developing the same, as the case may be, lease out as per the provisions of the Municipal Corporations Act, to a Registered Public Institution to develop and running or only for running the same.</p> <p style="text-align: center;">OR</p> <p>i) The Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 50 % independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation No.(iii) mention below & as per norms prescribed by Municipal Commissioner.</p> <p>ii) The owner shall be entitled to develop remaining</p>



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		<p>50 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p> <p>iii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr. no. (ii) above) which shall be utilised as per the TDR utilisation regulations.</p> <p>iv) Reservation shall not be allowed to be developed in parts.</p>
9) Reservations of composite nature like Vegetable Market & Shopping Centre, Town Hall & Library, etc.	Planning Authority/ Appropriate Authority/ Owner	<p>i) The Planning Authority / Appropriate Authority may acquire and develop the site for the same purpose.</p> <p>Clarification-</p> <p>For the reservation of composite nature, proposed in Development Plan except Town Hall & Library, area of each user shall be considered equal i.e. 50-50% and such area shall be allowed to be developed as per the guidelines applicable for such reservation as mentioned in these regulations.</p> <p>For Town Hall & Library, area of Library shall be 10% of area of Town Hall.</p>
10) Reservations which are not included in these regulations but are compatible to other similar type of reservation.	Planning Authority/ Appropriate Authority/ Owner	<p>Planning Authority/ Appropriate Authority may acquire the reserved land and develop for the same purpose.</p> <p style="text-align: center;">OR</p> <p>The development permissions for such type of user under this Regulation may be granted by the Municipal Commissioner in consultation with the Divisional Joint Director of Town Planning, subject to verification of compatibility of both the users and allowed to be developed as per the guidelines applicable for such reservation as mentioned in these regulations.</p>
11) For other buildable reservations shown in Development Plan which are not covered above	Planning Authority/ Appropriate Authority Owner.	<p>The Planning Authority / Appropriate Authority may acquire and develop the reservation site for the same purpose.</p> <p style="text-align: center;">OR</p> <p>i) The Municipal Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 40 % independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation No.(iii) mention below & as per</p>



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		<p>norms prescribed by the Municipal Commissioner.</p> <p>ii) The owner shall be entitled to develop remaining 60 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p> <p>iii) The Municipal Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr. no (ii) above) which shall be utilised as per the TDR utilisation regulations.</p> <p>iv) Reservation shall be allowed to be developed in parts.</p>
12) Reservations for the Appropriate Authority other than Municipal Corporation	Planning Authority/ Appropriate Authority/ Owner	<p>Planning Authority / Appropriate Authority may acquire the reserved land and develop for the same purpose.</p> <p style="text-align: center;">OR</p> <p>The Municipal Corporation may allow the owner to Develop the reservation subject to condition that;</p> <p>i) Wherever the reservation is to be developed by the Appropriate Authority other than Municipal Corporation, No Objection Certificate from the Appropriate Authority shall be obtained before granting development permission.</p> <p>ii) The concerned Appropriate Authority (other than the State Government Department) shall deposit cost of construction for the built-up area to be handed over to it, as per Annual Statement of Rates with the Planning Authority. However, the Municipal Commissioner shall handover such constructed area to the State Government / concerned State Government Department free of cost.</p>

General conditions to allow development under above regulations:-

- i) If the area of reservation is not adequate to construct independent building as mentioned above OR When it is not possible to handover individual plot along with public amenity, then in such cases Municipal Commissioner may allow composite building on said land subject to condition that the built up area mentioned as above may be allowed to be handed over to the Planning Authority or Appropriate Authority, as the case may be, preferably on ground floor and subject to premium as may be decided by Government from time to time. If ground floor is utilised for parking, then on stilt/first floor with separate entry & exit from public street. In such cases, built-up area along with proportionate undivided share of land shall be handed over to the Planning Authority or Appropriate Authority, as the case may be. In such cases no compensation of proportionate undivided land share shall be permissible.
- ii) In cases where not specifically mentioned in this regulation, if the area under the reservation is owned by more than one owners, then the owner/s may come forward jointly or the owners holding at least 50% or more area shall be allowed to develop the reservation on such land. It is mandatory for other owners to construct amenity contiguous to the earlier development.



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- iii) The owner/developer shall be entitled for construction amenity TDR as per the TDR regulations after handing over the constructed amenity free of cost on the land surrendered to the planning Authority under this Regulation. For specific reservation where construction amenity is not required by the Commissioner, in such cases Municipal Commissioner should not insist for such amenity.
- iv) It shall be obligatory on Planning Authority to make registered agreement with the developer /owner at the time of granting the development permission subject to terms and conditions as it deem fit. Occupancy Certificate shall be issued only after compliance of all terms & conditions and getting possession of the constructed amenity.
- v) The above permissions for development of reservations shall be granted by the Municipal Commissioner as per the norms mentioned in these regulations
- vi) The area / built-up area to be handed over to the Planning Authority under these Regulations shall be earmarked on the sanctioned building plan clearly mentioning the same, and registered agreement to that effect shall be executed. After completion of construction, the said amenity shall be handed over by executing the deed of transfer in this respect and expenses thereon shall be borne by the owner. The occupation certificate to the construction belonging to owner shall be granted only after handing over said amenity to the Planning Authority. The constructed amenity shall be made available to the general public by the Municipal Commissioner within 3 month from possession as per the condition as Municipal Commissioner deem fit.
- vii) In cases, where permission for development under accommodation reservation principle is already granted as per earlier regulations, the same shall continue to be valid till completion of construction.
- viii) Provisions of Regulations of Inclusive Housing, Amenity Space if any, shall not be applicable for development under this Regulation. Moreover Regulation of required recreational open space shall not be applicable for development of reservation other than Residential purpose as mention at sr. no 7.
- ix) Not withstanding anything contained in these regulations, there shall be no cap for utilization of available in-situ FSI/and TDR potential of the entire plot on the remaining plot provided that no relaxation in side margin shall be permissible.
- x) Once sanction is granted under this regulation, the owner /developer shall have to complete the development and hand over the developed reservation to Planning Authority within the period as specified by Municipal Commissioner. Thereafter Planning Authority may levy penalty for any delay.

22.0 TRANSFERABLE DEVELOPMENT RIGHTS:

- 22.1 Transferable Development Rights (TDR) is compensation in the form of Floor Space Index (FSI) or Development Rights which shall entitle the owner for construction of built-up area subject to provisions in this regulation. This FSI credit shall be issued in a certificate which shall be called as Development Right Certificate (DRC).

Development Rights Certificate (DRC) shall be issued by Municipal Commissioner under his signature and endorse thereon in writing in figures and in words, the FSI credit in square meters of the built-up area to which the owner or lessee is entitled, the place from where it is generated and the rate of that plot as prescribed in the Annual Statement of Rates issued by the Registration Department for the concerned year.

22.2 CASES ELIGIBLE FOR TRANSFERABLE DEVELOPMENT RIGHTS (TDR):-

Compensation in terms of Transferable Development Rights (TDR) shall be permissible for

- i) lands under various reservations for public purposes, new roads, road widening etc. which are subjected to acquisition, proposed in Draft or Final Development Plan, prepared under the provisions of the Maharashtra Regional and Town Planning Act,1966;
- ii) lands under any deemed reservations according to any regulations prepared as per the



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- provisions of Maharashtra Regional & Town Planning Act, 1966;
- iii) lands under any new road or road widening proposed under the provisions of Maharashtra Municipal Corporation Act ;
- iv) development or construction of the amenity on the reserved land;
- v) unutilized FSI of any structure or precinct which is declared as Heritage structure or Precinct under the provisions of Development Control Regulations, due to restrictions imposed in that regulation;
- vi) in lieu of constructing housing for slum-dwellers according to regulations prepared under the Maharashtra Regional & Town Planning Act, 1966;
- vii) The purposes as may be notified by the Government from time to time, by way of, modification to, new addition of, any of the provisions of sanctioned Development Control Regulations.

22.3 CASES NOT ELIGIBLE FOR TRANSFERABLE DEVELOPMENT RIGHTS (TDR):-

It shall not be permissible to grant Transferable Development Rights (TDR) in the following circumstances:-

- i) For earlier land acquisition or development for which compensation has been already paid partly or fully by any means;
- ii) where award of land has already been declared and which is valid under the Land Acquisition Act, 1894 or the Right to Fair Compensation & Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 unless lands are withdrawn from the award by the Appropriate Authority according to the provisions of the relevant Acts.
- iii) In cases where layout has already been sanctioned and layout roads are incorporated as Development Plan roads prior to these regulations.
- iv) in cases where layout is submitted along with proposed Development Plan Road, in such cases TDR shall not be permissible for the width of road that would be necessary according to the length as per Development Control Regulations;
- v) if the compensation in the form of FSI / or by any means has already been granted to the owner.
- vi) where lawful possession including by mutual agreement /or contract has been taken.
- vii) For an existing user or retention user or any required compulsory open space or recreational open space or recreational ground, in any layout.
- viii) For any designation, allocation of the use or zone which is not subjected to acquisition.

22.4 GENERATION OF THE TRANSFERABLE DEVELOPMENT RIGHTS (TDR)

22.4.1 Transferable Development Rights (TDR) against surrender of land :-

- 22.4.1.1 For Surrender of the gross area of the land which is subjected to acquisition, free of cost and free from all encumbrances, the owner shall be entitled for TDR or DR irrespective of the FSI permissible or development potential of the vary said land to be surrender and also that of land surrounding to such land at the rate as given below:-

Area Designated on DP	Entitlement for TDR/DR
Non-core Area	2 times the area of surrendered land.
Core Area	3 times the area of surrendered land.



(Explanation: Above entitlement may also be applicable to the compensation paid in the form of FSI to the owner to be utilised on unaffected part of same land parcel and in such cases the procedure of DRC shall not be insisted.)

Provided that, if leveling of land and construction/erection of the compound wall / fencing as per Clause No.22.4.1.2 to the land under surrender is not permissible as per the prevailing Development Control Regulations, the quantum of TDR shall be reduced to 1:1.85 and 1:2.85 in non-core area and core area respectively.

Provided also that Additional / incentive Transferable Development Rights (TDR) to the extent of 20 %, 15 % , 10 % and 5% of the surrendered land area shall also be allowed to the land owners who submit the proposal for grant of Transferable Development Rights (TDR) within 1, 2, 3 years and 5 years from this notification respectively.

Provided that the quantum of generation of TDR as prescribed above, shall not be applicable for TDR generated from construction of amenity or construction of reservation/roads, Slum TDR, and Heritage TDR. Also the quantum of Transferable Development Rights (TDR) generated for reservation in CRZ/BDP/HTHS areas or in areas which have some natural or legal constraint on development shall be as decided by the Government separately.

- 22.4.1.2** DRC shall be issued only after the land is surrendered to the Municipal Corporation, free of cost and free from encumbrances and after levelling the land to the surrounding ground level and after constructing / erecting a 1.5 m. high compound wall / fencing i.e. brick/stone wall up to 0.60 m. above ground level and fencing above that up to remaining height with a gate, at the cost of the owner and to the satisfaction of the Municipal Commissioner. Provided that, if on certain lands such construction / erection of compound wall / fencing is prohibited or restricted by any regulation, then quantum of Transferable Development Rights (TDR) shall be reduced as prescribed in proviso to Clause 22.4.1.1.

Provided further that, such construction / erection of compound wall/ fencing shall not be necessary for area under Development Plan roads. In such cases TDR equivalent to entitlement as mentioned in Regulation No. 22.4.1.1 shall be granted without any reduction.

- 22.4.1.3** If any contiguous land of the same owner/developer, in addition to the land under surrender for which Transferable Development Rights (TDR) is to be granted, remains unbuildable, the Municipal Commissioner may grant Transferable Development Rights (TDR) for such remaining unbuildable land also if the owner / developer hands it over free of cost and free from all encumbrance and encroachment. If such land is from the proposed roads then such land shall be utilised for road side parking, garden, open space or road side amenities including bus bays, public toilets or any compatible user as the Commissioner may decide and if the such land is from the proposed reservation then same shall be included in such proposed reservation and shall be developed for the same purpose. The Municipal Commissioner shall quarterly report such cases to Government.
- 22.4.1.4** In case of lessee, the award of Transferable Development Rights (TDR) shall be subject to lessee paying the lessor or depositing with the Planning Authority for payment to the lessor, an amount equivalent to the value of the lessors' interest to be determined by the Planning Authority on the basis of Land Acquisition Act, 1894 or the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 against the area of land surrendered free of cost and free from all encumbrances.

22.4.2 Transferable Development Rights (TDR) against Construction of Amenity-

When an owner or lessee with prior approval of Municipal Commissioner, may develop or



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construct the amenity on the surrendered plot or on the land which is already vested in the Planning Authority, at his own cost subject to such stipulations as may be prescribed and to the satisfaction of the Municipal Commissioner and hands over the said developed/constructed amenity free of cost to the Municipal Commissioner then he may be granted a Transferable Development Rights (TDR) in the form of FSI as per the following formula:-

Construction Amenity TDR in sq.m. = A/B * 1.25

Where,

A= cost of construction of amenity in rupees as per the rates of construction mentioned in Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of amenity is commenced.

B = land rate per sq.m. as per the Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of amenity is commenced.

22.5 UTILISATION TRANSFERABLE DEVELOPMENT RIGHTS (TDR):-

22.5.1 A holder of DRC who desires to use FSI credit therein on a particular plot of land shall attach valid DRCs to the extent required with his application for development permission. Proposal for Transferable Development Rights (TDR) utilisation shall be submitted alongwith the documents as may be prescribed by the Municipal Commissioner or by the Government from time to time.

22.5.2 With an application for development permission, where an owner seeks utilisation of DRC, he shall submit the DRC to the Municipal Commissioner who shall endorse thereon in writing in figures and words, the quantum of the TDR proposed to be utilised, before granting development permission. Before issuance of Occupation Certificate, the Municipal Commissioner shall endorse on the DRC, in writing in figures and words, the quantum of TDR/DRs actually used and the balance remaining if any.

22.5.3 The Transferable Development Rights (TDR) generated from any land use zone shall be utilised on any receiving plot irrespective of the land use zone and anywhere in core or non-core area earmarked on Development Plan. The equivalent quantum of Transferable Development Rights (TDR) to be permitted on receiving plot shall be governed by the formula given below:-

Formula: X = (Rg / Rr) x Y

Where, X = Permissible Utilisation of TDR/DR in sq.m. on receiving plot

Rg = Rate for land in Rs. per sq. m. as per ASR of generating plots in generating year

Rr = Rate for land in Rs. per sq. m. as per ASR of receiving plot in generating year

Y = TDR debited from DRC in sq. m.

22.5.4 Utilisation of Transferable Development Rights (TDR) and Road Width Relation:-

22.5.4.1 Notwithstanding anything contained in any regulation, the total maximum permissible built-up area and utilisation of Transferable Development Rights (TDR) on receiving plot shall be, subject to the road width, as prescribed below:-

Sr. No.	Plots Fronting on Road width	Maximum permissible TDR Loading
1	2	3
1	9m. and above but less than 12m.	0.40
2	12m. and above but less than 18m.	0.65
3	18m. and above but less than 24m.	0.90
4	24m. and above but less than 30m.	1.15
5	30 m. and above	1.40



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Note:-

i) Column No.3 shows the maximum permissible TDR that can be utilised on any plot. Provided that specific area based restriction where TDR utilisation is not permissible by earlier regulations shall remain in force except for core areas.

Provided also that the above utilisation of TDR would be available to an existing road width of 9 m. and above so marked under the relevant Municipal Corporation Act.

ii) FSI loading limit on such plot (Maximum Building potential) shall be the basic FSI+TDR +Additional FSI on payment of premium if any +Road widening FSI of the very said plot if any.

However, the Municipal Commissioner shall not grant any relaxation due to such allowable loading potential unless he himself satisfied that there is constraint on development.

iii) Maximum permissible TDR loading as mentioned above on any plot shall be exclusive of FSI allowed for inclusive housing if any.

iv) The priority and quantum of maximum permissible TDR loading mentioned above shall include atleast 20 % slum TDR (wherever applicable) and DRC generated from the vary said land and/or DRC generated from other location up to the permissible limit mention above .

v) If a plot is situated on internal road having dead end within 50 m. from the main road, then such plot shall be treated as fronting on main road for the purpose of utilisation of TDR.

22.5.4.2 Provided that, the restrictions of total maximum permissible built up area in terms of FSI with respect to road width mentioned above shall not be applicable in cases where, the permissible FSI is more than the basic FSI in various schemes, like Slum Rehabilitation Scheme, Redevelopment of cess buildings, redevelopment of dangerous buildings, Urban Renewal Scheme, Redevelopment of MHADA buildings/Colonies, Metro Influence Zone BRTs, TODs etc. where specific provisions which are sanctioned by the Government shall apply.

22.5.4.3 Provided that, the additional FSI permissible in certain categories of buildings such as, Educational building, Registered Charitable Institutional/ Medical / Hospital Building, Star Category Hotel, Religious Building etc. as per prevailing Development Control Regulations, if any, can be availed either by full or part utilization of TDR or full or part utilization of additional FSI at the option of owner. However, the restriction of road width mentioned as above shall not be applicable when the owner exercises his option of availing utilization of additional FSI and in such cases limitation of maximum building potential as mentioned in Regulation No 15.4. shall not be applicable.

22.5.4.4 The utilisation of Transferable Development Rights (TDR) shall be permissible by considering Gross Plot Area excluding area affected by reservations or deemed reservation, if any. This principle shall also be applicable to the reservations to be developed under the provisions of Accommodation Reservation, by considering the total area of such reservation before surrender.

22.5.4.5 Areas Restricted from Utilisation of Transferable Development Rights (TDR) :-

Utilisation of Transferable Development Rights (TDR) shall not be permitted in following areas:-

- Agricultural / no development / Green zone / HTHS Zone and Bio Diversity Park reservation in the Development Plan.
- Area within the flood control line i.e. blue line (prohibitive zone) as specified by Irrigation Department.
- Coastal regulation zone.
- Where the permissible basic Zonal FSI is less than 0.75.



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e) Area having developmental prohibition or restrictions imposed by any notification issued under the provisions of any Central/State Act (like CRZ regulations, Defence restriction areas, etc.) or under these regulations.

22.6 GENERAL STIPULATION:-

22.6.1 Development Rights (DRs) will be granted to an owner or lessee, only for reserved lands which are retainable and not vested or handed over to the Government /Urban Local Bodies and not exempted under section 20 or 21 of the then Urban Land (Ceiling and Regulations) Act, 1976 and undertaking to that effect shall be obtained, before a Development Right is granted. In the case of schemes sanctioned under section 20 or 21 of the said Act, the grant of Development Rights (DRs) shall be to such extent and subject to the conditions mentioned in section-20 scheme and such conditions as the Government may prescribe. In case of non-retainable land, the grant of Development Rights shall be to such extent and subject to such conditions as the Government may specify. The provisions of this Regulation shall be subject to the orders issued by the Government from time to time in this regard.

Provided that, in case of lands having tenure other than Class-I, like Inam lands, tribal lands etc., N.O.C. from Competent Authority, mentioning i)share of Government and land holder ii)transfer of such land in the name of Planning / Appropriate Authority, shall be produced by the land holder at the time of submission of application for grant of TDR.

22.6.2 DRC shall be issued by the Municipal Commissioner as a certificate printed on bond paper in an appropriate form prescribed by him. Such a certificate shall be a "transferable and negotiable instrument" after the authentication by the Municipal Commissioner. The Municipal Commissioner shall maintain a register in a form considered appropriate by him of all transactions, etc. relating to grant of, or utilisation of, DRC.

22.6.3 The Municipal Commissioner shall issue DRC within 180 days from the date of application or reply from the applicant in respect of any requisition made by him, whichever is later.

22.6.4 Transfer of DRC-

22.6.4.1 The Municipal Commissioner shall allow transfer of DRC in the following manner

i) In case of death of holder of DRC, the DRC shall be transferred only on production of the documents as may be prescribed by him from time to time, after due verification and satisfaction regarding title and legal successor.

ii) If a holder of DRC intends to transfer it to any other person, he shall submit the original DRC to the Municipal Commissioner with an application alongwith relevant documents as may be prescribed by the Municipal Commissioner and a registered agreement which is duly signed by Transferor and Transferee, for seeking endorsement of the new holders name, i.e., the transferee, on the said certificate. The transfer shall not be valid without endorsement by the Municipal Commissioner and in such circumstances the Certificate shall be available for use only to the holder / transferor.

22.6.4.2 The utilisation of TDR from certificate under transfer procedure shall not be permissible, during transfer procedure.

22.6.5 The Municipal Commissioner may refrain the DRC holder from utilizing the DRC in the following circumstances:-

i. Under direction from a competent Court.

ii. Where the Municipal Commissioner has reason to believe that the DRC is obtained a) by producing fraudulent documents b) by misrepresentation,



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- 22.6.6** Any DRC may be utilised on one or more plots or lands whether vacant, or already developed fully or partly by erection of additional storeys, or in any other manner consistent with the prevailing Development Control Regulations,
- 22.6.7** DRC may be used on plots/land having Development Plan reservations of buildable nature, whether vacant or already developed for the same purpose, or on the lands under deemed reservations, if any, as per prevailing Regulations.
- 22.6.8** DRC may be used on plots/land available with the owner after surrendering the required land and construction to the Planning Authority under the provisions of Accommodation Reservation. In such circumstances, for the purpose of deciding Transferable Development Rights (TDR) receiving potential, the total area of the reservation before surrender, shall be considered.

22.6.9 Infrastructure Improvement Charges-

The utilizer shall pay to the Planning Authority, an infrastructure improvement charges, for a proposed quantum of TDR to be utilised, at the rate of 5% of construction cost as per the prevailing Annual Statement of Rates.

22.7 VESTING OF LAND :-

- 22.7.1** The Municipal Commissioner, before issuing DRC, shall verify and satisfy himself that the ownership and title of the land proposed for surrender is with the applicant, and get the Record of Right to be corrected in the name of Planning Authority.
- 22.7.2** In case the Appropriate Authority for reservation is other than Planning Authority, it shall be permissible for the Municipal Commissioner on the request of such authority to grant TDR under this regulation and hold such possession as a facilitator. Provided that, the Municipal Commissioner shall handover the possession of such land to concerned Appropriate Authority, after receipt of value of land, from such Appropriate Authority as per Annual Statement of Rates prevailing at the time of handing over possession of land under reservation.

Provided also that, if such Appropriate Authority is the State Government Department, the Municipal Commissioner shall handover the possession of such land to the concerned Department free of cost.

22.8 EFFECT OF THIS REGULATION:-

- a) Provision of Generation of TDR from these regulations shall not be applicable where DRC has been issued prior to date of publication these regulations

However DRCs issued under the old Regulations shall be allowed to be utilised as per TDR zones of old Regulations without indexation but subject to all other conditions of these regulations. Such utilisations shall be allowed for one year only.

Provided also that, old TDR purchased for utilisation on a specific plot with registered documents of sale and / or specific proposal for utilisation of such TDR pending in the ULBs prior to these regulations shall be allowed completely as per the old regulations.

22.9 PROVISION FOR "SINHASTHA TRANSFERABLE DEVELOPMENT RIGHTS" (SINHASTHA TDRS)

- a) The built up area for the purpose of F.S.I. credited in the form of "Sinhastha Transferable Development Rights" (Sinhastha TDRs) shall be equal to the 2.5 (Two and Half) times of the gross area of the Sadhugram reservation land and DRC's shall be issued only after the land is surrendered to the Nashik Municipal Corporation free of cost and free of encumbrances.
- b) Additional incentive TDR to the extent of 0.5 (Half) times of the gross area of the surrendered



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land of Sadhugram reservation shall also be allowed to the land owner who submit proposal of land surrender of the Sadhugram reservation to the Commissioner, Nashik Municipal Corporation within 15 days of sanction of Sinhashtha Transferable Development Rights regulation by the Government.

c) Utilisation of Sinhashtha TDR of Sadhugram reservation on receiving plot excluding zone A, shall be as per formula given below :

Formula : $X = (R_g/R_r) \times Y$

Where, X = Utilisation of Sinhashtha TDR in sq. m. on receiving plot.

R_g = Rate in Rs. Per sq. m. as per ASR of generating plots in generating year.

Y = TDR debited form "DRC in sq. m.

d) In case of surrender of land affected by the "Sadhugram" reservation to the Nashik Municipal Corporation in lieu of "Sinhashtha TDR", owner shall be entitled for full quantum of TDR specified above if he pays the cost of construction of compound wall and gate to the Planning authority as specified by the Municipal Commissioner.

22A RESERVATION CREDIT BOND –

The reservation credit bond is a bond on paper specifying the amount of compensation in lieu of handing over of reserved land to the Corporation and shall be issued by the Municipal Commissioner. The amount mentioned in this credit bond shall be used for payment of charges to the Corporation from time to time in future till exhausting the amount mentioned therein. If the owner of reserved land desires to handover the reserved land to the Corporation and the Municipal Commissioner agrees to it, then Reservation Credit Bond shall be issued by the Municipal Commissioner, subject to the following.

- i) Such bond shall not bear any interest on the amount mentioned there in.
- ii) The amount of compensation to be paid to the owner shall be as per the provisions of The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act. 2013, amended from time to time.
- iii) The land to be handed over to the Corporation shall be free from all encumbrances and procedure laid down in TDR regulations shall be followed.
- iv) The Municipal Commissioner or an officer authorised by him, not below the rank of Assistant Director of Town Planning, shall endorse the entries of payment on such bond from time to time.



PART VIII
ADDITIONAL FSI IN CERTAIN CATEGORIES
IN NON-CORE AREAS

23.0 GENERAL

Additional/higher Floor space index may be allowed in certain categories in non-core area, except as otherwise specified, as mentioned in Regulation No 23.1 and subject to following conditions:

- a) Permissible additional FSI for the buildings as mention in Table under Regulation No 23.1 shall be the maximum permissible building potential according to road width as mention in column 6 of Table under Regulation No. 15.4 minus Basic FSI. The percentage of additional FSI shall be applicable on basic FSI, permissible in the said area.
- b) Such additional FSI shall be available for use for which additional FSI is granted only and other permissible uses shall be allowed within the basic Permissible FSI.
- c) **Premium** – Premium for additional F.S.I. shall be per column 4 of the table. Rate of the premium is based on the land rate mentioned in ASR for respective S. No./CTS No. The premium collected shall be shared 50:50 between State Government & Corporation respectively. Premium to be paid to the Government shall be deposited in the concerned Account Head of Urban Development Department at Government Treasury by the Planning Authority. The following quantum of premium shall be subject to the orders of the Government from time to time.
- d) The additional FSI shall also be permissible to existing authorised users subject to structural stability.
- e) The other conditions as mentioned in the Government Directives issued under section 154 of the M.R.& T.P. Act 1966 vide Resolution no TPS-1815/2647/CR-13/15/UD 13/Dared 14/03/2016 shall also be applicable.
- f) If the owner / developer desire to avail such additional FSI in future for new buildings , then while seeking building permission at first instance, the building plan shall be submitted considering the Marginal distances as required for the height of buildings for such additional FSI. No condonation in the required open spaces, parking and other requirements in these regulations shall be allowed. However for the existing building proposals, such condition need not be insisted. But proposal shall be cleared only after strictly confirming structural and fire safety norms.
- g) Exit Requirements, Requirements of Water Supply, Drainage and Sanitation Parking spaces requirements, Fire provision requirements shall conform the provisions as mentioned in these regulations.



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23.1 Permissible basic FSI, Additional FSI for buildings in non-core area
Table

Categories of the other buildings	Basic FSI	Additional FSI	Rate of the Premium	Conditions if any,
1	2	3	4	5
A) Educational				
i) Pre-primary School and Special Educational Institute for Physically handicapped/Mentally ill.	As per Regulation No.15.4	Maximum building potential limit as per road width as mention in Column 6 of Table under Regulation No 15.4 minus Basic FSI	10 %	i) The Educational Institute shall be of Government/Semi Government public authorities, Charitable Institutions or Private Institutions ii) Educational buildings shall not be permissible within 60 m. from the existing assembly building and 90 m. from the existing petrol pump.
ii) Primary School	-- do --	-- do --	15 %	iii) Educational building shall only be permitted if 40% area is available for playground. However, this provision shall not be applicable to already approved existing building wherein construction of additional floor is proposed.
iii) Other Educational Buildings	-- do --	-- do --	25 %	iv) No classroom shall admeasure less than 38 sq. m. with a minimum dimension of 5.50 m. The height of any classroom shall not be less than 3.60 m. v) While granting Additional FSI to Educational Institutions offering primary and secondary education 5 % seats shall be reserved for admission for Government nominees. Deputy Director, Education Department shall be competent to decide such nominations. However, this condition shall not be applicable for Higher Education, Technical



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Education and Medical Education.			
vi) As and when required, some rooms of Educational Buildings shall be made available to the Government by the concerned institutions.			
vii) The Educational Institution shall maintain records regarding free / concessional education rendered to the needy persons, which shall be made available to the Director of School Education, Higher and Technical Education on demand.			
viii) The Director of School Education, Government of Maharashtra shall be the competent authority to monitor as to whether the Educational Institution is observing the terms and conditions referred to at (i) ,(ii) and (iii) above and, in case of any breach thereof or in case the Education being rendered by the Educational Institution are not to the satisfaction of the said Department, the Director of School Education shall have the right to suitably penalise the Education Institution.			
ix) The Educational Institution shall file an undertaking that it shall abide by the above enumerated terms and conditions.			
x) Adequate Parking facilities as required per prevailing Development Control Regulation shall be provided.			
xi) While granting occupation certificate the Municipal Commissioner shall intimate to the Director of school Education for compliance of afore said condition along with copy of occupation certificate and plan.			



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<p>B) Medical Institutions-Hospital, Maternity Homes, Health Club, buildings</p>	<p>As per Regulation No.15.4</p>	<p>Maximum building potential limit as per road width as mention in Column 6 of Table under Regulation No 15.4 minus Basic FSI</p>	<p>i) No premium for Government, Semi Government, public authorities' hospitals. ii) 25% for Charitable Institutions iii) 35% for private hospitals</p>	<p>xii) Maximum of height of Educational building shall be as per The Maharashtra Fire protection and Life Safety Measure, Act, 2006</p> <p>i) The Medical Institutions of Government, Semi Government, public authorities, Charitable Institutions or private owner.</p> <p>ii) Free medical treatment to the extent of atleast 20% of the total number of beds shall be given to persons from Economically Weaker Sections of society or to persons below the poverty line. In addition, 10% of the total number of patients in OPD shall be provided treatment at concessional rates, viz. rates that are being charged in government hospitals. The Medical Institution shall furnish the requisite periodical statements to the Director of Health Services in this regard.</p> <p>iii) The Medical Institution shall maintain records regarding free/concessional medical treatment rendered to the needy persons, which shall be made available to the Director of Health Services on demand.</p> <p>vi) Any Special ward in the hospital building shall not admeasure less than 9.0 sq. m. in area with no side less than 3 m.</p> <p>v) Area of the general wards shall not admeasure less than 40 sq. m. with no side less than 5.5 m.</p> <p>vi) Every building shall have a refuge collection area of minimum 7.50 sq. m. size with cover on top and unclosed on at least three sides. The same shall not be allowed in marginal open spaces. Modern method of incineration</p>
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D) Starred category hotels (three star and above)	-- do --	-- do --	35% (up to four star) 45 % (five star and above)	<p>per the requirement.</p> <p>i) The star category hotels shall be constructed on independent plot.</p> <p>ii) Certificate from the Tourism Department, GOI shall be necessary.</p> <p>iii) Minimum and maximum height shall be 3.60 m. & 4.2 m. respectively. The greater height may be permitted by the Authority as per the requirement.</p> <p>iv) While granting Additional FSI to starred category Residential Hotels 5% of rooms shall be reserved for Government nominees free of cost. Provided that such rooms be reserved for a period of not exceeding thirty days in a calendar year in a particular hotel. The head of respective authorities shall be competent to decide and monitor whether the institution is observing the terms and conditions as mentioned.</p> <p>v) While granting occupation certificate the Municipal Commissioner shall intimate to the Competent Authority for compliance of afore said condition along with copy of occupation certificate and plan.</p>
E) Buildings of Government and Semi-Government Offices and Public Sector Undertakings:	-- do --	-- do --	No Premium	<p>i) The Municipal Commissioner with the previous approval of State Govt. may exceed the additional FSI.</p> <p>ii) Minimum and maximum height shall be 3.60 m. & 4.2 m. respectively. The greater height may be permitted by the Authority as per the requirement.</p>
F) Religious Building:	-- do --	-- do --	15%	<p>i) No Objection Certificate shall be obtained</p>



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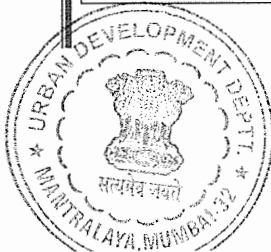
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				from concerned Police Authority and Collector before commencement of construction. ii) The additional FSI shall also be permissible to existing authorised religious users subject to structural stability. iii) The proposal shall be consistent with the Development Plan proposals. iv) Minimum and maximum height shall be 3.20 m. & 4.2 m. respectively. The greater height may be permitted by the Authority as per the requirement
G) Yatri Niwas, Youth Hostel:-	-- do --	-- do --	15%	i) The building shall be on independent plot having minimum plot area of 1000 sq.mt. ii) Minimum and maximum height shall be 3.00 m. & 4.2 m. respectively. The greater height may be permitted by the Authority as per the requirement.
H) The Land in possession of Maharashtra State Road Transport Corporation	-- do --	-- do --	No premium	Out of total FSI, maximum 1.00 FSI shall be allowed to be developed for commercial use and remaining FSI shall be for the self-use of the said Corporation permissible as per the Development Plan.
I) Basic shelter for urban poor	-- do --	-- do --	No premium	Any housing scheme undertaken by planning authority, government / semi government organisation, under the basic shelter for urban poor or similar programme / scheme of the Central / State Government, may be allowed FSI upto 2.5, or sum of column no.2+3, whichever is maximum subject to following condition. i) The said scheme shall be for EWS/LIG housing



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- ii) The scheme shall be implemented by the Municipal Corporation / Government/semi-Government Authority stipulated by the Government, from time to time.
- iii) The use of the land under the Scheme shall be in consonance with the proposals of the sanctioned development plan.
- iv) Total permissible floor space index for the scheme shall be 2.50 of the gross plot area (excluding the area affected by the D.P. Reservations)
- v) The entire 2.50 FSI as made permissible shall be utilised of the scheme only.
- vi) All the development plan reservations on the land under the scheme shall be developed by the said authority and the amenities thus created shall be handed over to the planning authority.



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23.2 ROAD WIDENING AND CONSTRUCTION OF NEW ROADS

The Municipal Commissioner may permit on the same plot, additional FSI of the area required for road widening or for construction of a new road proposed under the Development Plan, if the owner (including the lessee) of such land surrenders such land for road widening or construction of new road without claiming any monetary compensation in lieu thereof and hand over the same free of encumbrances to the satisfaction of the Municipal Commissioner. FSI generated against the surrender of land, shall be in proportion to the provisions mentioned in Regulation no. 22.3 of TDR and may be utilised on the remaining land. If desired by the owner, TDR may be granted against such surrendered land instead of utilizing FSI on remaining land. Such TDR shall be allowed to be utilised as a Development Rights in accordance with the rules regulating Transfer of Development Rights (TDR). Thereafter, the road shall be transferred in the city survey records/revenue records in the name of the Municipal Corporation and shall vest in it becoming part of a public street.

23.3 STAFF QUARTERS OF STATE GOVERNMENT OR ITS STATUTORY BODIES OR MUNICIPAL CORPORATIONS ON LANDS BELONGING TO SUCH PUBLIC AUTHORITIES

23.3.1.1 Regulation for staff quarters of the State Government or its statutory bodies or Municipal Corporation on land belonging to such Authorities situated in developable zones such as Residential / Public Semi-public / Commercial Zones etc. except restricted zone such as Green Belt, Agricultural Zone, No development Zone, CRZ, etc.

23.3.1.2 The basic FSI specified in these regulations may be allowed to be exceeded as per following table on the gross plot area solely for the project of construction of staff quarters (herein after referred to as —staff quarter project) for the employees of the Government, or its statutory bodies or the Municipal Corporation (hereinafter collectively referred to as —User Authority), on land belonging to such User Authority, by the PWD of the Government of Maharashtra or MHADA or Maharashtra Police Housing Corporation or Municipal Corporation or any other Public Agency nominated by the Government for this purpose, which also include any Special Purpose Vehicle, wherein the Government or a fully owned Company of the Government holds at least 51% equity share (hereinafter collectively referred to as —“implementing Public Authority”)

23.3.1.3	Road width and plot area	Maximum permissible FSI including basic FSI
	15.0 m. or above minimum plot area 4000 sq. m. and above	3.00
	12.0 m. or above but below 15.0 m.	2.50

23.3.1.4 For the purpose of calculation the FSI, the entire area of the plot excluding area under Development Plan roads and Development Plan reservations, if any, shall be considered.

Provided that, the Development Plan reservations like Government Staff Quarters, Police Housing, Municipal Housing, Municipal Staff Quarters etc. on lands belonging to Government / Public Authorities / Local Authorities, shall not be excluded.

Provided further that, amalgamation of such Development Plan reservation/s with adjoining lands for the execution of project under this regulation, shall be permissible.

23.3.1.5 The total permissible FSI under this regulation shall be utilised for construction of staff quarters for the User Authority, subject to the following

i) The area of staff quarters for various categories of employees shall be as per the norms



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prescribed by the concerned User Authority and in no case shall the area of staff quarters exceed the maximum limit of carpet area as prescribed therein.

ii-a) Municipal Commissioner may also permit upto 1/3rd of the total permissible FSI under this regulation for construction of free sale area (hereinafter referred to as —free sale component) to be disposed of by the Implementing Public Authority as provided herein. The free sale component shall preferably be constructed in a separate block. Sub-division of plots shall be permissible on the basis of equitable distribution of FSI, in case construction of free sale component is permitted by the Municipal Commissioner.

The free sale component may be utilised for commercial use as per potential of plot as decided by the following committee. The extent of commercial use, if required shall be decided by the said committee strictly within the limits as specified in these regulations

- 1) Municipal Commissioner – Chairman
- 2) Police Commissioner – Member
- 3) Collector of Concerned District – Member
- 4) Superintendent Engineer (PWD) – Member

ii-b) If the User Authority required construction of staff quarters to the extent of full permissible FSI, then the User Authority shall pay full cost of construction + 5% of construction cost as establishment charges to the Implementing Public Authority.

ii-c) The flats constructed under the free sale component shall be first offered to the Central Government, its statutory bodies, Central /State PSUs for purchase as staff quarters and if the Central Government or its statutory Bodies or Central /State PSUs do not indicate willingness to purchase the same within the prescribed time limit, such flats shall be sold in open market.

23.3.1.6 i) Notwithstanding anything contained in these regulations, no amount shall be charged towards Premium, Scrutiny Fee etc., for the projects proposed under this regulation.

ii) The provisions of Inclusive Housing, mentioned in these regulations, shall not be applicable for development under this regulation.

23.3.1.7 For any staff quarters project under this regulations, a development agreement shall be executed between the User Authority and the Implementing Public Authority, which, inter alia, shall authorise the Implementing Authority to dispose of the flats constructed under the free sale component of the project, wherever applicable. Such development agreement shall contain the details regarding the modalities and conditions of transferring such quarters (whether free of cost or on payment/ receipt of certain amount by the User Authority) to the user authority and also conditions modalities of disposing of the flats under the free sale components by the Implementing Public Authority.

23.4 BIOTECHNOLOGY UNITS/ PARKS

The Municipal Commissioner may grant additional 100 percent FSI on basic permissible FSI for biotechnology units/ parks approved by Director of Industries, including those, located in Agriculture Zone proposed in the Development Plan subject to following condition:

- i) Out of total built up area minimum 90% shall be used for Biotechnology purpose and maximum 10% shall be used for ancillary users.
- ii) The additional FSI shall be granted on payment of premium. Such premium shall be recovered at the rate of 25% of the market value of the land as per the Annual Statement of Rate or as



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decided by the Government from time to time.

- iii) Out of the total premium 75% shall be paid to the Municipal Corporation and 25% premium shall be paid to the Government.

23.5 INFORMATION TECHNOLOGY ESTABLISHMENT

Development of Information Technology Establishments shall be regulated as per the Information Technology & Information Technology Enabled Services (IT/ITES) Policy 2015 as declared by Industries Department vide Government Resolution No. ITP 2013/CR-265/IND-2 dated 25/08/2015, along with the special regulations sanctioned by the Government vide Notification No. TPB 4316/CR-167/2016/(3)/UD-11/dated 15th July, 2016 and amended time to time which are mention below.

1) The Commissioner may permit additional FSI upto 200 % over and above the basic permissible F.S.I. to all registered Public and Private IT/ITES Parks/AVGC Parks /IT SEZs or IT Parks in SEZs / Stand-alone IT/ITES units in public IT Park (including IT/ITES units located in Residential / Industrial/No Development/ Green/Agriculture Zone or any other land-use zone in which such users are permissible), which have been approved by the Directorate of Industries, proposed to be set up or already set up under present / previous IT/ITES policies, (hereinafter referred to as the "said unit") by charging premium of 30% of the land rate for the said land as prescribed in Annual Statement of Rates for the relevant year of granting such additional F.S.I. for Pune, Pimpri-Chinchwad, Navi Mumbai Notified Area, Municipal Corporations in Mumbai Metropolitan Region and 10% of the land rate for the said land as prescribed in Annual Statement of Rates for the relevant year of granting such additional F.S.I. for other Municipal Corporations.

In case of the Navi Mumbai Notified Area, the CIDCO as land owner may recover lease premium for additional F.S.I. if applicable under land disposal policy of CIDCO.

Provided that additional FSI above 100% and upto 200% shall be permissible only on plots having an access road of minimum 18 meters width.

Provided further that, the premium so collected shall be shared between the Planning Authority and the Government in the proportion of 50 : 50. The share of the Government shall be paid to the concerned Branch office of the Town Planning Department. (Explanation: - Premium charges shall be calculated on the value of lands under such zones, determined by considering the land rates of the said land as prescribed in Annual Statement of Rates (ASR). These charges shall be paid at the time of permitting additional F.S.I. by considering the ASR for the relevant year without applying the guidelines)

2) No premium shall be chargeable in Municipal Corporation areas, if they are covered under No Industry Districts and Naxalism affected areas of the State (as defined in the "Package Scheme of Incentives-2013" of the Industries, Energy & Labour Department of the State).

3) The total maximum permissible F.S.I. shall not exceed limit of 3.00.

4) Maximum 40% of total proposed Built-up area (excluding parking area) inclusive of such additional F.S.I. may be permitted for support services in IT Parks in Municipal Corporations which are not covered under Serial No. 4 above and remaining built-up area shall be utilized for IT/ITES.

5) New said unit shall allocate at least 2% of the total proposed built-up area, for providing incubation facilities for new units. This area would be treated as a part of the Park to be used for IT activities and eligible for additional FSI benefits accordingly.

6) Premium to be received by the Planning Authority as per provisions in this regulation shall be deposited in a separate fund viz. "Critical Infrastructure Fund for IT/ITES Industries" and this fund shall be utilized only for creation of Critical Infrastructure for IT/ITES Industries;



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Provided that in the event, the developer come forward for providing such off site infrastructure at his own cost, instead of paying premium as prescribed above, then the Planning Authority may determine the estimated cost of the work by using rates prescribed in District Schedule of Rates (DSR) of the relevant year, in which order for commencement of such work is issued. The Planning Authority shall also prescribe the standards for the work. After completion of the works, the Planning Authority shall verify and satisfy itself that the same is developed as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered from such developer before issuing Occupancy Certificate.

Provided that, in case the cost of work is more than the premium to be recovered, such additional cost to be borne by such developer.

7) Permission for erecting towers and antenna upto height permitted by the Civil Aviation Department shall be granted by the Commissioner as per the procedure followed for development permission or otherwise as may be decided by the Government.

8) While developing site for IT/ITES with additional FSI, support services as defined in the IT Policy 2015, shall be allowed.

9) The sanctioned existing regulations in respect of I.T. Establishments are proposed to be replaced suitably and for the Planning Authorities, which have no provisions in respect of I.T. Establishments, these regulations shall be proposed to be inserted as new regulations.

10) Notwithstanding anything contained in the Development Control Regulations of Planning Authorities, no amenity space is required to be left for development of plot/land upto 2.00 Hect. for IT/ITES.

11) Notwithstanding anything mentioned in these Regulations, special provisions mentioned in the existing Regulations of respective Planning Authority, which areas are not covered under these regulations shall continue to prevail unless otherwise specified.

12) The Directorate of industries will develop a web portal on which the developer of every IT park will be bound to provide / update detailed information about names of the units in the park, utilization of built-up area and activities being carried out, manpower employed in the It Park for IT/ITES and support services on yearly basis.

If a private IT park has availed additional FSI as per the provisions of IT/ITES policy and subsequently it is found that the built-up space in the park is being used for non IT/ITES / commercial activities / any other activity not permitted as per the IT/ITES policy under which the said park was approved, a penal action as below will be taken, the payment shall be shared between the concerned Planning Authority and the Government in the ratio of 3:1.

a) The misuse shall be ascertained by physical site verification of the said private IT park by a team of officers from the Directorate of industries and the Planning Authority which has approved the building plans of the said private IT park.

b)) A per day penalty equal to 0.3% of the prevailing ready reckoner value of the built-up area that has been found to be used for non- IT/ITES activities.

c) The penalty will be recovered from the date of commencement of unauthorized use till the day non IT use continues.

After payment of the penalty to the concerned Planning Authority which has sanctioned the building plans of the concerned private IT park, the said private IT Park will restore the use of premises to the original purpose for which LOI/ Registration was granted. If the private IT Park fails to pay penalty and / or restore the use to its original intended use, the concerned Planning Authority will take suitable action under the Maharashtra Regional and Town Planning Act 1966, against the erring private IT Park under intimation to the Directorate of Industries. This provision



will also be applicable to existing IT Parks.

23.6 DEVELOPMENT / REDEVELOPMENT OF HOUSING SCHEMES OF MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

- 1) The FSI for a new scheme on vacant lands of low Cost Housing Scheme for Economically Weaker Section, Low Income Groups and Middle Income Groups of MHADA having at least 60 percent built-up area of the tenements under EWS, LIG and MIG categories, shall be 2.50
- 2) For redevelopment of any existing housing scheme of MHADA, undertaken by the MHADA departmentally or jointly with societies /occupiers of buildings or housing societies/ occupiers of building or by lessees of MHADA or by developer, the FSI shall be as under.-
 - a) Total permissible FSI shall be maximum 2.5 on gross plot area.
 - b) The incentive FSI admissible against the FSI required for rehab shall be as under:-
 - i) In congested area, for the area upto 4000 sq. m., the incentive FSI admissible will be 50 percent.
 - ii) In congested area, for the area above 4000 sq. m., the incentive FSI admissible will be 60 percent.
 - iii) In outside congested area, for the area upto 4000 sq. m., the incentive FSI admissible will be 60 percent.
 - iv) In outside congested area, for the area above 4000 sq. m., the incentive FSI will be 75 percent.
 - c) Difference between 2.5 FSI and the FSI required for "rehab + incentive" shall be shared between MHADA and Occupiers Society/ developer in the ratio of 2:1
 - d) In the scheme, for the land allotted for societies of MIG and HIG and developed plot allotted individually to MIG and HIG group, the permissible FSI shall be as per prevailing Development Control and Promotion Regulations
- 3) In case of grant of NOC with additional permissible built-up area outside congested area over and above the permissible FSI as per sanctioned DCR prevailing at the time of allotment by MHADA for the purpose of undertaking Redevelopment / Utilisation, MHADA shall charge premium at the rate decided by Government in Housing Department from time to time.
- 4) For the purpose of calculating the FSI, the entire area of the layout including development plan roads and internal roads but excluding the land under the reservation of public amenities shall be considered. Sub-division of plots will be permissible on the basis of compulsory recreational open space as in these Regulations. For low cost Housing Schemes of MHADA for EWS, LIG categories, the Regulations in the Schedule below shall apply.
- 5) For the purpose of this Regulation, the carpet areas for EWS, LIG or MIG tenements shall be as determined by the Government from time to time.
- 6) For the offsite infrastructure, MHADA shall pay to the municipal council 12.5 percent of the charges collected by MHADA for the grant of additional FSI (FSI over and above the normally permissible FSI) for the Redevelopment Schemes
- 7) In any Redevelopment Scheme where the Co-operative Housing Society / Developer appointed by the Co-operative Housing Society has obtained No Objection Certificate from the



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MHADA thereby sanctioning additional balance FSI with a consent of 70 percent of its members and where such NOC holder has made provision for alternative accommodation in the proposed building (including transit accommodation) then it shall be obligatory for all the occupiers/ members to participate in the Redevelopment Scheme and vacate the existing tenements, for the purpose of redevelopment. In case of failure to vacate the existing tenements the provisions of Section 95-A of the MHADA Act mutatis mutandis shall apply for the purpose of getting the tenements vacated from the non-cooperative members

- 8) A corpus fund, as may be decided by MHADA, shall be created by the Developer which will remain with societies for its maintenance.

SCHEDULE

The following provisions shall be applicable only for Low Cost Housing Schemes i.e. Economically Weaker Sections and Low Income Group Housing Schemes only undertaken by Maharashtra Housing & Area Development Authority (MHADA)

1. Minimum Plot Size:-

- (a) In the case of a growing house for EWS and LIG category a plot of 25 sq. m., a room of minimum size of 5.57 sq.m. (60 sq.ft.) with toilet arrangement in the first phase shall be permitted. In the second phase, one room of 9.30 sq.m. (100 sq.ft.) may be allowed to be added. However, commencement and occupation certificates shall be granted initially to the first phase only and subsequent certificates for second phase issued as required.
- (b) **Multi-purpose rooms:-** A multi-purpose room shall be allowed with size upto 12.5 sq.m. with a minimum width of 2.4 m.
- (c) **Cooking space (alcove):-** Provision of separate kitchen shall not be necessary. However, cooking space shall be allowed with a minimum size of 2.4 sq.m. with minimum width of 1.2m.
- (d) **Combined toilet:-** A combined toilet shall be permitted for more than one tenement with a minimum area of 1.85 sq.m. with minimum width of one meter.
- (e) **Height:-** The average height for a habitable room with sloping roof shall be minimum 2.5 m. with minimum height of 2 m. at the eaves. In the case of a flat roof, minimum clear height shall be 2.6 m. for a habitable room. Kitchen areas shall have minimum clear height/average height of 2.4 m. and bath and water closet (without loft) shall have a clear minimum height of 2.2 m.
- (f) **Plinth:-** The minimum plinth height shall be 30 cm. and in areas subject to flooding the plinth shall be higher than the high flood level.

2. **External walls:-** 115 mm, thick external brick wall without plaster shall be permitted

3. **Staircases:-** Single flight staircases without landing between the two floors shall be permitted.

4. **Front marginal distance:-** The front marginal distance from roads having width of 9.14 m. and below shall be a minimum of 1.5 m for buildings with height of upto 10 m.

5. **Marginal Distance (side and rear):-** The distance between two ground floor structures shall be of a minimum of 4.5 m for purpose of light and ventilation of habitable rooms. In case of toilets deriving light and ventilation from open space, the distance between the two ground floor structures shall be a minimum of 1.5 m.



6. Pathways:-

The widths of pathways shall be as follows :-

- (i) 1.5 m. width of pathways upto 20 m. in length;
- (ii) 2.0 m. width for pathways upto 30 m. in length;
- (iii) 2.5 m. width for pathways upto 40 m. in length;
- (iv) 3.0 m. width for pathways upto 50 m. in length

7. **Flushing cistern:-** In water closets, flushing cistern shall not be essential and toilets without this provision may be permitted
8. **Water closet pan size:-** The water closet seat shall be of a minimum of 0.46 m. (18 inches) in length.
9. **Septic tank and leaching pits (soak pits):-**A septic tank shall be provided with capacity of 141.6 litres (five cubic feet) per capita. Where the municipal services are likely to be available within four to five years or so, pour flush water seal latrines (NEERI type) shall be permitted where the municipal sewerage system is not available and the water table in the area is not high.
10. **Convenience shopping:-** Convenience Shopping as defined in these Regulations shall be permitted along layout roads with width of 12.2 m. to 18.49 m. provided that a minimum set-back of 1.5m and a minimum plot area of 25.2 sq.m is available and is provided.
11. **Recreation Ground:-** In the layouts, provision for recreation ground shall be on the lines prescribed in these Regulations
12. **Ancillary structures:-** Ancillary structures such as underground tank, overhead tank, substations etc. shall be permissible in the compulsory recreation open space subject to the condition that not more than 10 percent of such space shall be utilised for such purposes.
13. Other provisions of these regulations shall continue to be applicable for such schemes.

23.7 REDEVELOPMENT OF EXISTING BUILDINGS

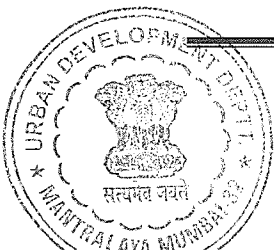
While reconstructing any existing building in whole or in part, the entitlement of FSI without any premium/charges shall be equal to the authorisedly utilised FSI, including TDR / additional FSI/premium FSI, if any. In addition to this, said development shall also be entitled for FSI, additional FSI, premium FSI, if any, permissible under these regulations, by charging premium as the case may be.

23.8 REDEVELOPMENT OF DANGEROUS BUILDINGS

Reconstruction / Redevelopment in whole or in part of any tenanted building which existed prior to these regulations which has ceased to exist in consequence of accidental fire / natural collapse or demolition for the reasons of the same having been declared dangerous or dilapidated or Unsafe by or under a lawful order of the Municipal Commissioner, shall be allowed subject to following conditions.

- a) Redevelopment of tenanted building undertaken by landlord and / or co-operative housing societies of landlord and / or occupiers shall be allowed, with an FSI equivalent to the Rehab Area plus 50% incentive FSI of the rehab area. Provided that Rehab Area will be the authorisedly utilised Area or 27.87 sq.m. per tenement whichever is more.

However as per the road width if the potential of the Plot is more than what is mention above, then the balance potential available on plot after deducting rehab and incentive FSI may be allowed to be utilized to that extent by the way of TDR or Additional FSI on payment of



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premium if any.

(b) All the certified tenants of the old building shall be re-accommodated in the redeveloped building. Each tenant shall be rehabilitated and given free of cost the carpet area occupied by him for residential purpose in the old building subject to the minimum carpet area of 27.87sq. m. or existing carpet area whichever is more subject to maximum carpet area upto 70 sq.m. (753 sq. ft.) In case of non-residential occupier the area to be given in the reconstructed building shall be equivalent to the area occupied in the old building.

Provided that if the carpet area under Residential use exceeds 70 sq. m., the cost of construction for Area exceeding 70 sq. m. shall be paid by tenant / occupant to the developer. The cost of construction shall be as per the ready reckoner rate of that year. The carpet area exceeding 70 sq. m. shall be considered for rehab FSI but shall not be consider for incentive FSI.

(c) In case of fire gutted buildings the conditions of more than 30 years age of buildings shall not be made applicable, provided the structural stability certificate from nearest Govt. Engineering College shall be necessary.

(d) The Committee comprises of Municipal Commissioner, Superintending Engineer, Public Works Department, State of Maharashtra, Joint Director, Town Planning, Chief Fire Officer, and the Head of department structural Engineering of Government Engineering College shall be set-up to decide whether the building is "dangerous or dilapidated or unsafe".

Notes:-

- (1) For the purpose of deciding authenticity of the structure if the approved plans of existing structure are not available, the Commissioner shall consider other evidences such as Assessment Record or City Survey Record or Sanad.
- (2) In case where there are number of buildings on plot, in such cases, equivalent land component of the buildings which is declared unsafe shall be worked out and incentive FSI shall be based on such land component.
- (3) Reconstruction of the building on the plot shall conform to the provisions of the sanctioned Development Plan and sanctioned Development Control Regulations.
- (4) The new building may be permitted to be reconstructed in pursuance of an agreement to be executed on stamp paper by at least 70 percent of the landlord / occupants in the original building, within the meaning of the Bombay Rents, Hotel and Lodging House Rents Control Act, 1947 or Apartment Act and its related provision and in such agreement provision for accommodation for all occupants in the new building on agreed terms shall be made and a copy of such agreement shall be deposited with the Municipal Corporation before commencement or undertaking reconstruction of the new buildings.
- (5) The carpet area of part or parts of the new building intended to be used as non-residential use shall not exceed the carpet area of part or parts of the original building so used
- (6) No new tenancy shall be created
- (7) An amount as may be decided by the Government shall be paid by the Owner /Developer / Society as additional Development Cess for the built up area over and above the Base FSI. A corpus fund as decided by the Municipal Commissioner is to be created by the Developer which will take care of the maintenance of the building for a period of 10 years.

23.9 DEVELOPMENT OF HOUSING FOR EWS/LIG

If the owner constructs the housing for EWS / LIG section of the society in the form of tenements of size upto 50 sq.mt carpet area on his plot, then he shall be exempted from payment of premium as to maximum permissible mentioned in table given in Regulation No.15.4. subject to



following conditions.

- i) Out of the total tenements, at least 40% tenements shall be of carpet area not more than 30 sq. m.
- ii) Only one tenement should be sold to a family. Adjoining tenement should not be sold to a close relative of such tenement owner. Affidavit to that effect shall be obtained from the land owner / developer and purchaser.
- iii) The size of tenement of 30 or 50 sq. m. shall be inclusive of common areas like staircases, passages etc. but exclusive of balcony, double height terraces.

Notwithstanding anything contained in these regulations, the development of such housing scheme shall be entitled for concession as given below

Marginal distances (except front margin), the room sizes, parking and other requirements shall be as per the Regulation No.23.6.

23.10 DEVELOPMENT OF PUBLIC TOILET

The owner if constructs public toilet in addition to the number of toilets required for his proposed development at the location required and as prescribed by the Municipal Commissioner, preferably on ground floor having separate access, he may be granted additional FSI equal to the built up area of such additional toilets. Provided such toilet shall be maintained by the owner at his own cost to the satisfaction of Municipal Commissioner.



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PART IX
STRUCTURAL SAFETY, WATER SUPPLY, DRAINAGE & SANITARY
REQUIREMENTS, OUTDOOR DISPLAY AND OTHER SERVICES

24.0 STRUCTURAL DESIGN

- 24.1** The structural design of foundations, elements made of masonry, timber, plain concrete; reinforced concrete, pre-stressed concrete and structural steel shall be carried out in accordance with Part 6. Structural design Section 1-Loads, courses and effects, Section 2-Soils and Foundation, Section-3-Timber and Bamboo, Section 4-Masonry, Section5-Concrete, Section 6-Steel, Section-7-Prefabrication, systems building and mixed / composite construction of National Building Code of India, amended from time to time.

25.0 QUALITY OF MATERIALS AND WORKMANSHIP

- 25.1** All materials and workmanship shall be of good quality conforming generally to accepted standards of Public Works Department of Maharashtra and Indian Standard Specifications and Codes as included in Part 5 - Building Materials and Part 7 - Construction Practices and Safety of National Building Code of India, amended from time to time
- 25.2** All borrow pits dug in the course of construction and repair of buildings, roads, embankments etc. shall be deep and connected with each other in the formation of a drain directed towards the lowest level and properly stopped for discharge into a river stream, channel or drain and no person shall create any isolated borrow pit which is likely to cause accumulation of water which may breed mosquitoes.

26.0 ALTERNATIVE MATERIALS, METHODS OF DESIGN & CONSTRUCTION AND TESTS

- 26.1** The provision of the regulations are not intended to prevent the use of any material or method of design or construction, not specifically prescribed by the regulations, provided any such alternative has been approved.
- 26.1.1** The provision of these regulations is also not intended to prevent the adoption for architectural planning and layout conceived as an integrated development scheme.
- 26.2** The authority may approve any such alternative provided it is found that the proposed alternative is satisfactory and conform to the provisions of relevant parts regarding material, design, and construction and that material, method or work offered is, for the purpose intended, at least equivalent to that prescribed in the rules in quality, strength, compatibility, effectiveness, fire rating and resistance, durability and safety.
- 26.3 Tests:** Whenever there is insufficient evidence of compliance with the provisions of the regulations of evidence that any material or method of design or construction does not conform to the requirements of the rules or in order to substantiate claims for alternative materials, design or methods of construction, the Municipal Commissioner may require tests sufficient in advance as proof of compliance. These tests shall be made by an approved agency at the expense of the owner.
- 26.3.1** Test method shall be as specified by the regulations for the materials or design or construction in question. If there are no appropriate test methods specified in the regulations, the Authority shall determine the test procedure. For methods of tests for building materials; reference may be made to relevant Indian standards as given the National Building Code of India, published by the Bureau of



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Indian Standards. The latest version of the National building Code of India shall be taken into account at the time of enforcement of these rules.

- 26.3.2 Copies of the results of all such tests shall be retained by the authority for a period of not less than two year after the acceptance of the alternative material.

27.0 BUILDING SERVICES

- 27.1 The planning, design and installation of electrical installations, air-conditioning and heating work shall be carried out in accordance with Part 8 - Building Services, Section 2-Electrical and allied Installations, Section 3-Air Conditioning, heating and mechanical ventilation of National building Code of India, amended from time to time.
- 27.2 The planning design including the number of lifts, type of lifts, capacity of lifts depending on occupancy of building; population on each floor based on occupant load, height of building shall be in accordance with Section-5 installation of Lifts and Escalators of National Building Code of India, amended from time to time. In existing buildings, in case of proposal for one additional floor, existing lift may not be raised to the additional floor.
- 27.2.1 The lifts shall be maintained in working order properly.

28.0 WATER SUPPLY, DRAINAGE AND SANITARY REQUIREMENTS.

- 28.1 The planning, design, construction and installation of water supply, drainage and sanitation and gas supply systems shall be in accordance with the provisions of Part 9 - Plumbing Services- Section 1 Water Supply, Drainage and Sanitation, Section 2 - Gas supply of National Building Code of India as amended from time to time.

- 28.2 Requirements of water supply in building.

The total requirements of water supply shall be calculated based on the population as given below:

Occupancy	Basis
Residential Building	5 persons per tenement
Other Buildings	No. of persons on occupant load and area of floors given in Table No.11.

- 28.2.1 The requirements of water supply for various occupancies shall be as given in **Table 16** and 17 or as specified by the Municipal Commissioner from time to time.

Table No. 16

PER CAPITA WATER REQUIREMENTS FOR VARIOUS OCCUPANCIES/USES		
Sr. No.	Type of Occupancy	Consumption per head per day (in liters)
1	Residential	
	(a) in living units	135
	(b) Hotels with lodging accommodation (per bed)	180
2	Educational:	
	(a) Day Schools	45
	(b) Boarding Schools	135



3	Institutional (Medical Hospitals):	
	(a) No. of beds not exceeding 100	340
	(b) No. of beds exceeding 100	450
	(c) Medical quarters and hostels	135
4	Assembly-Cinema theatres, auditorium etc. (per seat of accommodation).	15
5	Government and Semi-public business.	45
6	Mercantile (Commercial)	
	(a) Restaurants (per seat)	70
	(b) Other business buildings.	45
7	Industrial	
	(a) Factories where bathrooms are to be provided	45
	(b) Factories where no bath-rooms are required to be provided.	30
8	Storage (including warehousing)	30
9	Hazardous	30
10	Intermediate / Stations (excluding mail and express stops).	45 (25)*
11	Junction Stations	70 (45)*
12	Terminal / Stations.	45
13	International and domestic Airports.	70

The value in parenthesis is for stations where bathing facilities are not provided.

NOTE: The number of persons for Sr. No. (10) to (13) shall be determined by the average number of passengers, handled by the station daily; due consideration may be given to the staff and workers likely to use the facilities.

Table No. 17

FLUSHING STORAGE CAPACITIES		
Sr.No.	Classification of building	Storage capacity.
(1)	(2)	(3)
1	For tenements having common convenience	900 liters net per w. c. seat.
2	For residential premises other than tenements having common convenience	270 liters net for one w. c. seat and 180 liters for each additional seat in the same flat.
3	For Factories and Workshops	900 liters per w. c. seat and 180 liters per urinal seat.
4	For cinemas, public assembly halls, etc.	900 liters per w. c. seat and 350 liters per urinal seat.



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29.0 DRAINAGE AND SANITATION REQUIREMENTS

29.1 General

There should be at least one water tap and arrangement for drainage in the vicinity of each water-closet or group of water-closets in all the buildings.

29.1.1 Each family dwelling unit on premises (abutting on a sewer or with a private sewage disposal system) shall have, at least, one water-closet and one kitchen type sink. A bath or shower shall also be installed to meet the basic requirement of sanitation and personal hygiene.

29.1.2 All other structures for human occupancy or use on premises, abutting on a sewer or with a private sewage disposal system, shall have adequate sanitary facilities, but in no case less than one water-closet and one other fixture for cleaning purposes.

29.1.2 For Residences

29.2.1 Dwelling with individual convenience shall have at least the following fitments:

- a) One bathroom provided with a tap and a floor trap,
- b) One water-closet with flushing apparatus with an ablution tap; and
- c) One tap with a floor trap or a sink in kitchen or wash place.

29.2.2 Dwelling without individual conveniences shall have the following fitments:

- a) One water tap with floor trap in each tenement,
- b) One water-closet with flushing apparatus and one ablution tap, bath for every two tenements, and
- c) One bath with water tap and floor trap for every two tenements.

29.3 For Buildings Other than Residences

29.3.1 The requirements for fitments for drainage and sanitation in the case of buildings other than residences shall be in accordance with **Table 18 to Table 31**. The following shall be, in addition, taken into consideration:

- a) The figures shown are based upon one (1) fixture being the minimum required for the number of persons indicated or part thereof.
- b) Building categories not included in the tables shall be considered separately by the Municipal Commissioner.
- c) Drinking fountains shall not be installed in the toilets.
- d) Where there is the danger of exposure to skin contamination with poisonous, infectious or irritating material, washbasin with eye wash jet and an emergency shower located in an area accessible at all times with the passage / right of way suitable for access to a wheel chair, shall be provided.
- e) When applying the provision of these tables for providing the number of fixtures, consideration shall be given to the accessibility of the fixtures. Using purely numerical basis may not result in an installation suited to the need of a specific building. For example, schools should be provided with toilet facilities on each floor. Similarly toilet facilities shall be provided for temporary workmen employed in any establishment according to the needs; and in any case one WC and one washbasin shall be provided.
- f) All buildings used for human habitation for dwelling work, occupation, medical care or any purpose detailed in the various tables, abutting a public sewer or a private sewage disposal system, shall be provided with minimum sanitary facilities as per the schedule in the tables. In



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case the disposal facilities are not available, they shall be provided as a part of the building design for ensuring high standards of sanitary conditions in accordance with this section.

- g) Workplaces where crèches are provided, they shall be provided with one WC for 10 persons or part thereof, one washbasin for 15 persons or part thereof, one kitchen sink with floor tap for preparing food / milk preparations. The sink provided shall be with a drinking water tap.
- h) In all types of buildings, individual toilets and pantry should be provided for executives and for meeting / seminar / conference rooms, etc. as per the user requirement.
- i) Where food is consumed indoors, water stations may be provided in place of drinking water fountains.

30.0 SIGNS AND OUTDOOR DISPLAY STRUCTURES

- 30.1 The display of advertising signs on buildings and land, shall be in accordance with Part 10, Section 2 "Signs and outdoor display structures" of National Building Code of India as amended from time to time.
- 30.2 Prohibition of advertising signs and outdoor display structure in certain cases - Notwithstanding the provisions of sub-regulations no advertising sign or outdoor display structures shall be permitted on buildings of architectural, aesthetical, historical or heritage importance as may be decided by the Municipal Commissioner or on Government Buildings save that in the case of Government buildings only advertising signs or outdoor display structure may be permitted if they relate to the activities for the said buildings' own purposes or related programmes.



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Table 18 - Office Buildings

Sr. No.	Fixtures	Public Toilets		Staff Toilets	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
i)	Executive Rooms and Conference Halls in Office Buildings Toilet suite comprising one WC, one washbasin (with optional shower stall if building is used round the clock at user's option) Pantry optional as per user requirement	Unit could be common for Male / Female or separate depending on the number of user of each facility		For individual officer rooms	
ii)	Main Office Toilets for Staff and Visitors				
	a) Water-closet	1 per 25	1 per 15	1 per 25	1 per 15
	b) Ablution tap with each water-closet	1 in each water-closet			
	c) Urinals	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-
		101-200		101-200	
		Over 200		Over 200	
		1 per 25	1 per 25	1 per 25	1 per 25
	d) Washbasins	1 per 100	1 per 100	1 per 100	1 per 100
	e) Drinking water fountain	1 per floor			
	f) Cleaner's sink	1 per floor			



Table 19- Factories

Sr. No.	Fixtures	Offices/Visitors		Workers	
		Male (3)	Female (4)	Male (5)	Female (6)
(1)	(2)	(3)	(4)	(5)	(6)
i)	Water-closets (Workers & Staff)	1 for up to 25 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 15 2 for 16-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100
	For persons 101-200 add	3 %	5 %	3 %	5 %
	For persons over 200 add	2.5 %	4 %	2.5 %	4 %
ii)	Ablution tap	1 in each WC	1 in each WC	1 in each WC	1 in each WC
iii)	Urinals	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-
	For persons 101-200 add	3 %		3 %	
	For persons over 200 add	2.5 %		2.5 %	
iv)	Washbasins in rows or troughs and taps spaced 750 mm c/c	1 per 25 or part thereof	1 per 25 or part thereof	1 per 25 or part thereof	1 per 25 or part thereof
v)	Drinking water fountain	1 per every 100 or part thereof on each floor	1 per every 100 or part thereof with minimum one on each floor	1 per every 100 or part thereof on each floor	1 per every 100 or part thereof with minimum one on each floor
vi)	Cleaner's sink	1 on each floor	1 on each floor	1 on each floor	1 on each floor
vii)	Showers/Bathing rooms	As per trade requirements			
viii)	Emergency shower and eye wash fountain	-	-	-	1 per every shop floor per 500 persons

NOTE- For factories requiring workers to be engaged in dirty and dangerous operations or requiring them to be extremely clean and sanitized conditions additional and separate (if required so) toilet facilities and if required by applicable Industrial and Safety Laws and the Factories Act must be provided in consultation with the user.

Table 20 - Cinema, Multiplex Cinema, Concerts and Convention Halls, Theatres

Sr. No.	Fixtures	Public		Staff	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
i)	Water-closets	1 per 100 up to 400 Over 400, add at 1 per 250 or part thereof	3 per 100 up to 200 Over 200, add at 2 per 100 or part thereof	1 for up to 15 2 for 16 - 35	1 for up to 12 2 for 13 - 25
ii)	Ablution tap	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet
iii)	Urinals	1 per 25 or part thereof	-	Nil up to 6 1 for 7-20 2 for 21-45	-
iv)	Washbasins	1 per 200 or part thereof		1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
v)	Drinking water fountain	1 per 100 persons or part thereof			
vi)	Cleaner's sink	1 per floor			
vii)	Showers/Bathing rooms	As per trade requirements			

NOTES - 1) Some WC's may be European style if desired

2) Male population may be assumed as two-third and female population as one-third.



Table 21 - Art Galleries, Libraries and Museums

Sr. No.	Fixtures	Public		Staff	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
i)	Water-closets	1 per 200 up to 400 Over 400 add at 1 per 250 or part thereof	1 per 100 up to 200 Over 200 add at 1 per 150 or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
ii)	Ablution tap	One in each water-closet 1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals	One in each water-closet	One in each water-closet	One in each water-closet
iii)	Urinals	1 per 50	-	Nil up to 6 1 per 7-20 2 per 21-45	-
iv)	Washbasins	1 for every 200 or part thereof. For over 400, add at 1 per 250 persons or part thereof	1 for every 200 or part thereof. For over 200, add at 1 per 150 persons or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
v)	Drinking water fountain	1 per 100 persons or part thereof			
vi)	Cleaner's sink	1 per floor, Min			
vii)	Showers/Bathing rooms	As per trade requirements			
NOTES -					
1) Some WC's may be European style if desired.					
2) Male population may be assumed as two-third and female population as one-third.					



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Table 22 - Hospitals with Indoor Patient Wards

Sr. No.	Fixtures	Patient Toilets		Staff Toilets		
		Male	Female	Male	Female	
(1)	(2)	(3)	(4)	(5)	(6)	
i)	Toilet suite comprising one WC and one washbasin and shower stall	Private room with up to 4 patients				For individual doctor's / officer's rooms
For General Wards, Hospital Staff and Visitors						
ii)	Water-closets	1 per 8 beds or part thereof	1 per 8 beds or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25	
iii)	Ablution tap	1 in each WC	1 in each WC	1 in each WC	1 in each WC	
iv)	Urinals	1 per 30 beds	-	Nil up to 6 1 for 7 to 20 2 for 21-45	-	
v)	Washbasins	2 for every 30 beds or part thereof. Add 1 per additional 30 beds or part thereof		1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25	
vi)	Drinking water fountain	1 per ward		1 per 100 persons or part thereof		
vii)	Cleaner's sink	1 per ward		-		
viii)	Bed pan sink	1 per ward		-		
ix)	Kitchen sink	1 per ward		-		

NOTES - 1) Some WC's may be European style if desired.

2) Male population may be assumed as two-third and female population as one-third.

3) Provision for additional and special hospital fittings where required shall be made.

Table 23 - Hospitals - Outdoor Patient Department

Sr. No.	Fixtures	Patient Toilets		Staff Toilets	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
i)	Toilet suite comprising one WC and one washbasin (with optional shower stall if building used for 24 h)	For up to 4 patients			For individual doctor's/officer's rooms
ii)	Water-closets	1 per 100 persons or part thereof	2 per 100 persons or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
iii)	Ablution tap	1 in each WC	1 in each WC	1 in each WC	1 in each WC
iv)	Urinals	1 per 50 persons or part thereof	-	Nil up to 6 1 per 7 to 20 2 per 21-45	-
v)	Washbasins	1 per 100 persons or part thereof	2 per 100 persons or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
vi)	Drinking water fountain	1 per 500 persons or part thereof		1 per 100 persons or part thereof	

notes - 1) Some WC's may be European style if desired.

2) Male population may be assumed as two-third and female population as one-third.

3) Provision for additional and special hospital fittings where required shall be made.

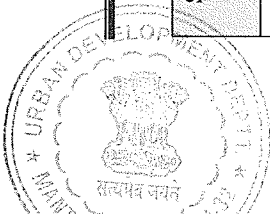
Table 24 - Hospitals' Administrative Buildings

Sr. No.	Fixtures	Staff Toilets	
		Male	Female
(1)	(2)	(3)	(4)
i)	Toilet suite comprising one WC and one washbasin (with optional shower stall if building used for 24 h)	For individual doctor's/officer's rooms	
ii)	Water-closets	1 per 25 persons or part thereof	1 per 15 persons or part thereof
iii)	Ablution tap	One in each water-closet	One in each water-closet
iv)	Urinals	1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals	
		Nil up to 6	-
		1 per 7 to 20	
		2 per 21-45	
v)	Washbasins	1 per 25 persons or part thereof	1 per 25 persons or part thereof
vi)	Drinking water fountain	1 per 100 persons or part thereof	
vii)	Cleaner's sink	1 per floor, Min	
viii)	Kitchen sink	1 per floor, Min	

note - Some WC's may be European style if desired.



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Table 25 - Hospitals' Staff Quarters and Nurses Homes

Sr. No.	Fixtures	Staff Quarters		Nurses Homes	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
i)	Water-closets	1 per 4 persons or part thereof	1 per 4 persons or part thereof	1 per 4 persons or part thereof 2 for 16-35	1 per 4 persons or part thereof 2 for 16-35
ii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
iii)	Washbasins	1 per 8 persons or part thereof	1 per 8 persons or part thereof	1 per 8 persons or part thereof	1 per 8 persons or part thereof
iv)	Bath (Showers)	1 per 4 persons or part thereof	1 per 4 persons or part thereof	1 per 4 persons or part thereof	1 per 4 persons or part thereof
v)	Drinking water fountain	1 per 100 persons or part thereof, minimum 1 per floor	1 per 100 persons or part thereof, minimum 1 per floor	1 per 100 persons or part thereof, minimum 1 per floor	1 per 100 persons or part thereof, minimum 1 per floor
vi)	Cleaner's sink	1 per Floor	1 per Floor	1 per Floor	1 per Floor

- NOTES -**
- 1) Some WC's may be European style if desired.
 - 2) For independent housing units fixtures shall be provided as for residences.

Table 26-Hotels

Sr. No.	Fixtures	Public Rooms		Non-Residential Staff	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
i)	Toilet suite comprising one WC, washbasin with shower or a bath tub	Individual guest rooms with attached toilets	-	-	-
Guest Rooms with Common Facilities					
ii)	Water-closets	1 per 100 persons up to 400 Over 400 add at 1 per 250 or part thereof	2 per 100 persons up to 200 Over 200 add at 1 per 100 or part thereof	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100
iii)	Ablution tap	1 in each WC	1 in each WC	1 in each WC	1 in each WC
iv)	Urinals	1 per 50 persons or part thereof	Nil, upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons	Nil up to 6 1 for 7 to 20 2 for 21-45 3 for 46-70	-

1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals



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		4 for 71-100 persons	4 for 71-100	
v)	Washbasins	1 per WC/Urinal	1 per WC 1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57
vi)	Bath (Showers)	1 per 10 persons or part thereof	-	-
vii)	Cleaner's sink	1 per 30 rooms, minimum 1 per floor		
viii)	Kitchen sink	1 per kitchen		
NOTES 1) Some WC's may be European style if desired. 2) Male population may be assumed as two-third and female population as one-third. 3) Provision for additional and special hospital fittings where required shall be made.				



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Table 27 - Restaurants

Sr. No.	Fixtures	Public Rooms		Non-Residential Staff	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
i)	Water-closets	1 per 50 seats up to 200 Over 200 add at 1 per 100 or part thereof	2 per 50 seats up to 200 Over 200 add at 1 per 100 or part thereof	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100
ii)	Ablution tap	1 in each WC	1 in each WC	1 in each WC	1 in each WC
iii)	Urinals	1 per 50 persons or part thereof	----	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	----
iv)	Washbasins	1 per WC	1 per WC	1 per WC	1 per WC
v)	Cleaner's sink	1 per restaurant			
vi)	Kitchen sink /Dish washer	1 per kitchen			

NOTES: 1) Some WC's may be European style if desired.

2) Male population may be assumed as two-third and female population as one-third.

3) Provision for additional and special fittings where required shall be made.

Table 28 - Schools and Educational Institutions

Sr. No.	Fixtures	Nursery School	Non-Residential		Residential	
			Boys	Girls	Boys	Girls
(1)	(2)	(3)	(4)	(5)	(6)	(7)
i)	Water-closets	1 per 15 pupils or part thereof	1 for 40 pupils or part thereof	1 per 25 pupils or part thereof	1 per 8 pupils or part thereof	1 per 6 pupils or part thereof
ii)	Ablution tap	1 in each WC	1 in each WC	1 in each WC	1 in each WC	1 in each WC
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.				
iii)	Urinals	----	1 per 20 pupils or part thereof	----	1 per 25 pupils or part thereof	----
iv)	Washbasins	1 per 15 pupils or part thereof	1 per 60 pupils or part thereof	1 per 40 pupils or part thereof	1 per 8 pupils or part thereof	1 per 6 pupils or part thereof
v)	Bath/Showers	1 per 40 pupils or part thereof	----	----	1 per 8 pupils or part thereof	1 per 6 pupils or part thereof
vi)	Drinking water fountain or taps	1 per 50 pupils or part thereof	1 per 50 pupils or part thereof	1 per 50 pupils or part thereof	1 per 50 pupils or part thereof	1 per 50 pupils or part thereof
vi)	Cleaner's Sink	1 per floor				

NOTES:

1) Some WC's may be European style if desired. 2) For teaching staff, the schedule of fixtures to be provided shall be the same as in case of office building.



Table 29 - Hostels

Sr. No.	Fixtures	Resident		Non-Resident		Visitor/Common Rooms	
		Male	Female	Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
i)	Water-closet	1 per 8 or part thereof	1 per 6 or part thereof	1 for upto 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for upto 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100	1 per 100 up to 400 Over 400 add at 1 per 250	1 per 200 up to 200 Over 200 add at 1 per 100
ii)	Ablution tap	1 in each WC	1 in each WC	1 in each WC	1 in each WC	1 in each WC	1 in each WC
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.					
iii)	Urinals	1 per 25 or part thereof	----	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	----	1 per 50 or part thereof	----
iv)	Washbasins	1 per 8 persons or part thereof	1 per 6 persons or part thereof	----	----	----	----
v)	Bath/Showers	1 per 8 persons or part thereof	1 per 6 persons or part thereof	----	----	----	----
vi)	Cleaner's Sink	1 per floor					

NOTE: Some WC's may be European style if desired.

Table 30- Mercantile Buildings, Commercial Complexes, Shopping Malls, Fruit & Vegetable Markets

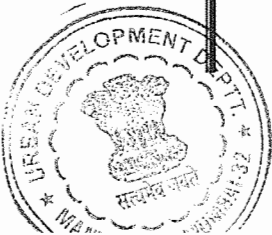
Sr. No.	Fixtures	Shop Owners		Common Toilets in Market/ Mall/Building		Public Toilet for Floating Population	
		Male	Female	Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
i)	Water-closets	1 per 8 persons or part thereof		1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100	1 per 50 (Minimum 2)	1 per 50 (Minimum 2)
ii)	Ablution tap	1 in each WC	1 in each WC	1 in each WC	1 in each WC	1 in each WC	1 in each WC
		1 water tap with draining arrangements shall be provided in receiving / sale area of each shop and for every 50 persons or part thereof in the vicinity of water-closets and urinals.					
iii)	Urinals	----	----	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	----	1 per 50	----
iv)	Washbasins	1 per 8 persons or part thereof		1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57	----	----
v)	Bath / Showers	1 per 8 persons or part thereof	1 per 6 persons or part thereof	----	----	1 per 50 persons	1 per 50 persons

NOTES: 1) Toilet facilities for individual buildings in a market should be taken same as that for office buildings.

2) Common toilets in the market buildings provide facilities for persons working in shops and their regular visitors.

Table 31 - Airports and Railway Stations

Sr. No.	Fixtures	Junction Stations, Intermediate Stations and Bus Stations		Terminal Railway and Bus Stations		Domestic and International Airports	
		Male (3)	Female (4)	Male (5)	Female (6)	Male (7)	Female (8)
i)	Water-closet	3 for up to 1000 Add 1 per additional 1000 or part thereof	4 for up to 1000 Add 1 per additional 1000 or part thereof	4 for up to 1000 Add 1 per additional 1000 or part thereof	5 for up to 1000 Add 1 per additional 1000 or part thereof	Minimum for 200 For 400 For 600 For 800 For 1000	Minimum 2 For 200 For 400 For 600 For 800 For 1000
ii)	Ablution tap	1 in each WC	1 in each WC	1 in each WC	1 in each WC	1 in each WC	1 in each WC
iii)	Urinals	4 for up to 1000 Add 1 per additional 1000	----	6 for up to 1000 Add 1 per additional 1000	----	1 per 40 or part thereof	----
iv)	Washbasins	1 per WC / Urinal	1 per WC	1 per WC / Urinal	1 per WC	1 per WC / Urinal	1 per WC
v)	Bath/Showers	2 per 1000	2 per 1000	3 per 1000	3 per 1000	4 per 1000	4 per 1000
vi)	Drinking water fountain or taps (in common lobby)	2 per 1000 or part thereof	2 per 1000 or part thereof	3 per 1000 or part thereof	3 per 1000 or part thereof	4 per 1000 or part thereof	4 per 1000 or part thereof

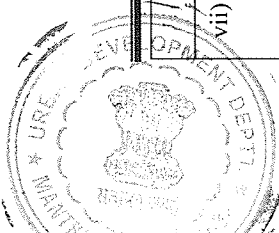


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	for male/ female)	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's
vii)	Cleaner's sink	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's
viii)	Toilet for Disabled	1 per 4000	1 per 4000	1 per 4000	1 per 4000	1 per 4000 (Minimum 1)

NOTES:

1) Some WC's may be European style if desired. 2) Male population may be assumed as three-fifth and female population as two-fifth. 3) Separate provision shall be made for staff and workers.



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PART X

SPECIAL PROVISIONS IN CERTAIN BUILDINGS

31.0 PROVISION OF FACILITIES FOR DIFFERENTLY ABLED PERSONS:

31.1 Definitions

- 31.1 Non-ambulatory Disabilities:** – Impairments that, regardless of cause or manifestation, for all practical purposes, confine individuals to wheelchairs.
- 31.2 Semi - ambulatory Disabilities:** - Impairments that cause individuals to walk with difficulty or insecurity, individuals using braces or crutches, amputees, arthritics, spastics, and those with pulmonary and cardiac ills may be semi-ambulatory.
- 31.3 Hearing Disabilities:-** Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.
- 31.4 Sight Disabilities:** - Total blindness or impairments, which affect sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.
- 31.5 Wheel Chair:** - Chair used by disabled people for mobility. The standard size of wheel chair shall be taken as 1050 mm x 750 mm.

31.2 Scope:-These regulations are applicable to all buildings and facilities used by the public such as educational, institutional, assembly, commercial, business, mercantile buildings constructed on plot having an area of more than 2000 sq. m. It does not apply to private and public residences.

31.3 Site development:-Level of the roads, access paths and parking areas shall be described in the plan along with specification of the materials.

31.3.1 Access Path / Walk Way: - Access path from plot 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 visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emits different sound to guide visually 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.

31.3.2 Parking: For parking of vehicles of differently abled people, the following provisions shall be made-

- i) Surface parking for two car spaces shall be provided near entrance, with maximum travel distance of 30.0 m. from building entrance.
- ii) The width of parking bay shall be minimum 3.6 m.
- iii) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
- iv) Guiding floor materials shall be provided or a device, which guides visually impaired persons with audible signals, or other devices, which serves the same purpose, shall be provided.



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31.4 Building requirements

The specified facilities for the buildings for differently abled persons shall be as follows:

- i) Approach to plinth level
- ii) Corridor connecting the entrance/exit for the differently abled.
- iii) Stair-ways
- iv) Lift
- v) Toilet
- vi) Drinking Water

31.4.1 Approach to plinth level - Every building should have at least one entrance accessible to the differently abled and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

31.4.1.1 Ramped Approach – Ramp shall be finished with non-slip material to enter the building. Minimum width of ramp shall be 1800mm with maximum gradient 1:12. Length of ramp shall not exceed 9.0 meter having 800mm high hand rail on both sides extending 300mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50mm.

31.4.1.2 Stepped Approach:- For stepped approach size of tread shall not be less than 300mm and maximum riser shall be 150mm. Provision of 800mm high hand rail on both sides of the stepped approach similar to the ramped approach.

31.4.1.3 Exit/Entrance Door:- Minimum & clear opening of the entrance door shall be 900mm and it shall not be provided with a step that obstructs the passage of a wheel chair user. Threshold shall not be raised more than 12mm.

31.4.1.4 Entrance Landing:- Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800mm x 2000mm. The entrance landing that adjoins the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emits different sound to guide visually 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.

31.4.2 Corridor connecting the entrance / exit for the differently abled: The corridor connecting the entrance / exit for differently abled, leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:

- a) ‘Guiding floor materials’ shall be provided or device that emits sound to guide visually impaired persons.
- b) The minimum width shall be 1500mm.
- c) In case there is a difference of level, slope ways shall be provided with a slope of 1:12.
- d) Hand rails shall be provided for ramps/slope ways.

31.4.3 Stair-ways - One of the stair-ways near the entrance / exit for the differently abled shall have the following provisions:

- a) The minimum width shall be 1350 mm.



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- b) Height of the riser shall not be more than 150 mm and width of the tread 300mm. The steps shall not have abrupt (square) nosing.
- c) Maximum number of risers on a flight shall be limited to 12.
- d) Hand rails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight of steps.

31.4.4 Lifts - Wherever lift is required as per regulations, provision of at least one lift shall be made for the wheel chair user with the following cage dimensions of lift recommended for passenger lift of 13 person capacity of Bureau of Indian Standards.

Clear internal width	1100 mm
Clear internal width	2000 mm
Entrance door width	900 mm

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

31.4.5 Toilets - One special W.C. in a set of toilets shall be provided for the use of differently abled with essential provision of washbasin near the entrance for them.

- a) The minimum size shall be 1500 mm x 1750 mm.
- b) Minimum clear opening of the door shall be 900mm and the door shall swing out.
- c) Suitable arrangement of vertical/horizontal handrails with 50mm clearance from wall shall be made in the toilet.
- d) The W.C. seat shall be 500mm from the floor.

31.4.6 Drinking Water:-Suitable provision of drinking water shall be made for the differently abled near the special toilet provided for them.

31.4.7 Designing for Children - In the buildings meant for the pre-dominant use of the children, it will be necessary to suitably alter the height of the handrail and other fittings & fixtures, etc.

Explanatory notes:

Guiding / Warning Floor Material:

The floor material 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 material. 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:

- a) The access path to the building and to the parking area.
- b) The landing lobby towards the information board, reception, lifts, staircases and toilets.



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- c) Immediately at the beginning/end of walkway where there is a vehicular traffic.
- d) At the location abruptly changing in level or beginning/end of a ramp.
- e) Immediately in front of an entrance/exit and the landing.

Proper signage:

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

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high). For visually impaired persons, information board in brail should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking, there should not be any protruding sign which creates obstruction in walking. Public Address System may also be provided in busy public areas.

The symbols/information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International Symbol Mark for wheel chair be installed in a lift, toilet, staircase, parking areas, etc., that have been provided for the differently abled.

32.0 INSTALLATION OF SOLAR ASSISTED WATER HEATING SYSTEM:

1. Solar water heating systems shall be installed in the building for hospitals, hotels, hostels, guest houses, police men/ army barracks, canteens, laboratories and research institutions, schools and colleges and other institutes, and housing schemes having more than 50 flats.
2. The hospitals and hotels, where the hot water requirements are of continuous nature, must be provided with auxiliary back-up system.
3. The installation of Gas instantaneous water heaters or electrical back-up in all such water heating system shall be optional depending on the nature of requirement of hot water.
4. This shall not be applicable for housing scheme mentioned in regulation no. 23.15.

32.1 Guidelines for design of new buildings

In order to facilitate the installation of Solar Water Heating System, the new buildings shall have the following provisions:

- i) All such buildings where solar water heating systems are to be installed will have open sunny roof area available for the installation of Solar Water Heating System.
- ii) The roof loading adopted in the design of such building should be atleast 50 kg per sq.m. for the installation of solar water heating system.
- iii) An Open area of 3 sq.m. would be required for installation of a collector which supplies about 100 liters of water per day. At least 60% of the roof area may be utilized for installation of the system.
- iv) Precaution should be taken that architectural elevation treatment should not cast shadow on terrace space. As far as possible, parapet of south, east and west sides of the terrace shall be of railing type (above 1 feet) such that it will not cast shadow on the solar collectors and maximum terrace space can be utilized.
- v) Solar Water Heating System can also be integrated with the building design. These can either be put on the south side sloping parapet. As far as possible the solar collectors shall be installed at an inclination of latitude + 15 degree to the south.



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- vi) The capacity of the Solar Water Heating System to be installed on the building shall be decided on the basis of the average occupancy of the building. The norms for hospitals, hotels and other functional buildings are given below.

Type of Building	Per capita capacity recommended (litre per day)
Residential – Homes/Flats/etc.	25
Hospitals	100
Hotels Five Star	150
Hotels other than Five Star	100
Guest House	25
Policemen / Army Barrack	25
Hostels, Schools, Colleges and other institutions where hot water is needed	25
Laboratory and Research Institutions	As required

- vii) All the new buildings to be constructed shall have an installed hot water line from the rooftop and insulated distribution pipelines to each of the points where hot water is required in the building.
- viii) Whenever the hot water is utilized for cooking or for hospital purpose stainless steel storage tank & pipelines should be used.
- ix) If shadow free area is not available for installation of Solar Hot Water systems due to nearby high-rise buildings or structures or trees, in such cases solar water heating system may not be installed.

34.2 Guidelines for selection of Solar Water Heating Systems for all buildings.

Developers should follow the following guidelines for selection/installation of Water heating system.

- i) As far as possible, use of electrical storage type water heater should be discouraged and instant electrical water heater (4 and 5 star labeled) may be used.
- ii) In case control mechanism is not provided, at least 30% higher capacity system may be installed.
- iii) All renewable energy water heating systems/practices shall conform to relevant Bureau of Indian Standards (IS 12933 Part (1&2)) and/or be obtained from Ministry of New and Renewable Energy, New Delhi, approved Manufacturers and their authorized dealers.
- iv) Both flat plate collector (FPC) type and Evacuated Tube Collector(ETC) type systems are eligible for installation. The installation of ETC type Solar Water Heating system shall be carried out as per the specifications / guidelines of MNRE, GoI .
- v) All products/practices adopted for generating hot water with renewable energy shall confirm to relevant Indian Standards or products from Manufacturers approved by Ministry of New and Renewable Energy, New Delhi.

32.3 Piping and insulation

The Solar Water Heater system piping can be done using medium class (B class) GI pipe as per IS1239 with proper insulation and cladding.



Any other pipe that can withstand high temperature upto 100 degrees C having less heat loss character can be considered.

32.4 Other Requirements

- a) Vertical pipe risers serving storage water heaters and storage tanks not having integral heat traps and serving a non-recalculating system shall have heat traps on both, the inlet and outlet piping as close as practical to the storage tank.
- b) At least 50% of the heating requirement shall be met from solar heat/heat recovery.

32.5 Concession in House Tax

The building having solar assisted water heating system installed as per above norms shall be entitled for concession in house tax as decided by the Municipal Corporation subject to condition that the said system is in operation.

33.0 RAIN WATER HARVESTING

The provision for Rain Water Harvesting shall be made as under:

- a) All the layout recreational open spaces/amenity spaces of housing societies and new constructions/ reconstruction/ additions on plots having area, not less than 500 sq.mt., area shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in Schedule.

Provided that the Municipal Commissioner may approve the Rain Water Harvesting structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good condition for storage of water for non-potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs.1000/- per annum for every 100 sq.m. of built-up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these regulations

SCHEDULE

Rain Water Harvesting in a building site includes storage or recharging the ground water by rainwater falling on the terrace or any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface.
 - i) Open well of a minimum 1m dia. and 6m in depth into which rain water may be channeled and allowed to filter for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
 - ii) Rain Water Harvesting for recharge of groundwater may be done through a bore-well around which a pit of 1m width may be excavated upto a depth of at least 3m and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the bore-well.
 - iii) An impressive surface/underground storage tank of required capacity may be constructed in the setback or other open spaces and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank shall be provided with an overflow.
 - iv) The surplus rain water after storage may be recharged in to ground through percolation pits or trenches or combination of pits and trenches. Depending on the geo-morphological and topographical conditions, the pits may be of the size of 1.20 m width X 1.20 m length X 2 m to 2.50 m depth. The trenches can be of 0.60 m width X 2 to 6 m length X 1.50 to 2 m depth.



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Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials :-

- a) 40 mm stone aggregate as bottom layer upto 50% of the depth.
 - b) 20 mm stone aggregate as lower middle layer upto 20% of the depth.
 - c) Coarse sand as upper middle layer upto 20% of the depth.
 - d) A thin layer of fine sand as top layer.
 - e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
 - f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/ trenches. The projection of the wall above ground shall at least be 15 cm.
 - g) Perforated concrete slabs shall be provided on the pits/trenches.
 - h) If the marginal distances surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground
- 2) The terrace shall be connected to the open well/bore-well/storage tank/ recharge pit/trench by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washing from roof or terrace catchment, as they would contain undesirable dirt. The mouth of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia. for a roof area of 100 sq.m.
 - 3) Rain Water Harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structure shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
 - 4) The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose. Provided that when the rain water in exceptional circumstances will be utilised for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for bypassing the first rain water has been provided.

It will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

34.0 GREY WATER REUSE

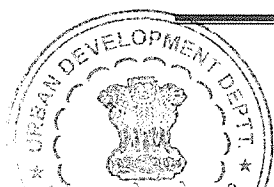
Regulations for Waste Water Treatment & Recycling :

A. TYPES OF WASTE WATER

- 1) **Black Water:** It means waste water from W.C. urinals and M.S.W.
- 2) **Grey Water:** It means waste water from bathrooms, sinks and wash areas
- 3) Apart from residential waste water, waste water generated from industrial, medical, commercial usage shall also be treated as per guidelines given by the Pollution Control Board.

B. APPLICABILITY

These regulations shall be applicable to all developments/ redevelopments, part developments on plots having an area of 4,000 sq. m. or more as well those mentioned under (C-2) to (C-6) shall have the provision for treatment, recycling and reuse of waste water. The applicant shall along with his application for obtaining necessary layout approval/building permission shall submit a plan showing the location of waste water treatment plant, furnishing details of calculations, references, implementation, etc. This plan shall accompany with the applicant's commitment to monitor the system periodically from the date of occupation of the respective building.



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C. REGULATIONS

(C-1) For layout approval/building permission

- I. In case of residential layouts, area admeasuring 4000 sq. m. (1 acre) or more, in addition to the open space prescribed in the bye-laws, a separate space for waste water treatment & recycling plant should be earmarked in the layout.
- II. The recycled water shall be used for gardening, car washing, toilet flushing, irrigation, etc and in no case for drinking, bathing, washing utensils, clothes, etc
- III. On the layout plan, all chambers, plumbing lines which are a part of waste water treatment should be marked an different colour while submitting the layout for approval to the Municipal Corporation.
- IV. Only provision for basic civil work and required machinery will be proposed by the concerned Municipal Corporation. Other than this provision for additional machinery, pipes, tanks, landscape should be provided by owner/developer at his own cost.
- V. A clause must be included by the owner/developer in the purchase agreement that the purchaser, owner of the premises /organization or society of the purchasers shall ensure that.
 - a. The recycled water is tested every six months either in Municipal Laboratory or in the laboratory approved by Municipal Corporation or by State Government and the result of which shall be made accessible to the competent Authority /EHO of the respective Ward Office.
 - b. Any recommendation from testing laboratory for any form of corrective measures that are needed to be adopted shall be compiled, Copy of any such recommendation and necessary action taken shall also be sent by the testing laboratories to the Competent Authority/EHO of respective wards

(C-2) Group Housing/Apartment Building

In case of group housing if the built-up area is 2000 sq. m. or above or if consumption of water is 20,000 lit/day or more, or if a multi-storied building which has 50 tenements or more, then waste water treatment and recycling plant as mentioned in (C-1) should be constructed

(C-3) Educational, Industrial, Commercial, Government, Semi-government organization, hotels, lodging, etc.

For all buildings in this category having a build-up area of 1500 sq. m. or more and if water consumption is 20,000 lit/day or more, then provision for waste water treatment and recycling plant as mentioned in (C-1) is mandatory.

(C-4) Hospitals

All hospitals having 40 or more beds, must provide a waste water treatment and recycling plant as mentioned in (C-1)

(C-5) Vehicle Servicing Garages

All vehicle servicing garages shall ensure that the waste water generated through washing of vehicles is treated and recycled back for the same use as mentioned in (C-1)

(C-6) Other hazardous uses

All other establishments/buildings where chances of waste water generated containing harmful chemicals, toxins are likely and where such water cannot be directly led into municipal sewers, the concerned competent authority may direct the owners, users of such establishments, buildings to treat their waste water as per the directions laid in (C-1)



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D. PENALTY

- i Any owner/developer/organization /society violating the provisions of these bye-laws, shall be fined Rs. 2500/- on the day of detection and if the violation continues, than shall be fined Rs.100 for every day as concrete action after written notice from the concerned competent authority.
- ii. If the results of test as mentioned in (C-1 v. a. b.) are not satisfactory, then the concerned owner/developer/organization/society shall be charged a penalty of Rs. 300/- per day till the necessary preventive action is taken and disconnection of water connection also.



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PART XII
REGULATIONS FOR SPECIAL ACTIVITIES

35.0 MINING OR QUARRYING OPERATIONS:-

The Municipal Commissioner, may grant permission for Mining or Quarrying operations in agriculture zone on following conditions:

- i) Pits and holes created in the process of mining and quarrying should be appropriately filled up and not left open.
- ii) The site shall be restored so as to make it safe either by developing a garden or by planting fruit growing trees around it or by making it a water reservoir.
- iii) Mining & quarrying operation should be in a controlled manner, so that it would not cause nuisance to other.
- iv) Hill tops and hill slopes from which rain water flows should not be allowed to be used for mining and quarrying.
- v) The natural landscape and environment should not affect adversely.
- vi) Quarrying shall be regulated in accordance with the method to be prescribed by the District Collector.
- vii) Regulations prescribed by the Revenue authorities regarding, settlement and restoration of environment shall be strictly followed.
- viii) Quarrying shall not be permitted within 500m from the Core area (gaathan) / village settlements/ residential zone / existing development and from the national highway / state highway, rivers, water reservoir, lakes, forts, archeological sites, historical places and places of tourist interest.
- ix) The conditions prescribed under Maharashtra Minor Mineral Extraction Rules and Regulations shall be observed.

36.0. ERECTION OF MOBILE TOWERS:

Regulation for setting up of Telecommunication Cell Site(s)/Base Station(s) and installation of the equipments for Telecommunication Network in Municipal Corporation area.

36.1 Applicability:

This Regulation, shall apply to all existing and/or proposed Telecommunication Cell Sites/Base Stations installed or to be installed in Municipal Corporation area.

36.2 Control Over Development

No Telecommunication Cell Site/Base Station shall be setup or installed without the previous permission in writing of the Municipal Commissioner. The permission shall be granted in the same manner as prescribed under Sections 44 to 47 of the Maharashtra Regional and Town Planning Act, 1966.

If the Municipal Commissioner does not dispose of the application within a period of 60 days from the date of submission, the said application by the Telecom Service Provider/Infrastructure Provider (TSP/IP) shall be deemed to have been approved as per the provisions under Section 45 of the



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Maharashtra Regional and Town Planning Act, 1966.

36.3 Procedure for Obtaining Development Permission

- A** All the applications for setting up or installation of any Telecommunication Cell Site/ Base Station (TCS/BS) or erection of a part thereof, shall be made to the Municipal Commissioner by the concerned Telecom Service Provider (TSP) or the concerned Infrastructure Provider (IP), in such form and containing such particulars as may be prescribed by the Municipal Commissioner.
- B** The application to the Municipal Commissioner for obtaining the aforesaid development permission shall be accompanied by the following documents-
- (a) All the documents as otherwise required to be attached for any development permission under the sanctioned Development Control Regulations for the area in which the site under application is located.
 - (b) Plans showing Location Map, Key Plan, Site Plan, Block Plan and Plans of the proposed work. In case of roof-top tower, the copy of Occupation Certificate or copy of sanctioned building plans or copy of Commencement Certificate issued by the Municipal Commissioner or any other valid proof, in respect of the building on which the erection of roof-top tower is proposed, showing that such building is authorised.
 - (c) Notarised consent of the Owner of premises, which shall mean and include consent of the owner of property or no-objection certificate of the concerned registered Co-op Housing Society or notarised consent of 70% of the total number legal occupants in case of Apartments or Condominium or no-objection certificate of the lessor in case of a lease -hold property.
 - (d) Copy of agreement between the TSP/IP and the Owner of premises.
 - (e) Copy of Access Service License/ Infrastructure Provider (IP) Registration Certificate, granted to the TSP/IP by the Department of Telecommunications (DoT), Government of India (GoI).
 - (f) Copy of clearance from the Standing Advisory Committee for Frequency Allocations (SACFA) or copy of application made to SACFA for the said Location submitted to Wireless Planning Commission (WPC) wing of the Department of Telecommunications (DoT), with registration number as WPC Acknowledgement, along with an undertaking that in case of any objection/ rejection, TSPs/IPs will take corrective actions or remove the TCS/BS.
 - (g) Acknowledgement receipt issued by Telecom Enforcement Resource and Monitoring (TERM) Cells in respect of the self-certificate submitted by TSP/IP regarding mobile towers/Base Transceiver Station (BTS) (Ground-based or Roof-Top or Pole/wall-mounted) in the format as prescribed by Telecom Engineering Centre (TEC), DoT, establishing/certifying that all General Public areas around the TCS/BS will be within safe Electro-Magnetic Radiation (EMR) exposure limit as per peak traffic measurement after the antennae starts radiating.
 - (h) Copy of Structural Stability Certificate for any ground-based Base Transceiver Station (BTS).

OR

In case of any roof-top BTS tower, Structural Stability Certificate for the building, based on written approval of any authorized Structural Engineer of the State/local Body/Central Building Research Institute (CBRT), Roorkee/ IIT/ NIT or any other Agency, authorized by the Municipal Commissioner.

Provided that such NOC shall not be required for the single pole antennae or cellular signal boosters.

- (i) Copy of the type test certificate issued by Automotive Research Association of India (ARAI)



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to the manufacturers of the Diesel Generator (DG) Sets.

- (j) Notarised undertaking from the Applicant/Owner of premises :-
- (i) That the cabin will not be utilized for any purpose other than the Telecommunication Cell Site/Base Station.
- (ii) That if the said activity is discontinued by the Applicant, the said cabin will be demolished forthwith by the Applicant /Owner of premises.
- (k) No objection certificate from the Authority concerned under the Civil Aviation Ministry (hereinafter referred to as the said Authority) in case of any building falling in any area where such no objection certificate of the said Authority is required under the relevant rules or law.
- (l) No objection certificate of the Maharashtra Pollution Control Board regarding compliance with the norms prescribed for noise levels and smoke levels for the power generating sets having capacity above 100 kw, to be provided for Base Transceiver Stations.
- (m) No objection certificate of the Chief Fire Officer of the Municipal Corporation only in case of High Rise buildings having height of 15 mtr. or more measured from ground level.
- (n) Copy of clearance from the State Environment Department as well as the Forest Department, in case of forest, protected areas, if applicable.
- (o) Data Sheet containing the information regarding –
- (a) Name of Telecom Service Provider/ Infrastructure Provider,
- (b) Location,
- (c) Tower Reference-
- (i) Height and Weight of Tower,
- (ii) Ground Based Tower/Roof Top Tower,
- (iii) Number of Antennae planned on Tower,
- (iv) Permissible maximum EMF Radiation Level,
- (v) Proposed maximum EMF Radiation Level.
- (p) Requisite fees, charges, as applicable.

C In case of a listed Heritage building/ Heritage precinct and/or in case of cessed buildings and/or in case of area under Environmentally Sensitive Zone (ESZ), notified by the Ministry of Environment and Forest (MoEF), Government of India (GoI), all the applications for installation of any TCS/BS or erection of a part thereof, shall be made to the concerned Municipal Commissioner, which will forward it to the Heritage Conservation Committee concerned and/or High Level Monitoring Committee (HLMC) appointed/constituted by MoEF respectively.

D The erection of the Base Station including tower, shall be commenced within 90 days from the date of receipt of permission from the Municipal Commissioner and report of erection shall be made to the Municipal Commissioner.

36.4 Leviable charges

The Municipal Commissioner, while granting permission under sub regulation (3) hereinabove, shall levy and collect the following charges:-

- (a) Development Charge.-Development charge shall be levied and collected by the Municipal Commissioner as per the provisions under section L24-B of The Maharashtra Regional and Town Planning Act, 1966. For the purpose of assessing the development charge, the setting up of Base Station on land and on roof-tops shall be classified under commercial category,



calculated over the foot print area occupied by the Telecommunication Cell Site/Base Station.

- (b) Administrative Fee.-Over and above the development charge as stipulated in clause 4 (a) above, TSP/IP shall pay to the Municipal Corporation, a one time non-refundable Administrative fee of Rs.30000, or as per the rates revised from time to time by the Government.

36.5 Planning Norms For Erection of TCS /BS

- (a) Notwithstanding the land use provisions under these regulations, subject to the compliance of other provisions of these Regulations, it shall be permissible to install TCB/BS, on
- (i) all land uses as earmarked in development plan,
 - (ii) all lands which are designated for non-buildable reservations in development plan, subject to the condition that the maximum permissible area for installation of such TCS/BS shall not be more than 5% of the area of the reserved site or 100 sq. m., whichever is less, and shall be located in one corner of the reserved site.
 - (iii) all lands which are designated as open spaces/recreational open spaces/recreational grounds in a sanctioned layout, where such installation shall be permissible only with the no-objection certificate of the concerned registered co-operative housing society or consent of 70% of the total number of legal occupants/plot holders of such layout, subject to the condition that the maximum permissible area for installation of such TCS/BS shall not be more than 5% of such area or 100 sq. m, whichever is less, and the same shall be located in one corner of such area.
 - (iv) all buildable reservations in development plan, except for buildings of uses mentioned in Regulation no.36.5(f), where such installation shall be permissible on the roof top, but only after development of the said reservation.
 - (v) all open lands in slum areas belonging to the Government/public Authority planning Authority, where only ground-based TCS/BS shall be permissible and no Roof-Top Tower shall be permissible, save as provided in Regulation no.36.5(a)(vi) herein below.
 - (vi) public buildings in slum areas, like public toilets, community centers etc., constructed by any Public Authority or to be constructed by the TSP/IP, where construction of Roof Top Towers shall be permissible, subject to maintenance and compliance of other terms and conditions specified by the Municipal Commissioner.
- (b) No permission for installation of TCS/BS shall be granted in ecologically important areas, without ecological impact assessment and review of installation site. The Forest Department should be consulted before installation of TCS/BS in and-around protected areas and Zoos.
- (c) The TCS/BS must have clear access by means of an existing road having minimum width of 6 mtr. for locations falling in Core area as earmarked on DP and 9 m., for locations falling outside such Core area. However, in exceptional circumstances, the Municipal Commissioner may relax such road width suitably, but in no case, shall it be less than 5 m.
- (d) In case of both ground-based towers and roof-top towers, there shall be no nearby buildings right in front of the antenna(e) of equivalent height, taking into account the tilt of the lowest antenna on tower, as per the details in the **Table No.32** below:-



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Table No.32

Sr. No.	Number of Antenna(e) Pointed in the Same Direction	Building/ Structure Safe Distance from the Antenna(e) at the Same Height (in m.)
(1)	(2)	(3)
1	1	20
2	2	35
3	4	45
4	6	55

Provided that the antennae at the same height only are to be counted, as the beam width of mobile antennae, in the vertical direction, is very narrow.

(Explanation.-The distance figures in the above Table are based on empirical estimation considering that all the antennae are emitting at their maximum RF power of 20 Watts and exactly in the same direction with the same height.)

Provided further that above norms shall automatically stand revised as per the latest guidelines, issued by the DoT from time to time.

- (e) In case of Wall Mounted/Pole Mounted Antenna(e) :-
- (i) Wherever the antennae are mounted on the wall of a building or pole or along the road, their height should be atleast 5 mtr., above ground level/road level. Provided that such installations shall have to comply with the prescribed radiation limits.
 - (ii) As far as safe distance of buildings from antenna(e) is concerned, guidelines as in Regulation No.36.5 (d) above shall apply.
- (f) Installation of Base Station antenna(e) shall not be permissible within the premises of schools, colleges, and hospitals as well as on the adjoining land /building within 3 m., from the boundary of premises of schools, colleges and hospitals. Also antenna(e) shall not be directed/ positioned towards any school/college/ hospital building.
- (g) The existing Base Station antenna(e) approved earlier on any school/college/ hospital, building shall not be renewed further after the expiry of period of approval and the same shall be removed immediately thereafter, subject to the provisions of Regulation no.36.7 (d).
- (h) Access to Base Station Antenna site shall be prohibited for the general public, by putting in place suitable measures such as wire-fencing, locking of the door to the roof, etc.
- (i) The roof-top TCS, IBS towers shall be put only on buildings which are declared structurally strong enough to bear the load of such installation. The base connection to the building should be got designed from a qualified structural engineer. Structural safety certificate of the composite structure [Building + Tower(s)] shall have to be obtained from any of the recognized Government Institutes.
- (j) While according permission for installation of TCS/BS, permissible for erection of a cabin at ground level may be granted. However, the same shall not be allowed in the prescribed marginal distances. The area of such cabin shall not be more than 20 sq. mt. for each TSP/IP, subject to the



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certificate of structural safety. Built-up area of such cabin(s) shall not be counted towards built-up area or FSI.

- (k) No permission for installation of TCS/BS shall be granted on buildings which are unauthorized and structurally unsafe. If permission for installation of such structures is granted on a building, which is declared as unauthorized at a later point of time, the Municipal Commissioner shall first take recourse to the provisions of sections 52, 53, 54 and 55 of the Maharashtra Regional and Town Planning Act, 1966 or other relevant laws, as the case may be, against such unauthorized building and in case the Municipal Commissioner, after completing the due process of law, decides to undertake any action of demolition against such unauthorised building then such decision shall also be conveyed to the concerned TSP/IP with a direction to relocate the TCS/BS within a period of 90 days, after which the Municipal Commissioner shall not be under any obligation to send any further intimation to the TSP/IP concerned before demolishing such unauthorised building, and it shall not be liable to pay compensation for the loss of the Base Station as a consequence of the demolition of the unauthorised building. The TSP/IP shall indemnify the Municipal Commissioner to this effect, while seeking permission for installation of TCS/BS.
- (l) Permission for installation of TCS/BS, once granted shall remain valid for next 5 years. The TSP/IP shall apply for renewal of permission to the Municipal Commissioner. The Municipal Commissioner, while considering renewal, shall insist upon submission of fresh structural stability certificate for buildings more than 30 years of age. Administrative fee shall be levied and collected as prescribed in Regulation no.36.4 (b) hereinabove, for every such renewal. If TSP/IP fails to apply for renewal along with all necessary documents before the expiry of earlier permission, then such TSP/IP shall be liable for action under the provisions of the Maharashtra Regional and Town Planning Act, 1966.
- (m) In case of any existing TCS/BS on a slum structure, every effort shall be made to relocate such TCS/BS on a nearby suitable public building or any other authorised structure or open land in the slum. If such relocation is not possible, then such TCS/BS may be allowed to be continued on such slum structure subject to its structural suitability, till the TCS/BS is shifted to any other authorised structure or till the redevelopment of the slum, whichever is earlier.
- (n) While granting permission for TCS/BS, the Municipal Commissioner shall stipulate that TSP/IP shall conduct regular audit in accordance with the directions/guidelines issued by TERM Cell or DoT from time to time.

36.6 Electro-Magnetic Field (EMF) Radiation Norms

- (a) Prior to installation of TCS/BS, the TSP/IP shall have to obtain Site clearance from the Standing Advisory Committee on Frequency Allocation (SACFA) of the Department of Telecommunication (DoT) for every site from the point of view of interference with other wireless users, aviation hazards and obstruction to any other existing microwave links.
- (b) The Electro-Magnetic Field (EMF) radiation from BTS towers shall be subject to the regulations framed by the DoT from time to time. The TSP/IP shall periodically conduct audit and monitor EMF radiation in Urban localities, hospitals and educational/industrial /residential / recreational premises, especially around the Protected Areas (PAs) and ecologically sensitive areas, in accordance with the guidelines issued by DoT in this regard. It shall be binding on TSP/ IP to follow the mechanism prescribed by the DoT/TERM Cell at local level for ensuring control on the EMF radiation and for notifying on continual basis the radiation level at critical location. For all the existing as well as new BTSs/Towers, TSPs are required to submit self-certificates periodically in the format prescribed by TEC, DoT, in order to ensure that normally all general public areas around



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the TCS/BS site are within the safe EMR exposure limits. Audit of the self-certification furnished by the TSPs shall be done by the TERM Cell periodically. TERM Cell shall carry out test audit of the BTS sites on random basis as per the guidelines received from DoT and also in respect of all cases where there is a public complaint. The TERM Cell shall have due regard to the instructions issued by DoT regarding technical audit of TCS/BS, including radiation of towers within safe limits. These shall include Roof Top/Ground Based./Pole Mounted/Wall Mounted Towers. The TERM Cell shall also verify antenna orientation, safe distance from the Tower (exclusion zone) etc. For non-compliance of EMF standards, Telecom Service Provider shall be liable for penal action by the TERM Cell and/or Department of Telecommunication (DoT). Any violation noticed may attract heavy penalties on TSPs and may also lead to shut down of TCS/ BS, in case the violation persists.

36.7 Miscellaneous Provisions

- (a) Any complaint concerning illegal installation of TCS/BS on any building or any query of any nature regarding the installation of telecommunication equipment, shall be addressed to the Municipal Commissioner which shall intimate the concerned TSP/IP about the same with a direction to resolve the issue under intimation to the Municipal Commissioner, within such period as may be prescribed by the Municipal Commissioner.
- (b) The TSP/IP, who has erected TCS/BS without due permission, shall apply to the concerned Municipal Commissioner for regularization within 180 days from the date of coming into force of this Regulation. In case such application is made within the prescribed period, then the offence, if any, registered against the TSP/IP may be compounded by the Municipal Commissioner under section 143 of the Maharashtra Regional and Town Planning Act, 1966, subject to the provisions of these regulations.
- (c) The TSPs/IPs who have earlier erected TCS/BS with due permission, shall apply afresh, for validation of the previous permission, to the Municipal Commissioner within a period of 90 days from the date of commencement of this Regulation, in order to ensure due compliance of this Regulation. However Administrative fee in such cases shall not be leviable if appropriate fee/ Development charge, not less than the amount prescribed under Regulation No.36.4 (b) above, has already been paid. In case the amount paid is less than what is prescribed hereinabove, the difference in amount shall be recovered from the TSP/IP.
- (d) Any existing TCS/BS not conforming to any of the above provisions shall have to be removed within one year from the date of commencement of this Regulation, unless the same is specifically regularized by the Municipal Commissioner following due compliance by TSP/IP. However, operation of such non-conforming Telecommunication Cell Site/Base station shall be discontinued within a period of 30 days from the date of receipt of notice from the Municipal Commissioner to that effect, which shall however be issued only after obtaining the consent of the TERM Cell of DoT.
- (e) The Licensees shall try to share the tower for fixing their respective antennae provided the prescribed conditions are duly fulfilled, so as to ensure curtailing of multiple towers and optimizing the use of the existing ones.
- (f) Sign boards and Warning signs ("Danger", "RF Radiation", "Restricted Area", "Don't Enter" etc.) shall be provided at TCS/BS antenna sites which are clearly visible and identifiable.
- (g) The TSP/IP shall display the details of the following on a board (minimum size 24" x 48") separately or prominently on the cabin, for the perusal of general public in such a way that the same shall be clearly visible and identifiable.



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- i. Name of TSP/IP :-
- ii. Location :-
- iii. Tower Reference :-
 - (a) Height, (b) Weight (c) Number of antennae planned on tower, (d) Permissible EMF radiation level (e) Proposed EMF radiation level.
- iv. Due date for next renewal.
- v. Contact Person's name, address and Telephone Number
- vi. Address of Complaint Redressing Authority with Telephone Numbers
- vii. Police Control Room- 100
- viii. Fire Control Room – 101
- ix. Ambulance – 102
- x. Other important information, if any.

Provided that in case of Telecommunication Cell Site/Base station on roof-top, the aforesaid information shall be displayed on the ground floor of the building.

- (h) The Municipal Commissioner shall display the list of authorized TCS/BS on their official web site, along with the date of permission and due date for renewal of permission.
- (i) TCS/BS Tower shall be inspected for distortion of members, torques of nuts and bolts at least once in five years. However, in case of areas affected by any natural calamity, such as cyclone, earthquake, flood, etc., such inspection shall be carried out immediately after such incident suo-moto or on being directed by the Municipal Commissioner. Such inspection shall be carried out only by a qualified structural engineer and a certificate to that effect shall be submitted to the Municipal Commissioner.
- (j) TCS/BS Towers located in highly corrosive environment shall be painted every year. Other towers shall be painted at least once in five years to give additional protection.
- (k) The Municipal Commissioner shall make efforts to provide Single Window clearance to TSP/ IP for disposal of their applications in a time bound manner.

36.8 Notwithstanding anything contained hereinabove, all the Regulations/Bye-Laws/ Memorandum / Directions /Guidelines in this regard, issued or to be issued from time to time, by the Department of Telecommunications, Government of India, shall prevail and be binding on TSP/IP and also on the Municipal Corporation, in which case, this Regulation shall stand modified to that extent.

36.9 Powers of Interpretation and Removal of Doubt-

If any interpretation is required regarding the clauses of this Regulation, then the matter shall be referred to the Urban Development Department, Government of Maharashtra, whose decision shall be final.



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PART XII
SPECIAL SCHEMES

37.0 SPECIAL TOWNSHIP PROJECTS

This regulation is kept in abeyance.

38.0 CONSERVATION OF HERITAGE BUILDINGS / PRECINCTS / NATURAL FEATURES

38.1 Applicability:

This regulation will apply to those buildings, artifacts, structures, areas and precincts of historic and/or architectural and /or cultural significance (hereinafter as 'Listed Buildings/Heritage Buildings and listed precincts/Heritage precincts') and those natural features of environmental significance including sacred graves, hills, hillocks, water bodies (and the areas adjoining the same) etc.

38.2 Preparation of list of Heritage Buildings, Heritage Precincts and Natural Features.

The Municipal Commissioner in consultation with Heritage Conservation Committee, shall prepare list of buildings, artifacts, areas and precincts of historic and /or cultural significance and the list of those natural features of environmental significance including sacred graves, hills, hillocks, water bodies (and areas adjoining the same) etc. to which this regulation applies. Whenever such list is to be prepared independently or required to be amended, it shall not be necessary to follow the procedure under Section 37 of Maharashtra Regional and Town Planning Act of 1966. The procedure as laid down in this regulation shall be followed.

The Municipal Commissioner shall issue public notice in the local newspapers declaring his intention to include the buildings, artifacts, areas and precincts of historic and /or cultural significance and the list of natural features of environmental significance, including sacred graves, hills, hillocks, water bodies etc. and invite objections and suggestions from any person in respect of the proposed inclusion within a period of 30 days from the date of such notice.

The Municipal Commissioner shall issue notice to the owner of the buildings, artifacts, areas and precincts of historic and/or cultural significance etc. and invite objections and suggestions from such person in respect of proposed inclusion within 30 days from the date of such notice.

The Municipal Commissioner on respect of any objections or suggestions shall decide the same after giving hearing to the objector.

Provided that, the Municipal Commissioner may supplement or amend the list from time to time either suo-moto or on the advice of the Heritage Committee after following the procedure as described above.

Provided further that, any draft list published as above, shall be the part these regulations after sanction by the Government.

38.3 Restriction on development, Redevelopment/repairs etc.

No development or redevelopment or engineering operations or addition, repairs renovation including the painting of buildings, replacement of special features or plastering or demolition of any part thereof of the said listed buildings, or listed precincts or listed natural features shall be allowed except with the prior written permission of the Municipal Commissioner. Before granting any such permissions, the Municipal Commissioner shall consult the Heritage Conservation Committee to be appointed by the State Government (hereinafter referred to as 'the said Heritage



Conservation Committee') and shall act on the advice of the Heritage Conservation Committee.

Provided that before granting any permission for demolition or major alterations/addition to listed buildings (or buildings within listed precincts) objections and suggestions from the public shall be invited and duly considered by the Heritage Conservation Committee.

Provided that, in exceptional cases for reasons to be recorded in writing the Municipal Commissioner may overrule the advice of the Heritage Conservation Committee.

Provided further that, the power to overrule the advice of the Heritage Conservation Committee, shall not be delegated by the Municipal Commissioner to any other officer.

If the application for development, alteration, modification of the Heritage precincts or listed building is rejected under this regulation or while granting such permission any conditions are imposed on the owner which deprives him to use the FSI, the said owner shall be compensated by grant of Development Right Certificate.

38.4 Incentive uses for Heritage Buildings.

After the commencement of this Regulation, the Heritage Precincts or the Listed Buildings shall not be permitted to be used for any commercial or office purpose except with the permission of the Heritage Conservation Committee. However, in cases of buildings included in the Heritage Conservation List, if the owner /owners agree to maintain the listed Heritage Building as it is in the existing stage and to preserve its heritage with due repairs, the owner/owners may be allowed with the approval of the Heritage Conservation Committee to convert part of the whole of the non-commercial area to commercial /office use. Provided that, if the heritage building is not maintained suitably or if the heritage value of the building is allowed to be spoiled in any manner, the Municipal Commissioner shall withdraw the permission forthwith.

38.5 Grant of Transferable Development Rights to owners/lessees of heritage buildings/heritage precincts.

If the owner is deprived of using FSI on the said plot or development permission is granted to him with conditions which deprives him of use of FSI, then he shall be entitled for TDR as decided by the Commissioner in consultation of Heritage Conservation Committee. The utilisation of this TDR shall be as per TDR Regulation No.22

38.6 Maintaining Skyline

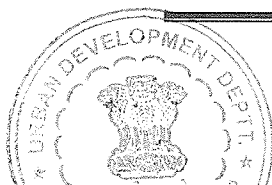
Building included in heritage precincts shall maintain the skyline in the precincts (without any high-rise development) as may be existing in the surrounding area, so as not to demolish or destroy the value and beauty of the said heritage buildings/heritage precincts. The development within the precincts shall be in accordance with the guidelines framed by the Municipal Commissioner on the advice of the Heritage Conservation Committee.

38.7 Restrictive Covenants

Regulations existing as on date of this Regulation imposed under covenants terms and conditions, on the leasehold plots either by State Government or by the Municipal Corporation shall continue to be imposed, in addition to the Development Control and Promotion Regulations. However, in case of any conflict with the heritage preservation interest/environmental conservation and the said Development Control and Promotion Regulations, this regulation shall prevail.

38.8 Grading of the listed buildings/Listed Precincts.

The Municipal Commissioner shall classify the Heritage Precincts, Heritage Buildings in "Grades" such as (i), (ii), (iii). The meaning of these grades and basic guidelines for development permissions are as follows:



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Grade-I	Grade-II	Grade-III
(A) Definitions		
Heritage Grade-I comprises Buildings and precincts of National or Historic importance, excellence in architectural style, design technology and material usage and/or aesthetics; associated with a great historic event, personality, movement or institution. They have been and are the prime landmarks of the city and of National importance.	Heritage Grade –II (A and B) comprises buildings and precincts of Regional importance, possessing special architectural or aesthetic merit, or cultural or historical significance though of a lower scale than Heritage Grade-I. They are local landmarks, which contribute to the image and identity of the region. They may be the work of master craftsmen or may be models of proportion and ornamentation or designed to suit a particular climate.	Heritage Grade –III comprises buildings and precincts of local importance for townscape, they evoke architectural, aesthetic, or sociological interest though not as in Heritage Grade –II. These contribute to determine the character of the locality and can be representative of life-style of a particular community or region and, may also be distinguished by setting on a street line or special character of the façade and uniformity of height width and scale.
(B) Objective		
Heritage Grade-I richly deserves careful preservation.	Heritage Grade-II deserves intelligent conservation.	Heritage Grade-III deserves intelligent conservation (though on a lesser scale than Grade-II and special protection to unique features and attributes.)
(C) Scope for Change		
No interventions be permitted either on exterior or interior unless it is necessary in the interest of strengthening and prolonging the life of the buildings or precincts or any part of features thereof. For this purpose absolutely essential and minimum changes would be allowed and they must be in accordance with the original.	Grade-II (A) Internal changes and adaptive reuse and external changes may by and large be allowed but subject to strict scrutiny. Care would be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade-II Grade-II (B) In addition to the above, extension of Additional building in the same plot or compound, in certain circumstances be allowed, provided that, the extension/additional building is in harmony with (and does not	External, internal changes and adaptive reuse would by and large be allowed. Changes can include extensions, and additional buildings in the same plot or compound. However any changes should be such that they do not detract from the existing heritage building/precinct.



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	detract from) the existing heritage buildings or precincts especially in terms of height, and facade.	
(D) Procedure		
Development permission for the changes would be given by the Commissioner on the advice of the Heritage Conservation Committee.	Development permission for the changes / additional construction would be given by the Commissioner on the advice of Heritage Conservation Committee.	Development permission for the changes / additional construction would be given by the Commissioner on the advice of the Heritage Conservation Committee.
(E) Vistas/ Surrounding Development		
All developments in areas surrounding Heritage Grade-I shall be regulated and controlled by ensuring that it does not mark the grandeur of or view from Heritage Grade-I		

38.9 Signs and outdoor display structures

No display or advertising signs and outdoor display structures on listed building and / or the Heritage Precincts shall be permitted except accordance with part X (sign and outdoor display structure) National Building Code of India.

Prohibition of advertising signs and outdoor display structure in certain cases :

Notwithstanding the provisions mentioned above no advertising sign or outdoor display structures shall be permitted on buildings of architectural aesthetic historic or heritage importance as may be decided by the Municipal Commissioner, Committee or on Government buildings, save that in the case of Government buildings only advertising signs or outdoor display structures may be permitted if they relate to the activities for the said buildings' own purposes or related programs.

Provided that, if the Heritage Conservation Committee so advises, the Municipal Commissioner shall refuse permission for any sign or outdoor display structure.

38.10 Composition of Heritage Conservation Committee.

There shall be Heritage Conservation Committee for the City. This Committee is to be constituted by the Government. The committee shall comprise of the following members:

Member having knowledge of architecture, art, conservation as

i)	Nominated by the Government of Maharashtra	Chairman
ii)	Architects having 10 years of experience and membership of the Council of Architecture and he should be (i) Urban Designer : or (ii) Heritage Conservation Architect (architects shall be those having experience in conservation architecture)	Member
iii)	Environmentalist having in-depth knowledge and experience of 10 years of the subject matter.	1 Member



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iv)	Expert in the field of history having 10 years of experience	Member
v)	Deputy / Assistant Director of Town Planning, Nashik Municipal Corporation	Member
vi)	Eminent structural engineer having experience of 10 years in the field of conservation.	Member
vii)	Representative of the Department of Archaeology, Govt. of Maharashtra.	Member
viii)	Representative of Archaeological Survey of India.	Member

The Committee shall have the powers to co-opt five additional members who may have lesser experience, but who have special knowledge of the subject matter.

Provided that, the additional members may be co-opted, for special purposes or on sub-committees of the Heritage Conservation Committee.

The tenure of the Members of categories (i) to (iv) above shall change after every three years provided however that, the same person shall be eligible for reappointment as Member.

The Heritage Conservation Committee shall come into existence with effect from the date of its publication in the official Gazette.

No act of the Committee done in good faith, shall be deemed to be invalid by reason only of some defect subsequently discovered in the organisation of the Committee or in the Constitution of the Committee or in the appointment of the Member or on the ground that such member was disqualified for being appointed.

The Chairman and in his absence the chosen Member of the Committee shall preside over the meeting of the Committee.

The Terms of reference of the Committee shall be inter alia.

- (i) To advise the Municipal Commissioner whether development permission should be granted under this Regulation and the conditions of such permission.
- (ii) To prepare a list or supplementary list of building artifacts, structures, areas precincts of historic aesthetic architectural cultural significance and a supplementary list of natural features of environmental significance including scared groves, hills, hillocks etc. water bodies (and the areas adjoining the same) to which this regulation would apply.
- (iii) To advise whether any relaxation, modification, alteration, or variance of any of the Development Control and Promotion Regulations is called for.
- (iv) To suggest amendments, changes or special regulations or modification to regulations for listed buildings and the heritage precincts regulated under these regulations and to advise the Municipal Commissioner regarding the same.
- (v) To advise on the extent of Development Rights to be granted to the owners of listed Building of the Heritage Precincts.
- (vi) To advise whether development Rights Certificates may be allowed to be consumed in a heritage precinct.
- (vii) To advise whether to allow commercial /office user of any listed building of Heritage Precincts and when to terminate the same.
- (viii) To advise the Commissioner to regulate erection of outside advertisement/bill boards.
- (ix) To recommend to the Commissioner guidelines to be adopted by those private parties who sponsor beautification schemes at public intersection and elsewhere.
- (x) To recommend to the Commissioner to evaluate the cost of repairs to be given to the owners to bring the existing building back to the original condition. For this purpose the Committee may also try to help the Municipal Commissioner to raise funds through private sources.
- (xi) To prepare special designs and elements and guidelines for listed buildings and control of



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height and essential façade characteristics such as maintenance of the buildings and to suggest suitable design adopting new materials for replacements keeping the old form intact to the extent possible.

- (xii) To prepare guideline relating to design elements and conservation principles to be adhered to and to prepare other guideline for the purpose of this regulation.

To advice the Municipal Commissioner on any other issue as may be required from time to time during course of scrutiny of development permissions and in overall interest of heritage/environmental conservation.

39.0 TOURISM DEVELOPMENT ACTIVITIES

The Municipal Commissioner may allow the development of tourism activities in Agriculture Zone, as per following terms & conditions-

General Conditions –

Where the lands are located in unique/picturesque area, particularly suitable for development of tourism in view of existing water body, scenic beauty, tree plantation or geological formation etc. such area can be specified as Tourism Development Zone on request of land owner. The minimum area of such site, however, shall not be less than 1.00 Ha.

Tourism Development Zone can be developed by individual or company or partnership firm or Government / Semi-government Organizations / Corporations.

On the request of owner/applicant, Tourism Development Zone shall be identified by the following Committee taking into consideration the location of area and its surrounding –

Constitution of committee -

Sr.No.	Name	Position
(i)	Municipal Commissioner	Chairman
(ii)	Regional officer MTDC	Member
(iii)	Environmentalist to be appointed by Municipal Commissioner	Member
(iv)	Deputy Director /Assistant Director, town Planning, Municipal Corporation.	Member Secretary

This Committee may be called “Tourism Development Zone Committee” (TDZC). The tenure of the member at Sr.No.3 shall be of 3 years, however, the same person shall be eligible for reappointment as a member.

4) Condition for development

- i) Maximum permissible FSI in this zone shall be 0.25 of net plot area.
- ii) The uses like resort, Holiday camp, recreational activities, amusement park, may be permitted in this zone.
- iii) If the site is located adjacent to forts, archeological and historical monuments, the development shall be governed by the rules prescribed by the archeological department.
- iv) No development shall be permissible within 500 m. from full reservoir level (FRL) of the irrigation projects on the upstream side and within such distance as may be prescribed under river zone management guidelines on the down-stream side, except for existing core area (gaathan) and its 100 m. Periphery and except for the purpose of restoration, conservation, improvement, maintenance and management of the places of recreational and tourism value



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and projects.

- v) If the site is located near natural lakes, then, development shall be governed by the following

Distance from high flood line (HFL) / full storage level (FSL)	Development to be allowed
Upto 100 m.	Not permissible
Above 100 m. to 300 m.	Ground floor structure with maximum height of 5 m.
Above 300 m. to 500 m.	G+1 storey structure with maximum height of 9 m.
Above 500 m..	Within permissible FSI and subject to other regulations

- vi) No subdivision of land shall be allowed and structure to be constructed shall not allowed to be sold and condition to that effect shall be stamped on the approved plan.
- vii) the land should have approach of minimum 9 m. wide road.
- viii) the land having slope steeper than 1:5, shall not be eligible for development.
- 5) **Infrastructural Facilities** – All the infrastructural facilities required in site as specified by Municipal Commissioner and also as suggested by Tourism Development Zone Committee shall be provided by the developer at his own cost on the site. Proper arrangement for treatment and disposal of sewage and solid waste shall be made to the satisfaction of Municipal Commissioner & Maharashtra Pollution Control Board. No untreated effluent shall be allowed to pass into any watercourse. However, no effluent shall be allowed to pass into natural water body.
- 6) **Environment & Education** – Places where rare species of migratory birds are known to visit and where there is a heritage of flora & fauna shall be given preference for development as Tourism Development Zone. Efforts should be made for creating environmental awareness among the local population & especially among school going children in nearby area.

40.0 CLUSTER DEVELOPMENT FOR CORE AREA

This regulation is kept in abeyance.

41.0 SLUM REHABILITATION SCHEME

This regulation is kept in abeyance.

42.0 INNOVATIVE DEVELOPMENT PROPOSALS

If any development proposal is submitted by the owner or developer, consisting of new concepts, innovative ideas, then such proposal may be approved by the Authority in consultation with the Director of Town Planning, Maharashtra State, Pune, if it is, otherwise, in accordance with the spirit of these regulations.



APPENDIX A-1
FORM FOR CONSTRUCTION OF BUILDING OR LAYOUT OF BUILDING / GROUP HOUSING

Application for permission for development under Section 44 / 58 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the BPMC Act, 1949.

From _____
(Name of the owner)

To,
The Municipal Commissioner,
Municipal Corporation, Nashik
Sir,

I intend to carry out the under mentioned development in the site/plot of land, on Plot No..... Town and Revenue S.No.....City Survey No.....Maujesituated at Road / Street Societyin accordance with Section 44 / 58 of the Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the BPMC Act, 1949.

I forward herewith the following plans and statements (Item i to ix) wherever applicable, in quadruplicate, signed by me (Name in block letters)and the Architect / Licensed Engineer / Structural Engineer / Supervisor, (License No.....), who has prepared the plans, designs and a copy of other statements /documents as applicable

- i) Key Plan (Location Plan), (to be shown on first copy of the set of plans)
- ii) Site Plan showing the surrounding land and existing access to the land proposed to be developed; (to be shown on first copy of the set of plans)
- iii) A detailed building plan showing the plan, section and elevations of the proposed development work along with existing structure to be retained/ to be demolished, if any;
- iv) Particulars of development in Form enclosed (to be submitted for development other than individual buildings);
- v) Copy of sanctioned layout plan if any;
- vi) An extract of record of rights, property register card (any other document showing ownership of land to be specified) alongwith consent of co-owners where third party interest is created;
- vii) Attested copy of receipt of payment of scrutiny fees;
- viii) Latest property tax receipt;
- ix) No Objection Certificate(s), wherever required.

I request that the proposed development/ construction may be approved and permission be accorded to me to execute the work.

Signature of the Licensed /
Surveyor/Architect
Name
License No.
Contact No.
Dated

Signature of Owner
Name of Owner
Address of Owner
Contact No.
Dated



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FORM GIVING PARTICULARS OF DEVELOPMENT
(Itemiv of Appendix A-1)

1.	(a) (i) Full Name of Applicant	-----
	(ii) Address of applicant	-----
	(iii) e-mail ID	-----
	(iv) Contact / Mobile No.	-----
	(b)(i) Name and address of Architect/ licensed Engineer/ Structural Engineer/ Supervisor employed.	-----
	(ii) No. and date of issue of License	-----
2.	(a) Is the plot of, a City Triangulation Survey Number, Revenue Survey Number or Hissa Number of a Survey Number or a Final Plot Number of a Town Planning Scheme or a plot of an approved layout?	
	(b) Please state Sanction Number and Date of Sub-division / Layout	
	(c) Whether the land is situated in Core Area or Outside Core Area?	
3.	(a) What is the total area of the plot according to the ownership document and measurement plan?	-----
	(b) Does it tally with the Revenue/CTS Record	-----
	(c) What is the actual area available on site measured by Architect/licensed Engineer/Structural Engineer / Supervisor? (The permission shall be based on the area whichever is minimum.)	-----
	(d) Is there any deduction in the original area of the plot on account of D.P. roads, or reservation(s). If so, are they correctly marked on the site plan? Please state the total area of such deductions?	-----
	(e) Is there any water stream in the land? State the area of such land.	-----
	(e) What is the area remained for development after above deduction(s)?	-----
	(f) What is the area proposed for recreational open space? (in case of land having original holding more than 0.4 hector) Please mention the area.	-----
	(g) Whether amenity space as required under Regulation no.13.4 is left? Please mention the area.	-----
	(f) What is the net plot area as per Regulation no.13.8? (excluding (g) above)	-----
	4.	Are all plans as required under Regulation no.6.2 enclosed?
5.	(a) In what zone does the plot fall?	-----
	(b) For what purpose the building is proposed? Is it permissible according to the land use classification?	



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6.	(a) Is road available as an approach to the land? What is the average existing width of the road? (If the plot abuts on two or more roads, the above information in respect of all roads should be given)	
	(b) Is the land fronting on D.P. road? If so, width of the D.P. road	
	(c) Is the land fronting on National or State highway? If so, is the Building line / control line maintained? Please state the distance.	
	(c) What is the height of the building above the average ground level of the plot?	
	(d) Is it within permissible limit of height specified in Regulation no. 15.9 i.e. 1.5 times of the road width plus front margin?	
	(e) Does height exceed the limit specified in (d) above? If so, is height approved by Director of Fire Services, M.S.?	
7.	Is the land subject to restrictions of blue / red flood line, airport, railway, electric line, land fill sites, archeology, etc.? Please state the details along with 'No objection certificate' if any.	
8.	(a) If there are existing structures on the plot	
	(i) Are they correctly marked and numbered on the site plan?	
	(ii) Are those proposed to be demolished immediately and hatched in yellow colour?	
	(iii) What is the plinth area and total floor area of all existing structures to be retained? (Please give details confirming to the plan submitted)	
9.	Is balcony area within the permissible limit of 15 % ? State said balcony area and area counted in FSI.	
10.	Are double height terrace within the limit of 20%? Are they of supported type? State said double height terrace area and area counted in FSI.	
11.	(a) Please state the total built up area, (existing + proposed + extra balconies + extra double height terraces.)	
	(b) What is the basic permissible F.S.I. of the zone according to front road width?	
	(c) What is the premium FSI proposed to be consumed?	
	(d) What is the area of TDR proposed to be consumed?	
	(e) What is the additional FSI proposed to be consumed?	
	(f) Please state the overall F.S.I. utilised in the proposal?	
	(g) Is built-up area of each flat / unit mentioned on the plan?	
12.	Whether area for inclusive housing is required	



	as per Regulation no.13.7? Please state the details.		
13.	(a) What is the width of the front marginal distance (s)? If the building abuts two or more roads, does the front marginal distance comply with Regulation?		
14.	(a) What is :	Permissible	Proposed
	(i) the side marginal distance (s)?		
	(ii) the rear marginal distance (s)?		
	(iii) the distance between buildings?		
15.	(a) What are the dimensions of the inner or outer chowk?		
	(b) Is / are room (s) dependent for its light and ventilation on the chowk? If so, are the dimensions of the chowk as required?		
16.	(a) Whether sizes of the rooms comply with the dimensions mentioned in the regulations?		
	(b) Whether use of every room / part mentioned on the plan?		
	(c) Whether every room derives light and ventilation required under the regulations?		
17.	If the height of the building is more than 15 meter above the average ground level, is provision for lifts made?		
	(a) If so, give details of lift.	Passenger Capacity	No. of Lifts
	(b) Details of Fire Lift.	Passenger Capacity	No. of Lifts
18.	(a) Does the building fall under purview of Regulation No.6.2.6.1?		
	(b) If so, is fire escape staircase provided in addition to regular staircase?		
	(c) Whether the ramps to the basement are provided leaving 6 m marginal distance for movement of fire fighting vehicle?		
	(d) If podiums are proposed; does it allow the movement of fire fighting vehicle properly?		
19.	(a) What are the requirements of parking spaces under the Regulation no.20? How many are proposed?	Required	Proposed
		Car	
		Scooter	
		Cycle	
	(b) (i) Are loading-unloading spaces necessary?		
	(ii) If so, what is the requirement?		
	(iii) How many are proposed?		
20.	Is the sanitary arrangement provided as per the regulation?		
21.	Details of the source of water to be used in the construction		



22.	Distance from the sewer.	
23.	Please explain in detail in what respect the proposal does not comply with the Development Control and Promotion Regulations and the reasons there for, attaching a separate sheet if necessary.	

I hereby declare that I am the Architect/ licensed Engineer/ Structural Engineer/ Supervisor employed for the proposed work and that the statements made in this form are true and correct to the best of my knowledge.

Date : / /

Signature of the Architect/ licensed Engineer/ Structural Engineer/ Supervisor employed.

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Handwritten signature

FORM OF STATEMENT 1 (to be printed on plan) [Sr. No. 8 (a) (iii)] Existing Building to be retained				
Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors.
(1)	(2)	(3)	(4)	(5)

FORM OF STATEMENT 2 (to be printed on plan) [Sr. No. 11 (a)] Proposed Building							
Building No.	Floor No.	Total Built-up Area of floor.	Balcony area within 15%	Excess balcony area counted in FSI.	Double height terrace area within 20%	Excess Double height terrace area counted in FSI.	Total FSI (3+5+7)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)

FORM OF STATEMENT 2 (to be printed on plan) [Sr. No. 11 (h)] Area details of Flat / unit						
Building No.	Floor No.	Flat / unit No.	Built up area of flat / unit along with Share of Common areas like staircase / passages	Area of Balcony attached to flat / unit	Area of Double height terraces attached to flat / unit	Total area of flat / unit (4 + 5 + 6)
1	2	3	4	5	6	7

Note :

- 1) Built up area of all flats / units on the respective floor shall tally with the total built up of that floor.
- 2) Above statements may vary, wherever required.



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PROFORMA - I	
(At Right Hand top Corner of Plans)	
PROPOSED ----- COMPLEX ON C.T.S. NO./PLOT NO. / S.NO. / F.P.NO.----- OF VILLAGE MAUJE ----	Drawing Sheet No. X/Y
Stamps of Approval of Plans:	
A	AREA STATEMENTS
1.	Area of plot (Minimum area of a, b, c to be considered)
	a) As per ownership document (7/12, CTS extract)
	b) as per measurement sheet
	c) as per site
2.	Deductions for
	(a) Proposed D.P./ D.P. Road widening Area
	(b) Any D.P. Reservation area
	(Total a+b)
3.	Gross Area of Plot (1-2)
4.	Recreational Open space
	(a) Required
	(b) Proposed
5.	Amenity Space -
	(a) Required -
	(b) Proposed -
6.	Service road and Highway widening
7.	Internal Road area
8.	Net Area of Plot = [3 - 5(b)]
9.	Built up area with reference to Basic F.S.I. as per front road width (sr. no. 8 X 1.1)
10.	Addition of area for F.S.I.
	(a) In-situ area against D.P. road [1.85x sr. no. 2 (a)], if any
	(b) In-situ area against Amenity Space [2.00 or 1.85 x sr. no. 5 (b)],
	(c) Premium FSI area (subject to maximum of 0.3 of sr. no. 8)
	(d) TDR area
	(e) Additional FSI area under chapter VIII
	(Total of a+b+c+d+e)
11.	Total area available (9+10)
12.	Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no. 15.4)
13.	Total Built-up Area in proposal. (excluding area at Sr.No.15.b)
	a) Existing Built-up Area.
	b) Proposed Built-up Area
	c) Excess Balcony area counted in F.S.I.
	d) Excess Double Height terraces area counted in F.S.I.
	Total (a+b+c+d)
14.	F.S.I. Consumed (13/8) (should not be more than serial no.12 above.)
15.	Area for Inclusive Housing, if any
	a) Required (20% of sr.no.9)
	b) Proposed
Certificate of Area:	
Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.	
Signature (Name of Architect/Licensed Engineer/Supervisor.)	



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Owner's declaration –

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Nashik Municipal Corporation. I/We would execute the structure as per sanctioned plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration / License no. of Arch./ Lic. Eng./ Supervisor



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APPENDIX A-2

FORM FOR SUB-DIVISION OF LAND AS PLOTTED LAYOUT

Application for permission for development under Section 44 / 58 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the BPMC Act, 1949.

From
(Name of the owner)

To,
The Municipal Commissioner,
Municipal Corporation, Nashik.

Sir,
I intend to carry out the under mentioned development in the site/plot of land, bearing S.No./Gut No. City Survey No....., Mouje, situated at Road/ Street in accordance with Section 44/58 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the BPMC Act, 1949.

I forward herewith the following plans and statements (Item 1 to 6) wherever applicable, in quadruplicate, signed by me (Name in block letters) and the Architect / Licensed Engineer / Structural Engineer / Supervisor (License No.....), who has prepared the plans, designs and a copy of other statements /documents as applicable (Items 7 to 10).

- (1) Key Plan (Location Plan);(to be shown on first copy of the set of plans)
- (2) Site Plan showing the surrounding land and existing access to the land included in the layout;(to be shown on first copy of the set of plans)
- (3) A layout plan showing,
 - (i) sub-divisions of the land or plot with dimensions and area of each of the proposed sub-divisions and its use according to prescribed regulations;
 - (ii) width of the proposed streets; and
 - (iii) dimensions and area of recreational open spaces provided in the layout.
 - (iv) dimensions and area of amenity space provided in the layout.
- (4) An extract of record of rights property register card (any other document showing ownership of land to be specified) alongwith consent of co-owners where third party interest is created.
- (5) Particulars of development in Form enclosed.
- (6) Attested copy of Receipt for payment of scrutiny fees.
- (7) No Objection Certificate, wherever required.

I request that the proposed layout may please be approved and permission accorded to me to execute the work.

Signature of the Licensed /
Surveyor/Architect

Name

License No.

Contact No.

Dated

Signature of Owner

Name of Owner

Address of Owner

Contact No.

Dated



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**FORM GIVING PARTICULARS OF DEVELOPMENT
(PART OF APPENDIX 1.....ITEM 5)**

1.	(a) (i) Full Name of Applicant	
	(ii) Address of applicant	
	(iii) e-mail ID	
	(iv) Mobile No.	
	(b) (i) Name and address of Architect/ Engineer employed.	licensed
	(ii) No. and date of issue of License	
2.	(a) Is the plot of, a City Triangulation Survey Number, Revenue Survey Number or Hissa Number of a Survey Number or a Final Plot Number of a Town Planning Scheme?	
	(b) Whether the land is situated in Core Area or Outside Core Area?	
3.	(a) What is the total area of the plot according to the ownership document and measurement plan?	
	(b) Does it tally with the Revenue/CTS Record	
	(c) What is the actual area available on site measured by Architect/ licensed Engineer/ Structural Engineer / Supervisor? (The permission shall be based on the area whichever is minimum.)	
	(d) Is there any deduction in the original area of the plot on account of D.P. roads, or reservation(s). If so, are they correctly marked on the site plan? Please state the total area of such deductions?	
	(e) Is there any water stream in the land? State the area of such land and state whether it is excluded?	
	(e) What is the area remained for development after above deduction(s)?	
	(f) What is the area proposed for recreational open space? (in case of land having original holding more than 0.4 hecter) Please mention the area.	
	(g) Whether amenity space as required under Regulation no.13.4 is left? Please mention the area.	
	(f) What is the net plot area as per Regulation no.13.9? (excluding (g) above)	
	5.	Are all plans as required under Regulation no.6.2 enclosed?
6.	(a) In what zone does the plot fall?	
	(b) For what purpose the layout is proposed? Is it permissible according to the land use classification?	
7.	(a) Is road available as an approach to the land? What is the average existing width of the road? (If the plot abuts on two or more roads, the above information in respect of all roads should be given)	
	(b) Is the land fronting on D.P. road? If so, width of the D.P. road	
	(c) Is the land fronting on National or State highway? If so, is the Building line / control line maintained? Please state the distance.	
8.	Is the land subject to restrictions of blue / red flood line,	



Handwritten signature

	airport, railway, electric line, land fill sites, archeology, etc? Please state the details along with 'No objection certificate' if any.	
9.	Whether the internal roads proposed in the layout conform to the Regulation no.12.	
10	Whether roads in the layout are co-ordinated with the roads in the surrounding layout?	
11	Whether the area and dimensions of plots are proposed as per prescribed regulations?	
11.	Whether area for inclusive housing is required as per Regulation no. 13.7? Please state the details.	

I hereby declare that I am the Architect/ licensed Engineer employed for the proposed work and that the statements made in this form are true and correct to the best of my knowledge.

Date : / /

Signature of the Architect/ licensed Engineer/
Structural Engineer/ Supervisor employed.

+++++
+++++



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PROFORMA - I

(At Right Hand top Corner of Plans)

PROPOSED ----- **LAYOUT ON C.T.S. NO./PLOT NO. / S.NO. / Drawing Sheet**
F.P.NO.----- OF VILLAGE MAUJE ---- **No.**

X/V

Stamps of Approval of Plans:**A AREA STATEMENTS**

1. Area of land
(Minimum area of a, b, c to be considered)
 - a) As per ownership document (7/12, CTS extract)
 - b) as per measurement sheet
 - c) as per site
2. Deductions for
 - (a) Proposed D.P./ D.P. Road widening Area
 - (b) Any D.P. Reservation area

(Total a+b)
3. Gross Area of Plot (1-2)
4. Recreational Open space
 - (a) Required -
 - (b) Proposed -
5. Amenity Space
 - (a) Required -
 - (b) Proposed -
6. Service road and Highway widening
7. Internal Road area
8. Area under layout plots
9. Net area of plots for FSI Calculations = (3-5b)
10. Permissible FSI factor for layout plots = (9/8)
11. Area for inclusive housing
 - (a) Required -
 - (b) Proposed -

Certificate of Area:

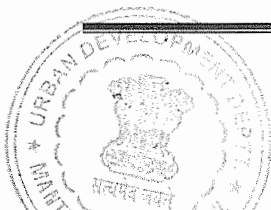
Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature

(Name of Architect/Licensed Engineer/Supervisor.)

Owner (s) name and signature**Architect/ Licensed Engineer/ Supervisor name and signature**

**Job No. Drawing No. Scale Drawn by Checked by Registration / License no. of
 Arch./ Lic.Eng./ Supervisor**



Statement of distribution of FSI on each plot (to be printed at suitable place on plan)							
Plot no.	Plot area (sq.m.)	Rounding area of Road (if any) (sq.m.)	Remaining Plot area (b-c) (sq.m.)	Built up area on pro-rata basis i.e. (d x Pro-rata FSI factor)	Front Road width (m.)	basic FSI	Permissible Built-up area on Basic FSI (e x g) (sq.m.)
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)

APPENDIX 'B'

FORM OF SUPERVISION

To,
The Municipal Commissioner,
Municipal Corporation, Nashik.

Sir,

I hereby certify that the development/erection/re-erection/demolition or material alteration in/ or Building No _____ on / in Plot No. _____ in Block No. _____ situated at Road / street _____ City Survey No. _____ shall be carried out under my supervision and I certify that all the materials (types and grade) and the workmanship of the work shall be generally in accordance with the general specifications and that the work shall be carried out according to the sanctioned plans. I shall be responsible for the execution of the work in all respects.

Signature and name of the Architect or Licensed _____
Engineer/Structural Engineer/ Supervisor

License No. _____

Date :



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APPENDIX 'C'

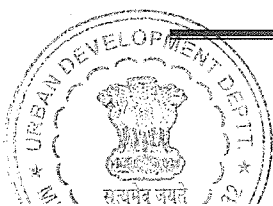
**QUALIFICATION, COMPETENCE, DUTIES AND RESPONSIBILITIES ETC. OF LICENSED
TECHNICAL PERSONNEL OR ARCHITECT FOR PREPARATION OF SCHEMES FOR
DEVELOPMENT PERMISSION AND SUPERVISION**

C-1	General
C-1.1	The qualifications of the technical personnel and their competence to carry out different jobs for building permit and supervision for the purpose of licensing by the Authority shall be as given in Regulation no. C-2 to C-6. The procedures for licensing the technical personnel is given in Regulation no.C-6.
C-2	ARCHITECT
C-2.1	Qualifications- The minimum qualifications for an architect shall be the qualifications as provided for in the Architects Act, 1972 for registration with the Council of Architecture. Such registered Architects shall not be required to again register their names with the Corporation. However, he shall submit the registration certificate to the Corporation.
*C-2.2	Competence of Architect: To carry out work related to development permission as given below and shall be entitled to submit - (a) All plans and information connected with development permission. (b) Structural details and calculations for building on plot upto 500 sq. m. and upto 3 storeys or 11 m. height and (c) Certificate of supervision and completion for all buildings.
C-3	A)ENGINEER
C-3.1	Qualifications- 1) The qualifications for Licensing Engineer will be the corporate membership (Civil) of the Institution of Engineers or such Degree or Diploma in Civil or Structural Engineering or equivalent; 2) Diploma in Civil Engineering or equivalent, having experience of 10 years in the field of land and building planning.
*C-3.2	Competence- To carry out work related to development permission as given below and shall be entitled to submit- (a) All plans and related information connected with development permission. (b) Structural details and calculations for building on plot upto 500 sq.m. and upto 3 storeys or 11 mt. height, and (c) Certificate of supervision and completion for all building.
C-4	STRUCTURAL ENGINEER
C-4.1	Qualifications- Qualifications for Licensing of structural engineers shall be as given below, with minimum 3 years experience of structural engineering practice in designing and field work; (a) Graduate in Civil Engineering of recognised Indian or Foreign University and Chartered Engineer or Associated Member in Civil Engineering Division of Institution of Engineers (India)



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	or equivalent Overseas Institution; and (b) Shall have post graduate degree in structural engineering. In the case of doctorate in structural engineering the experience shall not be required.						
* C-4.2	Competence —he shall be entitled to submit the structural details and calculations for all buildings and supervision.						
*C-4.2.1.	Complicated buildings and sophisticated structures, as decided by the Municipal Commissioner, which are not within the horizontal areas and vertical limits under C-2.2 (b), C-3.2 (b), C-5.2 (a) (i)& C-5.2 (b) (i) shall be designed only by Structural Engineer.						
C-5	SUPERVISOR:						
C-5.1	Qualification (a) For Supervisor 1 :- (i) Three years architectural assistantship or intermediate in architecture with two years' experience, or (ii) Diploma in Civil engineering or equivalent qualifications with two years' experience. (iii) Draftsman in Civil Engineering from ITI or equivalent qualifications with Ten years' experience out of which five year shall be under Architect/Engineer. (b) For Supervisor - 2:- (i) Draftsman in Civil Engineering from ITI or equivalent qualifications with five years' experience under Architect / Engineer.						
C-5.2	Competence (a) For Supervisor-1: he shall be entitled to submit - (i) All plans and related information connected with development permission on plot upto 500sq. m.; and (ii) Certificate of supervision of buildings on plot upto 500 sq. m. and completion thereof. (b) For Supervisor-2 : he shall be entitled to submit - (i) All Plans and related information upto 200 sq. m. built up area and (ii) Certificate of supervision for limits at (i) above and completion thereof.						
C-6.	LICENSING-						
* C-6.1	Technical Personnel to be licensed:- The Qualified technical personnel or group as given in regulations; No C-3, C-4, C-5 shall be licensed with the authority and the license shall be valid for three calendar years ending 31 st December after which it shall be renewed annually or every three years.						
* C-6.2	Fees for Licensing- The annual licensing fees shall be as follows:- <table border="1" style="margin-left: 20px;"> <tr> <td>For Engineer and structural Engineer</td> <td>1000 p.a.</td> </tr> <tr> <td>For supervisor (1)</td> <td>500 p. a.</td> </tr> <tr> <td>For supervisor (2)</td> <td>300 p. a.</td> </tr> </table>	For Engineer and structural Engineer	1000 p.a.	For supervisor (1)	500 p. a.	For supervisor (2)	300 p. a.
For Engineer and structural Engineer	1000 p.a.						
For supervisor (1)	500 p. a.						
For supervisor (2)	300 p. a.						
	The Municipal Commissioner may revise above fees from time to time, if necessary.						



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*** C-6.3 Duties and Responsibilities of Architects / Licensed Technical Personnel:**

The duties and responsibilities of architects / licensed technical personnel shall be as follows:-

(1) It will be incumbent on every architect / licensed technical personnel, in all matters in which he may be professionally consulted or engaged, to assist and co-operate with the Municipal Commissioner and other Officers in carrying out and enforcing the provisions of Maharashtra Regional & Town Planning Act, 1966 and of any regulations for the time being in force under the same.

(2) Every architect / licensed technical personnel shall be responsible for due compliance with the provisions of Maharashtra Regional & Town Planning Act, 1966 and the BPMP Act, 1949 and of any regulations for the time being in force under the said Act. It shall be obligatory on him to satisfy himself that a qualified and competent Maistry or Inspector of Works is constantly employed and present on the work to supervise the execution of all work and to prevent the use of any defective material therein and the improper execution of any such work.

(3) Every architect / licensed technical personnel shall be responsible for carrying out work according to sanctioned plan.

(4) Every architect / licensed technical personnel shall be responsible for correctness of the calculations and dimensions mentioned on the plan and shall be liable for consequences arising thereof.

(5) Architect / licensed technical personnel shall not involve himself in any unauthorised development. He shall also make aware the client about legal provisions in respect of proposed development and consequences thereof.

(6) When an architect / licensed technical personnel cease to be in the employment for the development work, he shall report the fact forthwith to the Municipal Commissioner.



APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND
COMMENCEMENT CERTIFICATE

To,

Sir,

With reference to your application No _____, dated _____ for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the BPMC Act, 1949 to carry out development work / Building on Plot No _____ Revenue Survey No _____, City Survey No _____, mauja _____ situated at Road /Street _____, Society _____ the Commencement Certificate/Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. You will have to handover the amenity space to the Corporation before approval of final layout as per Regulation no.13.4. (wherever applicable)
4. You will have to submit an undertaking in respect of recreational open spaces as stipulated in Regulation.(wherever applicable)
5. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
6. This permission does not entitle you to develop the land which does not vest in you.
7. -----
8. -----
9. -----

Office No.

Office Stamp

Date :

Yours faithfully,

Municipal Commissioner, Nashik
 or an officer appointed by him



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APPENDIX 'D-2'

FORM FOR TENTATIVE APPROVAL FOR DEMARCATION OF LAND / SUB-DIVISION LAYOUT

To,

Sir,

With reference to your application No _____, dated _____ for the land sub-division approval, under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the BMC Act, 1949 to carry out development work in respect of land bearing Revenue Survey No _____, City Survey No _____, mauje _____ situated at Road /Street _____, Society _____, it is to inform you that, land sub-division layout is hereby tentatively approved and recommended for demarcation, subject to the following conditions:

1. You will get the land sub-division layout demarcated on the site by the Land Records Department and submit the certified copy to that effect for final approval.
2. It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the Municipal Corporation after developing them to the satisfaction of the Municipal Commissioner.
3. If you wish that the Municipal Corporation has to carry out these development works, then you will have to deposit the estimated expenses to the Municipal Corporation in advance, as decided by the Municipal Commissioner.
4. You will have to handover the amenity space to the Corporation before approval of final layout as per Regulation no.13.4. (applicable in case where owner is not allowed to develop)
5. You will have to submit an undertaking in respect of recreational open spaces as stipulated in Regulation.
6. This permission does not entitle you to develop the land which does not vest in you.
7. -----
8. -----

Office No.

Office Stamp

Yours faithfully,

Municipal Commissioner, Nashik
 or an officer appointed by him



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APPENDIX 'D-3'

FORM FOR FINAL APPROVAL TO THE LAND SUB-DIVISION / LAYOUT

To,

Sir,

With reference to your application No. _____, dated _____ for the land sub-division approval, under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the BMC Act, 1949 to carry out development work in respect of land bearing Revenue Survey No _____, City Survey No _____, mauje _____ situated at Road /Street _____, Society _____, the land sub-division layout is finally approved as demarcated under Section 45 of the Maharashtra Regional & Town Planning Act, 1966, subject to the following conditions:

1.	It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the Municipal Council after developing them to the satisfaction of the Municipal Commissioner.
2.	If you wish that the Municipal Council should carry out these development works, then you will have to deposit the estimated expenses to the Municipal Council in advance, as decided by the Municipal Commissioner.
3.	As per the undertaking submitted by you in respect of recreational open space as stipulated in Regulation no.13.3, the said open space admeasuring ----- sq.m. stand vested in the name of plot holders of the layout or society of the plot holders and you have no right of ownership or interest in the said recreational open space.
	Since you have handed over the amenity space to the Corporation, you shall be entitled for FSI equivalent to TDR, on the remaining land. (wherever applicable)
4.	This permission does not entitle you to develop the land which does not vest in you.
5.	-----
6.	-----
7.	-----
8.	-----

Office No. -----Office Stamp

-----Date : -----

Yours faithfully,

Municipal Commissioner, Nashik
or an officer appointed by him



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APPENDIX 'E-1'

FORM FOR REFUSAL OF BUILDING PERMIT / COMMENCEMENT CERTIFICATE

To,

Sir,

With reference to your application No. _____ dated _____ for the grant of sanction for the development work / the erection of a building / execution of work on Plot No. _____, Revenue Survey No.____, City Survey No._____, mauje_____, I regret to inform you that the proposal has been refused under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, on the following grounds.

- 1. -----
- 2. -----
- 3. -----
- 4. -----
- 5. -----
- 6. -----

Office Stamp

Yours faithfully,

Municipal Commissioner, Nashik
or an officer appointed by him



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APPENDIX 'E-2'

FORM FOR REFUSAL OF LAND SUB-DIVISION / LAYOUT

To,

Sir,

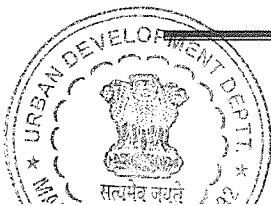
With reference to your application No. _____ dated _____ for the grant of sanction for the development work bearing Revenue Survey No.____, City Survey No._____, mauje _____, I regret to inform you that the proposal has been refused under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, on the following grounds.

1. -----
2. -----
3. -----
4. -----
5. -----
6. -----

Office Stamp

Yours faithfully,

Municipal Commissioner, Nashik
 or an officer appointed by him



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APPENDIX 'F'

FORM FOR COMPLETION CERTIFICATE

To,

The Municipal Commissioner,
NashikMunicipal Corporation

Sir,

I hereby certify that the erection / re-erection or part/ full development work in / on building / part building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, mauje _____, has been supervised by me and has been completed on _____ according to the plans sanctioned, vide office communication No _____ dated _____. The work has been completed to the best of my satisfaction. The workmanship and all the materials (type and grade) have been strictly in accordance with general and detailed specifications. No provisions of the Act or the building Regulations, no requisitions made, conditions prescribed or orders issued there under have been transgressed in the course of the work. I am enclosing three copies of the completion plans. The building is fit for occupancy for which it has been erected/ re-erected or altered, constructed and enlarged.

I have to request you to arrange for the inspection & grant permission for the occupation of the building.

Yours faithfully

Signature and name of Architect /Licensed Engineer/
Structural Engineer/Supervisor

Encl : As above.

Date :

(Signature of Owner)

Name of Owner (in Block Letters)



APPENDIX 'G'

FORM FOR OCCUPANCY CERTIFICATE

To,

i) Owner:

ii) Architect, Licensed Engineer Structural Engineer / Supervisor

Sir,

The part / full development work / erection re-erection / or alteration in of building / part building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, mauje _____, completed under the supervision of _____ Architect, Licensed Engineer/ Structural Engineer / Supervisor, / License No _____ may be occupied on the following conditions-

1. -----
2. -----
3. -----
4. -----

A set of certified completion plans is returned herewith.

Encl : As above.

Yours faithfully,

Municipal Commissioner, Nashik
or an officer appointed by him



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APPENDIX 'H'

FORM FOR REFUSAL OF OCCUPANCY CERTIFICATE

To,

i) Owner:

ii) Architect, Licensed Engineer Structural Engineer / Supervisor

Sir,

The part / full development work / erection re-erection / or alteration in of building / part building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, mauje _____, completed under the supervision of _____ Architect, Licensed Engineer/ Structural Engineer / Supervisor, / License No _____ is not allowed to be occupied because of the following reasons -

1. The construction carried out by you does not conform to the sanctioned plans.

2. -----

3. -----

A set of completion plan is retained with the Municipal Council and remaining sets are regretfully returned herewith.

Encl : As above.

Yours faithfully,

Municipal Commissioner, Nashik
or an officer appointed by him



APPENDIX 'I'

FORM OF INDEMNITY FOR PART OCCUPANCY CERTIFICATE

(On Stamp Paper)

(Of such value as decided by the Municipal Commissioner.)

To,

Municipal Commissioner,

NashikMunicipal Corporation.

Subject:-

Sir,

While thanking you for letting me occupy a portion of the above building before acceptance of the Completion Certificate of the whole building for the plans approved in communication No _____, dated _____ I hereby indemnify the Municipal Corporation against any risk, damage and danger which may occur to occupants and users of the said portion of the building and also undertake to take necessary security measures for their safety. This undertaking will be binding on me /us, our heirs, administrators and our assignees.

Yours faithfully,

Signature and name of Owner

Witness:

Address:

Date:

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APPENDIX 'J'
FIRE PROTECTION REQUIREMENTS

- 1** All buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with Part IV of Fire Protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act, 2006. as amended from time to time, and Part IV of Fire Protection of National Building Code of India (for the provisions which are not covered in these regulations.) In case of building identified in Regulation No.6.2.2.g, the building schemes shall also be cleared by the Fire Officer, Fire Brigade Department of the Corporation.

1.1 Construction materials

All materials of constructions in load bearing elements, stairways and corridors and facades shall be non-combustible.

The interior finish materials shall not have a flame spread ability rating exceeding Class I (see 3.4.15.2 of Part 4 of National Building Code)

The internal walls or staircase shall be of brick or reinforced concrete with a minimum of 2 h. fire rating.

The staircase shall be ventilated to the atmosphere at each landing and a vent at the top; the vent openings shall be of 0.5sq.m in the external wall and the top. If the staircase cannot be ventilated, because of location or other reasons, a positive pressure 50 Pa shall be maintained inside. The mechanism for pressurizing the staircase shall operate automatically with the fire alarm. The roof of the shaft shall be 1 m. above the surrounding roof. Glazing or glass bricks, if used in staircase, shall have fire resistance rating of minimum 2 h.

1.2 Lifts

General requirements of lifts shall be as follows:

- a) Walls of lift enclosures shall have a fire rating of 2 h; lifts shall have a vent at the top of area not less than 0.2 sq.m.
- b) Lift motor room shall be located preferably on top of the shaft and separated from the shaft by the floor of the room.
- c) Landing doors in lift enclosures shall have a fire resistance of not less than 1 h.
- d) The number of lifts in one row for a lift bank shall not exceed 4 and the total number of lifts in the bank (of two rows) shall not exceed 8. A wall of 2 h. fire rating shall separate individual shafts in a bank.
- e) Lift car door shall have a fire resistance rating of half an hour.
- f) Collapsible gates shall not be permitted for lifts and shall have solid doors with fire resistance of at least 1 h.
- g) If the lift shaft and lobby is in the core of the building, a positive pressure between 25 and 30 Pa shall be maintained in the lobby and a positive pressure of 50 Pa shall be maintained in the lift shaft. The mechanism for pressurization shall act automatically with the fire alarm; it shall be possible to operate this mechanically also.
- h) Exit from the lift lobby, if located in the core of the building, shall be through a self closing smoke stop door of half an hour fire resistance.
- i) Lifts shall not normally communicate with the basement; if, however, lifts are in communication, the lift lobby of the basements shall be pressurized as in (g), with self-closing door as in (h)
- j) Grounding switch(es), at ground floor level, shall be provided on all the lifts to enable the fire service to ground the lifts.



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- k) Telephone or other communication facilities shall be provided in lift cars for building of 30 m. in height and above. Communication system for lifts shall be connected to fire control room for the building.
- l) Suitable arrangements such as providing slope in the floor of lift lobby, shall be made to prevent water used during fire-fighting, etc., at any landing from entering the lift shafts.
- m) A sign shall be posted and maintained on every floor at or near the lift indicating that in case of fire, occupants shall use the stairs unless instructed otherwise. The sign shall also contain a plan for each floor showing the locations of the stairways. Alternate source of power supply shall be provided for all the lifts through a manually operated changeover switch.
- n) **Fire Lifts** -Following details shall apply for a fire lift :
- i) To enable fire services personnel to reach the upper floors with the minimum delay, one fire lift per 1200 sq.m. of floor area shall be provided and shall be available for the exclusive use of the firemen in an emergency.
 - ii) The lift shall have a floor area of not less than 1.4 sq.m. It shall have loading capacity of not less than 545 kg (8 persons lift) with automatic closing doors of minimum 0.8 m. width.
 - iii) The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire, that is, within the lift shaft. Lights and fans in the elevators having wooden panelling or sheet steel construction shall be operated on 24 V supply.
 - iv) Fire-fighting lift should be provided with a ceiling hatch for use in case of emergency, so that when the car gets stuck up, it shall be easily openable.
 - v) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand-still with door open.
 - vi) The operation of a fire lift is by a simple toggle or two-button switch situated in a glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call-points will become inoperative and the lift will be on car control only or on a priority control device. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.
 - vii) The words 'Fire Lift' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
 - viii) The speed of the fire lift shall be such that it can reach the top floor from ground level within 1 minute.

1.3 Basements -

- i) Each basement shall be separately ventilated. Vents with cross-sectional area (aggregate) not less than 2.5 percent of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills or breakable stall board lights or pavement lights or by way of shafts. Alternatively, a system of air inlets shall be provided at basement floor level and smoke outlets at basement ceiling level. Inlets and extracts may be terminated at ground level with stall board or pavement lights as before, but ducts to convey fresh air to the basement floor level have to be laid. Stall board and pavement lights should be in positions easily accessible to the fire brigade and clearly marked 'SMOKE OUTLET' or 'AIR INLET' with an indication of area served at or near the opening.
- ii) The staircase of basements shall be of enclosed type having fire resistance of not less than 2 h and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper storeys of the building and shall communicate with basement through



a lobby provided with fire resisting self-closing doors of 1 h resistance. For travel distance, if the travel distance exceeds as given therein, additional staircases shall be provided at proper places.

iii) In multi-storey basements, intake ducts may serve all basement levels, but each basement levels and basement compartment shall have separate smoke outlet duct or ducts. Ducts so provided shall have the same fire resistance rating as the compartment itself. Fire rating may be taken as the required smoke extraction time for smoke extraction ducts.

iv) Mechanical extractors for smoke venting system from lower basement levels shall also be provided. The system shall be of such design as to operate on actuation of heat / smoke sensitive detectors or sprinklers, if installed, and shall have a considerably superior performance compared to the standard units. It shall also have an arrangement to start it manually.

v) Mechanical extractors shall have an internal locking arrangement, so that extractors shall continue to operate and supply fans shall stop automatically with the actuation of fire detectors.

vi) Mechanical extractors shall be designed to permit 30 air changes per hour in case of fire or distress call. However, for normal operation, air changes schedule shall be as given in Part 8, Building Services, Section 3, Air-conditioning, Heating and Mechanical Ventilation of National Building Code.

vii) Mechanical extractors shall have an alternative source of supply.

viii) Ventilating ducts shall be integrated with the structure and made out of brick masonry or reinforced cement concrete as far as possible and when this duct crosses the transformer area or electrical switchboard, fire dampers shall be provided.

ix) Use of basements for kitchens working on gas fuel shall not be permitted, unless air conditioned. The basement shall not be permitted below the ward block of a hospital/nursing home unless it is fully sprinkled. Building services such as electrical sub-stations, boiler rooms in basements shall comply with the provisions of the Indian Electricity Act / Rules.

x) If cut-outs are provided from basements to the upper floors or to the atmospheres, all sides cut-out openings in the basements shall be protected by sprinkler head at close spacing so as to form a water curtain in the event of a fire.

xi) Openable windows on external wall shall be fitted with such locks that can be opened by a fireman's axe.

xii) All floors shall be compartmented with area not exceeding 750 sq.m. by a separation wall with 2 h fire rating, for floors with sprinklers the area may be increased by 50 percent. In long building, the fire separation walls shall be at distances not exceeding 40 m. For departmental stores, shopping centres and basements, the area may be reduced to 500 sq.m. for compartmentation. Where this is not possible, the spacing of the sprinklers, care should be taken to prevent spray from one sprinkler impeding the performance of an adjacent sprinkler head.

1.4 Service Ducts/Shafts

a) Service ducts and shafts shall be enclosed by walls of 2 h and doors of 1 h. fire rating. All such ducts/shafts shall be properly sealed and fire stopped at all floor levels.

b) A vent opening at the top of the service shaft shall be provided having between one-fourth and one-half of the area of the shaft.

1.5 Refuse chutes

shall have opening at least 1 m. above roof level for venting purpose and they shall have an enclosure wall of non-combustible material with fire resistance of not less than 2 h. They shall not be located within the staircase enclosure or service shafts, or air-conditioning shafts inspection panel and doors shall be tight fitting with 1 h fire resistance; the chutes should be as far away as possible from exit.

1.6 Refuge Area

Provisions contained in Regulation No shall apply for all buildings -

1.7 Electrical services shall conform to the following :

(a) The electric distribution cables / wiring shall be laid in a separate duct. The duct shall be



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sealed at every floor with non-combustible materials having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits;

- (b) Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electrical cables; use of bus ducts / solid rising mains instead of cables is preferred;
- (c) Separate circuits for fire-fighting pumps, lifts, staircases and corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fire in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed. Master switches controlling essential service circuits shall be clearly labelled;
- (d) The inspection panel doors and any other opening in the shaft shall be provided with air-tight fire doors having fire resistance of not less than 2 h;
- (e) Medium and low voltage wiring running in shafts and within false ceiling shall run in metal conduit. Any 230 V wiring for lighting or other services above false ceiling shall have 660 V grade insulation. The false ceiling including all fixtures used for its suspension, shall be of non-combustible material and shall provide adequate fire resistance to the ceiling in order to prevent spread of fire across ceiling. Reference may be made to good practice;
- (f) An independent and well ventilated service room shall be provided on the ground level or first basement with direct access from outside or from the corridor for the purpose of termination of electric supply from the licensees' service and alternative supply cables. The doors provided for the service room shall have fire resistance of not less than 2 h.

Note : If service room is located at the first basement, it should have automatic fire extinguishing system.

- (g) If the licensees agree to provide meters on upper floors, the licensees' cable shall be segregated from consumers' cable by providing a partition in the duct. Meter rooms on upper floors shall not open into staircase enclosures and shall be ventilated directly to open air outside; and
- (h) Suitable circuit breakers shall be provided at the appropriate points.

1.8 Gas supply shall conform to the following:-

- a) Town Gas / L.P. Gas Supply Pipes – Where gas pipes are run in buildings, the same shall be run in separate shafts exclusively for this purpose and these shall be on external walls, away from the staircases. There shall be no interconnection of this shaft with the rest of the floors. LPG distribution pipes shall always be below the false ceiling. The length of these pipes shall be as short as possible. In the case of kitchen cooking range area, apart from providing hood, covering the entire cooking range, the exhaust system should be designed to take care of 30 cu.m. per minute per sq.m. of hood protected area. It should have grease filters using metallic grill to trap oil vapours escaping into the fume hood.

Note:- For detailed information on gas pipe installations, reference may be made to Para.9 'Plumbing Services, Section 3 Gas Supply', of National Building Code of India.

- b) All wiring in fume hoods shall be of fibre glass insulation. Thermal detectors shall be installed into fume hoods of large kitchens for hotels, hospitals and similar areas located in high rise buildings. Arrangements shall be made for automatic tripping of the exhaust fan in case of fire. If LPG is used, the same shall be shut off. The voltage shall be of 24 V or 100 V dc operated with the external rectifier. The valve shall be of the hand re-set type and shall be located in an area segregated from cooking ranges. Valves shall be easily accessible. The hood shall have



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manual facility for steam or carbon dioxide gas injection, depending on duty condition; and

c) Gas meters shall be housed in a suitably constructed metal cupboard located in a well ventilated space, keeping in view the fact that LPG is heavier than air and town gas is lighter than air.

1.9 Illumination of means of exit

Staircase and corridor lights shall conform to the following:

- a) The staircase and corridor lighting shall be on separate circuits and shall be independently connected so as it could be operated by one switch installation on the ground floor easily accessible to fire-fighting staff at any time irrespective of the position of the individual control of the light points, if any. It should be of miniature circuit breaker type of switch so as to avoid replacement of fuse in case of crisis;
- b) Staircase and corridor lighting shall also be connected to alternative supply. The alternative source of supply may be provided by battery continuously trickle charged from the electric mains;
- c) Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installed in the staircase and the corridor does not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand-by supply.
- d) Emergency lights shall be provided in the staircase and corridor; and
- e) All wires and other accessories used for emergency light shall have fire retardant property.

1.10 A stand-by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump, pressurisation fans and blowers, smoke extraction and damper systems in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machines and circuits stated above simultaneously. If the stand-by pump is driven by diesel engine, the generator supply need not be connected to the stand-by pump. Where parallel HV / LV supply from a separate sub-station is provided with appropriate transformer for emergency, the provision of generator may be waived in consultation with the Authority.

1.11 Transformers shall conform to the following:-

- a) A sub-station or a switch-station with oil filled equipment shall not be located in the building. The sub-station structure shall have separate fire resisting walls/surroundings and shall necessarily be located at the periphery of the floor having separate access from fire escape staircase. The outside walls, ceiling, floor, openings including doors and windows to the sub-station area shall be provided with a fire resisting door of 2 h fire rating. Direct access to the transformer room shall be provided, preferably from outside fire escape staircase.
- b) The sub-station area needs to be maintained at negative air pressures and area in sub-station shall not be used as storage / dump areas.
- c) When housed inside the building, the transformer shall be of dry type and shall be cut off from the other portion of premises by walls/ doors / cut-outs having fire resistance rating of 4 h.

1.12 Air-conditioning shall conform to the following:

- a) Escape routes like staircases, common corridors, lift lobbies, etc. shall not be used as return air passage.
- b) The ducting shall be constructed of substantial gauge metal in accordance with good practice.
- c) Wherever the ducts pass through fire walls or floors, the opening around the ducts shall be sealed with materials having fire resistance rating of the compartment.
- d) Where duct crosses a compartment which is fire rated, the ducts shall be fire rated for same fire rating. Further depending on services passing around the duct work, which may get affected in case of fire temperature rising, the ducts shall be insulated.
- e) As far as possible, metallic ducts shall be used even for the return air instead of space above



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the false ceiling.

- f) Where plenum is used for return air passage, ceiling and its fixtures shall be of non-combustible material.
 - g) The materials used for insulating the duct system (inside or outside) shall be of non-combustible material, glass wool shall not be wrapped or secured by any material of combustible nature.
 - h) Area more than 750 sq.m. on individual floor shall be segregated by a fire wall and automatic fire dampers for isolation shall be provided.
 - i) Air ducts serving main floor areas, corridors, etc. shall not pass through the staircase enclosure.
 - j) The air-handling units shall be separate for each floor and air ducts for every floor shall be separated and in no way inter-connected with the ducting of any other floor.
 - k) If the air-handling unit serves more than one floor, the recommendations given above shall be compiled with in addition to the conditions given below:
 - i) Proper arrangements by way of automatic fire dampers working on smoke detector / or fusible link for isolating all ducting at every floor from the main riser shall be made.
 - ii) When the automatic fire alarm operates, the respective air-handling units of the air-conditioning system shall automatically be switched off.
 - l) The vertical shaft for treated fresh air shall be of masonry construction.
 - m) The air filters of the air-handling units shall be of non-combustible materials.
 - n) The air-handling unit room shall not be used for storage of any combustible materials.
 - o) Inspection panels shall be provided in the main trunking to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.
 - p) No combustible material shall be fixed nearer than 150 mm to any duct unless such duct is properly enclosed and protected with non-combustible material (glass wool or spyglass with neoprene facing enclosed and wrapped with aluminium sheeting) at least 3.2 mm thick and which would not readily conduct heat.
 - q) **Fire Dampers:-**
 - 1) These shall be located in conditioned air ducts and return air ducts/ passages at the following points:
 - i. At the fire separation wall.
 - ii. Where ducts/passages enter the central vertical shaft.
 - iii. Where the ducts pass through floors.
 - iv. At the inlet of supply air duct and the return air duct of each compartment on every floor.
 - 2) The dampers shall operate automatically and shall simultaneously switch off the air-handling fans. Manual operation facilities shall also be provided. (Note- For blowers, where extraction system and duct accumulators are used, dampers shall be provided).
 - 3) Fire/smoke dampers (for smoke extraction shafts) for buildings more than 24 m. in height.
 - a) For apartment houses in non-ventilated lobbies / corridors operated by fusible link / smoke detectors and with manual control.
 - b) For other buildings on operation of smoke detection system and with manual control.
 - 4) Automatic fire dampers shall be so arranged as to close by gravity in the direction of air movement and to remain tightly closed on operation of a fusible link / smoke detector.
- 1.13 Provisions of boiler and boiler rooms** shall conform to Indian Boiler Act. Further, the following additional aspects may be taken into account in the location of boiler room:
- a) The boilers shall not be allowed in sub-basement, may be allowed in the basements away from



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the escape routes.

- b) The boilers shall be installed in a fire resisting room of 4 h fire resistance rating and this room shall be situated on the periphery of the basement. Catch-pits shall be provided at the low level.
- c) Entry to this room shall be provided with a composite door of 2 h fire resistance.
- d) The boiler room shall be provided with fresh air inlets and smoke exhausts directly to the atmosphere.
- e) The furnace oil tank for the boiler, if located in the adjoining room shall be separated by fire resisting wall of 4 h rating. The entrance to this room shall be provided with double composite doors. A curb of suitable height shall be provided at the entrance in order to prevent the flow of oil into the boiler room in case of tank rupture.
- f) Foam inlets shall be provided on the external walls of the building near the ground level to enable the fire services to use foam in case of fire.

1.14 Provision of first-aid and fire-fighting appliances.

The first-aid fire-fighting equipment shall be provided on all floors, including basements, lift rooms, etc. in accordance with good practice in consultation with the Authority.

1.15 Fire alarm system :

i) All buildings with heights of 15 m. or above shall be equipped with manually operated electrical fire alarm (MOEFA) system automatic fire alarm system in accordance with good practice. However, apartment buildings between 15 m. and 30 m. in height may be exempted from the installation of automatic fire alarm system provided the local fire brigade is suitably equipped for dealing with fire in a building of 15 m. in height or above and in the opinion of the Authority, such building does not constitute a hazard to the safety of the adjacent property or occupants of the building itself.

ii) Manually operated electrical fire alarm system shall be installed in a building with one or more call boxes located at each floor. The call boxes shall conform of good practice.

iii) The installation of call boxes in hostels and such other places where these are likely to be misused shall as far as possible be provided. Location of call boxes in dwelling units shall preferably be inside the building.

1.16 Lightening protection of buildings:-

The lightning protection for buildings shall be provided as given in Para.8 'Building Services, Section 2, Electrical Installations' of National Building Code of India.

1.17 Fire control room:-

For all buildings 15 m. in height or above and apartment buildings with a height of 30 m. and above, there shall be a control room on the entrance floor of the building with communication system (suitable public address system) to all floors and facilities for receiving the message from different floors. Details of all floor plans along with the details of fire-fighting equipment and installations shall be maintained in the fire control room. The fire control room shall also have facilities to detect the fire on any floor through indicator board connections; fire detection and alarm systems on all floors. The fire staff in-charge of the fire control room shall be responsible for the maintenance of the various services and fire-fighting equipment and installations in co-ordination with security, electrical and civil staff of the building.

1.18 Housekeeping:-

To eliminate fire hazards, good housekeeping, both inside and outside the building, shall be strictly maintained by the occupants and / or the owner of the building.

1.19 Fire drills and fire orders:-

Fire notices/orders shall be prepared to fulfil the requirements of fire-fighting and evacuation from the buildings in the event of fire and other emergency. The occupants shall be made thoroughly conversant with their actions in the event of emergency, by displaying fire notices at vantage points and through regular training. Such notices should be displayed prominently in broad lettering.

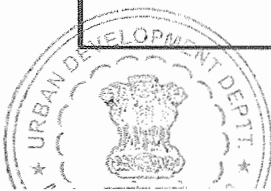
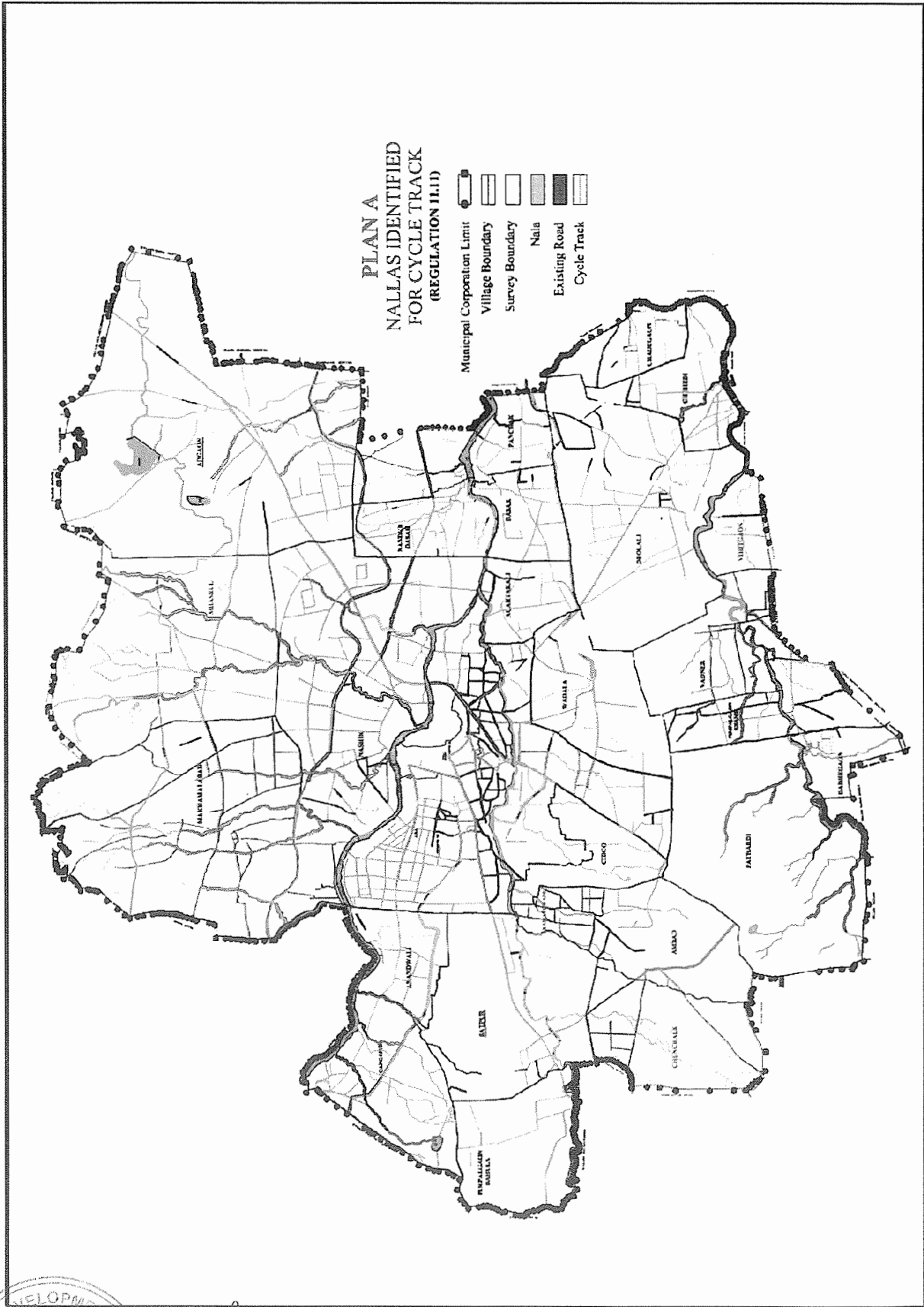


For guidelines for fire drills and evacuation procedures for high-rise buildings, Annexure E of National Building Code of India may be referred.

- 1.20 Compartmentation:-**
The building shall be suitably compartmentalized so that fire/smoke remain confined to the area where fire incident has occurred and does not spread to the remaining part of the building.
- 1.21 Materials for interior decoration / furnishing**
The use of materials, which are combustible in nature and may spread toxic fume / gases should not be used for interior decoration / furnishing, etc.
For various types of occupancies, requirements given in National Building Code, Part IV shall be followed.
- 1.22 Fire Escape Chutes/ Controlled Lowering Device for evacuation :-**
(A) High rise building having height more than 70 m., shall necessarily be provided with ;
(i) fire escape chute shaft/s for every wing adjacent to staircase.
(ii) Walls of the shaft shall have 4 hours fire resistance.
(iii) One side of the shaft shall be at external face of the building with proper ventilation. (iv) The dimension of the shaft shall not be less than 2.5 m X 1.5m.
(v) The access to the fire escape chute's shaft shall be made at alternate floor level from staircase mid-landing with self-closing door having fire resistance of at least one hour.
(vi) The fire chute shall be of staggered type with landing of each section at the vertical height of not more than 21 m.
Alternatively,
(B) For High rise building having height more than 70 m., "Controlled Lowering Device for evacuation" or "External Evacuation System" as approved by Chief Fire Officer of Corporation, shall be provided.
- 1.23** Fire Check Floor A high rise building having height more than 70 m, shall be provided with fire check floor (entire floor) at every 70 m. level. Height of the fire check floor shall not be more than 1.8 m. The fire check floor shall not be used for any purpose and it shall be the responsibility of the owner/occupier to maintain the same clean and free of encumbrances and encroachments at all times. Periphery of the Fire Check floor shall not be enclosed. Fire Drenchers shall be provided at the periphery of the each fire check floor externally.
- 1.24** Municipal Corporation shall charge Fire Infrastructure charges as may be decided by Municipal Commissioner with the approval of the Government, such charges shall be deposited in the separate account under the head of Fire Infrastructure charges and such amount shall only be used for establishment and expansion of Fire Infrastructure facilities.



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**PIMPRI-CHINCHWAD NEW TOWN DEVELOPMENT AUTHORITY
DEVELOPMENT CONTROL REGULATIONS, 1973**

DEVELOPMENT CONTROL RULES

**Sanctioned under Government Notification, Urban Development Department
No. TPS/1890/619/CR89/90/UD-13/Dated 17.12.90**

**FOR APPLICATION IN
DIHDDI alUIHUIIAR III_IIIalIDAI al DD.DATHII_
AREA**

NOTIFICATION
URBAN DEVELOPMENT DEPARTMENT
 Mantralaya, Mumbai 400 032.
 Date: 9th December, 1999

No. TPS 1894/3327/UD-13

**Maharashtra
 Regional &
 Town
 Planning
 Act 1966**

Whereas the Government of Maharashtra Urban Development Department Notification No. TPS/1890/619/CR-89/90/UD-13 dt. 17th December 1990 has sanctioned the Development Control Rules for Pimpri Chinchwad Municipal Corporation (hereinafter referred to as the "said Development Control Rules") for the areas under the jurisdiction of the Pimpri Chinchwad Municipal Corporation;

And whereas, the Pimpri Chinchwad Municipal Corporation as being the planning Authority resolved under its General Body Resolutions No. 2714 dt. 21st April 1994 to initiate Minor Modification to the said Development Control Rules under section 37 of the Maharashtra Regional and Town Planning Act, 1966 (the Maharashtra Act xxxvii of 1966) (hereinafter referred to as "the said Act.") in respect for Development Control Rules Nos. 2.18, 2.52.1, 6.2.12, 8.A, 12.3A 10.0, 10.1, II.I.A, 10.4.A, 11.3, 11.3.1, 11.3.1.1, 11.3.1.3, 11.6 (ii), 12.2.2, 13.1.3.A, 13.1.3.B, 13.1.4.2, 13.4.1, 13.4.1, C & D 13.4.2.1.C, 13.4.2, Table No. 6 M-1.1 (Appendix M), M-2.1 (a) M-2.2.1, Table No. 25, Table No. 27 (i) & Table No. 27(ii); M-7 i, M-8, N-2.2.6, N-2.1.2, N-2.1.3, N-2.3, Appendix-R with suitable and relevant modifications in the said development control rule numbers as listed from Sr.No. 1 to 35 in the notice and followed all legal formalities under Section 37 of the said act and thereafter submitted a proposal of modification so as to include modified rules in lieu of Development Control Rules in the said Development Control rules listed above (hereinafter referred to as "the said Modification") to the Government of sanction vide letter No. NRV/KMV/99/94, dt. 18/12/1994.

And whereas, the Government of Maharashtra after making inquiries and after consulting the Director of Town Planning, Maharashtra State, Pune is satisfied that the said proposal of modifications is necessary and shall be sanctioned and made applicable with immediate effect.

Now, therefore, in exercise of the powers conferred under Sub-Section 2 of Section 37 of the said Act, the Government of Maharashtra hereby sanctions the proposal of modification with some changes and for that purpose amends the Government in Urban Development Department's Notification No. TPS 1890/619/CR-89/90/UD-13, dated 17/12/1990 as shown in the Schedule attached viz. MODIFIED DEVELOPMENT CONTROL REGULATIONS OF PIMPRI CHINCHWAD MUNICIPAL CORPORATION.

Note: The afore said schedule of modification to the Development Control Rules for Pimpri Chinchwad Municipal Corporation is kept open for inspection of the public during hours in the office of the Pimpri Chinchwad Municipal Corporation, Pimpri.

By order and in the name of Governor of Maharashtra.

Sd/-
(Dr. Suresh Joshi)
 Principal Secretary
 Urban Development Department

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NOTIFICATION
URBAN DEVELOPMENT DEPARTMENT
 Mantralaya, Mumbai 400 032.

Maharashtra Regional and Town Planning Act 1966

Sr. No.	Dated	Notification
1)	28 th September, 2001	TPS-1895/1548/CR-244/95/UD-13
2)	23 rd August, 2005	TPS-1803/2262/UD-13
3)	21 st February, 2006	TPS-1803/751/CR-437/06/UD-13
4)	5 th May, 2006	TPS-1803/2315/CR41/06/UD-13
5)	12 th June, 2006	TPS-1806/134/CR-145/06/UD-13
6)	5 th February, 2007	TPS-1806/1898/CR-443/06/(6443)UD-13
7)	21 st April, 2007	TPS-1806/1582/CR-432/06/UD-13
8)	7 th July, 2008	TPS-1806/PCMC/CR-143/06/6143/UD-13
9)	22 nd July, 2008	TPS-18071171 0/CR-942/07/UD-13
10)	3 rd March, 2010	TPS-1808/1344/CR-13 30/08/UD-13
11)	3 rd March, 2010	TPS-1809/4/CR-1652/09/UD-13
12)	10 th March, 2010	TPS-1809/287/CR-1924/UD-13
13)	7 th August 2010	TPS-1809/3114/CR-2270/201 0/UD-13

PART - I : ADMINISTRATION

1. SHORT TITLE, EXTENT AND COMMENCEMENT

- 1.1** These Development Control Rules shall be called the Development Control Rules for Pimpri Chinchwad Municipal Corporation, Pimpri 1985
- 1.2** For all statutory purposes the English version of standardised building bye-laws shall be considered as authentic.
- 1.2.1** These Development Control rules shall apply to building activity and development work in areas under the jurisdiction of Pimpri Chinchwad Municipal Corporation, Pimpri.
- 1.3** These rules shall supersede all Development Control Rules and bye-laws framed and Sanctioned under the Maharashtra Regional and Town Planning Act, 1966 the Bombay Provincial Municipal Corporation Act 1949. Except the rules applicable to the lands acquired for Pimpri Chinchwad New Town Development Authority.

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2. DEFINITIONS

2.0 General

2.0.1 In these rules, unless the context otherwise requires, the definitions given under 2.1 to 2.90 shall have the meaning indicated against each of them.

2.0.2 Words and expressions not defined in these rules shall have the same meaning or sense as in

- i) The Bombay Provincial Municipal Corporation Act, 1949
- ii) The Maharashtra Regional and Town Planning Act, 1966 and
- iii) Urban Land (C&R) Act, 1976

2.1 Accessory Building - A building separated from the main building on a plot and containing one or more accessory uses.

2.2 Accessory Use - Any use of the premises subordinate to the principal use and customarily incidental to the principal use.

2.3 Act - shall mean :

- i) The Bombay Provincial Municipal Corporation Act, 1949
- ii) The Maharashtra Regional and Town Planning Act, 1966 and
- iii) Urban Land (C&R) Act, 1976

2.4 Advertising Sign - Any surface of structure with characters, letters or illustration applied there to and displayed in any manner whatsoever out of doors for purposes of advertising or to give information regarding or to attract the public to any place person, public performance, article or merchandise whatsoever, 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 any pole, screen, fence or hoarding or displayed in space.

2.5 Air-Conditioning - The process of treating air so as to control a simultaneously its temperature, humidity cleanliness and distribution to meet the requirement of conditioned space.

2.6 Alteration - Alteration as referred to in Section 43 (i) of the Maharashtra Region and Town Planning Act shall not include a change from one occupancy to another or a structural change, including construction of outlaying into or removal of any wall, partition or a change in or closing of any means of ingress or egress, all such operations not being exempt from the requirement of permission.

2.7 Automatic Sprinkler System - An arrangement of piping and sprinklers, designed to operate automatically by the heat of fire and to discharge water upon that and which may also simultaneously give automatic audible alarm.

2.8 Balcony - A horizontal projection including a handrail or balustrade to serve as passage or sitting out place.

2.9 Basement or Cellar - Storey a building below or partly below ground level.

2.10 Building - The word building shall have the same meaning assigned thereto as under the B. P. M. C. Act, 1949.

- 2.11 Built-up-Area** - Ground area covered immediately above the plinth level by the building or external area of any upper floor whichever is more except the areas covered by Rule No. 13.4.2
- 2.12 Building Height of** - The vertical distance measured in the case of flat roofs, from the average level of the ground and contiguous to the building to the highest point of the building and in the case of pitched roofs up to the mid point between the eaves level and ridge. Architectural features serving no other function except that of decoration and height of stilt floor shall be excluded for the purpose of ascertaining height.
- 2.13 Building Line** - The line upto which the plinth of a building adjoining a street or an extension of a street or future street may lawfully extend; it includes one lines prescribed, if any, scheme and/or development plan.
- 2.14 Cabin** - A non-residential enclosure constructed of non-load bearing non masonry partitions.
- 2.15 Carpet Area**- The net floor area within an apartment excluding the area of walls.
- 2.16 Chajja** - A sloping or horizontal structural overhang usually provided over openings on external walls to provide protection from sun and rain.
- 2.17 Chimney** - The construction by means of which a flue is formed for the purpose of carrying the products of combustion to the open air, chimney includes chimney stack and the flue pipe.
- 2.18 Combustible Material** - Means that material which when burnt adds heat to a fire when tested for combustibility in accordance with the IS : 3808-1966 method of test for combustibility of Building Materials : National Building Code.
- 2.18-A** Congested area relates to the existing congested as shown bounded on the plan with 'Black Verge' and existing gothans of villages included in the Corporation limits.
- 2.19 Courtyard or Chowk** - A space permanently open to the sky, enclosed fully or partially by building and may be at ground level or any other level, within or adjacent to a building
- 2.19.1 Chowk, Inner**- A chowk enclosed on all sides.
- 2.19.2 Chowk, Outer**- A chowk where one of the sides is not enclosed.
- 2.20 Detached Building** - A building whose walls and roofs are independent of any other building with open space on all sides as specified.
- 2.21 Development** - 'Development' with its grammatical variations means the carrying out of building engineering mining or other operations, in or over, or under land or water or the making of any material change, in any building or land, or in the use of any building or land, and includes redevelopment and layout and sub-division of any land and 'to develop' shall be constructed accordingly.
- 2.22** The word drain shall have the same meaning as per the B. P. M. C. Act, 1949
- 2.23 Drainage** - The removal of any liquid by a system constructed for the purpose

- 2.24 Enclosed Staircase** - A staircase separated by fire resistant walls and door(s) from the rest of the building.
- 2.25 Exit**-A passage, channel or a means of egress from any building, storey or floor area to a street or other open space of safety.
- 2.26 Existing Building or Use** - A building, structure or its use existing authorisably before the commencement of these rules.
- 2.27.1 Vertical Exit** - A vertical exit is a means of exit used for ascension or descension between two or more levels including stairways, smoke proof towers, ramps escalator and fire escapes.
- 2.27.2 Horizontal Exit** - A horizontal exit is protected opening through or around a fire wall or a bridge connecting two buildings.
- 2.27.3 Outside Exit**-An outside exit is an exit from the building to a public way, to an open area leading to public way or to an enclosed fire resistive passage leading to a public way.
- 2.28 External Wall**-An outerwall of a building not being a party wall even though adjoining to a wall of another building and also means a wall abutting on an interior open space of any building.
- 2.29 Fire and/or Emergency Alarm System** - An arrangement of call points or detectors, sounders and other equipment's for the transmission and indication of alarm signals, for testing of circuits and wherever required for the operation of auxiliary services. This device may be workable automatically or manually to alert the occupants in the event of fire or other emergency.
- 2.30 Fire Lifts** - One of the lifts specially designed for use by the fire service personnel in the event of fire.
- 2.31 Fire Proof Door** - A door or shutter fitted to a wall opening and constructed and erected with the requirements to check the transmission of heat and fire for specified period.
- 2.32 Fire Resistance** - The time during which it fulfills its function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load or restraint. The fire resistance test of structures shall be done in accordance with IS : 3809-1966 Fire Resistance Test of Structures.
- 2.33 Fire Separation** - The distance in meters measured from any other building on the site or from the other site or from the opposite side of the street or other public space to the building.
- 2.34 Fire Service Inlets** - A connection provided at the base of a building for pumping up water through in built fire fighting arrangements by fire services pumps in accordance with recommendations of the Fire Service Authority.

- 2.35 Fire Tower** - An enclosed staircase which can only be approached from the various floor through landings or lobbies separated from both the floor areas and the staircase by fire-resisting doors, and open to the outer air.
- 2.35-A Floor Area**- Floor area shall mean covered area of a building at any floor level.
- 2.35-B Fitness Center** - Fitness center in a building means and includes the built up premises including toilet facilities provided in the building including gymnasium for the benefit of its inmates and for the purpose of fitness, physical exercises, yoga and such other activities as may be permitted by the Corporation from time to time.
- 2.36 Floor Area Ratio (F. A. R.)** - The quotient obtained by dividing the total covered area (Plinth area) on all floors excluding exempted areas as given in Rule No.13.4.2 by the area of the plot.
- $$\text{FAR} = \frac{\text{Total Covered Area On All Floors}}{\text{Plot Area}}$$
- Note : The terms, F. A. R. is synonymous with Floor space Index (F. S. I.)**
- 2.37 Footing** - A foundation unit constructed in brick work, masonry or concrete under the base of a wall or column for the purpose of distributing the load over a large area.
- 2.38 Foundation** - That part of the structure, which is in direct contact with a transmitting loads to the ground.
- 2.39 Front** - The space between the boundary line of plot abutting the means of accesses/road/street and the building line. In case of plots facing towards or more means of accesses/roads/streets, the plot shall be deemed to front on all such means of accesses/roads/streets.
- 2.40 Gallery** - An intermediate floor or platform projecting from a wall of an auditorium or a hall providing extra floor area, additional seating accommodation etc. These shall also include the structures provided for seating in stadia.
- 2.41 A Gaothan** - Relates to the tenure of the land and means an area free of assessment and entered as gaothan land in the Property Register Card. It shall not include Exinam or Khalsa or Sarkari or any other tenure lands.
- 2.42 Garage, Private** - A building or portion thereof designed and used for parking or private owned motor driven or other vehicles.
- 2.43 Garage, Public** - A building or portion thereof other than a private garage operated for gain designed or used for repairing, servicing hiring selling or storing or parking motor driven or other vehicles.
- 2.44 Habitable Room (or Living Room)** - 'Habitable Room or Living Room' means a room constructed or intended for human habitation.
- 2.45 Holding Contiguous** - A contiguous piece of land in one ownership irrespective of separate property register cards.

- 2.46 Home Occupation** - Occupation other than that of operating an eating or drinking place offering services to the general public, carried on by a member of the family residing on the premises and in accordance with which there is no display that will indicate from the exterior that the building is being utilized in whole or in part for any purpose other than as a residential (dwelling) use and in connection with which no article or service is sold or held up for sale except that produced, which is non-hazardous and not affecting the safety of the inhabitants and neighborhood by a member of the family residing on the premises and no mechanical equipment is used except as is customary for purely domestic or household purposes and/ or employing licensable goods.
- 2.47 Ledge or Tand** - A shelf-like projection, supported in any manner whatsoever except by vertical supports within a room itself but not projecting wider than half meter.
- 2.48 Licensed Architect / Engineer / Structural Engineer** - A qualified architect engineer, structural engineer, who has been licensed by the Authority or who is entitled to practice as an Architect under the Architects Registration Act 1972.
- 2.49 Lift** - An appliance designed to transport persons or materials between two or more levels in a vertical or substantially vertical direction by means of a guided car platform.
- 2.50 Loft** - An intermediate floor between two floors or a residual space in a pitched roof above normal floor level, which is constructed and adopted for storage purpose.
- 2.51 Mezzanine Floor** - An intermediate floor between two floor levels above ground level.
- 2.52 Non-Combustible** - A material which does not burn nor add heat to a fire when tested for combustibility in accordance with IS: 3808-1966 Method of Test for Combustibility of Building Materials.
- 2.53 Occupancy or Use Group** - The principal occupancy for which a building or a part of a building is used or intended to be used; for the purpose of classification of a building according to the occupancy, an occupancy shall be deemed to include subsidiary occupancies which are contingent upon it. Buildings with mixed occupancies are those buildings in which more than one occupancy is present in different portions of the buildings.
The occupancy classification shall have the meaning given from 2.53.1 to 2.56.9 unless otherwise spelt out in the Development Plan.
- 2.53.1 Residential Buildings** - Means a building in which sleeping accommodation is provided for normal residential purpose with or without cooking or dining facilities and includes one or more family dwelling, lodging or rooming houses, hostels, dormitories apartment houses and flats and private garage of such building.
- 2.53.2 Education Buildings** - These shall include any building used for school, college or day-care purpose for more than 8 hours per week involving assembly for instructions, education or recreation incidental to education.

- 2.53.3 Institutional Building** - These shall include any building or part thereof which is used for purpose such as medical or other treatment or care of persons infirmity care of infants, convalescents or aged persons and for penal or correctional detention in which the liberty of the inmates is restricted. Institutional buildings ordinarily provide sleeping accommodation for the occupants. They include hospitals, sanatoria, custodial institutions and penal institutions like jails prisons, mental hospitals, reformatories etc.
- 2.53.4 Assembly Building** - These shall include any building or part of a building where groups of people congregate or gather for amusement, recreation, social religious, patriotic, civil, travel and similar purposes; for example theaters, motion picture houses, drive-in-theatres, assembly hall, city halls, town halls, auditorium, exhibition, museums, mangal karyalaya, skating rinks, gymnasiums, restaurants, eating houses, boarding houses, places of worship, dance halls, club room, gymkhana, passenger stations and terminals or air, surface and other public transportation services, recreation piers and stadia etc;
- 2.53.5 Business Buildings** - These shall include any building or part of a building, which is used for transaction of business for the keeping of accounts and records for similar purposes; offices, banks, professional, establishments, court houses, record and references libraries shall be classified in this group in so far as principal function of these is transaction of public business and the keeping of books and records.
- 2.53.5.1 Office Buildings (Premises)** - The premises whose sole or principal use is to be used as an office, or for office purpose; 'office purpose' includes the purpose of administration, clerical work, handling money, telephone and telegraph operating computers and 'clerical work', includes writing, book keeping, sorting papers, typing filling, duplicating, punching cards or tapes, machine calculating drawing of matter for publication and the editorial preparations of matter for publication.
- 2.53.6 Mercantile Buildings** - These shall include any building or part of a building which is used as shops, stores, market, for display and sale of merchandise either wholesale or retail, office, storage and service facilities incidental to the sale of merchandise and located in the same building shall be included under this group.
- 2.53.6.1 Whole Sale Establishment** - These shall include establishments wholly or partly engaged in whole sale trade, manufacturer's whole sale outlets including related storage facilities, warehouses and establishments engaged in truck transport/including Truck Transport booking agencies.
- 2.53.7 Industrial Building** - These shall include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated, assembled or processed like assembly plants, laboratories, power plants, smoke houses, refineries, gas plants, mills dairies, factories etc.
- 2.53.8 Storage Building** - These shall include any building or part of a building used primarily for the storage or sheltering of goods, wares of merchandise, like ware houses, cold storage's, freight depots, transit sheds, store houses, public garages, hangers, truck terminals, grain elevators, barns and stables.

- 2.53.9 Hazardous Building** - These shall include any building or part of building which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which involve a highly corrosive, toxic or non toxicious alkalies, acids or other liquids of chemicals producing flame, fumes and explosion mixtures or dust or which result in the division of matter into the fine particles subject to spontaneous ignition.
- 2.53.10 Public Building** - Except where otherwise defined means a building owned and used by Government or Semi-Government Authority, Public Registered Trust or such other public agency, for public agency, public purposes such as public worship education, health and public offices of Government or Semi-Government Authorities.
- 2.54 Owner** - The owner shall have the meaning as assigned thereto in the Act.
- 2.55 Parapet** - A low wall or railing built along the edge of a roof or a floor.
- 2.56 Parking Space** - An area enclosed or unenclosed, covered or open, sufficient in size to park vehicles, together with a driveway connecting the parking space with a street or alley and permitting ingress and egress of the vehicles.
- 2.57 Partition** - An interior non-load-bearing medium, one Storey or part Storey in height.
- 2.58 Party Wall- It Includes :**
- a) a wall forming part of a building and being used or constructed to be used in any part of the height or length of such wall for separation of adjoining building belonging to different owners or occupied or constructed or adopted to be occupied by different persons; or
 - b) a wall forming part of a building and standing in any part of the length of such wall to a greater extent than the projection of the footing on one side on ground of different owners.
- 2.59 Permanent Open Air Space** - Air space is deemed to be permanently open if:
- a) it is a street or any other area not encroached upon by any structure of any kind; and
 - b) its a freedom from encroachment in future by a structure of any kind is assure either by law or by contract or by the fact the ground below it is a street or is permanently and irrevocably appropriated as an open space:
- 2.60 Plinth** - The portion of a structure between the surface of the surrounding ground and surface of the floor, immediately above the ground, as specified in the rule no. 15.1 to 15.9.4
- 2.61 Plinth Area** - The maximum built up covered area measured externally at the floor level or the basement or of any Storey, whichever is higher.
- 2.62 Porch** - A covered surface supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building.
- 2.63 Road / Street** - Shall include any public or private street as defined in the B. P. M. C. Act 1949.

- 2.64 Road/ Street Level or Grade** - The officially established elevation or grade of the centre line of the street upon which a plot fronts and if there is no officially established grade, the existing grade of the street at its mid-point.
- 2.65 Road/ Street Line** - The line defining the side limits of a road/ street.
- 2.66 Room / Height** - The vertical distance measured from the finished floor surface to the finished ceiling / slab surface. In case of pitched roofs, the room height shall be the vertical distance measured from the finished floor surface up to the point of the sloping roof.
- 2.67 Row Housing**-A row of houses with only front and rear open spaces.
- 2.68 Semi-Detached Building** - A building detached on three sides with open spaces as specified,
- 2.69 Service Road**-A road/ lane provided at the rear or side of a plot for service purposes.
- 2.70 Site or Plot**-A parcel/ piece of land enclosed by definite boundaries.
- 2.71 Site Corner**-A site at the junction of land fronting on two or more intersecting streets.
- 2.72 Site depth of**- The mean horizontal distance between the front and rear site boundaries.
- 2.73 Site Double Frontage** - A site, having a frontage on two streets other than a corner plot.
- 2.74 Site Interior of Tandem** - A site, access to which is by a passage from a street whether such passage forms part of the site or not.
- 2.75 Smoke Stop Door**-A door for preventing or checking the spread of smoke from one area to another.
- 2.76 Stair Cover** - A structure with a covering roof cover a staircase and its landing built to enclose only the stair for the purpose of providing protection from weather and not used for human habitation.
- 2.76-A Stilts of Stilts Floor** - Ground level portion of a building consisting of structural columns supporting the superstructure above without any enclosures and not more than 2.50 m in the height from the ground level for the purpose of vehicular parking only.
- 2.77 Storey** - The portion of the 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.
- 2.78 Tenement** - An independent dwelling unit with a kitchen.
- 2.79 Travel Distance** - the distance from the remotest point on a floor of a building to a place of safety be it a vertical exit, horizontal exit or an outside exit measured along the line of travel.
- 2.80 Tower Like Structure** - Structures shall be deemed to be tower like structures when height of tower like part is at least twice the height of the broader base.

- 2.81 Volume Plot Ratio (V. P.R.)** - The ratio of volume of building measured in cubic meters to the area of plot measured in sq. meters and expressed in meters.
- 2.82 Water Closet (W. C.)** - A Privy with arrangement for flushing the pan with water, it does not include a bathroom.
- 2.83 Water Course** - A natural channel or an artificial one formed by training or diversion of a natural channel for carrying storm and waste water.
- 2.83.1 Major Water Course** - A water course which carries storm water discharging from a contributing area of not less than 160 H.
- Note** - The decision of the Authority as regards the calculation of the contributing area shall be final.
- 2.83.2 Minor Water Course** - A water course, which is not a major one,
- 2.84 Width of Road** - The whole extent of space within the boundaries of road when applied to a new road, as laid down in the city survey map or development plan or prescribed road lines by any Act or law and measured as right angles to the course or intended course of direction of such road.
- 2.85 Authority**- Wherever there is a word 'authority' it means Pimpri-Chinchwad Municipal Corporation.
- 2.86 Non-Ambulatory Disabilities** - Impairments that, regardless of cause or manifestation, for all practical purposes, confine individuals to wheelchairs.
- 2.87 Non-Ambulatory Disabilities** - Impairments that cause individuals to walk with difficulty or insecurity. Individuals using braces or crutches, amputees, arbritics, spastics and those with pulmonary and cardiac ills may be semi-ambulatory.
- 2.88 Hearing Disabilities** - Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.
- 2.89 Sight Disabilities** - Total blindness or impairments affecting sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.
- 2.90 Wheel Chair** - Chair used by Disabled people for mobility. The standard size of wheel chair shall be taken as 1050mm x 750mm.

DOD

3. APPLICABILITY OF THE DEVELOPMENT CONTROL RULES:

- 3.1** In addition to the provisions contained in Section 44, 58 and 69 of MR & TP Act 1966 and Section 253 to 269* of Bombay Provincial Municipal Corporation Act the Development Control Rules shall apply to the building activity given under 3.2.
- 3.2** These rules shall apply to all 'development'.
- 3.2.1** Where a building is erected, these rules apply to the design and construction of the building.
- 3.2.2** Where the whole or any part of the building is removed, these rules apply to all parts of the building whether removed or not.
- 3.2.3** Where the whole or any part of the building is demolished these rules apply to any remaining part and to the work involved in demolition.
- 3.2.4** Where a building is altered these rules apply to the whole building whether existing or new except that the rules apply only to part if that part is completely self contained with respect to facilities and safety measures required to the rules
- 3.2.5** Where the occupancy of a building is changed, these rules apply to all parts of the building affected by the change.

DDD

4. INTERPRETATION:

- 4.1 In the D. C. Rules, the use of present tense includes the future tense, the masculine gender includes the feminine and the neutral, the singular, number includes the plural and the plural includes the singular. The word person includes a corporation and 'Singular' includes thumb impression made by a person who cannot write if his name is written near to such thumb impression.
- 4.2 Whenever sizes and dimensions of rooms and spaces within buildings are specified, they shall mean the clear dimensions unless otherwise specified, in these rules.

ODD

5. BUILDING PERMISSION COMMENCEMENT CERTIFICATE REQUIRED :

5.1 No person shall carry out any development erect, re-erect or make alterations or demolish any building or cause the same be done without first obtaining a separate building permission / commencement certificate for each such development work / building from the Authority. Any change in the use of the land or building excluding those specified in clauses (vii), (viii) & (ix) of Section 43 of the MR & TP Act shall also require permission of authority.

5.1.1 The following operational construction of the Government, whether temporary or permanent, which is necessary for the operation, maintenance, development or execution of any of the following services may be exempted from the purview of the rules.

- i) Railways;
- ii) National Highways;
- iii) National Waterways;
- iv) Airways and Aerodromes;
- v) Posts and Telegraphs, telephones, wireless, broadcasting and other like forms of communications;
- vi) Regional grid for electricity; and
- vii) Any other service which the State Government may, if it is opinion that the operation, maintenance, development or execution of such service is essential to the life of the community, by notification, declare to be a service for the purpose of this clause.

5.1.1.1 However the following constructions of the Government departments do not come under the purview of operational construction for the purpose of exemption under Rule No.5.1.1

- i) New Residential Building (other than gate lodges, quarters for limited essential operational staff and the like), offices, roads and drains in railway colonies, hospitals, clubs, institutes and schools in the case of railways; and
- ii) A new building, new construction or new installation or any extension thereof, in the case of any other services.

5.1.1.2 In the context of Rules No. 5.1.1 (i) for the purpose of deciding what constitute 'Operational Construction' the following may be used as the basis.

- i) Repairs, renovation etc; the following works in the existing installations, buildings, etc. of the Railways;
 - a) All Railways tracks in the outside the yards including the formation, culverts, bridges, tunnels and side drains.
 - b) Buildings, platforms, foot over bridges, subways, sheds over platforms yards, master's and train dispatcher's offices, weigh bridges, turn-tables, lifting-towers gantries.
 - c) Running (Loco) sheds, carriage and wagon depots, carriage washing arrangements, running rooms, train examiner's office and depots in the yards, permanent way inspector's and Signal Inspector's Stores in the yards, water tanks, overhead and ground level, pipe lines and pumping stations.
 - d) Goods sheds, parcel offices, good platforms.

- e) Store sheds, sub-stations
- f) Signals, signal cabin, control cabin in hump yard
- ii) Fencing or walling for protection of railway lines and yards.
- iii) All over head electric equipment for electric traction.

Note 1 - In the case of new railway lines, the Railway Administration should make a reference to the State Government for their views before finalizing the project.

Note 2 - For the construction of new station buildings, goods sheds, parcel offices, goods platforms and workshops or their major remodelling as distinct from repairs, renovations etc., referred to under Item i) (a to f) above, reference to the Authority will be necessary.

ODD

6. PROCEDURE FOR OBTAINING BUILDING PERMISSION/ COMMENCEMENT CERTIFICATE

6.1 Notice - Every persons who intends to carry out development and erect, re-erect or make alterations in a building or demolish any building shall give notice in writing to the Authority of his said intention in the prescribed form (See Appendix A) and such notice shall be accompanied by plans and statements in sufficient copies (see Rule No. 6.1.1) as required under 6.2 and 6.3. The plans may be ordinary prints on Ferro paper or any other type. Provided however that in the case of change in the use of land or building not entailing any construction work, the owner shall submit a copy of the sanctioned plan of the premises in which the change in use is proposed showing the original and proposed use.

6.1.1 Copies of Plans and Statements- Normally 4 copies of plans and statements shall be made available along with the notice. In case of building schemes, where the clearance is required from other agencies like P. C. M. C. Fire Service (see Rule No. 6.2.6.1) and others, numbers of copies of plans required shall be as decided by the Authority.

6.2 Information Accompanying Notice - The Notice shall be accompanied by the key (location) plan, site plan, sub-division layout plan, building plan, service plans specifications and certificate of supervision and ownership title as prescribed 6.2.1 to 6.2.12.

6.2.1 Sizes of Drawing Sheets & Colouring Plans - 6.2.1.1 The size of drawing sheets shall be any of these specified in Table 1.

6.2.1.2 Colouring Notation for Plans - The plans shall be coloured as specified in Table 2. Further, prints of plans shall be on one side of paper only.

6.2.1.3 Dimensions - All dimensions shall be indicated in metric units.

**TABLE 1
DRAWING SHEET SIZES**

Sr. No.	Designation	Trimmed Size, MM
1.	AO	841 X 1189
2.	A1	594x 841
3.	A2	420x594
4.	A3	297x 420
5.	A4	210 x 297
6.	A5	148 x 210

6.2.2 Ownership Title - Every application for a building permission/commencement certificate shall be accompanied by the following for verifying for proof ownership :

- i) latest property register card or if not available 7/12 extract
- ii) other documents if requisitioned by the authority

TABLE 2

COLOURING OF PLANS							
Sr. No.	Item	Site Plan			Building Plan		
		White Plan	Blue Print	Ammonia Print	White Plan	Blue Print	Ammonia Print
1	2	3	4	5	6	7	8
1.	Plot Lines	Thick Black	Thick Black	Thick Black	Thick Black	Thick Black	Thick Black
2.	Existing Street	Green	Green	Green	---	---	---
3.	Future Street if any	Green Dotted	Green Dotted	Green Dotted	---	---	---
4.	Permissible Building	Thick Dotted Black	Thick Dotted Black	Thick Dotted Black	---	---	---
5.	Open Spaces	----- No Colour -----					
6.	Existing Work	Black (outline)	White	Blue	Black	White	Blue
7.	Work Proposed to be Demolished	Yellow Hatched	Yellow Hatched	Yellow Hatched	Yellow Hatched	Yellow Hatched	Yellow Hatched
8.	Proposed Work	Red Filled	Red	Red	Red	Red	Red
9.	Drainage and Sewerage work	Red Dotted	Red Dotted	Red Dotted	Red Dotted	Red Dotted	Red Dotted
10.	Water supply Work Thin	Black Dotted Thin	Black Dotted Thin	Black Dotted Thin	Black Dotted Thin	Black Dotted Thin	Black Dotted Thin
11.	Deviations	Red hatched	Red hatched	Red hatched	Red hatched	Red hatched	Red hatched
12.	Recreation Ground	Green Wash	Green Wash	Green Wash	Green Wash	Green Wash	Green Wash

NOTE: For land development / subdivision / layout, suitable colouring notations shall be used which shall be indexed

6.2.3 Key Plan (or location) Plan - A key plan drawn to a scale of not less than **1:10,000** shall be submitted along with the application for building permission/ commencement certificate showing the boundary locations of the site with respect to neighborhood land-marks.

6.2.4 Site Plan - The site plan sent with an application for permission shall be drawn to a scale of 1:500 or such other nearest scale available and shall show :

- a) the boundaries of the site and of any contiguous land belonging to the owner thereof;
- b) the position of the site in relation to neighboring street;
- c) the name of the streets in which the building is proposed to be situated, if any;
- d) all existing buildings standing on, over or under the site;
- e) the position of the building, and of all other buildings (if any) which the applicant intends to erect upon his contiguous land referred to in (a) in relation to;
 - i) the boundaries of the site and in case where the site has been partitioned, the boundaries of the portion owned by the applicant and also of the portion owned by others.
 - ii) adjacent streets and buildings on adjoining plots (with number of storeys and height and marginal open spaces).
 - iii) if there is no street within a distance of 12 m of the site, the nearest existing street.
- f) the means of access from the street to the building, and to all other building (if any) which the applicant intends to erect upon his contiguous land referred to in (a);
- g) space to be left about the building to secure a free circulation of air, admission of light and access for scavenging purposes;
- h) the width of the street (if any) in front and of the street (if any) at the side or near the buildings;
- i) the direction of north point relative to the plan of the buildings;
- j) any existing physical features, such as walls, drains, tree etc.
- k) the ground area of the whole property and the breakup of covered area on each floor with the calculations for percentage covered in each floor in terms of the total area of the plot as required under the rules governing the coverage of the area;
- l) electric supply line, water supply and drainage line;
- m) such other particulars as may be prescribed by the authority.

6.2.5 Sub Division / Layout Plan - In the case of development work, the notice shall be accompanied by the sub division layout Plan which shall be drawn on a scale of not less than 1:500 containing the following :

- a) scale used and north point;
- b) the location of all proposed and existing roads with their existing/proposed/prescribed width within the land;
- c) dimensions of plot along with building lines showing the setbacks with dimensions within each plot;
- d) the location of drains, sewers, public facilities and services and electrical lines etc.

- e) table indicating size, area and use of all the plots in the sub-division layout plan;
- f) a statement indicating the total areas of the site, area utilised under roads, open spaces of parks, play grounds recreation spaces and development plan reservations, schools, shopping and other public places along with their percentage with reference to the total area of the site proposed to be subdivided;
- g) in case plots which are sub-divided in built-up areas in addition to the above, the means of access to the sub division from existing streets.

6.2.6 Building Plan - The plans of the buildings and elevations and sections accompanying the notice shall be drawn to a scale of 1: 100. The building plan shall:

- a) include floor plans of all *floors together with the covered area* clearly indicating the sizes of rooms and the position and width of staircase, ramps and other exit ways lift wells, lift machine room and lift pit details. It shall also include ground floor plans as well as basement plans and shall indicate the details of parking space, loading and unloading spaces provided around and within building as also the access ways and the appurtenant open spaces with projections in dotted lines, distance from any building existing on the plot in figured dimensions along with necessary building.
*Note - to indicate in Proforma 1 in Appendix A
- b) show the use or occupancy of all parts of the building.
- c) show exact location of essential services, for example, WC, Sink, bath and the like.
- d) include sectional drawings of the building showing all sectional details.
- e) show all street elevations.
- f) give dimensions of the projected portions beyond the permissible building line.
- g) include terrace plan indicating the drainage and the slope of the roof.
- h) give indications of the north point relative to the plans; and
- i) give dimensions of doors, windows and ventilators.
- j) such other particulars as may be prescribed by the authority.

6.2.6.1 Building Plans for Multistoried / Special Buildings - For multistoried buildings which are more than 15 m height and for special building like educational, assembly, institutional, industrial, storage and hazardous and mixed occupancies with any of the aforesaid occupancies having area more than 150 sq. m. the following additional information shall be furnished / indicated in the Building Plans in addition to the items (a) to (j) of Rules No. 6.2.6

- a) access to fire appliances / vehicles with details of vehicular turning circle and clear motor able accessary around the building up to 6 m width.
- b) size (width) of main and alternate staircases along with balcony approach corridor, ventilated lobby approach.
- c) location and details of lift enclosures;
- d) location and size of fire lift;
- e) smoke stop lobby / door, where provided;

- f) refuse chutes, refuse chamber, service duct, etc.
- g) vehicular parking spaces;
- h) refuse area, if any;
- i) **Details of Building Services** - Air-conditioning system with position of fire dampers, mechanical ventilation system, electrical services, boilers, gas pipes etc.
- j) details of exits including provision of ramps etc; for hospitals and buildings requiring special Fire Protection measures;
- k) location of generator, transformer and switch gear room;
- l) smoke exhausted system if any;
- m) details of fire alarm system network;
- n) location of centralized control connecting all fire alarm system built in fire protecting arrangements and public address system etc.
- o) location and dimensions of static water storage tank and pump room along with fire service inlets for mobile pump and water storage tank;
- p) location and details of fixed fire protection installations such as sprinklers, wet risers, hose-reels, drenches, CO₂ installation etc. and
- q) location and details of first aid, fire fighting equipment's / installations.

6.2.7 Service Plan - Details of private water supply, sewage disposal system and details of building services, where required by the Authority, shall be made available on a scale not less than 1 : 100.

6.2.8 Specifications - General specification of the proposed constructions, giving type and grade of materials to be used in the form given in Appendix A, duly signed by licensed Architect/ Engineer / Structural Engineer as the case may be shall accompany the notice.

6.2.9 Supervision - The notice shall be further accompanied by a certificate of supervision in the prescribed form given in Appendix B, by the licensed Architect / Engineer / Structural Engineer as the case may be. In the event of the said licensed technical personnel ceasing to be employed for the development work, the further development work shall stand suspended till a new licensed technical person is appointed and his certificate of supervision along with a certificate for the previous work erected (either from the old Architect or new) is accepted by the authority.

6.2.10 Building Permission Fee - The notice shall be accompanied by an attested copy of Receipt of Payment of Building Permission Application Fee.

6.2.11 No Objection Certificate - In the case of certain occupancies, requiring clearance from the authorities like Civil Aviation Authorities, Railways, Directorate of Industries, Maharashtra Prevention of Water Pollution Board, District Magistrate, Inspectorate of Boilers and Smoke Nuisance etc. the relevant no objection certificates from those authorities, applicable to the occupancy, shall also accompany the application.

6.2.12 Clearance Certificate for Tax Arrears - The notice shall also be accompanied by an attested copy of clearance certificate from the Assessment Department of the Corporation for payment of Tax up-to-date.

6.3 Signing the Plans - All the plans shall be duly signed by the owner or a holder of Power of Attorney from the owner and the licensed Architect/ Engineer/ Structural Engineer as the case may be and shall indicate their names, addresses and license numbers allotted by the authority.

NOTE-TO INDICATE ON PLANS AS IN PROFORMA III IN APPENDIX-A

6.4 Qualifications and Competence of the Licensed Architect / Engineer / Structural Engineer - Architects, Engineers and Structural Engineers referred to under 6.2.5, 6.2.6 and 6.3 shall be licensed by the Authority as competent to do the various working as given in Appendix C. The qualifications and procedure for licensing the architect, engineer, structural engineer and supervisor shall be as given in Appendix C.

6.5 Schedule of Fee

6.5.1 Building Permission Fee

6.5.1.1 Development of Land / Sub-Division / Layout of Land - The fees for submitting proposals for development of land/sub-division layout of land shall be as follows:-

Area to be Developed	Fees
Upto 0.3 Ha	Rs. 150/-
0.3 to 1 Ha	Rs. 300/-
1 to 2.5 Ha	Rs. 600/-
2.5 to 5 Ha	Rs. 900/-
Above 5 Ha	Rs. 900/- + Rs. 100/- Ha or part thereof for area above 5 Ha

6.5.1.2 Residential Building - The following scales of fee shall be applicable for building permission for residential building :-

Sr. No.	Purpose	Scale of Fee
1.	To construct or reconstruct a building covered under Section 253 to 269 of BPMCA Act 1949	Rs. 20/- per 10 sq. m. to built over area or part thereof with a minimum of Rs. 100/- and maximum of Rs. 10,000/- per proposal. Nominal fee of Rs. 10/- for constructions Restricted to 30 sq. m. built over area
2.	For alteration and/ or additions to the existing building covered under Section 253 to 269 of BPMCA Act 1949	Same as above for additional built up area + Rs. 50/- for alternations.

3.	For alterations covered under Section 253 to 269 of BPMCA Act 1948	Rs.50/-perproposal
4.	In the case of amended plans for sanctioned proposal	with every amended proposal a fee of Rs. 100/- where in no extra floor area is proposed. Otherwise as for the additional area proposed Rs. 20/-per 10 sq. m. built over area or Rs. 100/- and a maximum of Rs. 10,000/-perproposal.
5.	Application for renewal of a sanctioned proposal, plans remaining the same before the end of each year from the date of commencement Certificate/ Building Permission	No fees
6.	Application for renewal of a sanctioned proposal plans remaining the same after the end of each year from the date of Commencement Certificate/ Building Permission	Rs. 100/-permonthorpartthereof (the number of months being calculated for the delay period) if application is submitted after the expiry of the date of validity but within 3 years from original sanction.

6.5.1.3 In case of proposals from medical, educational and charitable institutions, which are duly registered, fees shall be charged at one-fourth of the basic scale, subject to a minimum of Rs. 100/- and a maximum of Rs. 2,500/- per proposal.

6.5.1.4 In case of proposals for industrial, business and commercial buildings, cinema theatres and entertainment halls, hotels and lodging houses, fees shall be charged at double the basic scale, subject to a minimum of Rs. 200/- and a maximum of Rs. 20,000/- per proposal. For the purpose of this rule a residential building with even a single shop will be treated as a commercial building. Similarly in any staff quarters in industrial premises shall be considered as a industrial building.

6.5.2 Boundary Wall - The fees for constructing compound wall shall be Rs. 10/-.

6.5.3 Exemptions to Rule 6.5.1 - For special housing schemes for economically weaker section of society and low income group and slum clearance schemes under taken by public agencies or subsidised by State Government with plinth area of tenement not more than 30 sq. m. the building permission fee may be exempted.

6.5.4 Rules for Fixation of Fees-The following Rules shall apply:-

- 1) The total plinth area on all floors shall be taken as the basis for calculation of fees including the basement floors and accessory building.
- 2) No notice under section 253 to 269 of the Bombay Provincial Municipal Corporation Act shall be deemed valid unless and until the person giving notice has paid the fees to the Municipal Corporation and an attested copy of the receipt of such payment is attached with the notice.
- 3) In case the proposal is finally rejected, 10% of the fees shall be retained and the balance shall be refunded to the applicants within one month of the date of rejection.

6.5.5 Fees for Depositing Building Material/ Temporary Erections on Public Streets.

6.5.5.1 The stacking of building materials and debris on public roads, highways shall be prohibited except with special permission of the Authority. Where such permission has been granted, the license fee for depositing building materials and debris on public roads, highways etc. shall be as follows :

- a) For construction of residential buildings Rs. 25/- per sq. m. per week
- b) For construction of non-residential buildings Rs. 50/- per sq. m. per week

Note - The stacking of materials would be permitted till the completion of the building. If after completion of the building, in the opinion of the Authority, certain material has not been cleared or left in a stage causing annoyance or inconvenience, the Authority shall take necessary action against the owner and any cost incurred in the removal of such material, which has been carried out by the Authority, shall be recovered from the owner.

6.6 Delegation of and Discretionary Powers

6.6.1 Delegation of Powers - Any of the powers, duties or functions conferred or imposed upon and vested in the Commissioner by any of the foregoing rules may be exercised, performed or discharged under the Commissioner's control and subject to his revision and to such conditions and limitations, if any as he shall think fit to prescribed by any Municipal Officer whom the Commissioner generally or specially empower in writing in this behalf and in each of the said rules the work 'COMMISSIONER' shall to that extent to which any Municipal Officer is so empowered, be deemed to include such Officer.

6.6.2 Discretionary Powers

6.6.2.1 In conformity with the intent and spirit of these rules commissioner may:

- i) decide on matter is where it is alleged that there is an error in any order, requirement, decision, determination or interpretation made by him in the application of these rules;
- ii) determine and establish the location of zonal boundaries in exceptional cases or in cases of doubt or controversy;
- iii) interpret the provisions of these rules where the street layout actually on the ground varies from the street layout as shown on the Development Plan;
- iv) modify the limit of a zone where the boundary line of the zone divides a plot and
- v) authorize operational constructions of a public service undertaking 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.

6.6.2.2 In specific cases where a clearly demonstrable hardship is caused the Commissioner may by special written permission;

- i) Permit any of the dimensions / provisions prescribed by these rules to be relaxed provided the relaxation sought does not violate the health safety, fire safety, structural safety and public safety of the inhabitants of the buildings and the neighborhood. However no relaxation in the front setback and F. S. I. shall be granted under any circumstances.

While granting permission under (i) conditions may be imposed on size cost or duration of the structure, abrogation of claim of compensation payment of deposit and its forfeiture for non compliance and payment of premium.

6.7 Grant of Permission or Refusal

6.7.1 The Authority may either sanction or refuse the plans and specifications or may sanction them with such modifications or directions as it may deem necessary and thereupon shall communicate its decision to the person giving the notice in the prescribed form given in Appendix D and E.

6.7.2 The building plans for building identified in Rule No. 6.2.6.1 shall also be subject to the scrutiny of the Chief Fire Officer, Pimpri Chinchwad Municipal Corporation, Fire Brigade.

6.7.3 If within Sixty (60) days of the receipt of the notice, under 6.1 of the rule or within 60 days of the re-submission of plans under 6.7.4 the Authority fails to intimate in writing to the person, who has given the notice of its refusal or sanction with such modification or directions, the permission application with its plans and statements shall be deemed to have been sanctioned.

6.7.4 Once the plan has been scrutinized and objections have been pointed out, the owner giving notice shall modify the plan, comply with the objections raised and resubmit it. The prints of Plans submitted for final approval shall not contain superimposed corrections. The Authority shall grant or refuse the Commencement Certificate / Building Permission within 60 days from the date of resubmission. No new objections may generally be raised when they are resubmitted after compliance of earlier objections.

6.8 Revocation of Permission

6.8.1 In addition to the provision of Section 51 of Maharashtra Regional and Town Planning Act, 1966 the Authority may revoke any building permission issued under the provisions of the rules, wherever there has been any false statement or any misrepresentation of material fact in the application on which the building permission was based, similarly in case of deemed permission, the development carried out is not according to rules, the whole work shall be treated as unauthorised.

In the case of revocation of permission based on false statements or any material misrepresentation of fact in the application, no compensation would be payable.

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7. PROCEDURE DURING CONSTRUCTION:

7.1 Neither the granting of the permission nor the approval of the drawings and specifications, nor inspections made by the Authority during erection of the building shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with the requirements of the rules.

7.2 **Notice for Commencement of Work** - Within one year from the date of issue of building permission the owner shall commence the work for which the building permission has been issued the owner shall give notice to the Authority of the intention to start work on the building site in the Performa given in Appendix F. The owner shall commence the work after 7 days from the date of receipt of such notice by Authority. In case of inspection/direction by the work may be commenced earlier.

Note - This rule does not dispense with the liability of the owner to apply for renewal of the building permission if it is expected that the work would not be complete within period of one year from the date of commencement certificate (the period of validity of the commencement certificate).

7.3 Documents at Site

7.3.1 Where tests of any materials are made to ensure conformity with the requirement of the rules records of the test data shall be kept available for inspection during the construction of the building and for such a period thereafter as required by the Authority.

7.3.2 The person to whom a building permission is issued shall during construction keep :
a) Pasted in a conspicuous place on the site in respect of which the permission was issued, a copy of the building permission and approved plans.

7.4 **Checking of Plinth / Columns up to Plinth Level** - The owner shall give notice in prescribed form given in appendix G to the Authority after the completion of work up to plinth level with the view to enable the Authority to ensure that the work is carried out in accordance with the sanctioned plans. The Authority shall carry out inspection within seven days from the receipt of such notice and give permission, for carrying out further construction work as per sanctioned plans in prescribed Performa given in H. Within the above period if the permission is not refused, the permission shall be deemed to have been given.

7.5 **Deviation During Construction** - If during the construction of a building any departure which is not of a substantial, nature from the sanctioned plan is intended to be made by way of addition which does not violate any provisions regarding general building requirements, structural stability and fire safety requirement of the rules alternations may be made and sanction of the authority shall be obtained immediately and in any case before application for occupation certificate and the procedure laid down for original plans shall apply to all such amended plans except the building permission fee.

Provided further that if any such alternations are likely to result in increasing the number of tenements, the built-over area / FSI or change in the marginal open spaces or the height of the building. No such alternations shall be carried unless sanction to the amended plans is first obtained.

- 7.6 Completion Certificate** - The owner through the licensed architect, engineer, structural engineer, as the case may be who has supervised the construction, shall give notice to the authority regarding completion of work described in the building permission. The completion certificate shall be submitted in the prescribed form by four sets of completion plan. One of the sets, duly certified as Completion Plan shall be returned to the owner along with the issue of full occupancy certificate (see rule no 7.7).
- 7.7 Occupancy Certificate** - The Authority, on receipt of the completion, certificate, shall inspect the work and sanction or refuse an occupancy certificate, in the Proforma given in Appendix K within 21 days from the date of receipt of completion certificate, after which period it shall be deemed to have been approved by the Authority for occupation provided the building has been constructed as per the sanctioned plans. Where the occupancy certificate is refused, the various reasons shall be quoted for rejection, at the first instance itself.
- 7.7.1 Part Occupancy Certificate** - Upon the request of the holder the building permission the authority may issue a part, occupancy certificate for building of part thereof, before completion of the entire work as per building permission provided sufficient precautionary measures are taken by the holder of the building permission to ensure public safety and health safety. The part occupancy certificate shall be given by Authority subject to the owner indemnifying the authority as per the Proforma given in Appendix I.
- 7.7.2** In the case of buildings identified in rules No. 6.2.6.1 the work shall also be subject to the inspection of the Chief Fire Officer, Pimpri Chinchwad Municipal Corporation / Fire Brigade and the occupancy certificate shall be issued by the Authority only after the clearance from the Chief Fire Officer regarding the completion of the work from the fire protection point of view.

DDD

8. INSPECTION:

8-A Amendment Modification to Appendices : Except where the same are prescribed in B. P. M. C. Act 1949 or MR & TPA Act, 1966 or the rules or bye-laws framed there under the Commissioner from time to time add, alter or amend Appendices A, B and D to L.

8.1 The Authority shall have the power to carry out inspection of the work at various stages to ascertain whether the work is proceeding as per the provisions of rules and sanctioned plan **Section 458(5) of Bombay Provincial Municipal Corporation Act 1949 shall** apply for the procedure for inspections by the Authority and for action to be taken by the authority arising out of the inspection carried out.

DOD

PART - II : GENERAL BUILDING REQUIREMENTS

9. REQUIREMENTS OF SITES

9.1 No. piece of land shall be used as a site for the construction of building:

- a) If the Authority considers that the site is insanitary or that it is dangerous to construct a building on it;
- b) If the site is adjacent to any water course shown on the Development Plan.

Provided however, that the Corporation may allow the construction of building in such a site after determining the water way required and subject to the condition that retaining wall (or such other protection work) is constructed by the applicant at his cost at the edge of such waterway.

Provided further that where a water course passes through a low lying land without well defined bank, the owner of the property may be permitted by the authority to restrict or divert the water course to an alignment and cross section as determined by the authority.

Notwithstanding the above, the authority shall be entitled to take cognisance of the existence of all water course whether shown on the development plan or not while sanctioning layouts and no person shall take any action without the permission of Authority which results in reducing the water way or closing or filling up of any existing water course.

- c) If the site is not drained properly or is incapable of being well drained;
- d) If the owner of the building has not shown to the satisfaction of the authority all the measures required to safeguard the construction from constantly getting damp;
- e) If the building is proposed on any area filled up with carcasses, excreta filthy and offensive matter till the production of certificate from the Health Officer and Corporation Engineer to the effect that it is from the health and sanitary point of view fit to be built upon;
- f) If the plot has not been approved as a building site by Authority.
- g) If the level of the site is less than prescribed Datum level depending on topography and drainage aspects.

9.1.1 Site Development : Level of the roads, access paths and parking areas identified for physically handicapped persons shall be described in the plan along with specification of the materials. This is applicable to all public buildings and facilities used by the public, to provide facilities for physically handicapped persons. It does not apply to private and public residences.

9.2 Distance of Site from Electric Lines-No verandah, balcony or the like shall be allowed to be erected or re-erected or any additions or alternations made to a building on a site within the distance quoted below in accordance with the current India Electricity Rules and its amendments from time to time between the building and any overhead electric supply line :

	Vertically m	Horizontally m
a) Low and medium voltage lines and service lines	2.5	1.2
b) High voltage lines upto and including 33,000V	3.7	2.0
	(Plus 0.3 m for every additional 33,000V or part thereof)	(plus 0.3m for every additional 33,000V or thereof)

9.2.1 The minimum clearance specified in clause 9.2 above shall be measured from maximum sag for vertical clearance and from maximum deflection due to wind pressure for horizontal clearance.

9.3 N. 0. C. for Railway Authority - No construction shall be allowed within a distance of 30 mt. from the Railway Boundary without obtaining written permission of Railway Authority.

DOD

10. PUBLIC STREETS AND MEANS OF ACCESS

- 10.1** Every site or plot or building existing or proposed shall have public or internal means of access free of encroachments as required in these.
- 10.2** Every person who erects a building shall not at any time create or cause or permit to erect or re-erect any building which in any way encroaches upon or diminishes the area set apart as means of access.
- 10.3** **Width of Means of Access** - the plots shall abut on a public means of access like street / road, Plots which do not abut on a street shall abut / front on a means of access, the width and other requirements of which shall be as given in Table 3.

TABLE 3 : MEANS OF ACCESS

Sr.No.	Width of Means of Access in mt.	Length of Means Access in mt.
i)	6.0	75
ii)	7.5	150
iii)	9.0	300
iv)	12.0	Above 300

Note 1 : The means of access shall be clear of marginal open space of at least 3 m from the existing building line.

Note 2 : If the development is only on one side of the means of access, the above prescribed widths may be reduced 1 m in each case.

In no case, development on plot shall be permitted unless it is accessible by a public street of width not less than 6 m. Provided further, that for all industrial buildings, theaters, cinema houses, assembly halls, stadia, educational building, markets, other building which attract large crowd, the means of access shall not be less than 12 m. serving upto a length of 200 m and for length more than 200 m the width shall not be less than 15 m. Similarly, such means of access can be reduced to 10 m in width provided it gives access to only two plots.

- 10.3.1 Pathways** - The approach to the building from road / street / internal means of access shall be through paved pathway of width not less than 1.5m provided its length is not more than 20 m. from the main / internal means of access provided that there is a minimum set back of 1 meter between the edge of the pathway & front wall of the building.

- 10.3.1.1** In the case of special housing schemes for Low Income Group and Economically Weaker Section of Society developed upto two storied Row Housing Scheme, the pathway width shall be 1.5 m which shall not serve more than 50 m and 8 plots on each side of pathway. Provided that there is a minimum set back of 1 m between the edge of the pathway and the front wall of the building.

- 10.3.1.2 Access Path / Walk way for Physically Handicapped Persons** : Access path from plot entry and surface parking to building entrance shall be of 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 visually impaired persons (limited to coloured floor materials whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons (hereinafter referred to as "guiding floor material") (Refer Appendix-U for explanatory notes). Finishes shall have a non slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.
- 10.3.2** The length of main means of access shall be determined by the distance from the farthest plot (building) to the public street. The length of the subsidiary access way shall be measured from the point of its origin to the next wider road on which it meets. Provided that in the case of a U loop the length shall be considered a half the length of the loop.
- 10.3.3** In the interest of general development of an area the Authority may require the means of access to be of larger width than that required under bye law no. 10.3.
- 10.3.4** Notwithstanding the above, in partially built-up plots, if the area still to be built upon does not exceed 5000 sq. m. an access of 3.6m width and even if it is built over at height of not less than 4.5 may be considered as adequate means of access. If access for areas to be built upon not exceeding 5000 sq. m. provided such area is used for Low Income Group housing and the tenement density permissible is 75 percent of the tenement density permissible in that zone.
- 10.3.5** In gaathan / congested areas in the case of plots facing street / means of access less than 4.5 m in width, the plot boundary shall be shifted to be away by 2.25 m from the central line of the street / means of accessway to give rise to a new street / means of accessway width of 4.5m.
- 10.4** Means of access shall be levelled, metalled flagged, paved, sewered, drained channeled, lighted, laid with water supply line and provided with trees for shade to the satisfaction of the authority, fees of encroachment by any structure or fixture so as not to reduce its width below the minimum required under rule No. 10.3 and shall be maintained in a condition to the satisfaction of the authority.
- 10.4-A Private Street** : If any Private street or other means of access is not constructed or maintained as specified in sub-regulation or if structure or fixtures arise there in contravention of that rule the Commissioner may by written notice direct the owner or owners of the several premises fronting or adjoining the said street or other means of access or abutting thereon or to which access is obtained through such street or other means of access or which access is obtained through such street or other means of access or which shall be benefited by works executed to carry out any or all of the shall direct. If the owner or owners fail to comply with his direction the Commissioner may arrange for its execution and recover the expenses incurred from the owner or owners.

10.4.1 If any structure of fixture is set upon a means of access so as to reduce its width below the minimum required, the Authority may remove the same further and recovered the expenses so incurred from the owner.

10.5 Access from Highways Important Roads - No premises other than Highway amenities like petrol pumps, motels, etc. shall have an access direct from highways and such other roads having a width of 30 mtrs or more. The above will be subject to the provisions of State Highway Act, 1955 and National Highway Act, 1956.

Provided that in suitable cases the Planning Authority may suspended the operation of this rule till service roads are provided

10.6 For buildings identified in rule no. 6.2.6.1 the following additional provisions means of access shall be ensured :

- a) The width of the main street on which the building abuts shall not be less than 12 mtrs and one end of this street shall join another street of width not less than 12m in width (See Rule No. 10: 3).
- b) The approach to special building and open spaces on all sides (See Rule No. 13.1) upto 6 m width and the layout for the same shall be done in consultation with Chief Fire Officer, Pimpri Chinchwad Municipal Corporation, Fire Brigade and the same shall be of hard surface capable of taking the weight of fire engine, weighing upto 18 tonnes. The said open space shall be kept free of obstructions and shall motorable.
- c) Main entrances to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 4.5 meters. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire service vehicles. If main entrance at boundary wall is built over; the minimum clearance shall be 4.5 m.

ODD

11. RULES FOR SUB-DIVISION OF LAND AND LAYOUT:

- 11.1 Layouts or sub-division or amalgamation proposals shall be submitted for the following.
- i) When more than one building is proposed on any land excepting for accessory buildings in the case of residential buildings, the owner of the land shall submit proposal for proper layout of buildings or sub-division of his entire recognized plot.
 - ii) When development and redevelopment of any tract of X Land includes division and sub-division or amalgamation of plots for various Land uses within a colony.

11.1-A Every Sub-Division, layout shall contain sub-plots being formed after subdivision access there to recreational open space, if any, required under Regulation 10 11.2 and 11.3 spaces for other ancillary uses if any required under Regulation 11.7 and 11.8 as also all the reservations, designations, allocations road or road widening proposals of the Development Plan and the regular lines of streets prescribed under the B. P. M. C. Act 1949. Where there is a conflict between the width or widening lines proposed in the Development Plan and those under the regular line of a street, the wider of the two shall prevail. Provided that the Commissioner may without any reduction in area allow adjustment in the boundaries of reserved site within the same holding and confirming to the zoning provisions to suit the development. In doing so, he will ensure that the shapes of altered, allocated / reserved sites are such that they can be developed in conformity with this regulations and provided however that no such shifting of the reservation shall be permitted.

- a) Beyond 200 m of the location in Development Plan.
- b) Unless the alternative location is at least similar to the location of the Development Plan as regards access, levels etc.

All such alternations in the reservation, alignment or roads shall be reported by the Planning Authority to Government at the time of sanctioning the layout.

11.2 Roads/ Streets in Land Sub Division or Layout-

11.2.1 The width of roads / streets / public and internal access ways including pathways shall conform to provisions or rule no.10.3 to 10.5

11.2.2 In addition to the provisions of rule no. 10.3 Cul-De-sacs giving access to plots and extending upto 150 m normally and 275 m maximum with an additional turning space at 150 m will be allowed only in residential areas, provided that Cul-De-sacs would be permissible only on straight roads and further provided that cut de sac ends shall be higher in level than the level of starting point. The turning space, in which case shall be not less than 81 sq. m. in area with no dimension being less than 9 m.

11.2.3 **Intersection of Roads** - At junctions of roads meeting at right angles rounding off at the intersection shall be done, unless otherwise directed by the Authority, with the tangent length from the point of intersection to the curve being $\frac{1}{2}$ the road width across the direction of tangent as given below :

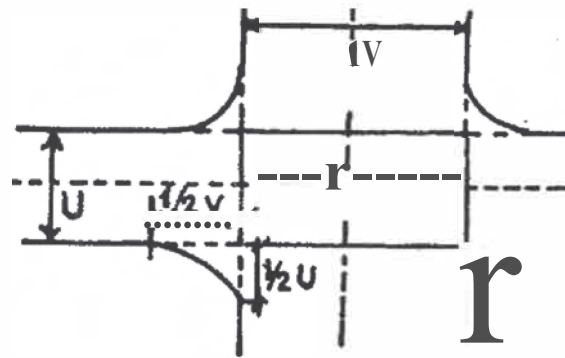


FIG. 1 : ROUNDING OFF INTERSECTIONS AT JUNCTIONS

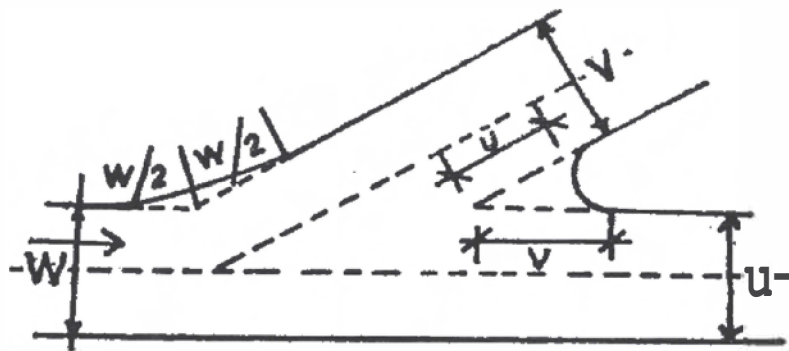


FIG. 2 : ROUNDING OFF INTERSECTIONS AT JUNCTIONS

- 11.2.3.1 For junction of road meeting at less than 60 degrees the rounding off or cut or similar treatment shall have tangent length of U and V from the intersections point as shown in diagram 2. The tangent length at obtuse angle junction shall be equal to half the width of the road from which the vehicle enters as shown in diagram 2.

Provided however that the radius for the junction rounding shall not be less than 6 m.

11.3 Open Spaces

- 11.3.1 For land admeasuring 0.2 ha or more, layouts or sub-division or amalgamation proposals shall be submitted.

In any layout or subdivision of land admeasuring 0.20 Ha or more 10% of the entire holding area shall be reserved as recreational space, which shall be as far as possible be provided in one place.

Notwithstanding anything contained in this rule the shape and location of such open space shall be such that it can be properly utilised as play ground. No deduction in F. S. I. for Road/ Open Spaces shall be made in layout for area between 0.20 Ha to 0.36 Ha. However for the areas above 0.36 Ha deduction shall be made for open space and not for the road for computation of F. S. I.

- 11.3.1 (a)** However the area of F. S. I. computation shall be 90% of the net area (after deducting amenity area) in case of change of industrial to Residential user as specified in regulation no. M 6.5
- 11.3.1.1** No such recreational space shall admeasures less than 200 sq. meters.
- 11.3.1.2** The minimum dimension of such recreational space in no case be less the 7.5 m and if the average width of such recreational space is less than 24 m the length there of shall not exceed $2\frac{1}{2}$ times the average width.
- 11.3.1.3** The structures and uses to be permitted in the recreational open spaces shall be as per the following provisions :
- i) They shall be two storeyed structure with the maximum 15% built-up area out of which 10% built-up area shall be allowed on ground floor/ still floor and remaining 5% may be consumed on one floor above. This shall be subject to maximum 300 sq. mts. This facility shall be available for open space having area 500 sq. mts. and above only.
 - ii) The structures shall be used for the purpose of pavilions or gymnasium or club houses and other structures for the purpose of sport and recreation activity may be permitted.
 - iii) No detached toilet block shall be permitted.
 - iv) A swimming pool may also be permitted in such a recreation open space and shall be free of F. S. I.
 - v) Elevated/ under ground water reservoir, Electric sub-stations etc. may be build and shall not utilize more than 10% additional of the open space in which they are located.
 - vi) Such structures shall not be used for any other purpose except for recreational / sports activities. Structures for such sports and recreational activities shall confirm to the following requirements.
 - a) The Ownership of such structures and other appurtenant users shall be vest by provision in a deed of conveyance in all the owners on account of whose cumulative holdings the recreational open space is required to be kept as recreational open space or ground viz. "Recreation Ground" in the layout or sub division of the land.
 - b) The proposal for construction of such structure should come as a proposal from the owner / owners / society / societies or federation of societies without any profit nature and shall be meant for the beneficial use of the owner/ owners / members of such society / societies or federation of societies.
 - c) Such structures shall not be used for any other purpose except for recreational activities, for which a security deposit as decided by the Commissioner will have to be paid to the corporation.

- d) The remaining area of the recreational open space for play ground shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a playground.
- e) The owner / owners / society / societies or federation of the societies shall submit to the Commissioner a registered undertaking agreeing to the conditions in (a) to (d) above.

11.3.1.4 Independent means of access may not be insisted upon if recreational space is approachable directly from every building in the layout. Further the building line shall be at least 3 m away from the boundary of recreational open space.

11.3.1.5 Whenever called upon by the Planning Authority to do so, under provisions of Section 202, 203 of BPMC Act areas under roads and open space in Bye Law Nos. 10.3 to 10.5, 11.3 shall be handed over to the Planning Authority after development of the same for which nominal amount (or Rs. 1/-) shall be paid by the Planning Authority. In case of the owners who undertake to develop the open space for bonafide reasons as recreational community open spaces, the authority may permit the owner to develop the open space unless the authority is convinced that there is no misuse of open spaces in which case the authority shall take over the land.

11.3.2 In addition to open space under 11.3.1 in the case of sub-division of land in industrial zones of area 0.8 hectare or more 5% of the total area shall be reserved as amenity area, which shall also serve as a general parking space. When such amenity area exceeds 1500 sq. m. the excess area could be utilized for the construction of buildings for banks, canteens, welfare centers and such other common purposes considered necessary for industrial user, as approved by the Authority.

11.4 Size of Plots

11.4.1 Residential and Commercial Zones (excluding weaker section housing schemes undertaken by public authorities) - The minimum size of plots in residential layouts shall be 50 sq. m. subject however to the following provisions :

- a) Plots having areas upto 125 sq. m. shall be permitted only for row housing schemes and the width of such plots shall be between 4.5 to 8 m.
- b) Plots having areas between 125 sq. m. to 250 sq. m. shall be permitted for row housing, semi detached housing or detached housing and the width of such plots shall be between 8 to 12 m. and
- c) Plots above 250 sq. m. would be permitted for row housing, semi-detached or detached housing and the width of plots in this category shall be above 12 m. and no dimension of plot shall be less than 12 m.

The above rules will also apply to sub-division schemes, layouts and building construction pattern in commercial zones.

- 11.4.1.1** For special housing schemes, for Low Income Group and Economically Weaker Section of Society and Slum Clearances Schemes, the minimum plot size shall be 20 sq. m. with a minimum width of 3.6 m.
- 11.4.2 Industrial Zones** - The width of plot shall not be less than 15 m and the size of plot shall not be less than 300 sq. m.
- 11.4.3 Other Building** - The minimum size of plots for buildings for other use like business, educational, mercantile, petrol filling station etc, shall be decided by authority subject to rule no. 11.4.3.1 to 11.4.3.3.
- 11.4.3.1 Cinema Theaters / Assembly Halls** - Minimum size of plot for Cinema theaters / assembly building used for public entertainment with fixed seats shall be on the basis of seating capacity of the building at the rate of 3 sq. m. per seat.
- 11.4.3.2 Mangal Karyalaya**- The minimum size of plot shall be 1000 sq. m.
- 11.4.3.3 Petrol Filling Station**- The minimum size of plot shall be
- a) 30.50m. x 15.75 m. the case of petrol filling station with kiosk without service bay.
 - b) 36.5 m. x 30.5 m. in the case of petrol filling Station with service bay.
- 11.4.4 F. A. R. / Built-up Area / Tenement Density Calculation on Net Plot Area** - for the purpose of F. A. R. / Built-up Area/ Tenement density calculation the net area of plot shall only be considered. In the case of a layout such net area shall be calculated after deducting from the gross area of plot; the areas covered by means of access and recreational and amenity open space.
- 11.5** If the land proposed to be laid out is affected by any reservations for public purposes, the Municipal Commissioner may agree to adjust the location of such reservation to suit the development without altering the area of such reservation, provided however, that no such shifting of the reservation shall be permitted.
- a) beyond 200 mt. of the location in the Development Plan.
 - b) beyond the holding of the owner in which such reservation is located, and
 - c) unless the alternative location is at least similar to the location of the Development Plan as regards access, levels etc.
- All such alternations in the reservations / alignment of roads shall be reported by the Municipal Commissioner to Government at the time of sanctioning the layout.
- 11.6 Convenience Shopping** - In the case of layouts or sub-division of areas in residential and commercial zones, provision shall be made for convenience shopping. Such shopping areas shall not however exceed 5 % of the area of the plots (in Industrial Zones Provisions of Rule No. 11.3.2 shall apply). Further the following provisions shall apply :
- i) Such convenience shopping may be distributed within the layout area so that it is available within 300 m. from any parts of the layout.

- ii) Such convenience shops shall not have an area of more than 20 sq. m. each and shall comprise of the following shopping activities only:
- a) Food Grain Shops (Ration Shops) and Groceries and General Provisions
 - b) PanShops
 - c) Tobacconist
 - d) Shops for Collection & Distribution of Clothes for cleaning and dyeing
 - e) Darner
 - f) Tailors
 - g) Hair Dressing Saloon and Beauty Parlour
 - h) Bicycle Hire and Repair
 - i) Vegetable and Fruit Stalls
 - j) Milk Shops
 - k) Floweriest
 - l) Bangles and Other Articles needed by Women
 - m) Small Bakeries
 - n) Newspaper Stalls
 - o) Book and Stationery etc.
 - p) Medicine and Chemist Shops
 - q) Plumbers, Electrician, Radio, Television and Video Equipment's Repair Shops and Video Liberties
 - r) Floor Mills upto 10 HP.
 - s) Sport shops each not exceeding 75 sq. mtrs.
 - t) Personal Services Establishments, Travel Agencies etc.
 - u) Goldsmiths, Photo Studio, Optician, Watches shop
 - v) PCO's / STD's other equipment based Communication Facilities
 - w) Tea shops of Amrittulya type the above user shops be also permitted in RZone

The Municipal Commissioner, may from time to time add to alter or amend the above list.

- 11.7** In any layout or sub-division of plot 2 Ha or more, a suitable site for an electric substation as directed by the Authority shall be provided.
- 11.8** **Amenities and Facilities for Layout of Larger Areas** - For large layouts admeasuring three hectares and more in area provision of not less than 5 % of the total area shall be made in the layout for nursery schools, police post and such other public purposes deemed necessary for the layout and as may be directed by the Municipal Commissioner.

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12. LAND USE CLASSIFICATION AND USES PERMITTED

12.1 The various building uses and occupancies and premises to be permitted in the various zones shall be as given in Appendix M.

12.2 Uses as specifically Designated on Development Plan.

12.2.1 Where the use of a site is specifically designated on the Development Plan, it shall be used only for the purpose so designated.

- a) Provided that where a site is designated for one specific public purposes on the Development Plan, the Commissioner may use the structure existing or to be built thereon or permit the use of the structure in combination with other purposes provided the same is in conformity with these rules and the zone is in which the site falls;
- b) In the case of specific designation in Development Plan for schools and their Play-grounds or markets and service Industries and Commissioner may interchange their uses provided the designations are on adjoining or nearby building or premises;
- c) Construction of multi-storied garages may only be permitted on parking lots.

12.2.2 Uses to be in Conformity with the Zones - Where the use of buildings or premises is not specifically designated on the Development Plan, it shall be in conformity with the Zone in which they fall.

- a) Provided any lawful use of premises existing prior to the date of enforcement of these rule shall continue.
- b) provided that a non-conforming industrial use shall be as far as possible be shifted to conforming use Zone within 10 years from, the date of which the sanctioned revised Development Plan came into force.
- c) In case a building accommodating any non-confirming use collapses or pulled down or is destroyed any new building on the site shall conform to these regulations and to the land use prescribed for the plot/ land in development plan.

Provided further that non-confirming Cattle Stables and industries causing nuisance shall be shifted to a confirming area within such period as may be decided by the Municipal Commissioner.

12.2.3 Widths of Roads in the Development Plan - Notwithstanding anything contained in the Development Plan the Commissioner may from time to time prescribe, after following the procedure in the B. P. M. C. Act 1949, regular lines of streets wider than the prevailing Regular line of the respective street. Such regular lines of street will have the same effect or road lines in the Development Plan.

12.3 Other Stipulation

- 1) **General** - In every case of development/redevelopment of any land, building or premises the intended use shall conform to the use, zones purpose of designation, allocation or reservation as the case may be unless specified otherwise.
- 2) **Development of land partly designated/allocated/reserved** - Where building exists on a site shown as allocation, designation or reservation in the Development Plan only its appropriate part as used for such allocation, designation or reservation shall be used for the said purpose and the remaining part of the building or of the developed public land may be put to use in conformity with the purpose of development plan as otherwise permissible in the case of adjacent land use.
- 3) **Combination of public purpose used in reserved sites** - Where the corporation or the appropriate authority propose/ proposes to land/building premises reserved for one specific public purpose for different public purposes/purposes it may do so with the previous approval of the government provided that the combination of such second user conforms to these regulations and the permissible use in the zone in which the site falls provided that this shall not apply :-
 - a) to any site being developed for an educational or medical purposes or club/ gymkhana where in a branch of a bank may be allowed.
 - b) to any site being developed for medical purpose wherein shops of pharmacists or chemists may be permitted.
 - c) to any site encumbered by another non-educational user and being redeveloped for educational purpose in which case the existing non-educational uses may be allowed to continue without any increase in the net floor area covered by them.
 - d) to any site being developed for recreational use such as garden, playground, recreation ground, park etc. each measuring not less than 400 sq. mt. at one piece, wherein electric sub-station which may utilise not more than 10 percent of the site in which they are located is proposed.
- 4) **Shifting and/or inter-changing the purpose of designations/ reservation** - In the Development Plan, the Commissioner with the consent of interested person may shift, interchange the designation/reservation in the same or on adjoining lands/building to which an access is available or has to be provided and the same is not encumbered provided that the area of such designation/ reservation is not reduced.

12.3.1 Non-Conforming Uses - Where a non-conforming industry has been granted a written permission without a condition for its shifting to a conforming zone at the end of a specific period, additions thereto for the manufacture of new articles or for starting new process may be permitted by the authority (Commissioner) for only for the duration of the period allowed for shifting when :

- a) Such schemes or an integral part of and are directly connected with the process carried on in the existing unit.

- b) Such schemes of additions do not envisage more than 5% increase in the employment and do not result in increasing existing authorized floor space for the industrial user.
- c) Such addition is for preventing undue loss or for improving the working efficiency of the existing unit or for balancing the existing production units for the industry;
- d) Satisfactory means of access as required under these rules for industrial zones is provided and maintained; and
- e) Parking, loading and unloading space are provided according to these rules.

Before permitting any such additions, the Commissioner shall first satisfy himself that the degree of nuisance from the existing unit will in no way be increased by such additions.

12.3.2 Other (Non-Conforming Users Other than Industries and Cattle Stables) - Where non-conforming user existing prior to the date of enforcement of these rules is allowed to be continued in the Development Plan; any additions to such non-conforming use (other than those provided in 12.3.1) not exceeding the permissible floor area ratio/total permissible Built-up Area for the nonconforming user, whichever is less, may be permitted subject to the following terms and conditions, namely;

- a) The whole building is owned and occupied by one establishment only;
- b) The proposed additions are for preventing undue loss or for improving working efficiency.
- c) The additions and alternations are meant for the existing occupant and not proposed to be let out;
- d) Open spaces and parking spaces acquired under the Development Control Rules shall be provided.

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13. OPEN SPACES, AREA AND HEIGHT LIMITATIONS

13.1 Exterior Open Spaces - The provisions for open spaces at the front; side and rear of the buildings, depending upon occupancy, plot size nature of development (namely row-housing, semi-detached and detached), width of road fronting the plot, the locality shall be as given in Appendix N.

13.1.1 Buildings shall be set back at least 3 m from internal means of access in a layout of buildings.

13.1.2 Building Abutting Two or More Streets - When a building abuts two or more streets, the set backs from the streets shall be such as if the building was fronting each such street.

13.1.3 Open Spaces and Height of Building - The open spaces at sides and rear shall be provided as per table 27.

13.1.3 (A) Manner of computing front open space/set back where the street is to be widened - If the building plot abuts any Road which is proposed to be widened under the Development Plan or regular lines of street under B. P. M. C. Act 1949 the front open space, road side setback shall be measured from the resulting line or the center line of the widened road as the case may be.

Where there is any conflict between the width provided in the Development Plan and the width resulting from the prescribed regular line of street under the B. P. M. C. Act 1949 the larger of the two shall prevail.

13.1.3 (B) Building with Length/Depth - Building with length / depth exceeding 40 meters, following rear and side margins shall be observed.

If the length or depth of the building exceeds 40 mtrs. then the side and rear margins required shall be increased as shown below.

Length/Depth in Meter	Marginal Distance which Ever is Higher
1) upto 40	3 m or $(H/2) - 3$ m
2) above 40 to 60	$(H/2) - 3$ m + 10%
3) above 60 to 75	$(H/2) - 3$ m + 20%
4) above 75 to 100	$(H/2) - 3$ m + 30%
6) above 100 to 300	$(H/2) - 3$ m + 40%

NOTE : $H/2 - 3$ means height divided by 2 and from which 3 m shall be deducted. Where length of the building exceeds 75 m at every 45 m an opening of 6 m width and 5 m height shall be maintained for circulation of traffic. This shall not be computed in F. S. I. and Parking. This provision shall not apply for industrial buildings.

13.1.4 Open Spaces Separate for each Building or Wing - The spaces between the two buildings or wings shall be minimum 7.50 m. which shall be free from any projections of balconies and terraces etc.

13.1.4.1 However, in case of single storeyed accessory buildings to residential buildings the separation between buildings shall be not less than 1.5 m.

13.1.4.2 Open space whether interior or exterior shall be kept free of any erection thereon and shall remain open to sky except features permissible under regulations.

13.1.5 Interior Open Space (Chowk)

13.2.1 Inner Chowk - One side of every room excepting bath, W. C. and store room and not abutting on either the front, rear or side (s) open spaces (see rule no.15.13.4) shall abut on an interior open space (courtyard inner chowk) whose minimum width shall be 3 m. Further such Inner Chowk shall have an area at all levels of chowk of not less than the square 115th the height of the highest wall abutting the chowk. Provided that when any room (excluding staircase bay) and bathrooms and water closet (see rule no.13.2.1.1) is dependent for its light and ventilation on an inner chowk, the dimension shall be such as is required for each wing of the building.

13.2.1.1 Where only water closet and bathroom are abutting on the interior open space, the size of the interior open space shall be in line with the provision for ventilation shaft as given in rule no.15.13.5.

13.2.2 Outer Chowk - The minimum width of outer chowk (as distinguished from its depth) shall be not less than 2.4 m. if the width of the outer chowk is less than 2.4 m. then it shall be treated as a notch and the provision of outer chowk shall not apply. However, if the depth of outer chowk is more than the width, the provisions of rule no.13.1.4 shall apply for the open spaces to be left between the wings.

13.3 Area and Height Limitations - The area and height limitations through covered area, height of buildings and number of storeys, tenement density. Floor Area Ratio for various occupancies, facing different road width shall be as given in Appendix m and regulation 13.5 hereinafter.

13.4 Exemption to Open Spaces/ Covered Area

13.4.1 Features Permitted in Open Spaces

a) **Projections into Open Spaces** - Every open space provided either in interior or exterior shall be kept free from any erection thereon and shall be open to sky and no cornice, chajja, roof or weather shade more than 0.75 m. wide shall overhang or project over the said open space so as to reduce the width to less than, the minimum required. However, sloping chajja provided over balcony / gallery etc. may be permitted to project 0.3 m. beyond balcony projection at an angle of 30 degree from horizontal level.

b) A canopy not exceeding 5 m in length and 2.5 m in width in the form of cantilever and unenclosed over the main entrance providing a minimum clear height of 2.1 m. below the canopy also be permitted in the open space. The canopy shall not have access from upper floors (above floors). There shall be a minimum clearance of 1.5 m between the plot boundaries and canopy.

- c) Balcony or balconies of a minimum width of 1.0 may be permitted free of F. S. I. at any floor, not more than 15% of the total F. S. I. and such balcony projection shall be subject to the following conditions :
- i) In non-congested area no balconies shall reduce the marginal open space to less than 3 m. In congested area balcony may be permitted on upper floors projecting in front set backs except over lanes having width 4.50 or less. No balcony shall be allowed on ground floor, which shall reduce, minimum required front set back or marginal open space. The width of the balcony will be measured perpendicular to the building line and measured from the balcony's outermost edge.
 - ii) Balconies may be allowed to be enclosed. When balconies are enclosed, one third of the area of their faces shall have louvers or glass shutters or grills on the top and rest of the area except the parapet shall have glazed shutters.
 - iii) The dividing wall for balconies up to 1.80 m. width between the balcony and the room may be permitted to be removed on payment of premium as decided by the Municipal Commissioner from time to time. The premium is non-refundable and non-transferable. However, if this is done without prior permission, double the amount of premium shall be levied by the Municipal Commissioner.
- d) Balcony like projections of maximum width of 2.4 m. projecting beyond the building line at alternate floors only may be allowed free of F. S. I. as a sitting out place. A premium for the same shall be charged as prescribed by the Municipal Commissioner from time to time.

In non-congested area, no such projection shall reduce the marginal open space to less than 3.00 m. the width of the same shall be measured perpendicular to the building line and measured from the outermost edge. These projections shall not be included in ground coverage calculations. However these shall not be closed in any case.

In congested areas balcony may be permitted on upper floors projecting in front set back and no balcony shall project over lanes and also shall not reduce the required minimum marginal open space.

13.4.2.1 Accessory Building - The following accessory buildings may be permitted in the marginal open spaces :

- a) In an existing building a single storeyed sanitary block subject to a maximum area of 4 sq. m. in the rear and side open space and at a distance of 7.5 m. from the road line or the front boundary or 1.5 m from other boundaries may be permitted where facilities are not adequate. The Authority may reduce the 1.5 m. margin in rare cases to avoid hardships;
- b) Parking lock up garage not exceeding 2.4 m. in height shall normally be permitted in the rear corner of the plot. Provided that in exceptional cases where such a location is not possible it may be permitted in the side or rear open spaces at a distance of 7.5 m. from any road line or the front boundary of the plot.

Parking lock up garage when attached to main building shall be 7.5 m. away from the road line and shall be of such construction giving fire resistance of 2 hours.

The areas of sanitary blocks and parking lock-up garages shall be taken into account for the calculation for F. A. R. and covered area calculations, subject to the provisions of rule no. 13.4.2 (g) except that the area of one garage per plot shall not be counted within the maximum ground coverage permissible.

- c) Suction tanks, Pump room, Electric meter room or sub-station, garbage shafts, space required for fire hydrants, electrical and water fittings, water tanks, dustbin etc.
- d) One watchman's booth not more than 3 sq. m. in area and not more than 1.2 m. in width or diameter (Not to be taken into account for the computation of F. S. I.).
- e) Suction tank, pump room and items under rule no. 13.4.2 (b).

13.4.2 In addition to Rule No. 13.4.2.1 (a), (b) and (c) and 15.6.3 the following shall not be included in covered area of F. A. R. and built up area calculations -

- a) A basement or stilt floor space constructed under a building and used as parking space.
- b) A basement constructed under a building and used as a residential common interest of flat buyers with no dividing wall in building having tenements only.
- c) A basement structure constructed under building and used as locker, safe deposit vault or a strong room of the bank situated in the same building with special permission in writing by the Municipal Commissioner.
- d) A basement constructed under a building and used for air-conditioning plant, meter room electric sub-station (use accessory to the principal use).
- e) Areas covered by stair case rooms for stair flights of width 0.75 m. and above in case of row housing, penthouses and duplexes 1.2 m. and above in case of residential, 1.5 m. and above in case of commercial/industrial/educational/institutional and special building subject to the premium to be decided by the Municipal Commissioner. However no premium shall be charged for Government, Semi-Government Offices.
- f) Lift-rooms, lift-wells or Architectural features, chimneys and elevated tanks of permissible area of fire escape stairways and lifts with cantilevered fire escape passages according to the Chief Fire Officer's requirements.
- g) In every residential building, constructed or proposed to be constructed for the use of a co-operative housing society or an apartment owners association, an office room will be permitted on the ground floor or floor 1. In an already developed property, it may be on an upper floor. The area of the room shall be limited to 12 sq. mt. If the number of tenements in the building does not exceed 20 and 20 sq. mt. otherwise.
- h) Area of sanitary blocks consisting of bathroom and water closet for each wing of each floor of a building of prescribed dimensions deriving access from a common passage as required for the use of domestic servants engaged in the premises.

- i) Area covered by - i) Lofts, ii) Meter Rooms, iii) Porches, iv) Canopies, v) Air Conditioning Plant Rooms, vi) Electric Substations, vii) Service Floors of height non-exceeding 1.5 mtr. with the special permission of the commissioner.
- j) Area of structures for an effluent treatment plan as required to be provided by industries as per requirements of the Maharashtra Pollution Control Board or other relevant authority.
- k) Areas covered by service ducts, pump rooms, electric sub-stations, niches upto 1 mtrs depth below window sill passages and additional amenity of lift and or staircase beyond those required under the regulations.
- l) Area of one milk booth under the public distribution systems with the permission of the Commissioner.
- m) Rookery well and well structures plant nursery, water pool, swimming pool (if uncovered) platform round a tree trunk fountain bench, chabutara with open top unclosed sides by wall, ramps, compound wall, gate, side swing overhead water tanks on the top of the building provided that the distance between terrace and soffit of tank is less than 1.50 meters.
- n) Area of one telephone booth and one telephone exchange (PB X) per building with the permission of the Commissioner.
- o) Area of one room for installation of telephone concentrators as per requirements of Manager Telephone Nigam Limited but not exceeding 20 sq. mtr. per building with the permissions of the Commissioner.
- p) Area of a separate letter box on the ground floor of residential and commercial buildings with 5 or more storeys to the satisfaction of Commissioner.
- q) Area of a covered passage of clear width not more than 1.52 mtr. leading from a lift exit at a terrace level to the existing stair case so as to enable descent to the lower floors in a building to reach tenements not having direct access to a new lift in building without an existing lift.
- r) Area of one fitness center for a Co-Op. Housing Society or Apartment owners Association as provided in regulation no. M. 1. 1 (17).

13.5 The height and number of storeyes shall be governed by the provisions of Appendix N and the following clauses :

- a) (i) In the case of gaathan / congested plots abutting roads upto (20') 6 m. width, the maximum height of building shall not exceed the sum of 1.5 times the width of the road plus the front marginal open space within the premises.
- (ii) In the case of gaathan / congested plots abutting on roads of width between 6 m. -10 m. (20' - 30') the maximum height of the building shall be 10 m. (30') plus front marginal open space within the premises.

(iii) In the case of gaothan / congested plots abutting on other roads, the maximum height of building shall not exceed the sum of the width of the road plus front marginal open space within the premises.

(iv) In the case of non-gaothan / non-congested plots the maximum height of buildings shall not in any case exceed 18 meters.

b) Not-with standing any thing contained in sub-rule (a) (i) to (iv) above, for buildings in the vicinity of aerodromes, the maximum height of such buildings shall not exceed 12 m. of values framed by the Civil Aviation Authorities excepting that within 0.9 km of the Air Port references point no building shall be permitted.

c) In addition to (b) for Industrial chimneys coming in the air port zone, it shall be of such height and character as prescribed by Civil Aviation Authorities and all industrial chimneys shall be of such character as prescribed by the Chief Inspector of Steam Boilers and Smoke Nuisance.

13.5.1 (i) For the purpose of Rule No.13.5 (a) the width of the street may be prescribed width of the street, provided the height of the building does not exceed twice the width of the existing street plus the width of the open space between the existing street and the building ($2w + \text{open space}$).

(ii) Further to provisions of (i) the width of the open space between the street and the building shall be calculated by dividing the area of land between the street and the building by the length of the front face of the building.

13.5.2 Height Exemptions - The following appurtenant structures shall not be included in the height of the building.

Roof tanks and their supports, ventilating, air-conditioning, lift rooms and similar service equipment's stair cover, chimneys and parapet walls and architectural features not exceeding 1 m. in height.

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14. PARKING LOADING AND UNLOADING SPACES

- 14.1 Each off-street parking space provided for Motor Vehicles shall not be less than 2 - 5 m. x 5 m. areas and for scooters and cycles the parking spaces provided shall not be less than 3 sq. m. and 1.4 sq. m. respectively.
- 14.2 For buildings of different occupancies off street space for vehicles shall be provided as given in 14.2.1 **The provision for parking of vehicles shall be as given in table 6.**

Table No. 6 : OFF STREET PARKING SPACE

Sr. No.	Occupancy	One Parking Space for Every	Non-Congested Area			Congested Area			
			Car Nos.	Scooter Nos.	Cycle Nos.	Car Nos.	Scooter Nos.	Cycle Nos.	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	
1)	Residential i) Multi - Family residential & above	a) 1 Tenement having carpet area 150 sq. mt.	2	2	2	2	2	2	
		b) 1 tenement having carpet area 80 sq. mt. to 150 sq. mt.	1	2	2	1	2	2	
		c) 2 tenement having carpet area upto 80sq.mt.	1	4	4	1	2	2	
	ii) Lodging establishments, tourist homes	Every five guest rooms	3	4	4	3	4	4	
	iii) 4 & 5 star/hotels	Every five guest rooms	3	6	4	3	6	4	
	iv) Restaurants grade I, II, III	For every 80 sq. mt. & part of there of	2	8	4	0	8	8	
2)	Hospital, Medical Institutions	Every 20 Beds	3	10	20	3	10	20	
3)	Assembly a) Theaters Concert, Houses, Concert Halls	Every 40 Seats	3	10	10	3	10	10	
		b) Mangal Karayalaya Community Hall	For Every 100 sq. m. area & part thereof	3	12	4	3	12	4
		c) Community Hall & Club House (in Layout Open Space)	For Every 100 sq. m. area	1	4	2	1	4	2

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
4)	Educational a) School	per 100 sq. mt. or part thereof of the built up area	1	2	8	1	2	8
	b) College	per 100 sq. mt. or there of the built up area	2	20	10	2	20	10
5)	Government or Semi-Public or Buildings	per 100 sq. mt. or part there of built up area	2	10	4	2	10	4
6)	a) Mercantile (Shop/ Offices)	per 100 sq. mt. or part there of built up area	2	6	2	2	4	4
	b) Industrial	per 300 sq. m. or fraction there of	2	12	8	2	12	4
	c) Storage Type		1	4	8	1	2	4
7)	Plots Less than 200sq.mt.	—	0	2	4	0	2	4
	Plots Less than 100sq.mt.	—	0	1	2	0	1	2

Note : In case where proportionate No. of Vehicles in less than one i.e fraction, will be rounded to next whole no.

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Note 1 : Not more than 50% of the rear and side marginal open spaces only (excluding entire front open space) may be permitted to be used for offstreet parking as above, the balance of the parking provision if required, would have to be under stilts, basement, lock up garages or areas beyond the marginal open spaces, provided that in the case of cinemas and similar assembly buildings at entry 3 above, the parking spaces shall be totally clear of minimum marginal open space except that one row of car parking may be allowed in the front open space without reducing the clear vehicular access way to less than 6 m.

Note 2 : In the case of auditoria, for educational buildings parking space shall be as per serial no. 4.

- 14.3** Offstreet parking space shall be provided with adequate vehicular access to a street; and the area of drives, aisles and such other provisions required for adequate manouvering of vehicle shall be exclusive of the parking space stipulated in these rules.
- 14.4** If the total parking space required by these Rules is provided by a group of property owners for their mutual benefit, such use of this space may be construed as meeting the off-street parking requirement under these Rules subject to the approval of the Authority. In such cases, the details of requirements for total development should be submitted, if a common parking space is proposed for the group of buildings and the owners of such buildings shall submit the layout showing such reservation, of parking space and also a registered undertaking that the area earmarked for the parking space will be kept unbuilt and will be developed as a parking lot.
- 14.5** In addition to the parking spaces provided, for building of - a) Mercantiles, b) Wholesale establishment, c) Hazardous and d) Industrial storage, loading and unloading spaces shall be provided at the rate of one space for each 1000 sq. m. of floor area of fraction thereof exceeding the first 200 sq. m. of floor area. Each such loading and unloading space shall not be less than 3.75 m. x 7.5 m.
- 14.6** In the case of parking spaces provided in basements, at least two ramps of adequate width and slope (See Rule No. 17) shall be provided, located preferably at opposite ends.
- 14.7 Podium Parking :**
- a) The ground coverage shall be measured the level from where the use commences.
 - b) Front margin shall be maintained as per the D. C. Rules.
 - c) Distance between podium floor and plot boundary shall be minimum 1.50 m. podium floor shall not be allowed in front marginal open space.
 - d) Podium floor shall be used exclusively for parking purpose. Height of podium shall be 2.40 m. upto beam bottom from ground level.
 - e) Marginal distances shall be measured excluding a distance of 1.5 m. from plot boundary (from podium roof).
 - f) Podium slab and its ramp shall be designed for load of fire engine and other heavy vehicles.
 - g) Podium shall be allowed for plots having area 2000 sq. m. and above for non congested area and 200 sq. m. and above for congested area.

14.8 Parking:

For parking of vehicles ofhandicapped people, the following provisions shall be made in addition to the existing requirements for all public buildings and facilities used by the public.

- a) Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 mt. from building entrance.
- b) The width of parking bay shall be minimum 3.60 mt.
- c) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
- d) Guiding floor, materials shall be provided or a device which guides visually impaired persons with audible signals or other devices which serves the same purpose shall be provided.

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15. PLINTH

15.1 Main Buildings - The minimum height of plinth for any buildings shall be 45 cm provided that in the case of special housing schemes for L. I. G. & E.W. S. Housing the plinth height may be allowed to be reduced to 30 cm.

15.1.1 Approach to Plinth Level - The following provisions shall be made in addition to the existing requirements for physically handicapped persons for all public buildings and facilities used by the public.

Every building shall 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.

- a) **Ramped Approach** : Ramp shall be finished with no slip material to enter the building. Minimum width of ramp shall be 1800 mm. with maximum, gradient 1: 12. Length of ramp shall not exceed 9.0 mt. having 800 mm. high hand rail on both sides extending 300 mm. beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50 mm.
- b) **Stepped Approach** : For stepped approach size of-tread shall not be less than 300 mm. and maximum riser shall be 150 mm- Provision of 800 min. high hand rail on both sides of the stepped approach similar to the ramped approach shall be made. In the buildings meant for the predominant use of the children, it will be necessary to suitably alter the height of the handrail and other fittings and fixtures, etc.
- c) **Exit / Entrance Door** : Minimum clear opening of the entrance door shall be 900 mm. and it shall not be provided with a step that obstructs the passage of wheel chair user. Threshold shall not be raised more than 12 mm.
- d) **Entrance Landing** : Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 mm x 2000 mm. The entrance landing that adjoin the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (limited to coloured floor material whose colour and rightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons (hereinafter referred to as 'guiding, floor material') (Appendix-U for explanatory notes). Finishes shall have a non slip surface with, a texture traversable by a wheel chair. Curbs wherever provided; should blend to a common level.

15.2 Habitable Rooms

15.2.1 Size - N habitable room shall have a floor area of less than 9.3 sq. m. except those in the hostels attached to recognized educational institutions wherein the minimum size of a habitable room for the residence of a single person shall be 7.5 sq. m. The minimum width of a habitable room shall be 2.4 m. One full side of a habitable room in which windows of minimum light and ventilation are provided shall abut on the required open space. In a two roomed tenement one room shall not be less than 4.3 sq. m. and other 7.5 sq. m.

15.2.1.1 In the case of Special Housing Scheme for Low Income Group, Economically Weaker Section of Society, the size of single room tenement shall be not less than 12.5 sq. m. with a minimum width of 2.4 m.

15.2.2 Height - The height of any room for human habitation including that of kitchen shall not be less than 2.75 m measured from the surface of the floor to the lowest point of the ceiling (bottom of slab). In case of centrally air-conditioned building height of the habitable room shall not be less than 2.4 m measured from the surface of the floor to the underside of the slab or to the underside of the false ceiling. The minimum clear head room under beam shall be 2.4 m.

15.2.2.1 In the case of pitched roof the average height shall not be less than 2.75 m and the minimum height at above level shall not be less than 2.1 m.

15.2.2.2 However, the maximum room height shall be 4.2 m, in case of all buildings excepting Residential Hotels of the category of 3 star and above. Assembly, Institutional, Educational, Industrial, Hazardous and Storage occupancies and in case of portions common to two floors of duplex flats.

Duplex flats shall mean Residential flat divided on two floors .with an internal stair case connecting the two floors.

15.3 Kitchen

15.3.1.1 Size -The area of the kitchen shall be not less than 5.5 sq.m. with a minimum width of 1.8 m. A kitchen width is also intended for use as a dinning room shall have a floor area not less than 9.5 sq. m. with a minimum width of 2.4 m.

15.3.1.2 In the case of Special Housing Scheme as given in rule no. 15.2.1.1 provision for kitchen may not be insisted. In case of double room tenements, the size of kitchen shall be not less than 5.5 sq. m. with a minimum width of 1.5 m. Where alcoves (cooking space having direct access from the main room without any intercommunicating door) are provided, the size shall not be less than 3 sq. m. with a minimum width of 1.5 m.

15.3.2 Other Requirements- Every room to be used as kitchen shall have:

- a) Unless separately provided, means for washing of kitchen utensils which shall load directly or through a sink to grated and trapped connection to the waste pipe;
- b) Window of not less than 1 sq. m, in area, opening directly on to an interior or exterior open space ; but not into a shaft (See Rule No. 15.13.5) and
- c) In case of multi-storeyed residential building more than 15 mt in height, refuse chutes.

15.4 Bath Room and Water Closets :

15.4.1 Size - The size of a bathroom shall be not less than 1.8 sq. mt with a minimum width of 1.2 mt. The minimum size of a water-closet shall be 1.1 sq. mt. with minimum width of 0.9 mt. If it is a combined bathroom and water closet the minimum area shall be 2.6 sq. m. with a minimum size of 1.2 mt.

15.4.1.1 In case of special Housing scheme given in Rule No. 15.2.1.1 the minimum size of bath rooms / water closets shall be as follows :

- a) Independent Water Closet - 1.1 x 0.9 mt
- b) Independent bath Rooms - 1.3 x 1.1 mt
- c) Combined bath room and water closet 2.0 sq. mt. with minimum width of 1.1 mt.

15.4.2 Height - The height of bath room or water closet measured from the surface of the floor to the lowest point in the ceiling (bottom of slab) shall be not less than 2.2 mt.

15.4.3 Other Requirements - Every bath room or water closet shall:

- a) be so situated that at least one of its walls shall open to external air with the size of opening (windows, ventilators, louvers) not less than 0.3 sq. m. in area and side not less than 0.3 (See Rule No. 15.13.4);
- b) not be directly over any room other than another water-closet, washing place, bath or terrace;
- 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 or such a room; and
- e) be provided with an impervious floor covering sloping towards the drain with a suitable grade and not towards verandah or any other room.

15.4.4 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. Every room containing water closet shall have a door completely closing the entrance to it.

15.4.5 Toilets - One special W. C. in a set of toilet shall be provided for the use of handicapped with essential provision of wash basin near the entrance for the handicapped for the public building and facilities used by the public :

- a) The minimum size shall be 1500 mm. × 1750 mm.
- b) Minimum clear opening of the door shall be 900 mm. and the door shall swing out;
- c) Suitable arrangement of vertical / horizontal handrails with 50 mm. clearance from wall shall be made in the toilets.;
- d) The W. C. seat shall be 500 mm. from the floor.

15.5 Loft - The maximum height of a loft shall 1.5m and the loft may be provided over residential kitchens, bath rooms, corridors and over shop floors, built up to an area of 25 percent over kitchens and full space of bath rooms, water closets and corridors, In shops with width upto 3 m lofts of 33.33% of the covered area may be provided. In shops with width above 3 m loft to 50 % of the covered area may be provided. The clear headroom under the loft shall not be less than 2.2 m.

15.6 Ledge or Tand

15.6.1 Size - A Ledge or Tand in 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;

15.6.2 Height- The clear headroom below the ledge shall not be less than 2.2 m.

15.6.3 The projections (cantilever) of cup-boards and shelves may be permitted and would be exempted from covered area calculations. Such projections may project upto 23 cm in the set backs for residential buildings provided the width of such cupboard/ shelves does not exceed 2.4 m and there is not more than one such cupboard/ shelf in each room.

15.7 Mezzanine Floor

15.7.1 Size - The aggregate area of the mezzanine floor shall not exceed 50% of the built up area of that floor. The minimum size of a mezzanine floor if it is used as a living room not be less than 9.5m

NOTE - Mezzanine floor area shall be counted towards FAR.

15.7.2 Height - The minimum height of a mezzanine floor shall be 2.2 m The head room under mezzanine floor shall not be less than 2.2 m (see rule no.15 .2.2.2).

15.7.3 Other Requirements - A mezzanine floor may be permitted provided that:

- a) it conforms to the standards of living room as regards lighting and ventilation in case the size of mezzanine floor is 9.5 m 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 or any part of it shall be used as kitchen; and
- d) In no case a mezzanine floor shall be closed so as to make it liable to be converted into unventilated compartments.

15.8 Store Room

15.8.1 Size - The area of a store room in residential buildings, where light, ventilation and height are provided at special standards lower than as required for living rooms shall not be more than 3 sq. m.

15.8.2 Height - The height of a store room shall be less than 2.2 m.

15.9 Garage

- 15.9.1** The area of parking lock up garage shall be included in FAR calculations, however, the built-up area of one garage per residential plot or one garage per plot area of 500 sq. m. (5000 sq. ft.) in other zones shall not be taken into consideration for the purposes of calculating maximum allowable ground coverage.
- 15.9.2 Garage Public** - Parking places in public buildings open from all sides and having only roofs top shall be exempt both from built-up area and FAR calculations .
- 15.9.3 Garage Private** - The size of a private garage in residential buildings shall be not less than 2.5 m x 5 m and not more than 3 m x 6 m. The garage if located in the side open space shall not be constructed within 1.5 m from the main buildings (see rule 13.4.2.1).
- 15.9.4**
- a) **Height**- The maximum head room in a garage and parking area shall be 2.4 m.
 - b) The plinth of garage located at ground level shall not be less than 15 cm above the surrounding ground level.
- 15.9.5** The garage shall be set back behind the building line for the street/ road on to which the plot abut and shall not be located affecting the access ways to the building.
- 15.9.5.1 Corner Site** - When the site front on two streets, the frontage would be as on the street having the larger width. In cases where the two streets are of the same width, then the larger depth of the site will decide the frontage and open space. In such cases the location of a garage (in a corner plot) if provided within the open spaces shall be located diagonally opposite the point of intersections)

15.10 Roofs

- 15.10.1** The roof of a building shall be so constructed or framed as to permit effectual drainage of the rain-water therefrom 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 or foundations of the building or those of an adjacent buildings.
- 15.10.2** The authority may require rain water pipes to be connected to a drain or sewer through a covered channel formed beneath the public footpath or in any other approved manner.
- 15.10.3** Terrace of buildings shall not be sub-divided and it shall have only common access.

15.11 Basement

- 15.11.1** The construction of the basement shall be allowed by the authority in accordance with the land use and other provisions specified under the Development Control Rules.
- 15.11.1.1** No basement shall be constructed within the prescribed set backs and the prescribed building lines and shall not exceed in area or the maximum permissible ground coverage of the building. Basement shall not be allowed if the Municipal Commissioner is of the opinion that the area is likely to be affected by flood.

15.11.1.2 Basement shall be allowed only for the following uses :

- a) Air Conditioning equipment and Air handling units, generator set room for the same building;
- b) Parking Spaces;
- c) Strong Room, Bank Cellars etc.

15.11.1.3 The basement shall not be used for residential purpose.

15.11.2 The basement shall have the following requirements :

- a) every basement shall be in every part at least 2.4 m in height from the floor to the underside of the roofslab or ceiling;
- b) adequate ventilation shall be provided for the basement. The standard of ventilation shall be the same as required by the particular occupancy according to Rules. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans, air-conditioning system etc.
- c) the minimum height of the ceiling or any basement shall be 0.9 m and maximum of 1.2 m above the average surrounding ground level.
- d) adequate arrangements shall be made such that surface drainage does not enter the basement;
- e) the walls and floors of the basement shall be water-tight and be so designed that the effect of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given; and
- f) the access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous in case of building 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 (See Rule No.17.4.3 (p)) Open ramps shall be permitted if they are constructed within the building line subject to the provision of (d).

15.12 Chimneys

15.12.1 Chimneys, where provided shall conform the requirements of IS: 145-1960.

15.12.2 Notwithstanding the provisions of rule no. 15.3.1 the chimneys shall be built at least 0.9 m above flat roofs provided the top of the chimney shall not be below the roofs provided the top of the chimney shall not be below the tops of adjacent parapet wall, in the case of sloping roofs, the chimney top shall not be less than 0.6 m above the ridge of the roof in which the chimney penetrates.

15.13 Lighting and Ventilation of Rooms

15.13.1 Lighting and Ventilation of Rooms : All habitable rooms including kitchen shall have, for the admission of light and air. one or more apparatuses, such as windows and fan lights, opening directly to the external air, or into an open verandah, not more than 2.4m in width.

15.13.2 Where the lighting and ventilation requirements are not met through day lighting and natural ventilation the same shall be ensured through artificial lighting and mechanical ventilation as per latest version of Part VIII Building Services Section / Lighting and Ventilation on National Building Code of India published by the Indian Standards Institution.

In the case of special types of buildings requiring artificial lighting and air-conditioning for special types of manufacturing or other process the requirements about natural day lighting and ventilation may be relaxed.

15.13.3 The minimum aggregate area of openings of habitable rooms and kitchens excluding doors, shall be not less than 1/8 of floor area.

15.13.4 No portion of a room shall be assumed to be lighted if it is more than 7.5 m from the opening assumed for lighting that portion.

15.13.5 Ventilation Shaft - For ventilating the space for water closures and bath room, if not opening on the front side, rear and interior open spaces, shall open on to the ventilation shaft, the size of which shall not be less than the values given below :

Height of Building 1m	Minimum Area of Ventilation Shaft in sq. m.	Minimum Side of Shaft in m
Upto 12	3.0	1.5
18	4.5	1.8
24	6.0	2.4
30	9.0	3.0
50	16.0	4.0
Above 50	25.0	5.0

Note : For building above 50m. mechanical ventilation system shall be installed besides the provisions of minimum ventilation shaft.

15.13.5.1 In the residential lodging hotels, where attached toilets are provided with mechanical ventilation system installed as per rule no.15.13.2, the size of the ventilation shaft may be relaxed by the Authority.

15.14 Parapet- Parapet walls and handrails provided on the edges of roof terraces, balcony etc. shall not be less than 1.05 m and not more than 1.20 m in height.

15.15 Cabin - The size of a cabin shall not be less than 3.0 sq. m. The clear passages within the divided space of any floor shall not be less than 0.75 m. and the distance from the farthest space in a cabin to any exit shall not be more than 18.5 m. In case the sub-divided cabin does not derive direct lighting and ventilation from any open space / mechanical means, the maximum height of the cabin shall be 2.2 m.

15.16 Wells - Wells, intended to supply water for human consumption or domestic purposes, where provided shall comply with the requirement of rule no. 15.16.1 and 15.16.2.

15.16.1 Location - The well shall be located:

- a) not less than 15 m from any ash pit, refuse pit, earth closet or privy and shall be located on a site upwards from the earth closet or privy;
- b) not less than 18 m from any cesspit, soakway or borehole latrine and shall be located on a site upwards from the earth closet or privy;
- c) that contamination by the movement of sub-soil or other water is unlikely; and
- d) not under a tree unless it has a canopy over it so that leaves and twigs do not fall into the well and rot.

15.16.2 Requirements - The well other than a bore well or a tube well shall:

- a) have a minimum internal diameter of not less than 1 m.;
- b) be constructed to a height not less than 1 m above the surrounding ground level to form a parapet or kerb to prevent surface water from flowing into a well and shall be surrounded with a paving constructed of impervious material which shall extend for a distance of not less than 1.8 m in every direction from the parapet or the kerb forming the well head and the upper surface of such a paving shall be sloped away from the well;
- c) be of sound and permanent construction (PUCCA) throughout, temporary or exposed (KUTCHA) wells shall only be permitted in fields or gardens for purpose of irrigation; and
- d) the interior surface of the lining or walls of the well shall be rendered, impervious for a depth of not less than 1.8 m measured from the level of the ground immediately adjoining the well head.

15.17 Septic Tanks - Where a septic tank is used for sewage disposal, the location, design and construction of the septic tank shall conform to requirements of 15.17.1 and 15.17.2

15.17.1 Location of Septic Tanks and Subsurface Absorption Systems : A subsoil dispersion system shall not be closer than 18 m from any source of drinking water, such as well, to mitigate the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building as economically possible but not closer than 6 m, to avoid damage to the structure.

15.17.2 Requirements:

- a) **Dimensions of Septic Tanks** - Septic Tanks shall have minimum width of 0.75 m minimum depth of one meter below water level and a minimum liquid capacity of one cubic meter, length of tanks shall be 2 to 4 times the width;
- b) Septic tanks may be constructed of brickwork, stone masonry, concrete or other suitable material as approved by the authority;
- c) Under no circumstances should effluent from a septic tank be allowed into an open channel, drain or body of water without adequate treatment;

- d) Minimum nominal diameter of pipe shall be 100 mm. Further, at junctions of pipes in manholes, direction of flow from a branch connection should not make an angle exceeding 45 degree with the direction of flow in the main pipe;
- e) The gradients of land drains, under drainage as well as the bottom of dispersion trenches and soak ways should be between 1 : 300 and 1 : 400;
- f) Every septic tank shall be provided with ventilating pipe of at least 50 mm diameter. The top of the pipe shall be provided with a suitable cage of mosquito proof wire mesh.

The ventilation pipe shall extend to a height, which would cause no smell nuisance to any building in the area. Generally, the ventilating pipe may extend to a height of about 2 m when the septic tank is at least 15 m away from the nearest building and to a height of 2 m above the top of the building when it is located closer than 15 meters;

- g) When the disposal of septic tank effluent is to seepage pit, the seepage pit may be of any suitable shape with the least cross sectional dimension of 90 cm and not less than 100 cm in depth below the invert level of the inlet pipe. The pit may be lined with stone, brick or concrete blocks with dry open joints which should be backed with at least 7.5 cm of clean coarse aggregate. The lining above the inlet level should be finished with mortar. In the case of pits of large dimensions, the top portion may be narrowed to reduce the size of the RCC cover slabs. Where no lining is used, specifically near trees, the entire pit should be filled with loose stones. A masonry ring may be constructed at the top of the pit to prevent damage by flooding of the pit by the surface run off. The inlet pipe may be taken down a depth of 90 cm from the top as an anti-mosquito measure; and
- h) When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm deep and 30 to 100 cm wide excavated to a slight gradient and shall be provided with 15 to 25 cm of washed gravel or crushed stones. Open jointed pipes placed inside the trench shall be made of unglazed earthenware, clay to concrete and shall have minimum internal diameter of 75 to 100 mm. No dispersion trench should be longer than 30 m and trenches should not be placed closer than 1.8 m.

15.18 Boundary Wall/ Compound Wall:

- a) Except with the special permission of the Authority the maximum height of the compound wall shall be 1.5 m above the centerline of the front street. Compound wall up to 2.4 m height may be permitted if the top 0.9 m is of open type construction of a design to be 2.4m – 0.9 m = 1.5 meter approved by the authority.
- b) In case of a corner plot the height of the boundary wall shall be restricted to 0.75 m for a length of 10m on the front and side of the intersection and balance height of 0.75m, if required in accordance with (a) may be made up of open type construction (through railings) and of design to be approved by the authority and

- c) the provisions of (a) and (b) are not applicable to boundary walls of jails, industrial buildings, electric sub-stations, transformer stations, institutional buildings like sanatoria, hospitals, industrial buildings like workshops, factories and educational buildings like schools, colleges, including the hostels and other uses of public utility undertakings height more than 2.4 m may be permitted by the authority.
- d) Compound gate should open entirely inside the property and shall not open any access/pathway/road/ street.

15.19 Office-cum-Letter Box Room - In the case of multistoried multifamily dwelling apartments constructed by existing and proposed Co-operative Housing Society or Apartment Owners Association, limited companies and proposed societies, an office-cum-letter box room of maximum dimension 2 m x 3 m shall be provided on the ground floor or under stilts.

15.20 Meter Rooms - For buildings identified in Rule No. 6.2.6.1. (m) provision shall be made for an independent and ventilated meter (service) rooms, as per requirements of electrical (service) supply undertakings on the ground floor with direct access from outside for the purpose of termination of electrical supply from the licenses service and alternate supply cables. The door/ doors provided for the service room shall have fire resistance of not less than two (2) hours.

15.21 Recycling of Waste Water - Installation of system of recycling of waste water from bathrooms & kitchen sinks (excluding water closet) is mandatory in building layouts having net plot area (excluding area under D. P. Reservations, D. P. Roads / Road widening) of 4000 sq. m. & above. The recycling system shall be installed as per the norms & specifications decided by the Municipal Commissioner from time to time. The treated water may be used for gardening & for all purpose other than drinking.

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16. PROVISION OF LIFTS

16.1 Provisions of lifts shall be made for all buildings more than 16 m in height (See Rule No. 23.2). Provided however that the lift shall be provided in public hospital buildings exceeding 8 m in height.

16.2 **Lifts** - Wherever lift is required as per existing provisions in addition to that for the public buildings and facilities, used by the public, provision of at least one lift shall be made for physically handicapped persons for the wheel chair user with the following cage dimensions of lift recommended for passenger lift of 13 person capacity of - Bureau of Indian Standards.

Clear Internal Depth : 1100 mm.

Clear Internal Width : 2000 mm.

Entrance Door Width : 900 mm.

- a) A hand rail not less than 600 mm. long at 1000 mm. above floor level shall be fixed adjacent to the control panel. In the building meant for the predominant use of children, it will be necessary to suitably alter the height of the handrail, fittings and fixtures etc.
- b) The lift lobby shall be of an inside measurement of 1800 mm. or more.
- c) The time of an automatically closing door should be minimum 5 second and the closing speed should not exceed 0.25 m/sec.
- d) The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached indicating that the door of the cage for entrance / exit is either open or closed.

16.3 In the case of building more than 24.0 m. height at least two lifts shall be provided for every dwelling except those situated on the ground and first floor without having to climb or to go down more than one floor.

16.4 In multi storied and high rise building more than 36 m. in height, one of the lift installed shall be where in one dimension is of 2.5 m. length so as to accommodate a stretcher in case of emergency.

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17. EXIT REQUIREMENTS:

17.1 **General-** The following general requirements shall apply to exists :

- a) Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of occupants in case of fire or other emergency.
- b) In every building exits shall comply with the minimum requirements of this part except those not accessible for general public use.
- c) All exit way shall be free of obstructions.
- d) No building shall be altered so as to reduce the number width or protection of exits to less than that required.
- e) Exits shall be clearly visible and the routes to reach the exits shall be clearly marked and sign posted to guide the population to floor concerned.
- f) All exit ways shall be properly illuminated.
- g) Firefighting equipment where provided along exits shall be suitably located and clearly marked but must not obstruct the exit way and yet there should be clear indication about its location from either side of the exit way.
- h) Alarm devices shall be installed for buildings above 15 m. in height (See Rule No. P-11) to ensure prompt evacuation of the population concerned through the exits.
- i) All exits shall provide continuous means of access to the exterior of a building or to an exterior open space leading to a street and
- j) Exits shall be so arranged that they may be reached without having to pass through another occupied unit, except in the case of residential buildings.
- k) In multi storied high rise and special buildings access to main stair case shall be gained through at least half an hour fire resisting automatic closing doors, placed in the enclosing walls of the staircases they shall be swing type doors opening in the direction of the escape.
- l) In multi storied high rise and special buildings exit signs with arrows indicating the escape route shall be provided at height of 1.5 m. from the floor level on the wall and shall be painted with fluorescent paint. All exit way signs should be flush with the wall and so designed that no mechanical damage to them can result from the moving of furniture or other heavy equipment.

17.2 **Type of Exits:**

- a) Exits shall be either of horizontal or vertical type. An exit may be doorway, corridor, passageway, to an internal staircase or external staircase, ramps or verandah and/ or terrace which have access to the street or to the roof of a building. An exit may also include a horizontal exit leading to an adjoining building at the same level; and
- b) Lifts and escalators shall not be considered as exits.

17.3 **Number and Size of Exits -** The requisite number and size of various exits shall be provided, based on the population in each room area and floor based on the occupant load capacity of exits, travel distance and height of buildings as per provisions of rule no. 17.3.1 to 17.3.3.

17.3.1 Arrangement of Exits - Exit shall be so located so that the total travel distance on the floor shall not exceed 22.5 m for residential, educational, institutional and hazardous occupancies and 30 m for assembly, business mercantile, industrial and storage occupancies. Whenever more than one exit is required for a floor of a building, exit shall be placed as remote from each other as possible. All the exits shall be accessible from the entire floor area at all floor levels.

17.3.2 Occupant Load - The population in rooms, area of doors shall be calculated based on the occupant load given in table 8.

17.3.3 Capacity of Exits - The capacity of exits (doors and stairways) indicating the number of persons that could be safely evacuated through a unit exit width of 50 cm shall be as given in Table 9.

17.3.4 For all buildings identified in rule no. 6.2.6.1, there shall be minimum of two staircases. They shall be of enclosed type stairways. At least one of them shall be on the external wall of building and shall open directly to the exterior, interior open space or to any open place of safety.

17.3.5 Staircase shall be of the following minimum width:

a) Residential Buildings (Dwellings) 1.0m.

NOTE - For Duplexes, pent houses and row houses with 2 storeys the minimum width shall be 0.75 m.

b) Residential Hotel Buildings 1.5m.

c) Assembly Building like auditoria theaters and cinemas 1.5m.

d) Educational Buildings 1.5m.

1) Not Exceeding 24 m.

TABLE NO. 8
OCCUPANTS LOAD

Sr. No. (1)	Group of Occupancy (2)	Occupant Load* Gross Area in m ² / Person (3)
1.	Residential	12.5
2.	Educational	4
3.	Institutional	15+
4.	Assembly:	
	(a) with fixed or loose seats and dance floors	0.6++
	(b) without seating facilities including dining rooms	1.5++
5.	Mercantile:	
	(a) street floor and sales basement	3
	(b) upper sale floors	6
6.	Business and Industrial	10
7.	Storage	30
8.	Hazardous	10

* The gross area shall mean plinth area of covered area.

+ Occupant load in dormitory portions or homes for the aged, orphanages, insane, asylums, etc., where sleeping accommodation is provided, shall be calculated at not less than 7.5 m² gross area/ person.

++ The gross area shall include, in addition to the main assembly room or space, any occupied connecting room or space in the same storey or in the storeys above or below, where entrance is common to such rooms and spaces and they are available for use by the occupants of the assembly place. No deductions shall be made in the gross for corridors closets or other sub-divisions; the area shall include all spaces serving the particular assembly occupancy.

TABLE 9
Occupants Per Unit Exit Width

Sr. No. (1)	Group of Occupancy (2)	Numbers of Occupants	
		Stairways (3)	Doors (4)
1.	Residential	25	75
2.	Educational	25	75
3.	Institutional	25	75
4.	Assembly	60	90
5.	Business	50	75
6.	Mercantile	50	75
7.	Industrial	50	75
8.	Stores	50	75
9.	Hazardous	25	40

- e) Institutional Buildings like hospitals
 - Upto 10 Beds - 1.5 m.
 - More than 10 Beds - 2.0 m.
- f) All Other Buildings - 1.5 m.

17.4 Other Requirements of Individual Exits-The detailed requirements of individual exits are given in Rule No. 17.4.1 to 17.4.6.

17.4.1 Doorways:

- a) Every exit doorway shall open into an enclosed stairway, a horizontal exit or corridor or passageway providing continuous and protected means of egress;
- b) No exit doorway shall be less than 100 cm in width. Doorways shall be not less than 200 cm in height. Doorways for bathrooms, water closets, stores etc shall be not less than 75 cm wide;
- c) Exit doorways shall open outwards, that is way from the room but shall not obstruct the travel along any exit. No door, when opened, shall reduce the required width of stairway of landing to less than 90 cm. Over head or sliding door shall not be installed.
- d) Exit door shall not open immediately upon a flight of stairs. A landing equal to at least the width of the door shall be provided in the stairway at each doorway. Level of landing shall be the same as that of the floor which it serves;

17.4.2 Revolving Doors:

- a) Revolving doors may be used as required exit only in residential, business and mercantile occupancies, but shall not constitute more than half the total required door width;
- b) When revolving doors are considered as required exit way the following assumptions shall be made.
 - 1) each revolving door shall be credited one half a unit exit width; and
 - 2) revolving doors shall not be located at the foot of a stairway. Any stairway served by a revolving door shall discharge through a lobby or foyer.

17.4.3 Stairways :

- *a) Interior stairs shall be constructed of non-combustible materials throughout.
- *b) Interior stairs shall be constructed as a self contained unit with at least one side adjacent to an external wall and shall be completely enclosed.
- c) A staircase shall not be arranged round a lift shaft unless the latter is entirely enclosed by a material of fire-resistance rating as that for type of construction itself. For building more than 15 m in height, the staircase location shall be to the satisfaction of Chief Fire Officer, Pimpri Chinchwad Municipal Corporation, Fire Brigade.
- d) Hollow combustible construction shall not be permitted.
- e) The minimum width of an internal staircase shall be 100 cm subject to provisions of Rule No. 17.3.5.
- f) The minimum width of tread without nosing shall be 25 cm for an internal staircase for residential buildings. In the case of other buildings the minimum tread shall be 30 cm. The treads shall be constructed and maintained in a manner to prevent slipping.
- g) The maximum height of riser shall be 19 cm in the case of residential buildings and 15 cm in the case of other buildings. They shall be limited to 12 per flight. For Low Income Housing Scheme in the narrow plots, the risers may be provided in one flight.
- h) Handrails shall be provided with a minimum height of 90 cm from the center of the tread. In the case of public offices, assembly halls, hospitals etc., an additional low rail shall be provided at a height of 75 cm.
- i) The minimum head room in a passage under the landing of a staircase and under the staircase shall be 2.2m.
- j) No living space, store or other fire risk shall open directly into the staircase or staircases.
- k) Internal exit door of staircase enclosure at ground level shall open directly to the open space or shall be such as can be reached without passing through any door other than a door provided to form a draught lobby.

- l) In case of single staircase it shall terminate at the ground floor level and the access to the basement shall be by a separate staircase. Wherever the building is served by more than one staircase, one of the staircases may lead to basement level provided the same is separated at ground level by either a ventilated lobby or a cut Off screen wall without opening, having a fire resistance of not less than 2 hours with discharge point at two different ends or through enclosures (See Rule No. 15.11.12 (f)). It shall also be cut off from the basement area at various basement levels by a protected and ventilated lobby / lobbies. The staircases shall be lighted and ventilated and the minimum size of openings on walls abutting to open spaces shall be 0.3 sq. m. per landing.

17.4.3.1 Stair Ways : One of the stair-ways near the entrance/exit for the physically handicapped shall be made in addition to existing provisions for all the public buildings and facilities used by the public have the following provisions :-

- a) The minimum width shall be 1350 mm.
- b) Height of the riser shall not be more than 150 mm. and width of the tread 300 mm. The steps shall not have abrupt (square) nosing.
- c) Maximum number of risers on a flight shall be limited to 12.
- d) Hand rails shall be provided on both sides and shall extend 300 mm. on the-top and bottom of each flight of steps. In the buildings meant for 'the predominant use of the children, it will be necessary to suitably alter the height of the handrail and other fittings and fixtures.

17.4.4 Fire Escape or External Stairs - For buildings above 15 m in height fire escape stairs shall be provided subject to the following conditions :

- a) Fire escape shall not be taken into account in calculating the evacuation time of a building.
- b) All fire escapes shall be directly connected to the ground.
- c) Entrance to fire escape shall be separate and remote from the internal staircase.
- d) The route to fire escape shall be free of obstructions at all times, except a doorway leading to the fire escape which shall have the required fire resistance.
- e) Fire escape shall be constructed on non-combustible materials.
- f) Fire escape stairs shall have straight flight not less than 75 cm wide with 25 cm treads and risers not more than 19 cm. The number of risers shall be limited to 16 per flight.
- g) Handrails shall be of a height not less than 90 cm.

17.4.5 Spiral Stairs (Fire Escape) - The use of spiral staircase shall be limited to low occupant load and to a building of height 9 m unless they are connected to platform, such as balconies and terraces to allow escapes to pause.

A spiral fire escape shall be not less than 150 cm in diameter and shall be designed to give adequate headroom.

17.4.6 Ramps

- *a) Ramps with a slope of not more than 1 to 10 may be substituted for and shall comply with all the applicable requirements of required stairways as to enclosure, capacity and limited dimensions. Ramps shall be surfaced with approved non slipping material. Provided that in the case of public offices, hospitals, assembly halls etc. The slope of the ramp shall not be more than 1 in 12.
- b) The minimum width of the ramps in hospitals shall be 2.25 m.
- c) Handrails shall be provided on both sides of the ramp.
- d) Ramps shall lead directly to outside open space at ground level or courtyards or safe place.

17.4.7 Corridors

- *a) The minimum width of corridors shall not be less than 0.9 m in the case of 2 storey row housing residential building and in the case of other buildings an actual width shall be calculated based on the provision of rule no 17.3.1 to 17.3.3.
- b) In case of more than one main staircase of the building interconnected by a corridor or other enclosed space, there shall be at least one smoke stop door across the corridor or enclosed space between the doors in the enclosing walls or any two staircases.

17.4.7.1 Corridor Connecting the Entrance/ Exit for the Physically Handicapped : The provisions shall be made in addition to existing requirements for all public building and facilities used by the public.

The corridor connecting the entrance / exit for the physically handicapped leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired person's either by a person or by signs, shall be provided as follows :

- a) Guiding floor materials shall be provided or devices that emit sound to guide visually impaired persons.
- b) The minimum width shall be 1500 mm.
- c) In case there is a difference of level slope ways shall be provided with a slope of 1: 12.
- d) Hand rails shall be provided for ramps/ slope ways.

17.4.8 Refuge Area - For all buildings exceeding 24 m. in height one refuge area shall be provided as follows.

- a) For floors 24.00 m. to 36.00 m. - One refuge area on the floor immediately after 24.00 m.
- b) For floors 36.00 m. to 70.00 m - One refuge area immediately after 36.00 and on every seventh floor thereafter.

17.4.8.1 Refuge area shall be provided on periphery of the floor and open to air at least on one side protected with suitable railings. Each refuge area shall be minimum 1/4th of the maximum coverage of building. This refuge area shall not be counted in FSI.

17.4.9 Lifts

- a) All the floors shall be accessible for 24 hours by the lifts. The lift provided in the building shall not be considered as means of escape in case of emergency.
- b) Grounding switch at ground floor level to enable the fire service to ground the lift cable in an emergency shall also be provided.
- c) The lift machine rooms shall be separate and no other machinery shall be installed therein.

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18. FIRE PROTECTION REQUIREMENTS

- 18.1** Buildings shall be planned designed and constructed to ensure fire safety and this shall be done in accordance with part IV fire protection of national building code of India, unless otherwise specified in these rules. In the case of buildings identified in rule no 6.2. 6.1. The building scheme shall also be cleared by the chief fire officer Pimpri-Chinchawad Municipal Corporation Fire Brigade.
- 18.2** The additional provisions related to fire protection of building more than 15 m in height and building identified in rule no 6.2 6.1 shall be as given in Appendix P.

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19. SPECIAL REQUIREMENT OF OCCUPANCIES

19.1 Special Requirement of Educational Building

19.1.1 No class room shall admeasure less than 38 sq .m with a minimum dimension 5.5.m

19.1.2 The height of any class room shall not be less than 3.6 m

19.1.3 **Exit requirement:** This shall conform to rule 17 and 17.3.5

19.1.4 **Requirements of Water Supply, Drainage and Sanitation :** These shall be conform to requirement of rule no 24.2 and 24.3 and tables 10 and 15.

19.1.5 **Parking Spaces :** These shall conform to rule 14 and table 6

19.2 Special Requirement of Institutional Buildings (Hospitals, Maternity Homes and Health center, Sanatoria).

19.2.1 No special room in the Hospital building shall admeasure less than 9.5 sq. m. in area with no side less than 3 m.

19.2.2 Area of the general wards shall not admeasure less than 40 sq mt with no side less than 5.5m.

19.2.3 **Exit requirement:** This shall conform to rule No. 17 and 17.3.5

19.2.4 **Requirements of Water Supply Drainage and Sanitation :** These shall be conform to requirement of rules, No. 24.2 and 24.3 and tables 10 ,16 and 17

19.2.5 **Parking Spaces :** This shall conform to rule no. 14 and Table 6.

19.3 Special Requirements of Cinema Theaters (Assembly Halls)

19.3.1 They shall conform to the provisions of Maharashtra Cinema (Regulation) rules 1966, as amended from time to time.

19.3.2 **Exit requirement:** These shall conform to rule No. 17 and 17.3.5

19.3.3 **Requirement of Water Supply, Drainage and Sanitation :** These shall be conform to requirements of rule no. 24.2 and 24.3 and Tables 10, 11 and 20

19.3.4 **Parking Spaces:** These shall conform to rules No. 14 and 14.7 and Tables 6

19.4 Special Requirements of Mercantile Buildings

19.4.1 Minimum area of the shop shall be 6 sq. mt. in R - 1 Zone with minimum width of 2.0 m. and 10 sq. mt. in R2 and other zones with a minimum width of 3 m.

19.5 Special Requirement of Industrial Buildings

19.5.1 In addition to provisions of these rules/regulations prescribed under factory Act shall be applicable.

- 19.5.2** In case of Industrial Building with different operations/process, the different (Gaseous, solids, liquid) effluents shall be so treated, Subject to the approval of Maharashtra water Prevention of Pollution Board and Chief Inspector of Steam Boilers and Smoke Nuisance, before letting it out on the air. Ground or water course.
- 19.5.3 Exit requirement:** These shall conform to rules no 17 and 17.3.5.
- 19.5.4 Requirements of Water Supply, Drainage and Sanitation :** These shall be conform to rule no 24.2 and 24.3 and tables 10, 11 and 23
- 19.5.5 Parking Loading and Unloading Spaces :** These shall be conform rule nos. 14, 14.5 and tables 6.
- 19.6** Special requirements for buildings above 21 m and high rise buildings, which will be permitted only in non-congested area irrespective of road widening F. S. I. for all types of buildings except industrial buildings.
- 19.6.1 HIGH RISE BUILDING -** High rise building means building of a height of 24.00 m. or more, above average surrounding ground level.
- (Provided that the building, if it is more than 24 m. built for Slum redevelopment scheme for accommodation existing slum dwellers situated on a site occupied by the existing slum dwellers, shall not be treated as High Rise Building).
- 19.6.2 Buildings of height above 21 m & below 24 m**
- a) Minimum area of the plot shall be 1000.00 sq. m.
 - b) Front set back (minimum) shall be 6.00 m.
 - c) Side or rear margin (minimum) shall be 7.50 m.
 - d) Ground coverage (maximum) shall be 1/4 of the plot, which shall be measured above the stilt.
 - e) Minimum width of access road shall be 9.00 m. which shall join another street of equal or greater width.
 - f) Entire building shall be on stilts only, and area of which shall be maximum 50% of the plot (Basement shall be permitted)/
 - g) Fire-protection measures shall be as per Appendix P, subject to the clearance of Chief Fire Officer, PCMC & payment of premium as decided by the Municipal Commissioner.
- 19.6.3 High Rise Building, Building above 24 m & up to 30.60 m.**
- a) Minimum area of the plot shall be 1000.00 sq. m.
 - b) Front set back (minimum) shall be 7.50 m.
 - c) Side or rear margin (minimum) shall be 7.50 m.
 - d) Ground coverage (maximum) shall be 1/5 of the plot, which shall be measured above the stilt.
 - e) Minimum width of access road shall be 12.00 m. which shall join another street of equal or greater width.

- f) Entire building shall be on stilts only, and area of which shall be maximum 50% of the plot (basement shall be permitted).
- g) Additional fire protection requirements mentioned in Appendix P shall be applicable, subject to the clearance of Chief Fire Officer, PCMC & payment of premium as decided by the Municipal Commissioner.
- h) Appointment of Structural Engineer shall be made while applying for building permission, and his structural stability certificate shall be furnished, while applying for plinth checking certificate and part or full occupancy certificate or whenever directed by the Municipal Commissioner.

19.6.4 High Rise Building, Building above 30.60 m. & up to 36.00 m.

- a) Minimum area of the plot shall be 2000.00 sq. m.
- b) Front set back (minimum) shall be 7.50 m.
- c) Side or rear margin (minimum) shall be 7.50 m.
- d) Ground coverage (maximum) shall be 1/5 of the plot, which shall be measured above the stilt.
- e) Minimum width of access road shall be 12.00 m. which shall join another street of equal or greater width.
- f) Entire building shall be on stilts only, and area of which shall be maximum 50% of the plot (basement shall be permitted)
- g) Additional fire protection requirements mentioned in Appendix P shall be applicable, subject to the clearance of Chief Fire Officer, PCMC & payment of premium as decided by the Municipal Commissioner.
- h) Appointment of Structural Engineer shall be made while applying for building permission, and his structural stability certificate shall be furnished, while applying for plinth checking certificate and part or full occupancy certificate, or whenever directed by the Municipal Commissioner.
- i) High rise building above 30.60 m. and up to 36.00 m. shall be permitted only after the Municipal Commissioner is satisfied that the fire fighting system is well equipped and strengthened to meet the requirements.

- NOTE**
- 1) No fire brigade premium will be charged for Slum Redevelopment Schemes approved as per "Appendix - T".
 - 2) Two tier stilt may be permitted with ramps clear of marginal open spaces.
 - 3) Notwithstanding anything contained in these rules, the Municipal Commissioner may grant or reject the permission of High Rise Buildings in cases where the site situation so demands.

**D. C. Regulation No. 19.6.5
High-Rise Building Table**

Sr. No.	High-Rise Building Permissible Height	Minimum Area of Plot Required	Minimum width of Access Road Required in mts.	Marginal Open Spaces On Other Sides in mts	Front Set Back in Mts.
1	2	3	4	5	6
1	Above 36 m. and upto 40 m.	2000	12	9	9
2	Above 40 m. and upto 50 m.	4000	15	9	12
3	Above 50 m. and upto 70 m.	6000	18	10	12

Note:

- a) H - is overall height of the building as measured from surrounding average ground level of the plot.
- b) For buildings having height more than 36 mts. the required marginal distances, parking requirements and firefighting requirements shall not be relaxed by municipal commissioner.
- c) Before permitting such high-rise buildings/ tower like structure on the lands which fall under the extended lines of Airport or Gliding Centre Air funnel No Objection Certificate from the concerned Airport Authority shall be obtained.
- d) 1) More than two basements may be permissible.
2) If basement parking is provided and is sufficient for parking then stilt shall not be insisted.
- e) Additional fire protection requirement mentioned in appendix (P) annexed hereto shall be applicable as subject to clearance of Chief Fire Officer and payment of premium as may be decided by the Municipal Commissioner.
- f) Appointment of structural engineer of special category as certified by the Pimpri Chinchwad Municipal Corporation shall be made while applying for building permission and his structural stability certificate shall be furnished while applying for plinth checking certificate.
- g) In case of two or more high-rise buildings proposed on a single site, the set back shall be applied considering them as a common building. In such cases, the distance between the two buildings shall be open space required for single highest building.
- h) High-rise building above 36.0 m. and upto 70.00 m. shall be permitted only after the Municipal Commissioner is satisfied that the firefighting system is well equipped and strengthened to meet the requirements.
- i) The access road mentioned in table above should join another street of equal or greater width.
- j) Separate provision of service and fire lifts shall be necessary.
- k) Service auditing in each year is compulsory for high-rise building.
- l) Any provision which is not covered under this regulation shall be governed by the National Building Code.

- m) Basement or podium shall not be permissible within required front and other marginal open spaces.
- n) No construction of any sort shall be permissible within minimum required marginal distances (for example Otta, Chabutara, Stairs, water tank, podium, basement, ramp etc.)
- o) Soft copy of the structural design shall be submitted to Municipal Corporation at the time of submission of building plan and shall be preserved by the Municipal Corporation carefully.
- p) Municipal Corporation shall charge 'Fire Infrastructure Charges' as given below. Fire infrastructure charges shall be deposited in the separate account under the Head of Fire Infrastructure Charges and such amount shall only be used for establishment and expansion of Fire Infrastructure facilities.

Height of the Building	Fire Infrastructure Charges Per sq. mt. Built-Up Area
From 40 mts. upto less than 60 mts.	Rs. 1,000/-
From 60 mts. upto less than 70 mts.	Rs. 1,500/-

- q) While calculating fire infrastructure charges, the rates given for the height specified in the table shall be made applicable. For example while calculating Fire Infrastructure Charges for building of 70 mts., height rate of Rs. 1,000/- sq. mtrs. shall be applied for first 20 mtrs. rate of Rs. 1,500/- sq. mtrs. for next 10 mtrs.
- r) Any of the provisions of these rules may be relaxed by Government except F. S. I.

19.6.5 For all buildings exceeding 24.0 m. in height i.e. for high rise buildings refuge floor shall be provided at 8th floor or in between 24 m. and 27 m. height as per the direction of the Municipal Commissioner from time to time.

Refuge floor area will not be taken in FAR calculations. Height of the refuge floor shall not be permissible more than 2.4 m.

19.6.6 In the case of multi-storied / multi-family dwelling apartments having height more than 24 m. from ground level, separate garbage chutes for dry and wet garbage shall be provided with proper garbage collecting room at ground floor.

19.7 Special requirements of lodging hotels, hostels.

19.7.1 Minimum area of habitable room / lodging room shall be 12 sq. m. including combined toilet.

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PART - III : STRUCTURAL SAFETY AND SERVICES

20. STRUCTURALDESIGN

- 20.1** The structural design of foundations elements made of masonry, timber, plain concrete reinforced concrete, prestressed concrete and structural steel shall be carried out in accordance with part VI Structural Design, Section 1 - Loads, Section 2 - Foundation, Concrete, Section 3 - Wood, Section 4 - Masonry, Section 5 - Concrete, Sections Steel of National Building code of India.

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21. QUALITY OF MATERIALS AND WORKMANSHIP

- 21.1** All materials and workmanship shall be of good quality conforming generally to accepted standard of public works Department of Maharashtra and Indian Standard Specification and codes as included in part V Building Materials and part VII Constructural Practices and safety of National Building code of India.
- 21.2** All borrow pits dug in the course of construction & repair of buildings, roads, embankments etc shall be deep and connected with each other in the formation of a drain directed towards the lowest level and properly stepped for discharge into a river stream, channel or drain and no person shall create any isolated borrow pit which is likely to cause accumulation of water which may breed mosquitoes.

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22. ALTERNATIVE MATERIALS, METHODS OF DESIGN AND CONSTRUCTION AND TESTS:

- 22.1** The provisions of the rules are not intended to prevent the use of any material or method of design or construction not specifically prescribed by the rules provided any such alternative has been approved.
- 22.1.1** The provisions of these rules are also not intended to prevent the adoption for architectural planning and layout conceived as an integrated development scheme.
- 22.2** The authority may approve any such alternative provided it is found that the proposed alternative is satisfactory and conform to the provisions of relevant parts regarding material, design & construction and that material, method or work offered is, for the purpose intended at least equivalent to that prescribed in the rules in quality, strength, compatibility, effectiveness, fire and water resistance durability and safety.
- 22.3 Tests :** Whenever there is sufficient evidence of compliance with the provisions of the rules or evidence that any material or method of design or construction does not conform to the requirement of the rules or in order to substantiate claims for alternative materials, design or methods of constructions, the Authority may require test sufficiently in advance as proof of compliance. These tests shall be made by an approved agency at the expense of the owner.
- 22.3.1** Test methods shall be as specified by the rules for the materials or design or construction in question. If there are no appropriate test methods specified in the rules, the authority shall determine the test procedure. For methods of test for building materials, reference may be made to relevant Indian Standards as given in the National Building code of India published by Indian standards institution. The latest version of the national building code of India shall be taken into account at the time of enforcement of these rules.
- 22.3.2** Copies of the results of all such tests shall be retained by the authority of a period of not less than two years after the acceptance of the alternative mater.

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23. BUILDING SERVICES

23.1 The planning, design and installation of electrical installation, air conditioning and heating work shall be carried out in accordance with part VIII Building Services Section 2 - Electrical Installation, Section 3 - Air Conditioning and Heating, of National Building code of India.

23.2 The planning design including the number of lifts type of lifts .capacity of lifts depending on occupancy of buildings population on each floor based on occupant load height of building shall be in accordance with Section 5 - Installation of Lifts and Escalators and National Building code of India. In existing buildings, in case of proposal for one additional floor, existing lift may not be raised to the additional floor.

23.2.1 Maintenance of Lift in Working - The lift shall be maintained in working order in line with provision of rules no. P-5 (see rule no. 10.1).

23.3 Special Provisions for Installation of Water Heating Systems

Solar Water Heating System should be made in the Building for Hospitals, Hotels, Guest House, Police Men /Army Barracks, Canteens, Laboratories and Research Institutions, Hostels of School and Colleges and other Institutions.

23.3.1 The solar water heating systems should be mandatory in the hospitals and hotels, where the hot water requirement is of continuous nature. In these buildings the system must be provided with auxiliary back-up.

23.3.2 The use of solar water heating system is also mandatory in the following type of buildings in Government / Semi Government and Institutional buildings where the hot water requirement may not be continuous/permanent

- i) Guest Houses
- ii) Policemen, Army Barracks
- iii) Canteens
- iv) Laboratory and Research Institutions where hot water is needed
- v) Hostels, Schools, Colleges and Other Institutes

The installation of the electrical back up in all such water heating systems shall be optional depending on the nature of requirement of hot water.

It is suggested that solar water heating systems of the capacity of about 100 liters per day based on the thermosyphon with necessary electrical back up be installed at residential buildings like hostels.

23.3.3 In order to facilitate the installation of the solar water heating systems, the new buildings of aforesaid types shall have following provisions :

- a) All such buildings where solar water systems are to be installed will have open sunny roof area available for installation of solar water heating system.

- b) The roof loading adopted in the design of such building should be at least 50 kg. per sq. mt. for the installation of solar water heating system.
- c) Solar water heating can also be integrated with the building design. These can either be put on the parapet or could be integrated with the south facing vertical wall of the building. The best inclination of the collector for regular use throughout the year is equal to the local latitude of the place. The collectors shall be facing south. However, for only winter use, the optimum inclination of the collector would be (latitude + 15 degrees of the south). Even if the collectors are built in the south facing vertical wall of the building the output from such Collectors during winter month is expected to be within 32% out put from the optimum inclined Collector.
- d) All the new buildings of aforesaid types to be constructed shall have an installed hot water line from the rooftop and also insulated distribution pipelines to each of the points where hot water is required in the building.
- e) The capacity of the solar water heating system to be installed on the buildings shall be described on the basis of the average occupancy of the buildings. The norms for hospitals, hotels and other functional buildings are given below :

Sr.No.	Type of Buildings	Per Capita Capacity Recommended (Liters Per Day)
1	Hospital	100
2	Hostels	150
3	Hostels & other such buildings	85
4	Canteens	As required
5	laboratory & Research Institutions	As required

- f) An open area of 3 sq. mt. would be required for installation of a Collector which supplies about 100 liters of water per day. At least 60 percent of the roof area may be utilised for installation of the system.
- g) The specification for the solar water heating system laid down by the Ministry of Non-Conventional Energy Sources can be allowed. Flat plate Collector conforming to IS No. 12933 shall be used in all such solar water heating systems.

Note 1 : The commissioner may add to the list of buildings mentioned above on which installation of solar water heating system can be made mandatory.

Note 2 : The Commissioner shall insist on installation of Collectors, Solar Heating System on the terraces of the buildings whenever existing use of any building is proposed to be changed had utilized for the purposes as per the list mentioned above for harnessing solar energy for purposes other than water heating as well.

□□□

24. PLUMBING SERVICES

24.1 The planning, design, construction and installation of water supply, drainage and sanitation and gas supply systems relevant rules of the corporation in force and in absence of rules as per National Building Code of India.

24.2 **Requirement of Water Supply in Building** - The total requirement of supply shall be calculated based on the population as given below:

Occupancy	Basis
Residential Building	- 5 person/tenement
Other Buildings	- No of Person based on Occupant Load and Area of Floors given in Tables 8

24.2.1 The requirement of water supply for various occupancies shall be as given in table 10, 11 and 12 or as specified by the authority from time to time.

24.2.2 **Drinking Water** : Suitable provision of drinking water shall be made for the physically handicapped near the special toilet provided for them, in the public buildings and facilities used by public.

24.3 **Requirement of Sanitary Fittings** - The sanitary fitting and installations for different occupancies shall be as given in table 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 & 24.

24.3.1 The total requirement shall be calculated based on the population as rule no 24.2

24.4 Rain Water Harvesting

24.4.1 All the layout open spaces / amenity spaces of housing societies and new constructions / reconstructions / additions on plots having area not less than 300 sq. m. in non gaothan areas shall have one or more Rain Water Harvesting structures having a minimum total capacity as prescribed in sub rule 24.4.4 provided that the Municipal Commissioner may approve the Rain Water Harvesting structures of specification different from those in sub rule 24.4.4 subject to the minimum capacity of Rain Harvesting ensured in each case.

24.4.2 The owner/ society of every building mentioned in the sub rule 24.4.1 above shall ensure that the Rain Water harvesting structure is maintained in good repair for storage of water for non-potable purposes or recharge of ground water at all times.

24.4.3 The Municipal Commissioner may impose a levy of to exceeding Rs. 1,000/- per annum for every 100 sq. m. of built up area for the failure of the owner of any building mentioned in the sub rule 24.4.1 above to provide or to maintain rain water harvesting structures as required under these bye laws.

24.4.4 Rain water harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

- 1) The following systems may be adopted to harvesting the rain water drawn from terrace and the paved surface.
 - i) Open well of a minimum 1.00 m. diameter and 6.00 m. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
 - ii) Rain Water Harvesting for recharge of ground water may be done through a well around which a pit of one meter width may be excavated up to a depth of at least 3.00 mt. And refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the bore well.
 - iii) An impervious surface / underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.
 - iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphologies and topographical condition, the pits may be of the size of 1.20 mt. Width x 1.20 mt. length x 2.00 mt to 2.50 mt. Depth. The trenches can be of 0.60 mt. Width x 2.00 to 6.00 mt length x 1.50 to 2.00 mt. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials :-
 - a) 40 mm stone aggregate as bottom layer up to 50 per cent of the depth.
 - b) 20 mm stone aggregate as lower middle layer up to 20 per cent of the depth.
 - c) Coarse sand as upper middle layer up to 20 per cent of the depth.
 - d) A thin layer of the sand as top layer.
 - e) Top 10 per cent of the pits / trenches will be empty and a splash is being provided in this portion in such a way that roof top water falls on the splash pad.
 - f) Brick masonry wall is to be constructed on the exposed surface of pits / trenches and the cement mortar plastered.
The depth of wall below ground shall be such that the wall prevents loose soil entering into pits / trenches. The projection of the wall above ground shall at least be 15 cms.
 - g) Perforated concrete slab shall be provided on the pits / trenches.
- xii) If the open Space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.

- 2) The terrace shall be connected to the open well/ bore well/ storage tank/ recharge pit/ trench by means of HOPE/ PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm diameter for a roof area of 100 sq. mt.
- 3) Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
- 4) The water so collected / recharged shall as far as possible be used for non-drinking and non-cooking purpose.

Provided that when the rain water in exceptional circumstances will be utilized for drinking and/ or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rainwater has been provided.

Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

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TABLE 10

PER CAPITA WATER REQUIREMENTS FOR VARIOUS OCCUPANCIES/ USES

S No. 1)	Type of Occupancy 2)	Consumption Per Head Per Day (in Liters) 3)
1	Residential	
	a) Inlivingunits	135
	b) Hotels with Lodging accommodation (per bed)	180
2	Educational	
	a) Day Schools	45
	b) Boarding Schools	135
3	Institutional (Medical Hospitals)	
	a) No. of Beds not Exceeding 100	340
	b) No. of Beds Exceeding 100	450
	c) Medical Quarters and Hostels	135
4	Assembly- Cinema Theaters, Auditoria etc. (Per Seat of Accommodation)	15
5	Government or Semi - Public business	45
6	Mercantile (Commercial)	
	a) Restaurants (Per Seat)	70
	b) Other Business Buildings	45
7	Industrial	
	a) Factories where Bath Rooms are to be Provided	45
	b) Factories where Bath Rooms are to required to be Provided	30
8	Storage (Including Warehousing)	30
9	Hazardous	30
10	Intermediate/ Stations (Excluding Mail and Express Stops)	45 (25)*
11	Junction Stations	70(45)*
12	Terminal / Stations	45
13	International and Domestic Airports	70

* The values in paranthesis are for stations where bathing facilities are not provided.

Note : The number of persons for Sr. no (10) to (13) shall be determined by the average number of passengers handled by the station daily. Due consideration may be given to the staff and workers likely to use the facilities.

TABLE 11
FLUSHING STORAGE CAPACITIES

Sr. No. (1)	Classification of Building (2)	Storage Capacity (3)
1	For tenements having common convenience	900 Liters net per w. c. seat
2	For residential premises other than tenements having common convenience	270 Liters net for one w.c. seat and 180 for each additional seat in the same flat.
3	For factories and workshops	900 Liters per w.c. seat and 180 Liters per urinal seat
4	For Cinemas, public assembly halls etc	900 Liters per w.c. seat and 350 Liters per urinal seat

TABLE 12
DOMESTIC STORAGE CAPACITIES

Sr. No. (1)	No. of Floors (2)	Storage Capacity (3)	Remarks (4)
For Premises Occupied as Tenements with Common Conveniences			
1	Floor 1 (Ground)	Nil	Provided no down take fittings are installed
2	Floors 2, 3, 4, 5 and Upper Floors	500* Liters Per Tenements	
For Premises Occupied as Flats or Blocks			
1	Floor 1	Nil	Provided no down take fittings are installed
2.	Floors 2, 3, 4, 5 and Upper Floors	500*Liters	

- Note :**
- 1) If the premises are situated at a place higher than the road level in front of the premises, storage at ground level shall be provided on the same lines as on floor.
 - 2) The above storage may be permitted to be installed provided that the total domestic storage calculated on the above basis is not less than the storage calculated on number of down take fittings according to the scales given
 - Down take Taps - 70 Liters each
 - Showers - 135 Liters each
 - Bath Tube - 200 Liters each

Subject to provisions of water supply and drainage rules.

TABLE 13
SANITATION REQUIREMENTS FOR SHOPS AND COMMERCIAL OFFICES

Sr. No. (1)	Fitments (2)	For Personnel (3)
1	Water Closet	One for every 25 persons or part thereof exceeding 15 (including employees and customers). For female personnel 1 per every 15 persons or part thereof exceeding 10.
2	Drinking Water	One for every 100 persons with a minimum of one on each floor.
3	Wash Basin	One for every 25 persons or part thereof. One of such wash basins on each floor shall be fixed at height of 80 ems with tap at 100 ems above finished floor level for the use of handicapped disable, old and infirm persons
4	Urinals	Same as Sr. No. 3 of Table 15
5	Clearness Sink	One per floor minimum preferably in or adjacent of sanitary rooms
<p>Note : No. of customers for the purpose of the above calculation shall be the average number of persons in the premises for a time interval of one hour. During the peak period, for male-female calculation and ratio of 1 : 1 may be assumed.</p>		

TABLE 14
SANITATION REQUIREMENTS FOR HOTELS

Sl. No.	Item	For Residential Public	For Public Rooms		For Non-Residential Staff	
			For Males	For Female	For Males	For Females
1	2	3	4	5	6	7
1.	Water Closets	One per 8 persons committing occupants of the room with attached water closet, minimum of 2 in both sexes lodged.	one per 100 persons upto 400 persons; for over 400 add at the rate of one per 250 persons or part thereof	2 or 100 persons upto 200 persons; over 200 add at the rate of 1 per 100 persons or part thereof	one for 1-15 persons two for 16-35 persons three for 36-65 persons four for 66-100 person	1 for 1-12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41-57 persons
2.	Abduction Taps	One in each Water Closet	one in each water closet	one in each water closet	one in each water closet	one in each water closet
		1 water tap with draining arrangements shall be provided for persons every 50 or part thereof in the vicinity of water-closet and urinals.				
3.	Urinals	—	one for 50 persons or part	—	Nil upto 6 persons 1 for 7 - 20 persons 2 for 21 - 45 persons 3 for 46 - 70 persons 4 for 71 - 100 persons	—
4.	Wash Basins	One per 100 persons omitting the wash basins installed in the room suite	one per water closet and urinal provided	one per water closet provided	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons	1 for 1-12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41-57 persons 5 for 58-77 persons 6 for 78-100 persons

(87)

1	2	3	4	5	6	7
5.	Baths	One per 10 Persons Omitting Occupants of the room with bath suite	---	---	---	---
6.	Slope sinks	One per 30 Bed Rooms (One per Floor in)	---	---	---	---
7.	Kitchen Sinks and Dish Washers	One in each Kitchen	One in each Kitchen	One in each Kitchen	One in each Kitchen	One in each Kitchen
NOTE : It may be assumed that two-thirds of the number are males and one-third females.						
One of such was basins on each floor shall be fixed at height of 80 cms with tap at 100 cms above finished floor level for the use of handicapped, disable, old and infirm persons.						

(88)

TABLE 15
SANITATION REQUIREMENTS FOR EDUCATIONAL OCCUPANCY

Sl. No.	Particulars	Nursery Schools	Boarding Institutions		Other Educational Institution	
			For Boys	For Girls	For Boys	For Girls
1	2	3	4	5	6	7
1.	Water Closet	One per 30 pupils and part thereof	One/Every a pupil part thereof	One/Every 6 pupils or part thereof	One/80 pupils or part thereof	One/50 pupils or part thereof
2.	Abultion Taps	One in each Water-closet	One in each Water-closet	One in each Water-closet	One in each Water-closet	One in each Water-closet
		One water tap with draining arrangements shall be provided for every 50 pupils or part thereof in the Vicinity of water-closets and urinals.				
3.	Urinals	—	One per every 25 pupils or part thereof	—	One per every 20 pupils or part thereof	—
4.	Wash Basins	One per 30 pupils or part thereof	One for every 8 pupils or thereof	One for every 6 pupils or part	One per 80 pupils or part thereof	One per 80 pupils or part thereof
		One of such wash basins on each floor shall be fixed at height of 80 cmc with tap at 100 cms above Finished floor level for the use of handicapped, disable, old and infirm persons.				
5.	Baths	One bath-sink per 40 pupils	One for every 8 pupils or part thereof	One for every 6 pupils or part thereof	—	—
6.	Toilet's Sink	One per Floor	One per Floor minimum	One per Floor minimum	One per Floor minimum	One per Floor minimum
7.	Drinking Water	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	One for 50 pupils or part thereof

For the purpose of this table, the schedule of fitments to be provided shall be the same as in the case of office buildings (Table 18)

TABLE 16

MINIMUM REQUIREMENTS FOR INSTITUTIONAL (MEDICAL) OCCUPANCY - HOSPITALS

Sr. No.	Description	Hospitals with Indoor Patients Wards	Hospitals with Outdoor Patients Ward		Administrative Building	
		For Males & Females	For Males	For Females	For Male Personnel	For Female Personnel
1	2	3	4	5	6	7
1.	Water Closet	One for every 8 Beds or part thereof	One for every 100 persons or part thereof	Two for every 100 persons or part thereof	One for every 25 persons or part thereof	One for every 15 persons or part thereof
2.	Abutions Taps	One in each water closet	One in each water closet	One in each water closet	One in each water closet	One in each water closet
		One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.				
3.	Wash Basins	2 upto 30 beds; add one for every additional 30 beds or part thereof	One for every 100 persons or part thereof	One for every 100 persons or part thereof	One for every 25 persons or part thereof	One for every persons or part thereof
		One of such wash basins on each floor shall be fixed at height of 80 cms above finished floor level for the use of handicapped, disable, old and infirm persons.				
4.	Bath with Shower	One bath with shower for every 8 beds or part thereof	—	—	One on each floor	One on each floor
5.	Bed Pan Washing Sinks	One for each ward	—	—	—	—
6.	Bedpanners' sink	One for each ward	One per floor minimum	One per floor minimum	One per floor minimum	One per floor minimum

(06)

(16)

7.	Kitchen Sinks & Dish Washers (where kitchen is provided)	One for each ward	---	---	---	---
8.	Urinals	---	One per every 50 persons or part thereof	---	1 upto 20 persons 2 for 21 to 45 -" 3 for 46 to 70 -" 4 for 71 to 100 -" From 101 to 200 persons. Add at the rate of 3 % For over 200 persons add at the rate of 2.5%	---
9.	Drinking Water Fountains	One per 100 persons or part thereof with a number of 1 on each floor				

TABLE 17
SANITATION REQUIREMENTS FOR INSTITUTIONAL (MEDICAL) OCCUPANCY
(STAFF QUARTERS & HOSTELS)

Sr. No.	Fitments	Doctor's Dormitories		Nurse Hostel
		For Male Staff	For Female Staff	
1	2	3	4	5
1.	Water Closets	One for 4 persons	One for 4 persons	One for 4 persons or part thereof
2.	Ablution Taps	One in each water closet	One in each water closet	One in each water closet
3.	Wash Basins	One for every 8 persons or part thereof	One for every 8 persons or part thereof	One for every 8 persons or part thereof
		One of such wash basins on each floor fixed at height of 80 cms with top at 100 cms above finished floor level for the use of handicapped, disable, old and infirm persons.		
4.	Baths (with Shower)	One for 4 persons or part thereof	One for 4 persons or part thereof	One for 4-6 persons or part thereof
5.	Cleaner's Sinks	One per Floor Minimum	One per Floor Minimum	One per Floor Minimum
6.	Drinking Water Fountains	1 per 100 persons or part thereof with a minimum of 1 on each floor		

(92)

TABLE 18
SANITATION REQUIREMENTS FOR GOVERNMENT AND
PUBLIC BUSINESS OCCUPANCIES AND OFFICES

(93)

Sr. No. 1	Fitments 2	For Male Personnel 3	For Female Personnel 4
1.	Water Closets	One for every 25 persons or part thereof	One for every 15 persons or thereof
2.	Ablution Taps	One in each water closet	One in each water closet
		One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinals	
3.	Urinals	Nil upto 6 persons one for 7 - 20 persons 2 for 21 - 45 persons 3 for 46 - 70 persons 4 for 71 - 100 persons From 101 to 200 persons add at the rate of 3% For over 200 persons add at the rate of 2.5 %	
4.	Wash Basins	-----	One for every 25 persons or part thereof -----
	One of such wash basins on each floor Fixed at height of 80 cms with top at 100 cms above finished floor level for the use of ill, ill capped, disable, old and Infirm persons.		
5.	Drinking Water Fountains	-----	One for every 100 persons with ----- a minimum of one for each floor
6.	Bath	-----	Preferably one on each floor -----
7.	Cleaner's Sinks	-----	One per floor minimum preferable in or adjacent to sanitary rooms.

TABLE 19
SANITATION REQUIREMENTS FOR RESIDENCES

Sr. No. 1	Facilities 2	Dwellings with Individual Convenience 3	Dwellings without Individual Convenience 4
1.	Bath Rooms	1 provided with water tap	1 for every two tenements
2.	Water Closets	1	1 for every two tenements
3.	Sink (or Nahani) the Floor	1	-----
4.	Water Tap	1	1 with draining arrangements in each tenements 1 in common bath rooms and common water closet
Note : Where only one water closet is provided in a dwelling, the bath and water closet shall be Separately accommodated.			

(94)

TABLE 20
SANITATION REQUIREMENTS FOR ASSEMBLY OCCUPANCY BUILDINGS
(CINEMAS, THEATERS AND AUDITORIA)

Sr. No.	Facilities	For Public		For Staff	
		Male 3	Female 4	Male 5	Female 6
1	Water Closets	1 per 100 persons upto 400 persons For over 400 persons add at the rate of 1 per 250 persons or part thereof	3 per 100 persons upto 200 persons For over 200 persons add at the rate of 2 per 100 persons or part thereof	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons
2.	Ablution Taps	1 in each water-closet	1 in each water-closet	1 in each water closet	1 in each water closet
		One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the Vicinity of water-closets and urinals			
3.	Urinals	1 for 25 persons or part thereof	---	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons	---
4.	Wash Basins	1 for every 200 persons or part thereof	1 for every 200 persons or part thereof	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons
		One of such wash basins on each floor fixed at height of 80 cms and with tap at 100 cms above finished Floor level for the use of handicapped, disable, old and infirm persons.			
5.	Drinking water		1 per 100 persons or part thereof		
<p>NOTE: It may be assumed that two-thirds of the number are males and one third females.</p>					

(95)

TABLE 21
SANITATION REQUIREMENTS FOR ASSEMBLY OCCUPANCY BUILDINGS
(ART GALLERIES, LIBRARIES AND MUSEUMS)

(96)

Sr. No.	Fitments	For Public		For Staff	
		Male 3	Female 4	Male 5	Female 6
1.	Water Closets	1 per 200 persons upto 400 persons For over 200 persons add at the rate of 1 per 250 persons or part thereof	1 per 100 persons upto 200 persons For over 200 persons add at the rate of 1 per 150 persons or part thereof	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons
2.	Ablution Taps	1 in each water-closet	1 in each water-closet	1 in each water closet	1 in each w.c.
One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the Vicinity of water closets and urinals					
3.	Urinals	1 for 50 persons	---	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons	---
4.	Wash Basins	1 for every 200 persons or part thereof or 400 persons add at the rate of 1 per 250 persons or part thereof	1 for every 200 persons or part thereof or over 200 persons add at the rate of 1 per 150 persons or part thereof	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons
One of such wash basins on each floor fixed at height of 80 cms and with tap at 100 cms above finished Floor level for the use of handicapped, disable, old and infirm persons.					
6.	Cleaner's Sinks		1 per Floor, Minimum		
NOTE : It may be assumed that two thirds of the number are males and one third females.					

TABLE 22
SANITATION REQUIREMENTS FOR RESTAURANTS

Sr. No.	Fitments	For Public		For Staff	
		Male 3	Female 4	Male 5	Female 6
1.	Water Closet	1 for 50 seats upto 200 seats. For over 200 seats add at the rate of 1 per 100 seats or part thereof	1 for 50 seats upto 200 seats. For over 200 seats add at the rate of 1 per 100 seats or part thereof	1 for 1-15 persons 2 for 16-35 -" 3 for 36-65 -" 4 for 66-100 -"	1 for 1-12 persons 2 for 13-25 persons 3 for 26 - 40 persons 4 for 41 - 57 persons 5 for 58 - 77 persons 6 for 78 - 100 persons
2.	Ablution Taps	One in each W. C.	One in each W. C.	One in each W. C.	One in each W. C.
		One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.			
3.	Urinals	1 per 50 seats	---	Nil upto 6 persons 1 for 7 - 20 persons 2 for 21 - 45 persons 3 for 46 - 70 persons 4 for 71 - 100 persons	---
4.	Wash Basins		One for every water closet provided		
5.	Kitchen Sinks and Dish Washers		One in each Kitchen		
6.	Slope or Service sink		One in the Restaurant		
NOTE : It may be assumed that two-thirds of the number are males and one third females					

(97)

TABLE 23
SANITATION REQUIREMENTS FOR FACTORIES

Sr. No.	Fitments	For Male Personnel	For Female Personnel
1	2	3	4
1.	Water Closets	1 for 1-15 persons 2 for 16-35 persons 3 for 36- 65 persons 4 for 66 -100 persons From 101 to 200 persons add at the rate of 3 %. From over 200 persons add at the rate of 2.5%	1 for 1-12 persons 2 for 13 -25 persons 3 for 26 - 40 persons 4 for 41 -57 persons 5 for 58 - 77 persons 6 for 78 -100 persons From 100 - 200 persons add at the rate of 5% From over 200 persons add at the rate of 4 %
2.	Ablution Taps	1 in each water closet One water tap with draining arrangements shall be provided for every 50 person or part thereof in the vicinity of water closet and urinals	1 in each water closet
3.	Urinals	Nil upto 6 persons 1 for 7 - 20 persons 2 for 21 - 45 persons 3 for 46 - 70 persons 4 for 71 -100 persons From 101 to 200 persons, add at the rate of 3 %. From over 200 persons add at the rate of 2.5%	
4.	Washing Taps with Draining Arrangements	1 for every 25 persons or part thereof	1 for every 25 persons or part thereof
5.	Drinking Water Fountains	1 for every 100 persons with a minimum of one on each floor	
6.	Baths (Preferable Showers)	As required for particular trades or occupations	

NOTE 1 : For many trades or a dirty or dangerous character, more extensive provisions are required.

NOTE 2 : Creches, where provided shall be fitted with water-closet (one for 10 persons or part thereof) and Wash Basins (one for 15 persons or part thereof) and drinking water tap with draining arrangements (one for every 50 persons or part thereof).

TABLE 24
SANITARY ARRANGEMENTS FOR LARGE STATIONS AND AIRPORTS

Sr. No.	Facilities	W. C. for Males	W. C. for Females	Urinals for Males Only
1	2	3	4	5
1.	Junction Stations Intermediate Station and Bus Stations	3 for first 1000 persons and 1 for every subsequent 1000 or part thereof	4 for first 1000 persons and 1 for every additional 1000 persons	4 for every 1000 persons and 1 for every additional 1000 persons
2.	Terminal Stations & Bus Terminals	4 for first 1000 persons and 1 for every subsequent 1000 persons or part thereof	5 for first 1000 persons and 1 for every subsequent 2000 persons or part thereof	6 for first 1000 persons and 1 for every additional 1000 persons or part thereof
3	Domestic Airports Min for 200 persons for 400 persons for 600 persons for 800 persons for 1000 persons	2* 5 9 12 16 18	4* 8 15 20 26 29	2* 6 12 16 20 22
4.	International Airports for 200 persons for 600 persons for 1000 persons	6 12 18	10 20 29	8 16 22
<p>NOTE : Provisions for wash basins, baths including shower stalls, shall be in accordance with Part IX Section 2 Drainage and Sanitation of National Building Code of India * At least one Indian style water-closet shall be provided in each toilet. Assume 60 males to 40 females in any area.</p>				

25. SIGNS AND OUTDOOR DISPLAY STRUCTURES

- 25.1** The display of advertising signs on building and land shall be in accordance with part 1 signs and Outdoor Display structures of national Building Code of India.
- 25.2** In addition to provisions of rule no. 25.1, the following provisions shall be complied with for permitting advertising signs in different land use zones (See Rule No. 14.1).
- i) **Residential Zone - R-1** : The following non-flashing and non-neon signs with illumination not exceeding 10 ft. candles;
 - a) The name plate with an area not exceeding 0.1 sq. m. for each dwelling unit.
 - b) For other users permissible in the zone, one identification sign or bulletin board with an area not exceeding 1.6 sq. m.
 - c) For Sale or For Rent signs for real estate not exceeding 2 sq. m. in area provided they are located on the premises offered for sale or rent
 - ii) **Residential Zone - R-2** : Non-flashing business signs placed flat against the wall and not exceeding 2 sq. m. in area per establishment.
 - iii) **Commercial Zones - C1 and C2**: Flashing or non-flashing business signs placed flat against the wall, not exceeding 5 sq. m. in area and covering not more than 15 percent of the area of such wall including doors and windows and overhanging signs which project not more than 0.9 m from the wall provided that such overhanging signs shall be in conformity with the following and provided that such signs do not face residential buildings;
 - a) The area of such overhanging signs shall not be more than 1 sq. m. except that for each 0.9 m. of plot frontage above the first 4.5m an increase in area of 0.2 sq. m. shall be permitted.
 - b) Not more than one overhanging sign may be for permitted for each 4.5m of plot frontage.
 - c) The ownership of the premises of the Fitness Center shall vest only with the concerned society or the apartment owners association as the case may be.
 - d) In the case of larger layout where there is existing / proposed gymnasium in layout open space or Recreation Ground then the fitness center in the Individual Building shall be permissible.
 - e) The location of proposed fitness center shall be necessarily within the building line and preferably same shall not be on the ground floor.

□□□

**(Rules Nos 6.1 and 6.5)
APPENDIX-A**

**FORM FOR FIRST APPLICATION FOR DEVELOPMENT UNDER SECTION
44/45/58/69 OF MAHARASHTRA REGIONAL AND TOWN
PLANNING ACT, 1966 AND TO ERECT.
A BUILDING UNDER SECTION (253) OF (B. P. M. C.) ACT, 1949**

(With Rs 10 /- P Court Fee Stamp)

To,
The Municipal Commissioner/Administrator
Pimpri-Chinchwad Municipal Corporation,
Pimpri411018.

Sir,

I hereby give notice that I intend to carry out development in the site/to erect, re-erect/
to demolish/to make material alterations in the building _____ on/in plot
no _____ TownandRevenueNo _____ C.T.S.No. _____
situated at Road/ Street _____ City _____ and in accordance
with section 44/45/58/69 of Maharashtra Regional and Town Planning Act, 1966 section (253) of
(B.P.M.C.)Act, 1949.

I forward herewith the following plans and statements (Item 1 to 6) wherever applicable,
in quadruplicate signed by me and? (Name in Block Letters) _____
_____ the licensed Architect/Engineer/Structural Engineer,
the License No _____ who had prepared the plans, designs and copy of other
statements/documents/as applicable (item 7 to 10).

- 1) Key Plan (Location Plan)
- 2) SitePlan
- 3) Building Plan
- 4) Service Plan
- 5) Sub Division/Layout Plan
- 6) Particulars ofDevelopment in Form
- 7) Ownership Title
- 8) Attested Copy ofReceipt for Payment ofBuilding Permission
- 9) Clearance Certificate ofTax Arrears
- 10) No objection Certificate, where required

I request that the proposed development construction may be approved and permission
accorded to me to execute the work.

Signature of Owner _____

Name of Owner _____

Dated _____

Address of Owner _____

**FORM GIVING PARTICULARS OF DEVELOPMENT
(PART OF APPENDIX A-ITEM 6)**

- 1) a) 1) Full Name of Applicant: _____
 2) Address of Applicant: _____
 b) Name and Address of Licensed Architect/Engineer Employed. _____
 c) No. and Date of Issue of License _____
- 2) In the plot affected by any reservations or road lines. If yes, are these correctly and clearly marked on the block plan?
- 3) *a) What is the total area of the plot according to the document? _____
 *b) Does it tally with the Revenue/ C. T. S. Record? _____
 *c) What is the actual area available on site inspected by Licensed Architect/Engineer/ Structural Engineer? _____
 d) Is there any construction in the original area of the plot on account of road lines or reservation. Please state the total area of such deductions? _____
 e) If so, what is the net area? _____

NOTE- (TO INDICATE DETAILS OF THE SITE / BUILDING PLANS IN PROFORMA)

- 4) Are all plans as required under Rule No. 16.2 enclosed?
- 5) a) Is the plot part of a City Triangulation Survey No., Revenue Survey No. _____ or Hissa No. of a Survey No. or a Final Plot No. of a Town Planning Scheme or a part of an approved layout? _____
 b) Please state Sanction number and date of Sub-Division/Layout. _____

*The permission shall be based on the area whichever is minimum.

- 6) a) In what zone does the plot fall?
 b) What is the permissible F. A. R. of the Zone?
 c) What is the number of Tenements per hectare permissible in the Zone?
- 7) a) Is the use of every room in the proposed work marked on the plans? _____
 b) Is it in accordance with the rules? _____
 c) Does the use of the building, fall in the category of special types of buildings like cinema halls, theaters, assembly halls, stadia, buildings for religious purposes, hospital buildings, educational buildings, markets and exhibition halls etc. as per rule no. N-1.4 and N-2.2? _____
8. If the work is in connection with industry
 a) Please briefly describe the main and accessory process. _____
 b) Please state the maximum number of workmen and the total horse power likely to be employed per shift in the factory. _____
 c) What industrial classification does it fall under, giving reference to relevant Rule No.? _____

- d) Is the proposal for relocation of an existing Industry and if so give the name and address of the existing Industry? -----
- e) Will the building be at least 9 m away from the boundary of a residential or commercial zone? -----
- f) Is the proposal for a service industrial estate on a plot reserved for service industries? -----
- g) Nature and quantum of industrial waste/effluents and methods of disposal. _____
- 9) a) What is the Average? _____
 i) prescribed, and _____
 ii) existing width of the street _____
- If the plot abuts two or more streets, the above information in respect of all streets should be given.
- b) What is the height of the building?
 i) above the centre of the street. _____
 ii) above the average ground level of the plot. _____
- c) Does it comply with Rule No. 13.5? _____
- 10) a) If there are existing structures in the plot
 i) are they correctly marked and numbered on the site plan? _____
 ii) are those proposed to be demolished immediately coloured yellow? -----
 iii) What is the plinth area and total floor area of all existing structures to be retained. Please append Statement 1 giving details. -----
 iv) What is the number of existing tenements in structures to be retained. -----
- b) What is the plinth area and total floor area of the proposed work? Please append Statement 2 giving details. -----
- c) What is the number of tenements proposed? _____

NOTE : TO INDICATE DETAILS ON THE BUILDING PLAN AS IN PROFORMA 1.

- 11) a) Please state the plinth area and total floor area existing and proposed [total] of Item Nos. 10 (a) [iii] and 10 (c). -----
- b) Please state the overall F. A. R. (item 11 (a) divided by item 3 (c)). _____
- c) Does the work consume the full F. A. R. of the plot, as given in the Item 6 (b)? _____
- d) Is the building proposed with setback on upper floors? _____
- e) What is the total number of tenements (item 10 (a) plus item 10 (c))? _____

NOTE : TO INDICATE DETAILS ON THE BUILDING PLAN IS IN PROFORMA 1.

- 12) a) What is the width of the front open spaces? If the building abuts two or more streets does the front open spaces comply with rule no.13.1.2? _____
- b) Please state which of the following Rules is applicable for the front open spaces: N -2.2.1 to N -2.2.8. _____
and does the front open space comply with that rule? _____
- 13) a) What is:
1) the width of side open space (s) ? _____
2) the width of rear open space (s)? _____
3) the distance between buildings ? _____
- b) Are there two or more wings to the buildings and if so are the open spaces separate or distinct for each wing as required under rule no.13.1.4? _____
- 14) a) What are the dimensions of the inner or outer chowk? _____
- b) i) Is any room dependent for its light and ventilation on the chowk? _____
If so, are the dimensions such as are required for each wing of the building ? _____
- ii) If not, is the area equal to square of minimum width for the height as per rule no.13.2? _____
- 15) If the height of the building is greater than 16 m above the average ground level, are provisions for lift (s) made ? _____
- a) If so, give details of Lift. _____
- | Type | Passenger | No. of Lifts | Type of Door |
|-------|-----------|--------------|--------------|
| _____ | _____ | _____ | _____ |
- b) Details of Fire Lift. _____
- 16) a) Does the building fall under the purview of Rule 6.2.6.1 ? _____
- b) If so, do the proposed fire protection requirements confirm to Appendix P? _____
- c) If not, give reasons for non-conformity _____
- a) _____
- b) _____
- c) _____
- d) _____
- 17) a) i) What are the requirements for parking spaces under the Rules? _____
- ii) How many are proposed? _____
- iii) How many lock-up garages are proposed? _____
- b) i) Are loading-unloading spaces necessary under Rule No. 14.5? _____
- ii) If so, what is the requirement? _____
- iii) How many are proposed? _____

NOTE : INDICATE DETAILS ON BUILDING PLAN AS IN PROFORMA 1.

- 18) a) i) What are the maximum widths of balconies? _____
 ii) Will they reduce the required open spaces to less than the provisions of Rules? _____
 iii) Do they serve as a passage to any part of the building? _____
 iv) What is their total area? _____
 b) What is the maximum width of weather-frames, Sunshades (Chajja), Sun Breakers, Cornice, Eaves or other projection? _____
 c) i) Are any porches proposed? _____
 ii) Are they in compliance with Rule No. 13.4.2.1? _____
- 19) a) What is the width of the means of access? _____
 b) What is its clear height? _____
 c) Will it be paved, drained and kept free of encroachment? _____
- 20) Is recreational or amenity open space provided as required under Rule Nos. 11.3.1 and 11.3.2? _____
- 21) a) Are any accessory buildings proposed? If so for what purpose? _____
 b) What are their heights? _____
 c) Are they 7.5 m away from the street or front boundary and if located within the open spaces, 1.5 m from other boundary? _____
 d) Is their area calculated in F. A. R. ? _____
- 22) a) What is the proposed height of the compound wall? Is it at a junction? _____
 b) Is it in-compliance with Rule 15.18? _____
- 23) i) Is the proposal in the Air Port Zone? _____
 ii) Is a no objection certificate for height and character of smoke from chimneys obtained from chief Inspector of boilers and smoke, nuisance? _____
- 24) Does the proposal fall in any of the restricted zones? _____
- 25) a) Does any natural water source pass through the land under development? _____
 b) Is the necessary setback, provided as per Rule No. 9.1? _____
- 26) Please explain in detail in what respect the proposal does not comply with the Development Control Rules and the reasons therefore, attaching a separate sheet if necessary. _____
- 27) Is the plinth level proposed to be above the level of the surrounding ground level? _____

- 28) The materials to be used in construction with specifications : _____
- Room -----
- Floors, -----
- Walls -----
- Columns -----
- 29) The number of Water Closets, Urinals, Kitchens, Baths to be provided.
- | | | | | | |
|----------|---------------|-------|---------|----------|-------|
| | Water Closets | Baths | Urinals | Kitchens | |
| Existing | ----- | ----- | ----- | ----- | ----- |
| Proposed | ----- | ----- | ----- | ----- | ----- |
- 30) The source of water to be used in the construction. _____
- 31) Distance from the sewer. _____
- 32) How much Municipal land will be used for stacking building material. _____

I hereby declared that I am the owner-leasee/mortgagee in possession/ _____ of the plot on which the work is proposed and that the statement made in this form are true and correct to the best of my knowledge.

Date:

Address:

Signature of the Applicant

Form of Certificate to be signed by the licenced Architect/Engineer/ Structural Engineer employed by the Applicant.

I (Name _____) have been employed by the applicant as his licensed Architect/Engineer/ Structural Engineer, I have examined the boundaries and the area of the plot and I do hereby certify that I have personally verified and checked all the statements made by the applicant who is the owner/lessee/mortgagee in possession of the plot as in the above form and the attached statements 1 and 2 found them to be correct.

Date:

Address :

Signature of Licensed Architect/ Engineer/Structural Engineer

NOTE : TO INDICATE ON BUILDING PLAN AS IN FORM II

FORM OF STATEMENT 1

[S. No. 10 (a) (iii)]

Existing Building to be Retained

Existing Building No.	Floor No.	Area	Total Floor Area of Existing Building	Use or Occupancy of Floors

FORM OF STATEMENT 2

[Sr. No. 10 (b)]

Proposed Building

Building	Floor No.	Area	Total Floor Area of Proposed Work	Use or Occupancy of Floor

PROFORMA-I**(AT RIGHT HAND TOP CORNERS OF SITE/BUILDING PLAN AT FLOOR LEVEL)**

(A)	AREA STATEMENT	SQ.M.
1)	AREA OF PLOT	
2)	a] DEDUCTIONS FOR ROAD ACQUISITION AREA	
	b] PROPOSED ROAD	
	c] ANY RESERVATION	
	TOTAL[a+b+c]	
3)	NETGROSSAREAOFPLOT[1-2]	
4)	DEDUCTIONS FOR	
	a] RECREATION GROUND AS PER RULENO.11.3.1	
	b] INTERNAL ROADS	
5)	NET AREA OF PLOT [3 - 4c]	
6)	ADDITION FOR F.A.R.	2 [a]
	TOTAL BUILT UP AREA	2 [b]
	PURPOSE+ FOR	2 [c]
7)	TOTAL AREA [5 + 6]	
8)	F.A. R. PERMISSIBLE	
9)	PERMISSIBLE FLOOR AREA [7 x 8]	
10)	EXISTING FLOOR AREA	
11)	PROPOSED AREA	
	AREA STATEMENT	
12)	EXCESS BALCONY AREA TAKEN IN F.A. R. [AS PER B (c) BELOW]	

*13) TOTALBUILTUPAREA
PROPOSED
[10+ 11 + 12]

*14) F.A.R.CONSUMED[13/7]

(B) BALCONY AREA STATEMENT

a] PERMISSIBLE BALCONY AREA PER FLOOR

b] PROPOSEDBALCONYAREAPERFLOOR

c] EXCESS BALCONY AREA(TOTAL)

(C) TENEMENT STATEMENT

a] NETAREAOFPLOT/ITEMA(7)ABOVE

b] LESS DEDUCTION OF NON-RESIDENTIALAREA (SHOPS ETC.)

c] AREAOF TENEMENTS(a-b)

d] TENEMENTS PERMISSIBLE

e] TENEMENTSPROPOSED

TOTAL TENEMENTS (d + e)

(D) PARKING STATEMENT

a] PARKING REQUIRED BY RULE

CAR

SCOOTER/MOTOR CYCLE

CYCLE

OUTSIDERS

b] GARAGE PERMISSIBLE

c] GARAGE PROPOSED

CAR

SCOOTER / MOTOR CYCLE

CYCLE

OUTSIDERS

d] TOTAL PARKING PROVIDED

***(E) LOADING/UNLOADING SPACES**

LOADING/UNLOADING REQUIRED

TOTAL LOADING/UNLOADING PROVIDED

PROFORMA- II**[AT RIGHT HAND BOTTOM CORNER OF PLANS/BELOW PROFORMA I)**

CONTENTS OF SHEET

STAMPS OF DATE OF RECEIPT OF PLANS

STAMPS OF APPROVAL OF PLANS

REVISION	DESCRIPTION	DATE	SIGNATURE
----------	-------------	------	-----------

***CERTIFICATE OF AREA**

Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in Document of Ownership/T. P. Scheme Records - Land Records Deptt./ City Survey records.

Signature of Licensed Architect/Engineer/Structural Engineer

DESCRIPTION OF PROPOSAL & PROPERTY**NAME OF OWNER**

JOBNO.	DRG.NO.	SCALE	DRAWNBY	CHECKEDBY
--------	---------	-------	---------	-----------

NORTH LINE

SIGNATURE, NAME & ADDRESS OF
ARCHITECT/ENGINEER/STRUCTURAL ENGINEER

APPENDIX-B**Rule No. (6.2.9)****FORM FOR SUPERVISION**

To,

The Municipal Commissioner

Pimpri Chinchwad Municipal Corporation

Pimpri411 018.

Sir,

I hereby certify that the development/erection/re-erection/demolition or material alternation in/or Building No. _____ on/in Plot No. _____ in Block No. _____ situated at Road/Street _____ C. T .S. No. _____ shall be carried out under my supervision and i certify that all the materials (type and grade) and the workmanship of the work shall be generally in accordance with the general specifications submitted along with and that the work shall be carried out according to that sanctioned plans, i shall be responsible for the execution of the work in all respects.

* Signature of Licensed Architect
Engineer/Structural Engineer

* Name of Licensed Architect/
Engineer/Structural Engineer

(IN BLOCK LETTERS)

* Licence No. of Licensed Architect
Engineer/Structural Engineer

* Address of Licenced Architect
Engineer/Structural Engineer

Date: _____

APPENDIX-C
(Rule No. 6.4)

QUALIFICATION OF LICENSED TECHNICAL PERSONNEL FOR PREPARATION OF SCHEMES FOR BUILDING PERMISSION AND SUPERVISION

C-1 GENERAL

***C-1.1 Qualification-** The qualifications of the technical personnel to carry out different jobs for building permission and supervision for the purpose of licensing by the Authority shall be as given in Rules No. C-2 to C-6. The procedures for licensing the technical personnel is given in Rule No. C-6.

C-2 ARCHITECT

C-2.1 Qualifications - The qualifications for licensing of Architect will be the Associate Membership of the Indian Institute of Architects or such degree or diploma which makes him eligible for such membership or such qualifications listed in Schedule XIV of Architects Act 1972 and shall be registered under the Council of Architecture as per Architects Act 1972.

C-3 ENGINEER

***C-3.1 Qualification** - The qualifications for licensing of Engineer will be the Corporate membership civil of the institution of Engineers or such Degree or Diploma in Civil or Structural Engineering.

C-4 STRUCTURAL ENGINEER

C-4.1 Qualifications - The qualification for licensing of structural Engineers shall be in the following with minimum 3 years experience in structural engineering practice with designing and field work.

- a) Graduate in Civil Engineering of recognised Indian or Foreign University and Chartered Engineer or Associate Member in Civil Engineering Division of ~~Institution~~ of Engineers (India) or equivalent Overseas Institution) and
- b) Associate member in Civil Engineering Division of Institution of Engineers (India) or equivalent Overseas Institution possessing exceptional merits).

The 3 years experience shall be relaxed to 2 years in the case of Post-Graduate degree of recognised Indian and Foreign University in the Branch of Structural Engineering. In the case of doctorate in Structural Engineering, the experience required would be one year.

C-5 LICENSING

C-5.1 Technical Personnel to be Licensed - The qualified technical personnel or group as given in Rule C-2, C-3, C-4 shall be licensed with the Authority and the License shall be valid for one calendar year ending 31 December after which it will have to be renewed annually.

C-5.2 Fees for Licensing - The annual licensing fees shall be Rs 250/- p.a. Provided that Architect duly registered with the council of Architecture Constituted under the Architect Act, 1972 (20 of 1972) shall not be required to pay licensing fees as above.

C-5.3 Duties and Responsibilities of Licensed Technical Personnel - The duties and responsibilities of licensed technical personnel shall be as follows :

- * 1) It will be incumbent on every licensed Technical personnel in all matters which he may be professionally consulted or engaged. To assist and co-operate with the Municipal Commissioner of Pimpri-Chinchwad Municipal Corporation and other Municipal Officers in carrying out and enforcing the provisions of the B. P., Municipal Corporation Act, and of any rules for the time being in force under the same.
- *2) Every licensed Technical personnel shall in every case, in which he may be professionally consulted or engaged, be responsible, so far as his professional, connection with such case extends, for due compliance with the provisions of Chapter XV of the Bombay Provision Municipal Corporation Act and of any rules for the time being in force under the said Act of such of them as may respectively be applicable to the circumstances of the particular case and in particularly it will be obligatory on him to satisfy himself that a qualified and competent Maistry or Inspector of works is constantly employed and present on the work to supervise the execution of all work and to prevent the use of any defective material therein and the improper execution of any such work.
- 3) In every case in which a Licensed Technical Personnel is professionally concerned in connection with any building or work upon any premises in respect of which a right to require a set-back has accrued or is about to accrue to the Commissioner under the Provisions of Section 255 of the said act, or any of them, it will be incumbent on such Licensed Technical Personnel to ascertain whether "the regular line of the street" has been prescribed under section 210 and whether any portion of the said premises as required for the street and no Licensed Technical, Personnel must, on any account or under any pretense whatever be a part to any evasion or attempted evasion of the set back (if any that may be required).
- 4) In every case in which a Licensed Technical Personnel is professionally concerned in connection with any building or work upon any premises designed or intended to be used for any purposes in respect of which the written permission or license of the Commissioner, is prescribed by the said act as a necessary condition to the

establishment or use of such premises for such purpose, it shall be incumbent on such Licensed Technical personnel, so for his professional connection with such case extends, to see that all conditions prescribed by the said Act, or by any rule for the time being in force there under, in respect of premises designed or intended to be applied to such use, are duly fulfilled or provided for.

- 5) A Licensed Technical Professional shall not carry out any work in connection with any building or other erection on a plot of land leased or agreed to be leased by the Municipal Corporation in contravention of any term or condition of the lease or agreement for lease.
- 6) When a Licensed Technical Personnel ceases to be in the employment for the development work, he shall report the fact forthwith to the authority.

DOD

APPENDIX-D
(Rule No. 6.7.1)

**FORM FOR SANCTION OF BUILDING PERMISSION/
COMMENCEMENT CERTIFICATE**

To,

Sir,

With reference to your application _____ dated _____
for the grant of sanction of Commencement Certificate under Section 45 of Maharashtra Regional
and Town Planning Act, 1966 to carry out development work / and building permission under
section 253 of B. P. M. Corporation Act 1949 to erect building in Building No. _____
in Plot No. _____ Block No. _____ situated at Road/Street _____
C. T. S. No. _____ the Commencement Certificate/ Building Permission is
granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back rule shall form part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- *3) The Commencement Certificate/ Building Permission shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle to develop the land which does not vest in you.
- 5) _____ No. of trees shall be planted in the plot.
- 6) _____
- 7) _____
- 8) _____

Yours faithfully,

Office No. _____
Office Stamp _____
Date _____

Municipal Commissioner
Pimpri-Chinchwad Municipal
Corporation, Pimpri, Pune 411 018

APPENDIX-E**(Rule No. 6.7.1)****v) FORM FOR REFUSAL OF SANCTION OF BUILDING PERMISSION*
COMMENCEMENT CERTIFICATE**

To

Sir,

With reference to your application _____ dated _____
for the grant of sanction for the development work / the erection of a building / execution of work in
Building No. _____ Plot No. _____ situated at _____ Road / Street _____
C. T. S. No. _____. I have to inform you that the sanction has been refused on the following
grounds:

- * 1) _____
2) _____
3) _____
4) _____
5) _____
6) _____

Yours faithfully,

Office No. _____
Office Stamp _____
Date _____

Municipal Commissioner
Pimpri-Chinchwad Municipal
Corporation, Pimpri, Pune 411 018

* Quote Rule No. / Section No. of Act.

APPENDIX-F
(Rule No. 7.2)

FORM FOR NOTICE FOR COMMENCEMENT OF WORK

To,

The Municipal Commissioner

Pimpri Chinchwad Municipal Corporation

Pimpri411018

Sir,

I hereby certify that the development work/ erection/ re-erection/ demolition of material alteration in/ of Building No. _____ on/ in Plot No. _____ Block No. _____ situated at _____ Mohalla / Road _____ S. No./ C. T. S. No. _____ will be commenced on _____ as per your permission vide Office Communication No. _____ dated _____ under the supervision of _____ Licensed Architect / Engineer / Structural Engineer, License No. _____ and in accordance with the plans sanctioned.

Signature of Owner: _____

Name of the Owner: _____
(in Block Letters)

Address of Owner: _____

Date:

APPENDIX-G**(Rule No. 7.4)****FORM FOR INFORMING COMPLETION WORK UPTO PLINTH LEVEL**

To,

The Municipal Commissioner

Pimpri Chinchwad Municipal Corporation

Pimpri 411018

Sir,

I hereby inform that the construction upto Plinth / Column upto Plinth Level has been completed in Building No. _____ on/ in Plot No. _____
 Block No. _____ situated at _____ Road/ Street _____
 S. No. / C. T. S. No. _____ as per your permission vide
 Office Communication No. _____ dated _____
 under my supervision and in accordance with the sanctioned plan.

The completed work may be checked and permission given to proceed with the further work.

aa) Signature of Licensed Architect/Engineer _____
 Structural Engineer

* Name of Licensed Architect/Engineer _____
 Structural Engineer
 (IN BLOCK LETTERS)

bb) License No. of Licensed Architect/Engineer _____
 Structural Engineer

* Address of Licensed Architect/Engineer _____
 Structural Engineer

Date :

APPENDIX-H**(Rule No 7.4)****FORM FOR APPROVAL OF WORK UPTO PLINTH LEVEL**

To

Sir,

With reference to your intimation No. _____ dated ____ _
 regarding the completion of construction work upto Plinth / columns upto plinth level in
 Building No. _____ on/in Plot No. _____ Block No. _____
 S. No. / C. T. S. No. _____ I have to inform that the further work may be proceeded with as
 per sanctioned plans / shall not be proceeded with the construction upto plinth level is not as per
 sanctioned plans.

Yours faithfully,

Office No. _____
 Office Stamp _____
 Date _____

Municipal Commissioner
 Pimpri-Chinchwad Municipal
 Corporation, Pimpri, Pune 411 018

APPENDIX-J**(Rule No 7.5)****FORM FOR COMPLETION CERTIFICATE**

To,

The Municipal Commissioner

Pimpri Chinchwad Municipal Corporation

Pimpri411018

Sir,

I hereby certify that the erection/ re-erection or part/full development work in/ on building / part Building No. _____ situated at _____ Road/ Street _____ S. No./ C. T. S. No _____ has been supervised by me and has been completed on _____ according to the plans sanctioned, vide Office Communication No. _____ dated _____. The work has been completed to my best satisfactions, the workmanship and all the materials (type and grade) have been used strictly in accordance with the Act or the building rules, no requisitions made conditions prescribed or orders issued thereunder have been transgressed in the course of the work. I am enclosing three copies of the completion plans, one of which is cloth mounted. The building is fit for occupancy which it has' been erected /re-erected or altered, constructed and enlarged.

I have to request you to arrange for the inspection and give permission for the occupation of the building.

Encl : as above

* Signature of Licensed Architect/Engineer _____
Structural Engineer

* Name of Licensed Architect/Engineer _____
Structural Engineer
(IN BLOCK LETTERS)

* License No. of Licensed Architect / Engineer _____
Structural Engineer

* Address of Licensed Architect / Engineer _____
Structural Engineer

Date :

APPENDIX-K**(Rule No. 7.6)****FORM FOR OCCUPANCY CERTIFICATE**

To,

Sir,

This is to certify that the part/ full development work/ erection /re-erection or alteration in /ofbuilding/partBuildingNo. _____ on/inPlotNo. _____ BlockNo. _____ situated at _____ Road/Street _____ S. No./ C.T.S.No. _____ completed under the supervision of _____ Licensed Architect/ Engineer/ Structural Engineer License No. _____ is permitted to be occupied subject to the following conditions.

- 1) _____
- 2) _____
- 3) _____
- 4) _____

One set of completion plan duly certified is returned herewith.

Yours faithfully,

Office No. _____

Office Stamp _____

Date _____

Municipal Commissioner
Pimpri-Chinchwad Municipal
Corporation, Pimpri, Pune 411 018

APPENDIX-L**(Rule No. 7.7)****FORM FOR INDEMNIFY FOR PART OCCUPANCY CERTIFICATE
(ON STAMP PAPER)**

To,

The Municipal Commissioner

Pimpri Chinchwad Municipal Corporation,

Pimpri, Pune 411 018

Sub.: _____**Sir,**

While thanking you to allow me to occupy a portion of the above building before acceptance of the completion certificate of the whole building for the plans approved under Commencement No. BP. / / dated / / .I hereby indemnify the Municipal Corporation of Pimpri-Chinchwad against any risk, damage and danger which may occur to occupants and users of the said portion of building and also undertake to take necessary security measures for the safety. We say that this undertaking will be binding on me/us, our heirs, administrators and to our assignees.

Yours faithfully,

Witness: _____

Date: _____

Owner *IP. A.H.*

Witness: _____

Date: _____

APPENDIX-M
(Rule No. 12.1)

LAND USE CLASSIFICATION AND USES PERMITTED

M-1 PURELY RESIDENTIAL ZONE 6 (R-1): Residential plots on roads less than 9 mt (30 ft) in gaothan and congested area and 12 mt (40 ft) in non-gaothan area.

M-1.1 Following activities, operations, occupations and uses are allowed in exclusively residential zone :-

- 1) Residential uses and occupations.
- 2) Activities, operations, uses without affecting public health conveniences and safely can be carried out in the residential premises with or without hired labour, such as stitching, embroidery, button-making etc. with or without motive power or electrical power not exceeding 1 H.P.
- 3) Medical and dental practitioner's dispensaries including pathological or diagnostic clinics, polyclinics to be permitted on any floor. However Maternity Home, Clinics, Nursing Home with indoor patients to be permitted on the ground floor or on the floor just above the stilts or on the first floor only.
- 4) Subject to the permission of the Commissioner, Maternity Homes in a separate, buildings or separate parts of the buildings. Such permission by the Commissioner for maternity homes should be granted subject to public health conveniences and safety including access, water supply, sanitary arrangements etc.
- 5) Private professional offices or consulting rooms, not exceeding 20 sq. mt.
- 6) Hostels in independent building for students, educational activities in a separate building, community halls for social and cultural activities, religious instructions, worships etc. including gymnasium clubs, trade schools, subject to consideration of public health convenience and safety.
- 7) Club Houses for private entertainment and not as a business in a separate and independent building or in a separate part of the building on the ground floor.
- 8) Parks, public or private, but not as business activities.
- 9) Railway stations, Bus shelters, Taxi stand and Parking places.
- 10) Play grounds, ration shops, grain shops, vendor's stalls for cigarettes, cloth shops, cleaning and dyeing establishments, tailoring, darning, grocery shops, provision stores hair dressing, beauty parlors, small repairs shops for bicycle and other machineries, vegetable and fruit stalls, milk shops, stalls for sale of flowers, news papers, fire room, fuel, books, stationery, medicines, drugs. The list is illustrative and not exhaustive. The Commissioner may, from time to time, with the approval of the Corporation, have to vary or amend the list.
- 11) Places for disposal of deeds to be decided by the Corporation of its Committee.

- 12) Government offices, such as Police stations, Post and Telegraph offices, Banks, electrical sub-stations, municipal offices, home guards, fire brigades, civil defence, pumping and water installation etc. The list is illustrative and not exhaustive and the Corporation may have to vary or amend the list.
- 13) Provision stores of food grain shops are permitted on ground floor in the buildings which are 400 mt away from the main shopping centres or main shopping streets at the rate of one shop for 15 tenements. However, such shop should be located on the ground floor or in a semi-detached building without any other activity or use. Such a shop should not cover more than 5 % of the plot area.
- 14) Frozen food, coal, grain, ironing and pressing establishments, vegetables and milk, kerosene etc. may be allowed to be sold in such shops subject to public health convenience and safety.
- 15) Small scale electronic industries for assembling.
- 16) Flour mill with special written permission of the Commissioner if:
 - a) It is located on ground floor
 - b) Adequate care has been taken in structural design
 - c) It does not cause any nuisance to the neighbours and residents on upper floors
 - d) Power requirement does not exceed 7.5 KWT. Additional H. P. upto 10 HP may be granted with special written permission of Municipal Commissioner.
- 17) In every residential building either existing or constructed or proposed to be constructed for the use of a existing or proposed Co-operative Housing Society or an Apartment Owners Association, a fitness center including toilet facilities will be permitted subject to following conditions :
 - a) The Application for the proposed fitness center shall be made by the Registered Co-operative Housing Society/ Apartment Owners Association of the building which are given Occupation Certificate/ Building Completion Certificate.
 - b) The area of such center shall be allowed free of F. S. I. equivalent to 2 (two) percent of the total built up area for every building subject to the condition that, it shall not be less than 20 sq. mt. and more than 200 sq. mt. per building. Any additional built up area in excess of this limit shall be considered for counting in F. S. I.
 - c) The fitness center shall be not be used for any purpose other than for the fitness center activities.
 - d) The fitness center activities shall be confined for to the members of the concerned housing society or an Apartment Owners Association only.
 - e) The benefits of this provision shall be applicable prospectively and it shall not be extended for the purpose of regularization of already built up structures constructed without permission.
 - f) The ownership of the premises of the fitness centre shall vest only with the concerned society or the apartment owners association as the case may be.

- g) In the case of larger layout where there is existing / proposed gymnasium in layout open space or Recreation Ground then the fitness centre in the individual building shall not be permissible.
- h) The location of proposed fitness centre shall be necessarily within the building line and preferably the same shall not be on the ground floor.

M-2 RESIDENTIAL ZONE (R-2) - (All properties fronting on road more than 9 mt (30 ft) in gaothan & congested area & 12 mt (40 ft) in non gaothan / non-congested area).

M-2.1 All uses permitted in R1 zone shall be permitted in R-2 zone.

M-2.2 Additional Uses permissible in R-2 - A building or premises in R-2 zone may be used only for purpose indicated at M-2.2.1 subject to the following conditions :

- a) i) A depth of 12 mt measured from the building line along the front portion abutting the street only shall be provided.
- ii) shop shall be permitted on the ground floor of a building unless otherwise specified.
- iii) Such additional users shall in no case consume an F. S. I. of more than 0.33 in non congested & 0.50 in congested area.
- iv) Notwithstanding anything contained above a pedestraised shopping precinct extending to a depth of more than 12 mt may be provided subject to the condition that no shop in such pedestraised to open directly on the road in front. The minimum width of pedestrain way provided shall be 3 mt clear of all steps, projection Ballard's shall be placed at the entrance of such pedestrain passage to prevent entry of vehicles provided further that satisfactory arrangements for natural or artificial ventilation are made as be directed by authority.
- b) Where the building or premises abut on two or more streets, no direct opening of such shop shall be permissible on the street which is less than 9 m in gaothan / congested area & 12 mt in non gaothan / non congested area.
- c) All goods offered for sale shall be displayed within the building and shall not be kept in the passage .
- d) Wherever motive power is not specifically indicated the same shall not exceeds 5 H. P. in all (individually not exceeding 2 H. P.).

M-2.2.1 Use provisions :

- i) store of shop for the conduct of retail business including Departmental stores, Storage and sale of combustible materials shall not normally be permitted except with the special permission of the Commissioner
- ii) Personal service establishment

- iii) Hair dressing saloon & beauty parlours
- iv) Frozen food lockers
- v) Hat repair, Shoe repair & shining shops
- vi) Professional offices, Radio, Broad casting stations, Stadium, Telephone exchanges
- vii) Shops for the collections & Distributions of clothes & other material for cleaning, pressing & dyeing establishment.
- viii) Tailor shops not employing more than 9 person & embroidery shops & button hole making shop not employing more than 9 person with individual motors not exceeding 1 H. P. & total H. P. not exceeding 3.
- ix) Cleaning & pressing establishment for clothes not employing solvents with flash point lower than 1380 f, machines with dry load capacity exceeding 30 kg & more than 9 persons & provided that total power requirement does not exceed 4 kw.
- x) Shops for goldsmith, lock smith watch & clock repairs bicycle rental & repairs, optical glass grinding & repairs. Musical instrument repairs, picture framing, radio & household appliance & repairs, umbrella repair & upholstery work employing more than 9 person with individual motors not exceeding 1 H. P. & total H. P. not exceeding 3.
- xi) coffee grinding with electric motive power not exceeding 1 H.P.
- xii) Restaurants, Eating houses, cafeteria, ice-cream and milk bars.
- xiii) Bakeries with no floor above not occupying for production an area in excess of 75 sq. m. & not employing more than 9 person provided that the power requirement does not exceed 4kw.
- xiv) Establishment for preparation and sale of eatables not occupying for production an area in excess of 75 sq. mt. per establishment & not employing more than 9 person. Sugarcane & fruit juice crushers not employing more than 6 person with 1.5 H. P. with area more than 25 sq. mt. shall also come under this sub rule.
- xv) Printing presses 10 H.P. 9 persons (Table 25).
- xvi) Trade or other similar schools not involving any danger of fire or explosion nor of offensive noise vibration, smoke, dust, odour, glare, heat or other objectionable influences.
- xvii) Repairing garages not employing more than 9 person & 2 H. P. motive power in the industrial activity with no floor above with the special writing permission of the Commissioner.
- xviii) Flour mills not using more than 10 H. P. motive power with no floor above with the special writing permission of the commissioner
- xix) Vegetable, Fruit, flower, fish or meat shops.
- xx) Accessory uses customarily incidental to any permitted principal use including storage up to 50 per cent of the total floor area for the principle use.
- xxi) Battery charging & repairing not employing more than 6 person with an area not more than 25 sq. m. & not more than 2 charges with power not exceeding 5 kw. Provided that the power requirement does not exceed 5 kw.

- xxii) Photographic studios, Xeroxing, photo copying, video taping, colour film processing & their laboratories with not more than 50 sq. mt. area not employing more than 9 person & not using power more than 20 H. P.
- xxiii) Coal firewood shops.
- xxiv) Electronic industry of assembly type (not manufacturing type).
- xxv) Diamond cutting & polishing not employing more than 6 person with motive power not exceeding 1/2 H. P.
- xxvi) Group medical centers on separate floor preferably ground floor.
- xxvii) Arts Galleries aquariums.
- xxviii) Storage & sale of kerosene not exceeding 1000 liter grocery and approved ration shops.
- xxix) Storage & sale of liquefied petroleum gas in the cylinders not exceeding 100 kg in showroom/ distribution centers
- xxx) Storage & sale of liquefied petroleum gas in the cylinders not exceeding 2000 kg in a separate godown conforming to the existing regulation of Chief Controller of Explosive Department Nagpur Government of India provided further that the applicant shall make adequate fire fighting arrangement at his cost in his plot to the entire satisfaction of the planning authority
- xxxi) Residential Hostels
- xxxii) Lodging houses subject to the provisions of (xxxi) users in sub clause (xxxi) and above (xxxii) shall only be permitted in independent building or parts of building but not separate floors thereof with the special written permission of the Commissioner who will see the suitability of the site, size and of the building, means of access, water & can arrangement etc. before granting the permission.
- xxxiii) public libraries & museums in independent structures or restricted to ground floors.
- xxxiv) Correctional & mental institution, institution for hospitals in independent building facing on the road of width not less than 15 m (except veterinary hospitals) with the special written permission of the Commissioner provided that those principally for contagious diseases the insane or correctional purposes shall be located not less than 45 m from any boundaries.
- xxxv) Air-conditioned cinema theater with special written permission of the Commissioner & subject to all other regulations applicable to cinema theaters with 12 m open space on all side.
- xxxvi) Business / Corporation Offices may be permitted on any floor however additional 50 % parking space be provided for off street parking for the area.

M-2.3 Uses to be Permitted in Independent Permission / Buildings

The following uses shall be permitted in independent plots in R2 zone Which should be Located in independent premises / building (different from the restrictive uses on entrance floor (floor 1) with residential uses on the upper floors).

- i) Drive-in-theatres cinema house club houses, assembly or concert hall, mangal karyalaya, dance & music studios & such other places of entertainment with the special written permission of the Commissioner.
- ii) Petrol filling & service stations not employing more than 9 person with the special written permission of the Commissioner.
- iii) Trade or other similar schools.
- iv) Storage & sale of liquefied petroleum gas in cylinders not exceeding 6300 kg in separate godown conforming to existing regulations of Chief Controller of Explosive Government of India provided further that the applicant shall make adequate fire fighting arrangement at his cost in his plot to the entire satisfaction of planning authority.
- v) Parking of automobile and other light vehicles on open plots even as business.
- vi) Vegetable fruit, flour, fish or meat market places with approval of corporation.
- vii) Boarding & Lodging Houses.
- viii) General Agriculture & Horticulture (Including domestic poultry upto the use of 20 birds per plot & with a space requirement of 0.25 sq mt per birds).
- ix) Service industries (Class A) in service industries plot in R2 Zone besides M-2.2.1 (viii), (ix), (x), (xi), (xv), (xvii), (xvi) & (xvii).
- x) Photographic studios & laboratories not using power more than 5 H. P. & not employing more than 9 person &
- xi) Undertakers.
Note - The user of Cinema/Drama Theater shown as exiting user on development plan should be regarded as designated user & in case of redevelopment of property a similar user with similar or more capacity shall be provided along with any other user that may be permissible in accordance with zoning applicable for the particular plot.
- xii) Government / Semi Government Offices.

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M-3 LOCALCOMMERCIALAREA/ZONE C1

M-3.1 In commercial zones building or premises shall be used only for the uses and purposes given in M-3.2 subject to the following conditions :

- a) All goods offered for sale shall be displayed within the building excluding passages.
- b) When the commercial zone boundary falls short of a street the frontage along such a street shall not be permitted to be developed for uses, which would not be permissible along such street; &
- c) When uses other than those permissible in RI zone have an access from the side or rear open space, the width of such open spaces shall not be less than 7 mt.

M-3.2 USE PROVISIONS

- i) Any uses permitted in R2 zone.
- ii) Bakeries & establishments for the preparation & sale of eatables not occupying for production an area in excess of 250 sq mt per establishment & not employing more than 5 person with no upper floors.
- iii) Auto parts stores and show rooms for motor vehicles & machinery.
- iv) Repairing garages with the special written permission of the Commissioner with no residential & institutional uses above & space not more than 30 sq. m. employing not more than 9 person using power not more than 5 H. P. & not carrying out spray painting operations.
- v) Sale of used or second hand goods or merchandise (not junk, cotton waste, rags or other materials nature).
- vi) Club houses or other recreational activities conducted as business.
- vii) Storage of furniture & household goods.
- viii) Retailing of building materials open or enclosed with not more than 500 sq. m. of open area per establishment.
- ix) Posturing & milk processing plant not employing more than 9 person and 10 H.P. motive power with area not more than 50 sq mt in these industrial activities.
- x) As per provisions of table 25 for service industries -A class
- xi) Veterinary dispensaries & hospitals & kennels.
- xii) Supari & Masala grinding / pounding not exceeding 10 H. P. and area not more than 25 sq. mt. with special written permission of authority.
- xiii) Animal pounds.
- xiv) Repairs cleaning shops & analytical experimental or testing laboratories not employing more than 15 person in the industrial activity, but not including cleaning & dyeing establishment using cleaning or dyeing fluid having a flash point lower than 1380° F & machines with dry load capacity of 30 kg for any establishment carrying on activities that are noxious or dust smoke, gas noise or vibration or otherwise dangerous to public health & safety .provided that the motive power requirement of such establishment does not exceed 10 H. P.

- xv) Accessory uses customarily incidental to any permitted principle use including storage space up to 50 per cent of the total floor area used for the principle use.
- xvi) Paper box manufacturing including paper cutting not employing more than 9 person with motive power not exceeding 5 HP and area not more than 50 sq. mt.
- xvii) Mattress making and cotton cleaning not employing more than 9 person with motive power not exceeding 5 H. P. and area not more than 50 sq. mt.
- xviii) Establishment requiring power for sealing tins packages etc.
Establishment requiring power for sealing tins packages etc. not employing more than 9 person with motive power not exceeding 3 H. P.
- xix) Ice factories in independent buildings with area not more than 250 sq. m. and power not more than 45 H.P. and number of persons employed upto 20.

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M-4 District Commercial Area / Zone (C-2 Zone)-

1) Uses permitted in District Commercial Zone (C-2 Zone)

The following uses are permissible in C-2 Zone -

- D) Area to be extent of 40% of permissible floor area shall be developed for following users, as per the specification of the corporation.
 - a) Wholesale establishment not exceeding 200 sq. m. for commodities other than those prohibited by any statute or rule.
 - b) public utility building.
 - c) Headquarters of a commercial organization or firm.
 - d) Printing, book binding, engraving and block making.

On the remaining 60% of the permissible floor area, uses permissible in a local commercial zone (C-1 Zone) shall be permissible provided that, the extent of residential use shall not exceed 30% of the permissible floor area.

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M. 5 SERVICE INDUSTRIES ZONE

M-5.1 Service Industries Class A : The service industries of class A may be permitted in independent building in (independent designated plots) R2 and C1 zone along with the limitations of area permitted maximum number of person to be employed maximum permissible power requirement and the special condition as given in table 25 for the service industries class A.

However, Service industries class A may also may be permitted in R-2 zone in conformity with rule No M-2.2.1.

M-5.2 Service Industries Class Bin Zone I: The service industries of class B to be permitted in lzone.

Further watchman's quarters, canteen, banking spaces, can be permitted within the premises of building for service industries in 1 zone.

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TABLE 25
SCHEDULE FOR SERVICE INDUSTRIES

Sr. No.	Name of Industry	Service Industries Class-A (Permitted in R2 and C1) Service Industries Class-B (Permitted in 1-1)			
		Criteria for Classification and Special Condition			
		Maximum permissible power requirement (in HP)	Maximum permissible employment (in persons)	Maximum permissible floor area (in sq. mt.)	Special conditions if any
1	2	3	4	5	6
(133)	I. FOOD PRODUCTS				
	1) Full scale of meat; canning preserving and processing of fish, crustaceans and similar foods.		NOT INCLUDED		
	2) Manufacture of milk & dairy products such as butter, ghee, etc.	10	9	50	
	3) Canning & preservation of fruits & Vegetables including production of jam, jelly, sauce, etc.		NOT INCLUDED		
	4) a) Rice Butler	10	9	50	
	b) (ii) roundnut Decorticators	10	9	50	
	c) Grain Mill for Production of Floor	10	9	50	
	d) Manufacture of Supari and Masala Grinding (in separate building)	10	9	50	
	e) Baby Oil Expellers	10	9	50	
	5) Manufacture of bakery products with no floor above	10	9	75	i) Shall not be permitted under or above a dwelling unit ii) Operation shall be permitted only between 8.00 hrs. & 20.00 hrs iii) Fuel used shall be electricity, gas or smokeless coal

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	6) Manufacture of cocoa, chocolate, sugar, confectionary 7) Coffee, crushing, roasting & grinding 8) Cashewnut processing like drying, shelling, roasting, salting etc. 9) Manufacture of Ice 10) Sugarcane & Fruit Juice Crushing.	2 45 2	NOT INCLUDED 9 NOT INCLUDED 20 9	50 250 25	
II.	BEVERAGES & TOBACCO 11) Manufacture of soft drinks and carbonated water 12) Manufacture of Bidi		NOT INCLUDED	250	To be permitted in R1 zone only.
III.	TEXTILE & FILM PRODUCTS 13) a) Handloom / Powerloom subject to a maximum of 4 looms b) Dyeing & bleaching of yarn for activity under 13 [a] 14) Printing, dyeing & bleaching cotton, woolen & silk textiles 15) Embroidery & making of crepe laces and fringe, 16) Manufacture of all types of textile, garments including wearing apparel 17) Manufacture of made up textile goods such as curtains, mosquito nets, mattresses, bedding material pillow cases, textile bags etc.	5 3 3	9 NOT INCLUDED 9 9 9	50 50 50	To be permitted in R1 zone in areas designated by the commissioner
IV.	WOOD PRODUCTS AND FURNITURE 18) Manufacture of wooden & cane boxes & packing cases 19) Manufacture of structural wooden goods such as beams, posts, door and windows 20) Manufacture of wooden furniture and fixtures.	1	NOT INCLUDED NOT INCLUDED 9	50	i) Shall not be permitted under or adjoining a dwelling unit ii) Operation shall be permitted in between 8.00 hrs. to 20.00hrs.

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	21) Manufacture of bamboo and cane furniture and fixtures	1	--	--	
	22) Manufacture of wooden products such as utensils, toys, art wares etc.		NOT INCLUDED		
V.	PAPER PRODUCTS AND PRINTING PUBLISHING				
	23) Manufacture of containers and boxes from paper and paper board, paper pulp	5	9	50	<p>Manufacture with paper pulp not permitted Printing & Publishing News Paper to be allowed. No limit on power and on printing & publishing, no of employees, area, or hours of operation if permitted in independent building with special written permission of the commissioner with necessary precaution for fire safety & air noise pollution.</p> <p>i) shall not be permitted under or adjoining a dwelling unit</p> <p>ii) operation shall be permitted only between 800 hrs and 2000hrs.</p> <p>iii) No restriction of power, number of employees, area of hours of operation shall apply if loaded in a building in separate plot not less than 500 sq. mt. and if special permission of the corporation! is obtained</p> <p>Operation shall be permitted only between 800 hrs. and 2000hrs.</p>
	24) Printing & Publishing News Paper				
	25) Printing & Publishing Periodicals books, journals, atlases, maps, envelop, printing picture post-card, embossing	10	9	120	
	26) Engraving, etching, block making etc.	10	9	120	
	27) Book Binding	10	0	120	

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VI	LEATHER PRODUCTS				
	28) Manufacture of Leather Footwear	5	9	50	
	29) Manufacture of wearing apparel like coats, gloves, etc.	5	9	50	
	30) Manufacture of leather consumers goods such as upholstery, suitcases, pocket books, cigarette and key cases, purses etc.	5	9	50	
	31) Repair of footwear and other leather	5	9	50	
VII	RUBBER & PLASTIC PRODUCTS				
	32) Retreading and vulcanizing works	2	9	50	
	33) Manufacture of rubber balloons, hand gloves and allied products.	2	9	50	
VIII	NON METALLIC MINERAL PRODUCTS				
	34) Manufacture of structural stone goods, stone dressing, stone crushing and polishing.		INOT INCLUDED		
	35) Manufacture of earthen and plaster states and images, toys and art wares.		INOT INCLUDED		
	36) Manufacture of cement concrete building components; concrete jellies, septic tank, plaster of Paris work, lime mortar, etc.		INOT INCLUDED		
IX	METAL PRODUCTS				
	37) Manufacture of furniture and fixture primarily of metal.		INOT INCLUDED		
	38) Plating & polishing and buffing of metal products.		INOT INCLUDED		
	39) Manufacture of metal building components such as grills, gates, doors, and window frames, water tanks, wire nets, etc.		INOT INCLUDED		
	40) Manufacture and repair of sundry ferrous electrical products done by jobbing concerns such as mechanical works, shops with lathes, drills, grinders welding equipment etc.		INOT INCLUDED		
	41) Total sharpening and razor sharpening works	1	9	25	Operation shall be permitted only between 8.00 hrs. to 20.00hrs.

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X	ELECTRICAL GOODS 42) Repair of various electrical appliances such as radio set, television set, tape recorders, heaters, irons, shavers, vacuum cleaners, refrigerators, air conditioner elect, cooking ranges, motor rewinding washing machine, works etc,	3	9	50	i) Operation shall be permitted only between 8.00 hrs. to 20.00hrs. ii) No spray painting permitted
XI	TRANSPORT EQUIPMENT 43) Manufacturing of push cart, hand cart, etc. 44) a) Servicing of motor vehicles and motor cycles with no floor above b) Repair of motor vehicles and motor cycles with no floor above. c) Battery charging and repair 45) Repair of bicycles and cycle Rickshaws	5 5 5 5	NOT INCLUDED 9 9 6 6	50 50 25 50	Operation shall be permitted only between 8.00 hrs. to 20.00hrs. No spray painting permitted No spray painting permitted
XXI	OTHER MANUFACTURING AND REPAIR INDUSTRIES & SERVICES 46) Manufacture of jewellery and related articles 47) Repair of Watch Clock and Jewellery. 48) Manufacture of sports and athletic goods. 49) Manufacture of musical instrument and its repair 50) Mass manufacture of miscellaneous products such as costume jewellery, costume novelties, feather, plumes, artificial flowers, brooms, brushes lamp shades, tobacco pipes, cigarette holders and ivory goods badges wings and similar articles.	3 3 3 3	9 9 NOT INCLUDED 9 NOT INCLUDED	50 50 50 50	Operation shall be permitted only between 8.00 hrs. to 20.00hrs. Operation shall be permitted only between 8.00 hrs to 20.00hrs. Operation shall be permitted only between 8.00 hrs and 20.00hrs.

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51) a)	Repairs of locks, stoves umbrellas, sewing machines, gas burners, buckets and other sundry household equipment.	3	9	50	Operation shall be permitted only between 8.00 hrs. and 20.00hrs.
b)	Optical glass grinding and repairs.	3	9	50	--- do ---
52)	Petrol filling stations	10	9	i) 30.5 x 16.75 m ii) 36.5 x 30.5 m	Plot size to be in line with IRC recommendation depending on services bay or not.
53)	Laundries, Laundry services and cleaning, dyeing, bleaching and dry cleaning	4KW	9	50	i) Cleaning & dyeing fluid used shall not have flash point lower than 1380° F ii) Operation shall be permitted between 8.00hrs. to 20.00hrs. iii) Machinery having day load capacity of 20 kg and above.
54)	Photo processing laboratories	5	9	50	Operation shall be permitted between 8.00 hrs. to 20.00 hrs.
55)	Electronic Industries of assembly type (and not of manufacturing type including heating load)	10	20	250	In independent structure on independent plot with special permission of the Commissioner
NOTE : The Municipal Corporation may from time to time add to or alter or amend the above list.					

M-6 INDUSTRIES ZONE

M-6.1 Industries shall include any buildings or part of a building or structure, in which products or materials of all kinds and proportion are fabricated assembled or processed e.g. assembly plants, laboratories, dry cleaning plants, power plants, pumping stations, smoke house, laboratories, gas plants refineries, dairies, sawmills etc.

M-6.2 Use Provisions in Industries Zone (1) - Building or premises in industrial zone may be used for any industrial as also accessory uses like banks, canteens welfare centers and such other common purposes considered necessary for the industrial workers, except for any dwelling other than dwelling quarters of watchman, caretakers or other essential staff required to be maintained on the premises as may be allowed by the Commissioner.

The following industries may be permitted only with the special permission of the Commissioner who may grant it after such security as may be necessary to ensure that the location is appropriate and is not likely to cause nuisance and hazard to adjoining owners. Before granting any such permission, Commissioner may prescribe special condition about minimum size of plot and minimum buffer open spaces from the industrial Building/ Industrial use space which shall not, how ever, be 25 m (75').

1. Acetone manufacture;
2. Acetylene gas manufacture and storage;
3. Acid manufacture;
4. Air-crafts (including parts) manufactures;
5. Alcohol manufacture;
6. Ammoniamanufacture;
7. Amline Dyes manufactures;
8. Arsonal;
9. Asphalt- manufacture or refining;
10. Automobiles, trucks and trailers (including parts) manufacture and engine re- building, except motor body building not employing pneumatic riveting;
11. Blast furnace;
12. Bleaching powder manufacture;
13. Boiler works manufacture or repairs, excepting repairs to boilers with heating surface not exceeding 5 sq m.;
14. Brick, tiles or terra cotta manufacture;
15. Building materials such as prefabricated houses : composite wall boards, partitions and panels manufactures;
16. Carbide manufacture;
17. Caustic soda and compound manufacture;
18. Celluloid or cellulose manufacture of treatment and articles manufacture;
19. Cement manufacture;
20. Manufacture of charcoal and fuel briquettes;

21. Coke manufacturing ovens;
22. Chlorine manufacture;
23. Concrete products manufacture including concrete control mixing and proportions plants;
24. Cotton ginning, cleaning refining or pressing and manufacture of cotton wadding or light; except cotton cleaning for the purpose of preparing mattresses;
25. Concrete manufacture or treatment;
26. Disinfectants manufacture, except mixing of prepared dry ingredients;
27. Distillation of bones, coal or wood;
28. Dye stuff manufacture except mixing of dry powders and wet mixing;
29. Exterminator or pest poison manufacture, except mixing of prepared ingredients;
30. Emery cloth and sand paper manufacture;
31. Explosive or fire works manufacture of storage except storage in connection with retail sales;
32. Fat rendering;
33. Fertilizer manufacture;
34. Flour mill with motive power exceeding 25 H.P. grain crushing or processing mill with motive power exceeding 50 H.P., Masala grinding mill with motive power exceeding 15 H.P. or a combination of any of the above mills with aggregate motive power exceeding 60 H.P. and each one mill using motive power in excess of the above limits.
35. Forges, Hydraulic and mechanically operated;
36. Garbage or dead animals reduction, dumping or incineration;
37. Gas manufacture and storage in cylinders except manufacture of gas as an accessory to a permissible industry;
38. Glass manufacture except manufacturing of glass products from a manufactured glass;
39. Glue, sizing material or gelatine manufacture;
40. Graphite and graphite products manufacture;
41. Gypsum or plaster of Paris manufacture;
42. Hair, felt, fur and feather, bulk processing, washing, curing and dyeing;
43. Hydrogen and oxygen manufactures;
44. Printing ink manufacture;
45. Industrial alcohol manufacture;
46. Junk (iron, aluminum, magnesium or zinc), cotton waste or rag storage and baling;
47. Jute, hemp, sisal, coir and cork products manufacture;
 - i) Lamp black, carbon-black or bone-black manufacture;
 - ii) Lime manufacture;
 - iii) Match manufacture;

48. Metal foundries with an aggregate capacity exceeding 10 tons a day;
49. Metal processing (including fabrication and machinery, manufacturing). Factories employing such machine tools or processes as power hammer forging machine, pneumatic drilling or riveting, sheet working with heavy sledge hammers etc; or processes expressly prohibited herein;
50. Metal finishing, enameling, anodizing; japanning plating, galvanising, lacquering grinding, polishing, rust-proofing and heat treatment;
51. Paint, oil, shellac, Turpentine or varnish manufacture except manufacture of edible oils and paint making (not including turpentine or varnish making).
52. Oil cloth or linoleum/ manufacture excepting water-proofing of paper or cloth;
53. Paper cardboard or pulp manufacture;
54. Petroleum or its products refining or wholesale storage;
55. Plastic materials and synthetic resins manufactures;
56. Pottery or ceramics manufacture other than the manufacture of handicraft products only;
57. Potash works;
58. Tyrexilin manufacture or products;
59. Rolling Mills;
60. Rubber (natural or synthetic) or gutta-percha manufacture except manufacture of latex goods and small rubber products and synthetic treated fabric such as washers, gloves, footwear, bathing caps, atomizers, hoses, tubings, wire insulation toys and bolls, but including manufacture of tyres and tubes and type-recapping;
61. Salts works except manufacture of common salt from sea water;
62. Sand, clay or gravel quarrying except under Government or Municipal agencies or control;
63. Smelting, reduction, refining and alloying of metal and metal ores except of rare and precious metals;
64. Soap manufacture other than cold mix;
65. Soda and compound manufacture;
66. Starch glucose or dextrine manufacture;
67. Stock yard or slaughter of animals or fowl, except the slaughter of fowls incidental to a retail business;
68. Stone crushing and quarrying;
69. Shoe polish manufacture;
70. Sugar manufacture or refining;
71. Tallow, grease or lard manufacture;
72. Tanning, curing or storage of raw hides or skins;
73. Tar distillation or manufacture;
74. Tar products manufacture;
75. Textiles manufacture exceeding 50 H. P. total;

76. Vegetable oil manufacturing and processing plants;
 77. Wood and timber, bulk processing and wood working including saw mill and mills excelsior, plywood and veneer and wood preserving treatment except the manufacture of wooden articles with saw or machine;
 78. Wax products manufacture from paraffin;
 79. Wool pulling or scouring;
 80. Yeast Plant;
 81. In general these use which may be obnoxious or offensive by reason of omission of odour, liquid effluvia, dust, smoke gas, noise, vibration or fire hazards;
 82. With the approval of the Corporation, the commissioner may from time to time add to or alter or amend the above list.
- M-6.3**
- i) Fertilizer manufacture from organic materials provided however that these provisions shall not apply to the manufacture of fertilizers from previously processed materials which have no noxious odours or fumes and which do not produce noxious odour or fumes on the compounding or manufacture thereof;
 - ii) Sulphurous, sulphuric, citric, nitric hydrochloric or other corrosive acid manufacture or their use or storage except as accessory to a permitted industry;
 - iii) Blast furnace;
 - iv) Ammonia manufacture;
 - v) Incineration, reduction or dumping of offal, dead animals garbage or refuse on commercial basis or the establishment of loading and transfer platform except where restricted regulated or controlled by duly constituted Government or Municipal authorities having the power to restrict, regulate or control the same;
 - vi) Tar distillation or manufacture;
 - vii) Lime manufacture;
 - viii) Manufacture of explosive or inflammable products of cellulose;
 - ix) Celluloid manufacture or treatment;
 - x) Manufacture of photographic films;
 - xi) Cement manufacture;
 - xii) Chlorine manufacture;
 - xiii) Bleaching powder manufacture or treatment;
 - xiv) Gelatine or glue manufacture or processes involving recovery from fresh or animal offal;
 - xv) Aluminum magnesium, tin, copper, zinc or iron smelting;
 - xvi) Manufacture of storage of explosives of fireworks;
 - xvii) Match manufacture;
 - xviii) Fat rendering;
 - xix) Candle or paraffin wax products manufacturing;
 - xx) Fat, tallow, grease or lard refining or manufacturing;

- xxi) Manufacture of explosive or inflammable product or pyroxylyse;
- xxii) Pyroxylysis manufacture;
- xxiii) Dyestuff manufacture;
- xxiv) Turpentine, varnish or size manufacture or refining;
- xxv) Gypsum plaster or plaster of Paris manufacture;
- xxvi) Drive-in-Theatres, Cinema or Theatres, subject to the provision of separate entries and exits for the cars, required sanitary and water supply arrangement, car parking arrangements as per rules in force.

M-6.4 Non-Viable Plots in Industrial Zone (I) - If some plots or parts thereof become unbuildable for factory purpose because of restrictions due to zonal set-back regulations the following users may be permitted on such plots :

- i) Petrol Pumps and Service Station;
- ii) Parking lots;
- iii) Electric Sub-Station;
- iv) Building of public utility concerns except residence;
- v) The branches of Scheduled Banks;
- vi) Service Industries;
- vii) Storage Building.

M.6.5 Notwithstanding anything contained above.

- a) With the previous approval of Municipal Commissioner and on such conditions as deemed appropriate by him, the existing or newly built-up area of unit, in the industrial zone may be permitted to be utilised for an office or commercial purposes.
- b) With the previous approval of the commissioner, any open land or lands or industrial lands in the Industrial zone. May be permitted to be utilised for any of the permissible users in the Residential zone (R-1 Zone) or the Residential zone with shop front (R-2 Zone) or for those in the commercial zone (C1 & C2 zone) subject to the following.
- c) The conversion of Industrial Zone to Residential / Commercial Zone in respect of close industries shall not be permitted unless NOC from Labour Commissioner, Maharashtra State, Mumbai stating that all legal dues have been paid to the workers or satisfactory arrangement between management and workers have been made, is obtained. Provided that where conversion has been permitted on the basis of this certificate, occupation certificate will not be given unless a no dues certificate is granted by Labour Commissioner.
- d) The layout or sub division of such land measuring up to 2.00 Ha. Shall be approved by the Commissioner, who will ensure that 5% land for public utilities and amenities like electric sub station, bus station, sub post office, police out post and such other amenities as may be considered necessary will be provided therein.

- e) In such layouts or sub-divisions having area more than 2 Ha. But less than 5 Ha. 20% land for public utilities and amenities like electric sub section, bus station, sub post office, police out post, garden, playground, school, dispensary and such other amenities shall be provided.
- f) In such layout of sub-division each more than 5 Ha. In area, 25% of land for public utilities and amenities like electric substation, Bus station, sub post office, police out post, garden, playground, school, dispensary and such other amenities shall be provided. These areas will be in addition to the recreational space as required to be provided under these regulations.
- g) The required segregating distance as prescribed under these regulations shall be provided within such land intended to be used for residential or commercial purpose.
- h) Such residential or local commercial development shall be allowed within the permissible FSI of the nearby residential or commercial zone.
- i) Provision for public utilities and amenities shall be considered to be reservation in the Development Plan and transferable development rights as regulation No. N. 2.4 or FSI of the same shall be available for utilisation on the remaining land.
- j) Note:**
 - 1) Conversion from Industrial zone to residential / commercial zone shall be applicable to the entire land holding and layout shall be approved for the entire land holding and not in part. Mixed user shall not allowed.
 - 2) The existing reservation of Development Plan, if any (within the percentage mentioned above, for public amenities and utilities) will be extinguished and they will be covered in new regulation.
 - 3) Out of the total area proposed to be utilised for residential development 20% of the same shall be built for residential tenements having built up area upto 50 sq. mtrs.

DOD

M-7 GREEN ZONE (other than Hills and Hill Slopes)

M-7.1 The following uses shall be permitted in Green Zone.

- i) All agricultural uses including stabling of Cattle and - buffalows upto the limit of 10 animals per hectare.
- ii) Poultry farms.
- iii) Forestry and Nursery.
- iv) Golf Clubs and Links.
- v) Public parks, Private Parks, play fields, for recreation of all types.
- vi) Brick tile or pottery manufacture.
- vii) Fish farming.
- viii) Sand, clay gravel quarrying
- ix) Storage and drying of fertiliser.
- x) Public utility establishments such as electric sub-stations, receiving stations, sewage disposal, water works along with residential quarters for essential staff for such works proposed to be located in the zone.
- xi) Farm house subject to the following condition
 - a) the land in which it is constructed is actually put under agricultural use.
 - b) the area under agricultural use is at least 0.8 ha;
 - c) the built up area for residence of farmer is not more than 80 sq. m. and that for cattle shed, animal shed, barn etc. is not more than another 80 sq. m. (aggregate 160 sq.mt.)
- xii) Swimming pools /sports and games health club, service restaurant tennis courts etc. amusement park.

Note : Maximum floor space area shall not exceed 4% of the plot with ground floor structure only.

ODD

M-8 GREENBELTS

The following uses shall be permissible in the Green Belts.

- 1) All agricultural uses;
- 2) Forestry and Nursery;
- 3) Play fields for recreational of all types;
- 4) Public utility establishments such as electric sub-stations receiving stations, sewage disposal, waterworks etc.;
- 5) The storage of L. P. G. cylinders may be allowed in the land with the special permission of Municipal Commissioner. However total FAR shall not exceed 4% of the plot area.

ODD

M-9: Commercial use shall be permissible in Public/Semi-Public Zone as given in the table below -

Area of Plot	Permissible Commercial use in percentage
upto 1000 sq. mtrs.	7.5percent
1001 to2500sq.mtrs.	10percent
2501 to4000sq.mtrs.	12percent
4001 and above	15percent

Commercial use shall be allowed on following conditions -

- 1) Convenient shopping, branch of bank, small hotels etc. shall be permitted but shops/hotels for wine, pan, cigarette, tobacco, lottery tickets and such others users which do not serve public purpose similarly domestic gas shops / godowns which are dangerous to public health shall not be permitted.
- 2) The income from such commercial uses shall be utilized for main users for which the development has taken place or would taken place.
- 3) Such commercial development shall take place in such a way that it shall not affect the view of the main development on the land, similarly such a commercial user shall be permitted upto 50 percent length of the plot.
- 4) The Planning Authority shall ascertain that for parking places and for traffic, sufficient area is kept in the plot.
- 5) Additional FSI shall be allowed only on the plot area remained after deducting the plot area utilized for commercial user.
- 6) The planning Authority shall not allow sub-division of Survey No., Gat No., Plot No., on which such a development which may cause / had take place / would take place.
- 7) In such layouts or sub-division having area more than 2 Ha. but less than 5 Ha., 20 percent land shall be provided for public utilities and amenities like electric sub-station, bus-station, sub-postoffice, police out post, garden, playground, school, dispensary and such other amenities shall be provided.
- 8) The commercial user shall be permitted upto a depth of 12 mtrs.
- 9) The land owner/developer/institution shall give guarantee in writing to the Planning Authority for following all the stipulated conditions scrupulously.
- 10) The plots in which there is an existing development, such commercial use shall be restricted to maximum 20 percent of the balance potential.

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APPENDIX-N

N-2 OPEN SPACE, AREA & HEIGHT LIMITATIONS

N-2.1 Open spaces and area & Height limitations for plots held on Gaothan tenure & semi-gaothan area.

N-2.1.1 General - Area under the gaothan / congested area shall be intended mainly for residential purpose, All other users as listed out under residential use in land use classification order, shall be permitted on plots held on gaothan tenure / congested area.

N-2.1.2 Residential-

- a) **Floor Area Ratio** - The permissible F. A. R. shall be 1.5 for purely residential building and 2.00 for building with mixed residential and commercial user subject to maximum tenement density of 375 tenements per hectare, provided in building with mixed residential and commercial user, the commercial user will be permitted only on the ground floor and the residential user and commercial user shall not exceed F. A. R. 1.5 and 0.5 respectively. However in the case of entire building constructed on stilts, the stilt floor may be allowed for the 0.5 commercial user.

Provided further that in the redevelopment Scheme of a property in gaothan.

- i) the size of the tenements in re-development scheme should not be smaller than 15 sq. mt. and larger than 155 sq. m. in area;
 - ii) where the number of existing tenements exceeds the permissible density of 250 tenements per hectare, the re-development scheme should accommodate all the existing tenements, as far as possible, subject to condition that the proposed FAR does not exceed 25 percent above the permissible FAR of 1.5;
 - iii) where the existing tenement density is less than 250 tenements per hectare the re-development scheme may accommodate the number of tenements so that the far does not exceed 1.5 and the tenement density does not exceed 250 per hectare.
 - iv) Permissible tenement density shall be 375 per hectare instead of 250 for congested area.
- b) **Front Open Spaces** - The minimum setback from existing or proposed road shall be as under
- i) For streets of width 4.5 mtr. And above existing or proposed - 1.5 m
 - ii) In - R2 zone where shops / commercial users is proposed - 2.25 m
 - iii) For lanes less than 4.5 m width a set back of 2.25 m.
 - iv) Structural projections such as balconies, cornices, weather sheds, projections etc. shall be allowed in the set back distance prescribed.

Such projections will not be taken into consideration for calculation of built over area. However, in cases of N 2.1.2 (b) (iii) no such projections will be allowed.

- v) Front open spaces on the following roads shall be minimum 6.00 m. for all types of buildings instead of Rule No. N-2.1.2 (b) (i) and (ii).
 - 1) Pune-Mumbai National Highway
 - 2) Pune-Mumbai National Highway via Aundh
 - 3) Pune-Nashik Highway
- c) **Height** - The height of the building shall not be more than 18 m and shall also be governed by the width of the road in front as per Rule 13.5
- d) **Ground Coverage**- The maximum ground coverage shall be 2/3rd of the plot area.

N-2.1.3 Educational, Public Health and Charitable Building-

- a) **Floor Space Index** - Normally the F. S. I. permissible for above buildings would be 1.5. However in case of special circumstances additional F. S. I. up to 50% may be permitted by the Municipal Commissioner on 1.5 i. e. up to the maximum of 2.25.
- b) **Open Spaces** - A clear open space of 3 m all round the above building shall be provided.

N-2.1.4 Pathway for Access to the Internal Building or Interior Part of the Building-

The pathway shall not be less than 3.6 m [12'] in width & no portion of any building shall overhang or project below a height of 3.6 m [12'] from the surface of such passage if the length of such passage or the number of building served by such passage requires such extra width or such clear height to be provided in the opinion of the Commissioner.

N-2.1.5 The provisions of N-2.1.2, N-2.1.3 [b] and N-2.1.4 may be relaxed by the Commissioner in special circumstances. However if the width of property is less than 3.6 m [12'] the entire ground floor shall be on stilts.

N-2.2 Open space and Area & Height limitations, for plots held on other than gaothan tenure and congested area.

N 2.2.1 Residential Buildings -

- a) The provisions as given in Table 27 shall apply for residential building, residential-cum-office or shop building permissible on plots held on other than gaothan tenure and congested area and residential building permissible in industrial areas;
- b) **Minimum Distance between main and Accessory Building** - A clear distance of at least 1.5 m shall be left between the main building and any accessory building such as an out house garage etc constructed in one building plot.
- c) **Number of Main and Single Storeyed Accessory Building in a Plot** - Only one main building either a tenement house or a block of flats or dwelling house together with such outhouses garages etc. as are reasonably required for the bonafide use and enjoyment of the occupants of such main building and their domestic servants and

which shall not be separately let out shall be permitted to be erected in any plot these provisions are not applicable to Group Housing schemes. Provided that this restriction shall not prevent erection of two or more main building on the same plot. If the plot is upto twice or thrice as the case may be [according to the number of buildings] of the minimum size of building plot as laid down under table 27 upto a plot measuring 900 sq. m. in area.

- 1) Subject to the condition that a row housing plot at the junction of two roads shall be larger to maintain to set backs from both roads and subject to the condition that not more than 8 and less than 4 plots shall be allowed in each block of the row, each block shall be separated from the other by 6 m. and buildings shall conform to type design to be approved by the Pimpri-Chinchwad Municipal Corporation.
- 2) Subsidiary structures such as car park, garage, out house, independent sanitary block etc. shall not be permitted in plot having area below 250sq.m.
- 3) Tenement size means the total built up area including thickness of walls and internal passages etc. but excluding common corridor, passages and staircase, lift rooms etc.
- 4) Construction of ottas, steps, railings barricades or supporting column for canopy or porch shall not be allowed in front marginal open space. However, ottas and steps may be permitted within 1.2 mt from the building line.
- 5) In case of weaker section housing scheme, providing all tenements of 30 sq. m. each or less a tenement density upto 300 tenements / hector will be allowed,
- 6) All the plots sizes mentioned in the table for categories 1 to 5 are minimum. In case where actual size of the plots is more than the provisions for the respective plot sizes will be made applicable irrespective of road widths on which the plot fronts.
- 7) Shops and other commercial use will be permitted upto 0.33 FSI. In case the plot front on road of width 12 mt and above provided that offset street parking provision is made as per the rule, with a provision of additional visitors parking in front margin of the building The parking spaces must be levelled, metalled, paves as directed by the Municipal Commissioner.
- 8) R-1 shops will be permitted only on the plots fronting on between roads having width of 6 mt upto 9 mt with a front setback of 7.5 mt
- 9) Only residential users shall be permitted on plot fronting on roads with width less than 6 mt
- 10) The minimum tenement density for EWS / LIG category (at sr. no. 8) shall be 300 tenement per hectare and the construction shall be with a common service verandah for each other
- 11) In case of building / buildings with additional FAR in lieu of area under road widening or TDR, the Height of Building / Buildings may be relaxed upto 21 mt. irrespective of the area of additional FAR.

TABLE 27 (1) & 27 (2)

F. S. I., Front / Side Margin/ Tenement Densities/ Heights to Different Categories in Non-Congested Residential Zones

Sr. No.	Description of Road	Min plot size in sq.mt.	Min. frontage in mt.	Min Setback from road front in mt.	Min.Side& rear open space in mt.	Max. permissible ground coverage in sq.mt.	Max. Height permissible in mt.	FSI	Tenement density/max no. of storeys permissible	Remarks
1	2	3	4	5	6	7	8	9	10	11
1.	National/ State Highway or Similar Roads	750	18	6mtfromthe DProadline	Halfthe height ofthe building minus three subject to min. of3 mt. (side &rear)	1/2or 1/3	18mt.	1	250 tenement perHa/G+7 orG+6	
2.	MDR, ODR & Other Road 24 mt	600	18	4.5 mt. for purely residential tenements and 6 mt. for other uses on ground floor	-do-	-do-	-do-	-do-	-do-	
3.	Roads of Width below 24 mt. wide & above 15 mt.	500	15	-do-	-do-	-do-	-do-	-do-	-do-	

(151)

(152)

4.	Roads of width below 15 mt & above 9 mt.	250	12	-do-	-do-	-do-	12mt	-do-	250tenement perHa/G+3 orG+2	
5.	Roads of width below 9 mt. and above 6 mt.	250	12	7.5 for other uses on ground floor	-do-	-do-	-do-	-do-	-do-	
6.	Road width of 12 mt and below	125 to 250	8 to 12	3	Side Margin 3.0 mt for detached & 2.5 mt for semi reached or row housing, rear margin 3mt	1/2 or 1/3	10	-do-	G + 1	In case of category 6, 7 & 8 marginal distance of any building shall be min. 3mt from peripheral boundary of the layout
7.	Row housing on road of width of 12 mt. and below	50 to 125	4-8	3	Side Margin 2.25 Rear Margin 1.50	-do-	10	-do-	G + 1	1 - do -

8.	Row housing for EWS / LIG	20 to 50	4	11 mt from pathway / 2.5 mt. from road boundary	-do-	1 full plot area after	10	-do-	400 tenements per ha. Size of the tenements should be	
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Note :

1. Subject to the condition that a row housing plot at the junction of two roads shall be larger to maintain to set backs from both roads, and subject to the condition that not more than 8 and less than 4 plots shall be allowed in each block of the row, each block shall be separated from the other by 6 m and buildings shall conform to type design to be approved by the Pimpri-Chinchwad Municipal Corporation.
2. Subsidiary structures such as car park, garage, out house, independent sanitary block etc. shall not be permitted in plot having area below 250 sq. m.
3. Tenement size means the total built up area including thickness of walls and internal passages etc., but excluding common corridors, passages and stair cases, lift rooms etc.
4. Construction of ottas, steps, railings barricades or supporting column for canopy or porch shall not be allowed in front marginal open space. However, steps may be permitted within 1.20 mt from the building line
5. In case of weker section housing scheme, providing all tenements of 30 sq. m. each or less, a tenement density upto 300 tenements / Hector will be allowed.
6. All the plots sizes mentioned in the table for categories 1 to 5 are minimum. In case where actual size of the plots is more than the provisions for the respective plot sizes will be made applicable irrespective of road widths on which the plot fronts.
7. Shops and other commercial uses will be permitted upto 0.33 FSI. In case the plots fronts on roads of width 12 mt. and above provided that off-set street parking provision is made as per the rules, with a provision of additional visitors parking in front margin of the building. The parking spaces must be levelled, metalled paves as directed by the Municipal Commissioner.
8. R-1 shops will be permitted only on the plots fronting on between roads having width of 6 mt. upto 9 mt. with a front setback of 7.5 mt.
9. Only residential users shall be permitted on plots fronting on roads with width less than 6 mt,
10. The minimum tenement density for EWS/LIG category (at Sr. No. 8) shall be 300 tenements per hectare, and the construction shall be with a ~~minimum~~ service verandha for each other.
11. In case of building / buildings with additional FAR in lieu of area under road widening or TDR. The height of building / buildings may be relaxed upto 21,00 mt. irrespective of the area of additional FAR.

N-2.2.2 Educational Buildings:

- a) **Built up Area** - The maximum permissible built up area shall be not more than 1/3rd of plot area,
- b) **F. A. R.** - The minimum F. A. R. shall be 1.*
- c) A minimum open space of 6 m shall be left on all sides from boundaries of the plot.

N-2.2.3 Institutional Buildings (Hospitals, Maternity Homes, Health Centres):

- a) **Built up Area** - The built up area shall not be more than 1/3rd of the area of the plot.
- b) **F. A. R.** - The minimum F. A. R. shall be 1.**
- c) There shall be a minimum open space of 6 m on all sides.

**However an extra F. S. I. up to 0.5 may be permitted for buildings used exclusively for Educational and Registered Charitable Trust Hospital purpose. Permissible height of 16 m may be relaxed up to 20 m only to enable extra F. S. I. being available of.

N-2.2.4 Cinema Theatres/Assembly Halls:

- a) **Open Spaces**
 - i) **Front Set Back** - A set back of 12 m from road shall be left.
Note : Further in cases of plots facing National Highway and Major District Roads the buildings shall be 37m** from the center line of existing or proposed road or 12 m from plot boundary whichever is more.
 - ii) **Side and Rear Open Space** - Side and rear marginal distance to be left shall be 6m. The above shall be exclusive of parking spaces.
- b) No Cinema Theatre/ Mangal Karyalaya / Assembly Hall shall be permitted unless the minimum distance between boundary of the site for cinema theatre / assembly halls etc. and boundary of educational, institutional and other Government Business Buildings is at least 60 m.
- c) Maximum F. A. R. shall be 1.
- d) Minimum width of Access road shall be 15 m.

N-2.2.5

- i) **Public Entertainment Hall/ Mangal Karyalaya and Like Buildings :**
 - a) **Built up Area** : The maximum permissible built up area shall be 1/3rd.
 - b) **Access Roads** : The minimum width of access roads shall be 15 m and the plots shall abut on this road.
 - c) **F.A. R.** : Maximum F. A. R. shall be 1.
 - d) **Open Space** :
 - 1) Front Open Space: 12 m
 - 2) From all the Three Boundaries: 6m
**or as prescribed by highway authority

- ii) **Luxury Hotels** - For luxury hotels with a rating of 3 stars and above as certified by the Department of Tourism of G. O. I as per the norms prescribed by tourism department of G. O. M. and providing at least for the minimum amenities as prescribed by that Department Constructed on plots held other than the gaathan tenure in R-2 Zone maximum F. S. I of 1.5 may be permitted provided the plot admeasure not less than 900 sq. m. provided further that such extra F. S. I shall be subject to the payment of premium at the rate as may be determined from time to time by Municipal Commissioner, Pimpri Chinchwad Municipal Corporation in consultation with the Director of Town planning for additional built up area in excess of normally permissible F. S. I of 1.00 Permissible height of 16 m may be relaxed up to 20 m only to enable extra F. S. I as above being availed of. Minimum width of Access road shall be 15 m.

N-2.2.6 Petrol Filling Station with or without Service bays:

- a) 1) The land on which a petrol filling station with or without bays is proposed shall be on independent premise/building/plot of approved layout.
- 2) Accessory uses consistent with principal users permissible with zone subject to clearance from controller of explosives and chief fire officer and observance of such conditions as they may be prescribed and with permission of commissioner.
- b) Petrol station shall not be permitted within a distance of 90 m from any junction of Roads.
- c) Petrol station shall not be sited on the convex side of a road curve unless the curve is relatively flat and cars moving out of the station are completely visible to the traffic from a distance of at least 90 m and vice-versa.
- d) Petrol station shall not be sited within a distance of 90 m from the nearest gate of a school, hospital, theatre, place of assembly or stadium.

N-2.2.7 Building in Commercial Zone-

- a) **Means of Access** - When two or more buildings are constructed in the same plot every building shall be provided with independent means of access of not less than 6 m width. The means of access shall not be considered as part of marginal open spaces required to be left around the buildings.
- b) **Built up Area** - Maximum plot coverage shall be half of the plot size.
- c) **F. A. R. and V. P. R.** - Maximum F. A. R. permissible shall be one. For the purpose of F. A. R. net area of land excluding open space and areas covered by internal roads shall only be considered. Provided that in gaathan congested areas, F. A. R. may be permitted to be increased to 1.50. Further the area and height limitations shall be subject to a maximum volume to plot ratio (V. P. R.) of 4 m.

- d) **Open Spaces** - Marginal open spaces along periphery of land or plot shall be 4.5 m minimum provided that in case of land / plot fronting on classified roads, set back prescribed under Ribbon development rules or 4.5 m whichever is more shall be observed.

NOTE : The provisions of note under Rule No. N-2.2.4 (a) (i) shall apply for front open space in the case of storage Buildings.

N-2.2.8 Industrial Buildings -

- a) Minimum size of plot, maximum built up area, minimum marginal open space to be left in a plot, minimum width of plot and maximum number of storeys, to be provided in a plot shall be as in Table 28.

Table 28 : Area, Height Limitations for Industrial Buildings

Sr. No.	Plot Size insqmt	Max Built up Area%	Min Marginal Open Spaces	Min Width ofPlotm	Max F. S.I.	MaxNo. ofStoreys
1	2	3	4	5	6	7
1.	300-500	50	3.0	15	1	3
2.	501-1000	50	4.0	20	1	3
3.	1001-2500	50	4.5	25	1	3
4.	2501-5000	50	6.0	35	1	3
5.	Above5001	50	9.0	50	1	3

NOTE : 1) The provisions of Note under Rule No. N-2.2.4 (a) (i) shall apply for front open space given in Col. (4).

2) The maximum built up area shall be 50% of ground coverage.

- b) In Industrial Zone actual factory or workshop Building and storage or godown shall not be constructed within a distance of 10 m from the boundary of the Industrial Zone, where it separates two zones. Such distance shall be measured from the opposite edge of the road where the zone abuts on an existing or proposed road, such distance may extend up to 25 m or more in the case of special Industries listed in N 6.3, provided further that ancillary buildings, such as essential staff quarters, canteen, garages, electricity stations, water tanks etc. may be permitted in such open spaces provided minimum distance of 10 m is left free from the boundary.

N 2.2.9 For narrow plots relaxations in marginal open spaces as prescribed in Table no. 29 and 29 (A) shall apply.

N 2.2.10 Shopping Mall/ Commercial Complex and like Building-

- a) **Built up Area** - Maximum permissible ground coverage shall be half of the plot size.
- b) **Access Roads** - The minimum width of access road shall be 15 m. and above the plot shall about on this road.
- c) **F. A. R.** - Maximum FAR. shall be 1.
- d) **Open Space** -
 - i) **Front Open Space** - minimum 6 m.
 - ii) **Side and Rear Open Space** - minimum 6 m. or as required as per the Rule No.13.1.3 (b) whichever is higher.

N - 2.3 Additional F. S. I. in Lieu of Area Required for Roads -

The Municipal Commissioner shall permit additional floor space index on 100% area required for road widening or for constructing new roads proposed under Development plan or those proposed under any provision of B. P. M. C. Act, 1949 if the owner (including a lessee) of such land handover such area free of all encumbrances for road widening or constructing new roads without claiming any compensation therefore, F. S. I. on such 100 per cent of the area going under such widening or road construction shall, however be 40 per cent of the net build able plot area of the plot remaining after release of the land required for such road widening or road construction. This concession would also be available in all Development Zones, Permissible height of 18 m. may be relaxed up to 21 m. This additional F. S. I. shall be granted only after the owner constructs a W. B. M. road on the area handed over as per the specifications prescribed by the Commissioner or after payment of amount required for such construction as decided by the Municipal Commissioner.

N-2.4 TRANSFERABLE DEVELOPMENT RIGHTS (TDR)

Regulations for the grant of Transferable Development Rights (T. D. R.s) to owners / developers and conditions for grant of such rights.

N-2.4.1 The owner of a plot of land reserved for a public purpose in the development plan provided In accordance with the regulations excepting in the case of an existing or retention user or to any required compulsory or recreational open space shall be eligible for the award of transferable Development Rights (T. D.R. s) in the form of Floor Space Index (F. S. I.) to the extent and on the conditions set out below. The area under jurisdiction of Pimpri Chinchwad Municipal Corporation is divided into three zones i.e. from zone namely A, B & C marked on the plan annexed here to this Rule, Such award will entitle the owner of the land to F. S. I. in the form of Development Rights Certificate (D. R. C.) which he may use for himself or transfer to any other person.

N-2.4.2 Subject to the regulations -1 above where plot of land is reserved for any purpose specified in section 22 of Maharashtra Regional and Town Planning Act. 1966 the owner will be eligible for Development Rights (T. D. R. s) after the said land is surrendered free of cost as stipulated in regulation 5 in this rule and after completion of the development or construction as regulation in this rule if he undertakes the same.

- N-2.4.3** Development Rights (D.R. s) will be granted to an owner or a lessee only for reserved land which are retain able/ non-retainable under the Urban Land Ceiling & Regulations Act 1976 and in respect of all other reserved land to which a provisions of the aforesaid Act do not apply and on production of a certificate to this effect from the Competent Authority under the Act before a development right is granted. In the case of non-retainable lands the grant of development right shall be such extent and subject to such conditions as Government may specify. Development Rights (D. R. s) are available only in case where development of a reservation has not been implemented.
- N-2.4.4** Development Rights Certificates (D.R. C.) will be issued by the commissioner himself. They will state in figures and in words the F. S. I. credit in sq. mtr. of the built up area to which owner or lessee of the said reserved plot is entitled the place under user zone in which the D. R. s are earned under the areas in which such credit may be utilised.
- N-2.4.5** The built up area for the purpose of F. S. I. credit in the form of a D.R. C. shall be equal to the gross area of the reserved plot to be surrendered and will proportionately increase or decrease according to the permissible F. S. I. of the zone where from the T. D. R. has originated.
- N-2.4.6** When an owner/ lessee also develops or constructs the built up area on the Surrendered Plot at his cost subject to such stipulation as may be prescribed by the commissioner or the appropriate authority as the case may be and to their satisfaction and hands over the said developed/ constructed built up area to the commissioner/ appropriate authority free of cost he may be granted a further D.R. in the form of F. S. I. equivalent to the area of the Construction / Development done by him utilization of which etc will be subjected to the regulation contained in this rule (The Option of availing of T. D. T. / Development as per Gazette Note Appendix R-7 as amended shall be the owners).
- N-2.4.7** A D. R. C. will be issued only on the satisfactory - Compliance of the conditions prescribed in the rule.
- N-2.4.8** A holder of a D.R. C. who desires to use the F. S. I. credit their on a particular plot of land shall attach to his application for development permissions Valid D.R. C's to the extent required.
- N-2.4.9** **The following rules shall apply for the use of D. R. C.**
- a) D.R. C's shall not be used in zone 'A' amenity areas in other sectors of city.
 - b) D. R. C's shall not be used on plot for housing schemes of slum dwellers for which additional F. S. I. is permissible under appendix T and the areas where the permissible F. S. I. is less than 1.00.
 - c) D. R. C's from any TDR zone in sanctioned DP of PCMC including additional area limit, shall be allowed to be used in BRT corridor on the payment of the premium charges on will be decided by the commissioner PCMC on time to time as specified at N.2.5.2

- d) Subject to restrictions mentioned in (a), (b), (c) and above
 - i) D.R. C's originating from zone 'A' maybe used in zone 'B' or 'C'.
 - ii) D.R. C's originating from zone 'B' maybe used in zone 'B' or 'C'.
 - iii) D.R. C's originating from zone 'C' maybe used in zone 'C' only.

N-2.4.10 D.R. C's may be used on one or more plots of land whether vacant or already developed or by the erection of additional storied or in any other manner consistent with these regulations but not so as exceed in any plot a total built up F. S. I. higher than that prescribed.

N-2.4.11 The F. S. I. of a receiving plot shall be allowed to be exceeded by not more than 0.4 in respect of a D.R. available respect of the reserved plot and up to a further 0.4 in respect of A.D. R. available in respect of land surrendered for road widening or construction of new roads as prescribed.

N-2.4.11 (a) However, such F. S. I. on the receiving plots under prescribed regulation shall be allowed to 100% of the gross plot area without deducting the required public amenity space.

N-2.4.12 D.R. shall be Granted and D.R. C. 's issued only after the reserved land is surrendered to the Corporation free of cost and free of encumbrances and entered in the name of PCMC in the land records and after the owner or lessee has levelled the land to the surrounding ground level and after he has constructed a 1.5 m. height compound wall (or at height stipulated by the commissioner) with a gate at the cost of the owner and to the satisfaction of the Commissioner. In case, the owner does not want to level the land and construct a compound wall and gate, he shall have to pay to the PCMC its cost to be decided by the Municipal Commissioner. In case of D. R. C's to be granted for new roads / road widening, the owner shall have to construct a W. B. M. road on the area handed over as per the specifications prescribed by the Commissioner or after payment of amount required for such construction as decided by the Municipal Commissioner.

N-2.4.13 With an application for development permission where an owner seeks utilization of D.R. she shall submit the D.R. C. to the commissioner who shall endorse thereon in writing in figures and words quantum of the D.R. proposed to be utilized before granting development permission and when the development is complete the commissioner shall endorse on the D. R. C. in writing in figures and words the quantum of the D. R. s actually utilized and the balance remaining there after if any before issue of occupation certificate.

N-2.4.14 A D. R. C. shall be issued by the commissioner himself as a certificate printed on a bond paper in an appropriate form prescribed by the commissioner. Such a certificate will be transferable negotiable instrument after due authentication by the commissioner. The commissioner shall mention a register in a form considered appropriate by him of all transactions etc. relating to grant of utilization of D. R. C.

N-2.4.15 The surrendered reserved land for which a D. R. C. is to be issued shall vest in the corporation / appropriate authority and such land shall be transferred in survey records in the name of corporation / appropriate authority. The surrendered land so transferred to the corporation who is not the appropriate authority for implementation of the proposal the appropriate authority may on application there after be allowed by the corporation to transfer the land in favour of that appropriate authority on appropriate terms as may be decided by the corporation. The area under the planning jurisdiction of Municipal Corporation is divided into three TDR zones as mentioned below:

- i) All gothans areas as shown on DP of PCMC.
- ii) **TDR 'B' Zone:** All the remaining area of the villages namely Pimpri, Chinchwad, Bhosari, Akurdi, Nigdi, Ravet, excluding the area of the above villages falling under 'A' Zone of TDR.
- iii) **TDR 'C' Zone :** All the remaining area of the villages namely Sangavi, Pimple Saudagar, Pimple Gurav, Pimple Nilakh, Wakad, Rahatni, Thergaon, Moshi, Chikhali, Dapodi & the remaining area under the planning jurisdiction of Municipal Corporation except area falling under TDR 'A' Zone & 'B' Zone.

Note : In case of any discrepancy regarding the TDR Zones, the Municipal Commissioner is empowered to interpret the same.

N-2.5 BRT Corridor

The area upto 100 mtrs. width along the proposed D. P. road boundary on both the sides of the B. R. T. routes will be called as "B. R. T. Corridor" as shown on the plan. Following roads are included in the "B. R. T. Corridor."

For BRT Routes

- | | |
|---------------------------|---|
| 1) Aundh - Ravet Road | 2) Mumbai - Pune Road |
| 3) Nasik Phata to Wakad | 4) Kalewadi Phata to Dehu - Alandi Road |
| 5) Dehu - Alandi Road | 6) Nasik Phata to Indrayani River (Moshi) |
| 7) Vishrantwadi to Alandi | 8) Telco Road |

For Feeder Routes

- | | |
|--------------------------------|---|
| 1) Expressway to Bhakti Shakti | 2) Hinjewadi I. T. Park to Talwade I. T. Park |
| 3) Spine Road | 4) Road Parallel to Aundh - Ravet Road |

N-2.5.1 Additional FSI on BRT Corridor

As per the provision of the sanctioned Development Control Regulations N - 2.3, if the proposed plot is affected by DP road or road widening or any road proposed under provisions of BMC Act, 1949 additional FSI to the extent of maximum 40 percent of the net plot area is allowed.

The receiving plot in the BRT Corridor shall be allowed such additional FSI along with the TDR so that the permissible total FSI shall not exceed 2.00 irrespective of plot size / area and width of access road (FSI of the D P Road upto 0.40 shall be without any premium charges).

The plot in the BRT Corridor irrespective of whether affected or not by road widening or by proposed road shall be allowed to be exceeded by not more than 1.00 FSI on the net plot area in addition to the original 1.00 FSI in respect of a Development Rights available of DP reservation or DP roads.

All the receiving plot in the BRT Corridor shall be allowed maximum 2.00 FSI as mentioned below:-

Area of Plot	Normal FSI 1.00
TDR or FSI in Lieu of Widening of Road, DP Road	Maximum 0.40
TDR of Reserved Sites	Maximum 0.40
Slum TDR	Maximum 0.20

N-2.5.2 TDR Utilization on Payment of Premium Charges

TDR generated from any of the zone, from the sanctioned Development Plan of old and extended limit shall be allowed in the BRT Corridor on the payment of premium charges, which should not be less than those decided vide General Body Resolution No. 452, dated 18th September 2008. These premium charges are to be decided by the Commissioner, Pimpri-Chinchwad Municipal Corporation from time to time. Premium shall not be charged for the 0.40 FSI of road widening area of receiving plot.

N-2.5.3 Parking Provisions

For the proposed buildings on the plots along within the BRT Corridor, the area for the parking shall be provided twice the provision of the parking area given in the Table No. 6 of the existing Development Control Regulations 14.2 where plot size is more than 1000 sq. m. it shall be binding on the plot owner / developer to develop the parking area and 25 percent of such developed parking area on ground floor shall be handed over to the Corporation free of cost. For plot size less than 1000 sq. m. instead of taking 25 percent small parking areas, premium should be taken for this area at the rate fixed by the Municipal Corporation.

N-2.5.4 Set Back/Front Margins

Set Back / Front Margin for all proposed development/buildings in the BRT Corridor shall be kept as 7.5 metres or that required as per the provision of existing sanctioned DCR whichever is higher.

N-2.5.5 FSI for DP Reservations

For DP Reservations in the BRT Corridor the FSI shall be allowed to be exceeded by not more than 0.80.

N-2.5.6 Modifications in Existing Regulations

In addition to the above rules for the BRT Corridor, for the other matters which are not included in this notification, the provisions of the sanctioned existing Development

Control Regulations shall be applicable. In addition to the above following changes in existing Development Control Regulations are modified and sanctioned.

Regulations No.	Existing DCR Rules	Proposed Rules
N.2.4.9©	<p>D. R. C's shall not be used on plot fronting on the following roads upto a 40 mtrs. from the road boundary.</p> <p>1) Pune to Mumbai National Highway 2) Pune to Nashik National Highway 3) Pune to Mumbai via Aundh National Highway</p>	<p>DRC's from any TDR Zone in sanctioned DP of PCMC including additional area limit, shall be allowed to be used in BRT Corridor on the payment of the premium charges as will be decided by the Commissioner, PCMC from time to time as specified at N.2.5.2</p>
N.2.4.15	<p>TDR'A' All the properties fronting on the both sides of the following roads upto depth of 40 mtrs. from the proposed road widening line as earmarked the sanctioned Development Plan of PCMC</p> <p>1) Pune to Mumbai National Highway 2) Pune to Nashik National Highway 3) Pune to Mumbai via Aundh National Highway</p>	<p>TDR'A' All gaothans areas as shown on the DP of PCMC</p>

The above modifications are approved/ sectioned by the government with the following conditions-

- 1) Maximum care should be taken to avoid accidents on the BRT Corridors. For this purpose grade separations as far as possible for pedestrians using the BRT should be adopted. Service roads are must. Wherever grade separation is not done, signaled, zebra crossing should be provided and the same should be manned by a traffic constables or traffic wardens depending on the volume of traffic.
- 2) The 100 meters ball dress on either sides of the BRT Corridor should be properly planned and developed. An action plan for development of these belts should be prepared in advance by the Municipal Corporation incorporating sufficiently wide roads, open space and other infra structural facilities, strictly adhering to the norms of the D. C. regulations.
- 3) The funds generated from premium should strictly be used for the development for BRT corridors and a separate account should be maintained for this purpose.

□□□

APPENDIXO

Temporary permissions may be granted for structures or for users other wise permissible as per development plan zoning

- a) The following types of structures may be considered for grant of temporary permission
- 1) Masons permission either for protection from rain or covering of the terrace to protect from rain during the monsoon only
 - 2) Pendls allowed for various fairs ceremonies religious functions etc.
 - 3) Structures for godown/storage temporary site office only during construction work
 - 4) Temporary exhibition/circus etc
 - 5) Watchman's chowky constructed for protection of land
 - 6) Storage of important machinery in case of factories in industrial land before installation etc.
 - 7) Structures for ancillary work for quarrying in conforming zone
 - 8) MAFCO stalls milk booths and such other type of stalls etc
 - 9) Transit accommodation for persons to be rehabilitated during construction Period
 - 10) No such permission should be granted for a period of more than 1 year at a time and for an aggregate period of more than 3 years for (3) (5) (6) (7) (8) and (9)

It is desirable to grant permission for construction of structures on a permanent basis if F. S. I. available instead of continuing temporary permission from year to year.

DOD

APPENDIX P
(Rule No. 20.2)

ADDITIONAL FIRE PROTECTION REQUIREMENTS FOR BUILDING MORE THAN 15 MIN HEIGHT AND BUILDINGS AS COVERED BY RULE NO 6.2.6.1

P-1 GENERAL

P-1.1 In addition to the provisions of part iv fire protection of National Building code of India the chief fire officer Pune fire brigade may insist on suitable provisions in building from fire safety and fire fighting point of view depending on the occupancy and height of buildings

P-2 CONSTRUCTION

P-2.1 BUILDING MATERIALS

P-2.1.1 Load bearing elements of construction and elements of construction for which the required fire resistance is one hour or more shall be of noncombustible material. Interior finish material [wall paneling, floor coverings etc.] may be permitted of material having there ratting for flame sprayed and smoke developed not exceeding a very low flame sprayed limit in accordance with IS 1642-1960 [class i] ceiling linings shall be of non-combustible or of plasterboard.

P-2.1.2 Stairways and corridor shall not contain combustible materials.

P-2.2 Structural members such as supports and bearing valves shall have fire resistance rating of 3 hours, transoms and ceilings 2 hours to 4 hours.

P-2.3 Internal walls and partitions separating corridors from areas of floor that are used for any purpose other than circulation shall have fire resistance of not less than 1 hour. There shall be no openings in such walls other than half for doors or delivery hatchery with fire resistance not less than an hour to one hour. Fire sections [fire walls] subdividing the building to prevent fire sprayed shall have a fire resistance ratting not less then 2 hour.

P-2.4 Facades shall consist of non-combustible building materials. A fire must bridge a distance of at least 0.9 m between storeys.

P-3 STAIRCASE ENCLOSURES FOR BUILDINGS MORE THEN 15 MIN HEIGHT

P-3.1 The internal enclosing wall of staircase shall be of brick or R. C. C. construction having fire resistance of not less than 2 hours. All enclosed staircases shall be reached via ventilated lobby and shall have access through self closing doors of at least half hour fire resistance. These shall be single swing doors opening in the direction of the escape. The door shall be fitted with check action door closers.

P-3.2 The staircase enclosure on external wall of the building shall be ventilated to atmosphere at each landing.

P-3.3 Permanent vent at the top equal to 5% of the cross sectional area of the enclosure and openable ashes at each landing level with area not less than 0.5 sq m on the external wall shall be provided. The roof of the shaft shall be at least 1 m above the surrounding road. There shall be no glazing or glass bricks in any internal enclosing wall of a staircase. If the staircase is in the core of the building and can not be ventilated at each landing a positive pressure of 5 mmw. g by an electrically operated blower/ blowers shall be maintain the mechanism for pressurizing as staircase shaft shall be so installed that the same shall operate automatically and also with manual operation facilities when the automatic fire alarm (see rule no. p-13.1.3) operator.

P-4 LIFT ENCLOSURES

P-4.1 The wall enclosing lift shaft shall have a fire resistance of not less than two hours shafts shall have permanent vents at the top not less than 1800 sq. m. (0.2 sq. m.) in clear area, lift motor rooms preferably be sited at the top of the shaft and shall be separated from lift shafts by the enclosing wall of the shaft or by the floor of the motor rooms.

P-4.2 Landing doors in lift enclosures shall open in the ventilated or pressurised corridor lobby.

P-4.3 The number of lifts in one lift bank shall not exceed four. Shaft for fire in a lift bank shall be separated from each other by a brick masonry or R. C. C. of wall of fire resistance of not less than two hours.

P-4.4 If the lift shafts and lift lobby are in the core of the building a positive pressure of not less than 2.5 m and not more than 3 mm w.g by an electrically operated blower/ blowers shall be maintained in the lift lobby and positive pressure of not less than 5 mm w. g. shall be maintained in the lift shaft. The mechanism for pressurizing the lift shaft and lobby shall be so installed that shall operate automatically when the automatic fire alarm operate.

P-4.5 Exit from the lift lobby if located in the core of the building shall be through a self closing smoke stop door of half hour fire resistance.

P-4.6 The lift machine room shall be separate and no other machinery shall be installed therein.

P-4.7 Lift shall not normally communicate with the basement. However, one of the lift may be permitted to basement level is pressurized and separated from the best of the basement area, by smoke actuated fire resisting door of two hour fire resistance. These doors can I also be kept in hold-open position by an electro magnet device to be linked with smoke detector.

P-5 External Windows

P-5.1 Areas of the openable external windows on a floor shall be not less than 2¹/₂ % of the floor area. The locks for these windows shall be fitted with budget lock of the carriage key type (which can be opened with the point of fireman's axe).

P-6 FIRE LIFTS

The following provision shall be made for a fire lift.

- a) To enable fire services personnel to reach the upper floors with minimum delay, one or more of the lift shall also be designated as to be available for the exclusive use of such personnel in an emergency and be directly accessible to every dwelling / lettable floor space of each floor.
- b) The lift shall have a floor area of not less than 1.4 sq. m. with a minimum dimension of 1.2 m. It shall have a loading capacity of not less than 545 kg. (8 persons lift) with automatic closing doors.
- c) There shall be an alternate electric supply from a generator of an adequate capacity, cables shall run in route safe from fire i.e. within the lift shaft. In case of failure in normal electric supply, Information Technology shall automatically trip over the supply, however for apartment building this change over of supply could be done through a manually operated change over switch.
- d) The operation of fire lift shall be by a simple toggle or two button switch situated in a glass fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will become inoperative and the lift will be a car control only or on priority control device. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.
- e) The words FIRE LIFT shall be conspicuously displaced in fluorescent paint on the lift landing doors at each floor level.
- f) Collapsible gates shall not be permitted for lifts, the lifts shall have solid doors with fire resistance of at least one hour.
- g) The speed of the fire lifts shall be such that it can reach the top floor from ground level within one minute.

P-7 BASEMENTS

- P-7.1 Each basement shall be separately ventilated. Vents with cross sectional area (aggregate) not less than 2.5% of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills or breakable stall boards lights or pavement lights or by way of shafts. Alternatively a system of air inlets shall be provided at basement floor level and smoke outlets at basements ceiling level. Inlets and extracts may be terminated at ground level with stall boards or pavement lights as before but ducts to convey fresh air to the basement floor level have to be laid stall boards and pavement lights should be in positions easily accessible to the fire brigade and clearly marked 'smoke outlet' or 'air inlet' with an indication of area served at or near the opening.

- P-7.2** The staircase of basements shall be of enclosed type having fire resistance of not less than two hours and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper storeyes of the building and shall communicate with basement through a lobby provided with fire resisting self closing doors of one hour fire resistance. If the travel distance exceeds 18.50 m additional staircase at proper place shall be provided.
- P-7.3** In multi storeyes basements intake ducts may serve all basement levels but each Basement and compartment shall have separate smoke outlet duct or ducts.
- P-7.4** Mechanical extractors for smoke venting system from lower basement levels shall also be provided The system shall be such design as to operate on actuation of heat sensitive detectors or sprinklers if installed and shall have the standard units. It should also have an arrangement to start it manually and shall be designed to function at a temperature not less than 550° c.
- P-7.5** Kitchens working on gas fuel, departmental stores, and shops shall not be permitted in basement/ sub-basement.
- P-8 COMPARTMENTION (FIRE SECTIONS)**
- P-8.1** If the uncompartmented floor space on a floor exceed 750 sq. meters it shall be separated in compartments each not exceeding 750 sq. meters by means of fire walls of not less than two hours fire resistance. In extended buildings, fire walls should be erected at distances not exceeding 40 meters. For floors with sprinklers, the area mentioned above may be increased by 50 percent.
- P-9 SERVICEDUCTS**
- P-9.1** Service ducts shall be enclosed by walls having a fire resistance of not less than two hours. Doors for inspection or access shall also have a fire resistance not less than two hours.
- P-9.2** If the cross sectional area exceeds 1 sq. m. shall be sealed where it Passes a floor by carrying the floor through the duct. The floor within the duct shall be pierced for any service pipe or ventilation trunk and shall fit as closely as possible around any such pipe or trunk.
- P-9.3** A permanent vent shall be provided at the top of the service shaft of cross sectional area of not less than 460 sq cm. or 6.25 sq. cm. For each 900 sq. cm. of the area of the shaft whichever is more.
- P-10 REFUSE CHUTES AND REFUSE CHAMBERS**
- P-10.1** Hoppers to refuse chutes shall be situated in well ventilated position and the chutes shall be continued upwards with an outlet above roof level with an outlet above roof and with an enclosure wall of non-combustible material with fire resistance not less than two hours. The hoppers shall not be located within the staircase enclosure.

P-10.2 Inspection panel and hopper (charging station) opening shall be fitted with tight fittings metal doors, covers, having a fire resistance of not less than one hour.

P-10.3 Refuse chutes shall not be provided in staircase walls, air conditioning shafts etc.

P-10.4 Refuse chambers shall have walls and floors or roofs constructed of non-combustible and impervious material and shall have a fire resistance of not less than two hours. They shall be located at a safe distance from exit routes.

P-11 BUILDING SERVICES

P-11.1 Electrical services

- a) The electric distribution cables / wiring shall be laid in separate duct. The duct shall be sealed at every alternative floor with non-combustible materials having the same fire resistance as that of the duct.
- b) Water mains, telephone lines, inter-com-lines, gas pipes or any other service line shall not be laid in the duct for electric cables.
- c) Separated circuits for water pumps, lifts, staircases and corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes so that fire in one circuit will not affect the others. Master switches essential services circuits shall be clearly labelled.
- d) The inspection panel doors and any other opening in the shaft shall be provided with airtight fire doors having the fire resistance of not less than two hours.
- e) Medium and low voltage wiring running in shafts, and within false ceiling shall run in metal conduct.
- f) An independent and well ventilated service room shall be provided on the ground floor with direct access from outside or from corridor for the purpose of termination of electric supply from the licensee service and alternate supply cables. The doors provided for the service room shall have fire resistance of not less than two hours.
- g) If the licensees agree to provide meters on upper floors, the licensee cables shall be segregated from consumers cable by providing a partition in the duct. Meter rooms on upper floors shall not open into staircase enclosures and shall be ventilated directly to open air outside.
- h) PVC cables should have an additional sheathing or protection provided by compounds sprayed on after installation because of the notorious secondary damage in case of fire.

P-11.2 Town Gas / LP Gas Supply Pipes

Where gas pipes are run in the building the same shall be run in separate shafts exclusively for this purpose and these shall be on external walls, away from the staircases : There shall be no interconnecting of this shaft with the rest of the floors. Gas meters shall be housed in a suitably constructed metal cupboard located at well ventilated space at ground level.

P-11.3 Staircase and Corridor Lightings

- a) The staircase corridor lighting shall be on separate circuit and shall be independently connected so as it could be operated by one switch installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of light points, if any.
- b) For assembly, institutional buildings, the alternative source of supply may be provided by battery continuously trickle charged from the electric mains.
- c) Suitable arrangements shall be made by installing double throw switches to ensure that the lightings installed in the staircase and the corridor do not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand by supply.
- d) Emergency lights shall be provided in the staircase / corridor for assembly and institutional buildings.

P-11.4 Alternate Source of Electric Supply

A stand by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, and stand by fire pump, pressurization fans and blowers, smoke extraction and damper systems in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machines and circuit stated above simultaneously. If the stand by pump is driven by diesel engine, the generator supply need not be connected to the standby pump. Where parallel HV / LV supply from a separate substation is provided with appropriate transformer for emergency the provisions of generator may be waived in consultation with the Chief Fire Officer, Pimpri-Chinchwad Municipal Corporation.

P-11.5 Transformers

- a) If transformers are housed in the building below the ground level it shall be necessarily in the first basement in separate fire resisting room of 4 hours rating. The room shall necessarily be at the periphery of the basement. The entrance to the room shall be provided with a steel door of 2 hours fire rating. A curb (sill) of a suitable height shall be provided at the entrance in order to prevent the flow of oil from ruptured transformer into other parts of the basement. The direct access to the transformer room shall be provided preferably from outside. The switch gears shall be housed in a separate room separated from the transformer bays by a fire resisting wall with fire resistance not less than four hours.
- b) The transformer if housed in basement shall be protected by an automatic high-pressure water spray system. (Mulsifyre System).
- c) In case the transformers housed in the basements totally segregated from other area of the basements by 4 hours fire resisting wall/walls with an access directly from outside it may be protected by carbondioxied or B. C. F. fixed installation system.

- d) When housed at ground floor level it/they shall be out off from the other portion of premises by fire resisting walls of 4 hours fire resistance.
- e) They shall not be housed on upper floors.
- f) A tank of RCC construction of capacity capable of accommodating entire oil of the transformers shall be provided at lower level, collect the oil from the catch-pit in case of emergency, The pipe connecting the catch-pit to the tank shall be of non combustible construction and shall be provided with flame-arrestor.

P-11.6 Air-Conditioning

- a) Escape routes like staircase, common corridors, lifts lobbies etc. shall not be used as return air passage.
- b) The ducting shall be constructed of substantial gauge metal in accordance with ii: 655-1963 Metal Air Ducts (Revised).
- c) Wherever the ducts pass through fire walls or floors the opening around the ducts shall be sealed with fire resisting materials such as asbestos rope, vermiculite concrete glass wool etc.
- d) As far as possible metallic ducts shall be used even for the return air instead of space above the false ceiling.
- e) The materials used for insulating the duct system (inside or outside) shall be of non combustible materials such as glass wool, spun glass with neoprene facing.
- f) Area more than 750 sq. m. on individual floor shall be segregated by a fire wall and automatic fire dampers for isolation shall be provided where the ducts pass through fire, walls, The fire dampers shall be capable of operating manually.
- g) Air ducts serving main floor areas, corridors, etc. shall not pass through the stair-case enclosures.
- h) The air handling units shall as far as possible be separate for each floor and air ducts for every floor shall be separate and in no way interconnected with the ducting of any other floor.
- i) If the air handling unit serves more than one floor, the recommendations given above shall be complied with in additions to the conditions given below.
 - i) Proper arrangements by way of automatic fire dampers working on smoke detectors for isolating all ducting at every floor from the main riser shall be made.
 - ii) When the automatic fire alarm operates the respective air handling units of the Air Conditioning system shall automatically be switched off.
- j) Automatic fire dampers shall be provided at the inlet of the fresh air duct and the return air duct of each compartment on every floor.
- k) Automatic fire dampers shall be so arranged so as to close by gravity in the direction of the air movement and remain to tightly close upon operation of a smoke detector.
- l) The air filters of the air-handling units shall be of non-combustible materials.
- m) The air handing unit room shall not be used for storage of any combustible materials.
- n) Inspection panels shall be provided in main trucking to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.

- o) No combustible materials shall be fixed nearer than 15 cm to any duct unless such duct is properly enclosed and protected with non-combustible material (glass wool or spunglass with neoprene facing enclosed and wrapped with aluminum sheeting) at least 3.2 mm thick and which would not readily conduct heat.

P-11.7 Boiler Room

Provisions of boiler and boiler rooms shall conform to Indian boiler act. Further the following additional aspects may be taken into account in the location of boiler/ boilers room;

- a) The boilers shall not be allowed in sub-basement but may be allowed in the basements away from the escape routes.
- b) The boilers shall be installed in a fire resisting room of 4 hour fire resistance rating, and this room shall be situated on the periphery of the basement. Catch pits shall be provided at the low level.
- c) Entry to this room shall be provided with composite door of 2 hours fire resistance.
- d) The boiler room shall be provided with fresh air inlets and smoke exhausts directly to the atmosphere.
- e) The furnace oil tank for the boiler of located in the adjoining room shall be separated by fire resisting wall of 4 hour rating. The entrance to this room shall be provided with double composite doors. A curb of suitable height shall be provided at the entrance in order to prevent the flow of oil into the boiler room in case of tank rupture.
- f) Foam inlets shall be provided on the external walls of the building near the ground level to enable the fire service to use foam. In case of fire.

P-12 PROVISIONS OF FIRST AID FIRE FIGHTING APPLIANCES

P-12.1 The first aid fire fighting equipment shall be provided on all floors including basements : life rooms etc in accordance with IS 2217-1963 Recommend actions for providing First aid fire fighting arrangements in public building in consultation with the chief fire officer Pimpri Chinchwad Municipal Corporation.

P-12.2 The fighting appliances shall be distributed over the building in accordance with IS : 2190-1971 code of practice for selection installation and maintenance portable first-aid fire appliances.

P-13 FIXED FIRE FIGHTING INSTALLATIONS

P-13.1 Building above 15 m in height depending upon the occupancy use shall be protected by wet riser, wet riser cum - down comer, automatic sprinkler installation high pressure water spray or foam generating system etc. as per details given in P-13.2 to P-13.7.

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TABLE 29**Open Space Relaxations in Narrow Plots in Residential and Commercial Zones**

Sr. No.	Plot Site/ Dimension	Relaxation	Restriction on Building
1)	Depth is less than 15 m.	Rear open space may be reduced to 3 m.	No room except store room and staircase derives light and ventilation, from reduced open space.
2)	Width less than 15 m. but more than 11.5 m.	Side open space may be reduced to 3 m.	No room except store room and staircase derives light and ventilation, from reduced open space.
3)	Depth less than 11.5m but more than 9 m.	Front open space may be reduced to 3 m. and rear open space reduced to 1.8m.	i) Depth of the building not to exceed 5.5 m. ii) Height not to exceed 3 storeys or 10m.
4)	Width less than 11.5m but more than 9 m.	One side open space may be reduced to 3 m. and the other side open space may be reduced to 1.8 m.	i) Width of the building not to exceed 5.5 m. ii) Height not to exceed 3 storeys or 10m.
5)	Depth or width less than 11.5m.	Semi detached structure on adjoining plots with open spaces as at Sr. Nos. 3 or 4 above.	i) Depth of the building not to exceed 5.5 m. ii) Height not to exceed 3 storeys or 10m.
6)	Depth or width less than 9 m.	Open space may be reduced to 1.5 m. all around	Only ground floor structure.

Rule No. P-13.2 - The wet riser / wet riser-cum-down comers installations with capacity of water storage tanks and fire pumps shall confirm to the requirements as specified in Table 30.

Table No. 30
Firefighting Installation / Requirements

Sr. No.	Types of Building/ Occupancy	Type of Installation	Water Supply		Pump Capacity	
			Underground Static Tank	Terrace Tank	Near the Underground Static	At the Terrace Level
1	2	3	4	5	6	7
1)	Apartment Buildings below 15m. in height.	NIL	NIL	NIL	NIL	NIL
2)	Apartment Buildings a) Above 15.00m. but not exceeding 24.00m.	Wet-riser-cum-down comer with provision of fire service inlet only near ground level.	NIL	10000 liter	NIL	100 liters per minute giving a pressure not less than 1.5 kg/cm ² at the topmost hydrant
	b) Exceeding 24.00m. but not exceeding 45.00m.	Wet-riser-cum-down comer	50000 liter	20000 liter	1400 liters per minute giving a pressure not less than 3.2kg/cm ² at the topmost hydrant	450 liters per minute giving a pressure not less than 2.1 kg/cm ² topmost hydrant
	c) Above 24.00m. not exceeding 36.00 m. shopping are upto 250 sq. m and restricting the shopping area to the ground floor only	Wet rise -cum-down comer	50000liter	20000 liter	1400 liters per minute giving a pressure not less than 3.2 kg/cm ² at the topmost hydrant	450 liters per minute giving a pressure not less than 2.1 kg/cm ² at the topmost hydrant

	d)Above 24.00m. and not exceeding 35m. with shopping area exceeding	Wet riser-cum-down comer	100000 liter	20000 liter	2400 liters per minute giving a pressure not less than 3.2 kg/cm ² at the topmost hydrant	900 liters per minute giving a pressure not less than 2.1 kg/cm ² at the topmost hydrant
	e)Above 45.00m. andnot exceeding 60.00m.	Wet riser -cum-down comer	75000 liter	20000 liter	2400 liters per minute giving a pressure not less than 3.2 kg/cm ² at the topmost hydrant	900 liters per minute giving a pressure not less than 2.1 kg/cm ² at the topmost hydrant
	f)Above 60.00m. in height but not exceeding 70.00m.	Wet riser -cum-down comer	100000 liter	20000 liter	2400 liters per minute giving a pressure not less than 3.2 kg/cm ² at the topmost hydrant The pump provided should be of multistage type with suction and delivery sizes not less than 6" dia with low level riser upto 15 storeys and high level riser delivery for upper floors	900 liters per minute giving a pressure not less than 2.1 kg/cm ² at the topmost hydrant
3)	Non apartment buildings					
	a) Industrial storage and hazardous upto 15 m. in height	NIL	50000 liter	NIL	NIL	NIL

	b) Above 15m in height but not exceeding 24.00m. excepting educational buildings	Wet riser-cum-down comer	50000 liter	10000 liter	350 liter per minute giving a pressure not less than 3.2 kg/cm ² at the topmost hydrant except for institution business and educational buildings	450 liter per minute giving a pressure a less than 2.1 kg/cm ² at the topmost hydrant
	c) Educational buildings above 15m. but not exceeding 24.00m in height	Wet riser cum down comer	NIL	10000 liter	NIL	NIL
	d) Above 24.00m. but not exceeding 35m.	Wet riser cum down comer	75000 liter	20000 liter	2400 liter per minute giving a pressure not less than 3.2kg/cm ² . The pump provided will be of multistage type with suction and delivery sizes not less than 6" dia with low level riser up to 10 storey and high level riser delivery for upper floors.	
	e) Above 35.00 m. but not exceeding 500 m.	Wet riser (Fully charged with adequate pressure at all times and automatic in	100000 liter	NIL	1. 2400 liter per minute giving a pressure not less than 3.2 kg/cm ² . The pump	NIL

		operation)			provided will be of multistage type with suction and delivery sizes not less than 6" dia with low level riser up to 10 storey and high level riser delivery for upper floors.	
f) Above not exceeding 70.00m	Wet riser (fully charged) with adequate time and automatic in operation		150000 liter	NIL	1) 2400 liter per minute giving pressure not less than 3.2kg/cm ² the pump provided will be of multi stage type with suction and delivery sizes not less 6" dia with low level riser up to 10 storey and high level riser delivery for upper floor 2) A standby capacity of equal capacity shall be provided on alternate source of supply.	

Note :

- 1) Any of the above categories may incorporate an automatic sprinkler/drencher system, if the risk is such that requires installation of such protective methods.
- 2) Minimum of two hydrants shall be provided within the courtyard.
- 3) Wet-riser-cum-down comer is an arrangement for firefighting within the building by means of vertical rising mains not less than 10.00 cm. Internal diameter with hydrant outlets and hose reel on each floor / landing connected to an overhead water storage tank

for firefighting purpose through a booster pump, check valve and non return valve near the tank end and a fire pump gate and non return valve over the underground static tank. A fire service inlet at ground level fitted with non- return valve shall also be provided to the rising main for charging information technology fire services pump in case of failure of static fire pump over the underground static tank.

- 4) The performance of pumps specified above shall be at R. P. M. not exceeding 2000.
- 5) The above quantities of water shall be exclusively for firefighting and shall not be utilized for domestic or other use. The layout of underground water static tank shall be as per sketch attached.
- 6) Size of the riser shall be as under (internal diameter):
 - a) **Apartment Buildings:**
 - i) Up to 45 m-10 cm. with single hydrant outlet and hose reel on each floor.
 - ii) Above 45 m-15 cm. with twin hydrant outlet and hose reel on each floor.
 - b) **Non-Apartment Buildings:**
 - i) Up to 24 m-10 cm. with single hydrant outlet and hose reel on each floor.
 - ii) Above 24 m-15 cm. with twin hydrant outlet and hose reel on each floor.
- 7) A facility to boost up water pressure in the riser directly from the mobile pump shall be provided to the wet riser system with a suitable fire services inlets (collecting breaching with 2 numbers of 63 mm inlets with check valves for 15 cm diameter rising main) and a non return valve and a gate valve.
- 8) Hose reel internal diameter of rubber hose for hose reel shall be minimum 19 mm. A shut off branch with nozzle of 4.8 mm size shall be provided.

Provided that no automatic detector shall be required in any room or portion of a building which is equipped with an approved installation of automatic sprinklers.

ODD

P-13.3.1 Static Water Storage Tank

A satisfactory supply of water for the purpose of fire fighting shall always be available in the form of under ground static storage tank with capacity specified for each building with arrangements of replenishment by ground main or alternative source of supply at 1000 liters per minutes. The static storage water supply required for the above mentioned purpose should entirely be accessible to the fire engines of the local fire service. Provisions of suitable numbers of manholes shall be made available for inspection repairs and inspection of suction hose etc. the covering slab shall be able to withstand the vehicular load of 18 tons.

The domestic suction tank connected to the static water storage tank shall have an overflow capable of discharging 2250 liters per minute to a visible drain point from which by a separate conduits the overflow shall be conveyed to a storm water drain.

P-13.3.2 To prevent stagnation of water in the static water storage tank the suction tank of the domestic water supply shall be fed only through an overflow arrangement to maintain the level therein at the minimum specified capacity (see fig.2).

P-13.3.3 The static water storage tank shall be provided with a fire brigade collecting breaching with 4 nos 63 dia (2 Nos - 63 mm dia for pump with capacity 1400 liters / minute) instantaneous male arranged in a valve box at a suitable point at street level and connected to the static tank by a suitable fixed pipe not less than 15 cm dia to discharge water into the tank when required at a rate of 2250 liters per minute.

Rule No. P-13.3 (A)- Wet Riser Installation

They shall conform to IS 3644 - 1966 code of practice for installations of internal fire hydrants in multistoried or high rise buildings. In addition the wet riser shall be designed for zonal distribution enduring that unduly high pressure does not develop in risers and hose pipe. In addition to wet riser, wet riser cum down comer, first aid hose reels shall be installed on the floors of buildings above 24 m. and shall conform to IS 884-1969. Specifications for first aid hose reel for firefighting (fixed installation) the couplings of landing valves directly to the wet risers in the case of single outlet of the wet riser installations by means a adapter.

P-13.4 Automatic Sprinklers

Automatic sprinklers shall be installed

- a) In basement used as car parks if the area exceeds 500 sq. m.
- b) In multi-storeyed basements used as car parks and for housing essential services ancillary, to a particular occupancy.
- c) Any room or other compartment of a building exceeds 750 sq. m.
- d) Departmental stores or shops that totally exceeds 750 sq. m.
- e) All non-domestic floors of mixed occupancy considered to constitute a hazard and non provided with staircases independent of the remainder of a building.
- f) Godown and warehouses as considered necessary.
- g) On all floors of the building other than apartment buildings if the height of the building exceeds 60 m.
- h) Dressing rooms scenery docks stages and stage basements of theaters.

P-13.5 Automatic High Pressure Water Spray (Mulsifyre) System:

This system shall be provided for protection of indoor transformers of a substation in a basement area.

P-13.6 Foam Generating System :

This system shall be provided for protection of boiler rooms its ancillary storage of furnace oils in basement.

P-13.7 Carbon-Di-Oxide Fire Extinguishing System :

Fixed CO₂ fire extinguishing installation shall be provided as per IS : 63 82-1971 code of practice for design and installation of fixed CO₂ fire extinguishing system on premises where water or foam can not be used for fire extinguishment because of the special nature of the contents of the buildings / areas to be protected. Where possible BCF (Bromochlorodifluoromethane) installation may be provided instead of CO₂ installation.

P-14 FireAlarmSystem

All buildings mentioned below shall be equipped with fire alarm system as given below:-

- a) Special building above 15m. in height and businesses and industrial building above 24 m. in height.
 - i) Such buildings shall be equipped with a manually operated electrical fire alarm system with one or more call boxes located at each floor. The call boxes shall be also located that one or the other of them shall be accessible to all occupants of the floor without having to travel more than 22.5 m.
- b) The call boxes shall be of the break glass, type without any moving parts where the call is transmitted automatically to the control room without any other action on the part of the person operating the call box.
- c) All call, boxes shall be wired in closed circuit to a control panel in the control room located as given in this rule so that the floor number where the call box is actuated is clearly indicated on the control panel. The circuit shall also include one or more batteries with a capacity of 48 hours normal working at full load. The battery shall be arranged to be continuously trickle charged from the electric mains. The circuit may be connected to an alternate source of electric supply as in sub regulation (4) in Regulation 11 in this Appendix.
- d) The call boxes shall be arranged to sound one or more sounders so as to ensure that all occupants of the buildings are warned whenever any call box is actuated.
- e) The call boxes shall be so installed that they do not obstruct the exit-ways and yet their location can easily be noticed from either direction. The base of the call box shall be at a height of 1 m. from the floor level.
 - ii) All other buildings exceeding 24m. height excluding those mentioned in clause (1) above.

These buildings shall, in addition to the manually operated electrical fire alarm system be equipped with an automatic fire alarm system. The latter shall be in addition to any automatic fire extinguishing system installed in any particular occupancy in accordance with IS 2189-1976 code of practice for Automatic Fire Alarm System or any other Indian Standard prescribed from time to time.

P-15 LIGHTING PROTECTION OF BUILDINGS:

P-15.1 The lighting protection for building shall be provided based on the provisions of Part III of the national building code of India- 1970.

Rule No. P-16: Control Room

For all buildings mentioned in Regulation in P - 14, in this appendix except residential building, there shall be a control room on the entrance floor of the building with communication system (suitable public address system) to all floor planners along with details of the firefighting equipment and installation shall be maintained in the control room. The control room shall also have facilities to detect a fire on any floor through indicator board connection the fire detecting and alarm system on all floors. The staff in charge of the control room shall be responsible for the maintenance of the various services and firefighting equipment and installation. Control room shall be manned round the clock.

P-18 HOUSEKEEPING

P-18.2 To eliminate fire hazard a good house keeping inside the building and outside the building shall be strictly maintained by the occupants and/or the owner of the building.

P-19 FIRE DRILLS AND FIRE ORDERS

P-19.1 Fire notices/ orders shall be prepared to fulfil the requirements of the fire fighting and evacuation from the building in the event of fire and other emergency. The occupants shall be made thoroughly conversant with their action in the event of the emergency by displaying fire notices at various points. Such notices should be displayed prominently in broad lettering.

Rule No. 20(A):

With the prior approval of Government the Commissioner in consultation with the Chief Fire Officer may from time to time, add to or alter or amend the provisions in this

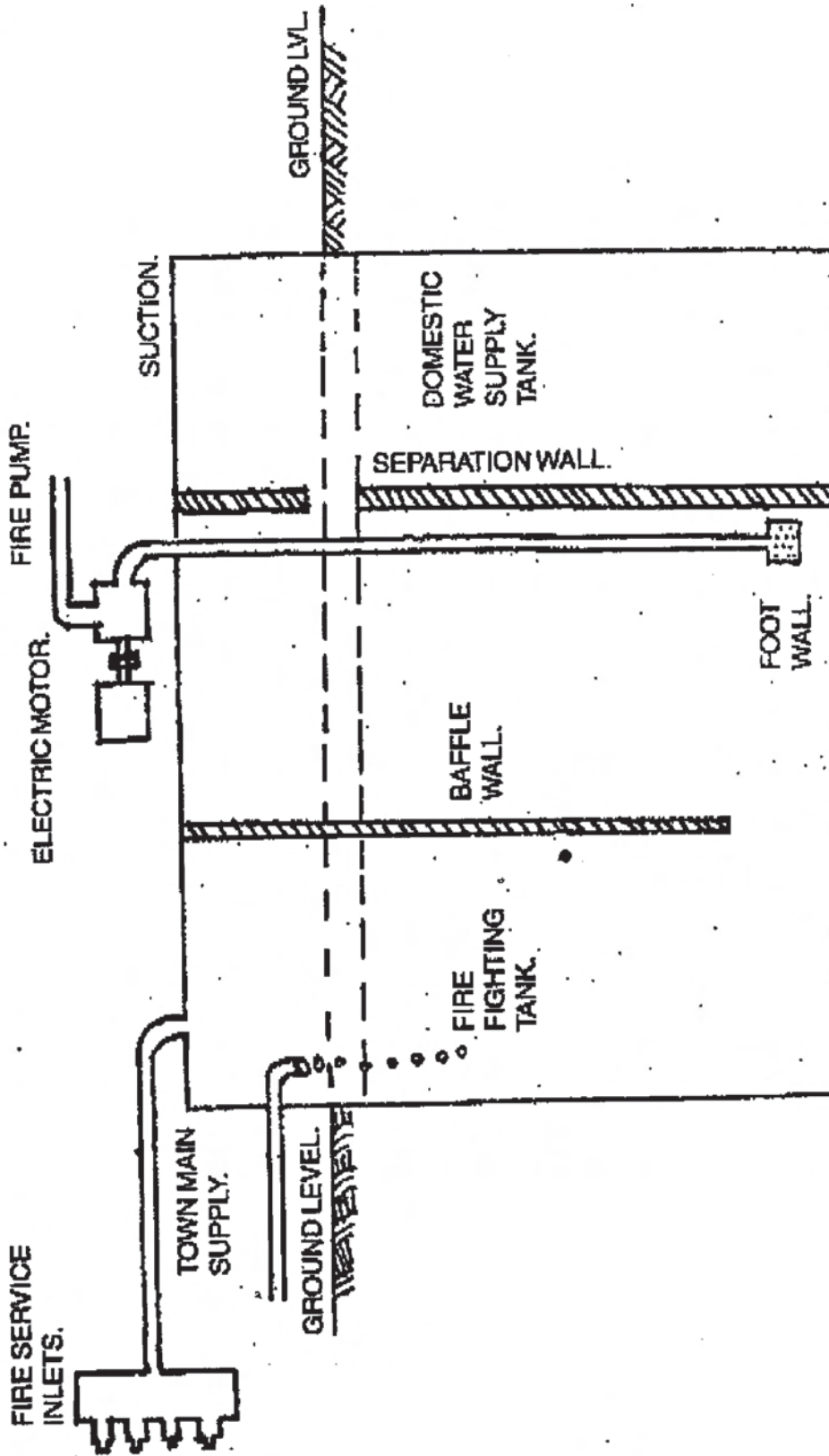


FIG. 1 : ARRANGEMENT FOR PROVIDING COMBINED
FIRE FIGHTING AND DOMESTIC
WATER STORAGE TANK.
AS PER RULE NO. P.13.3.3.

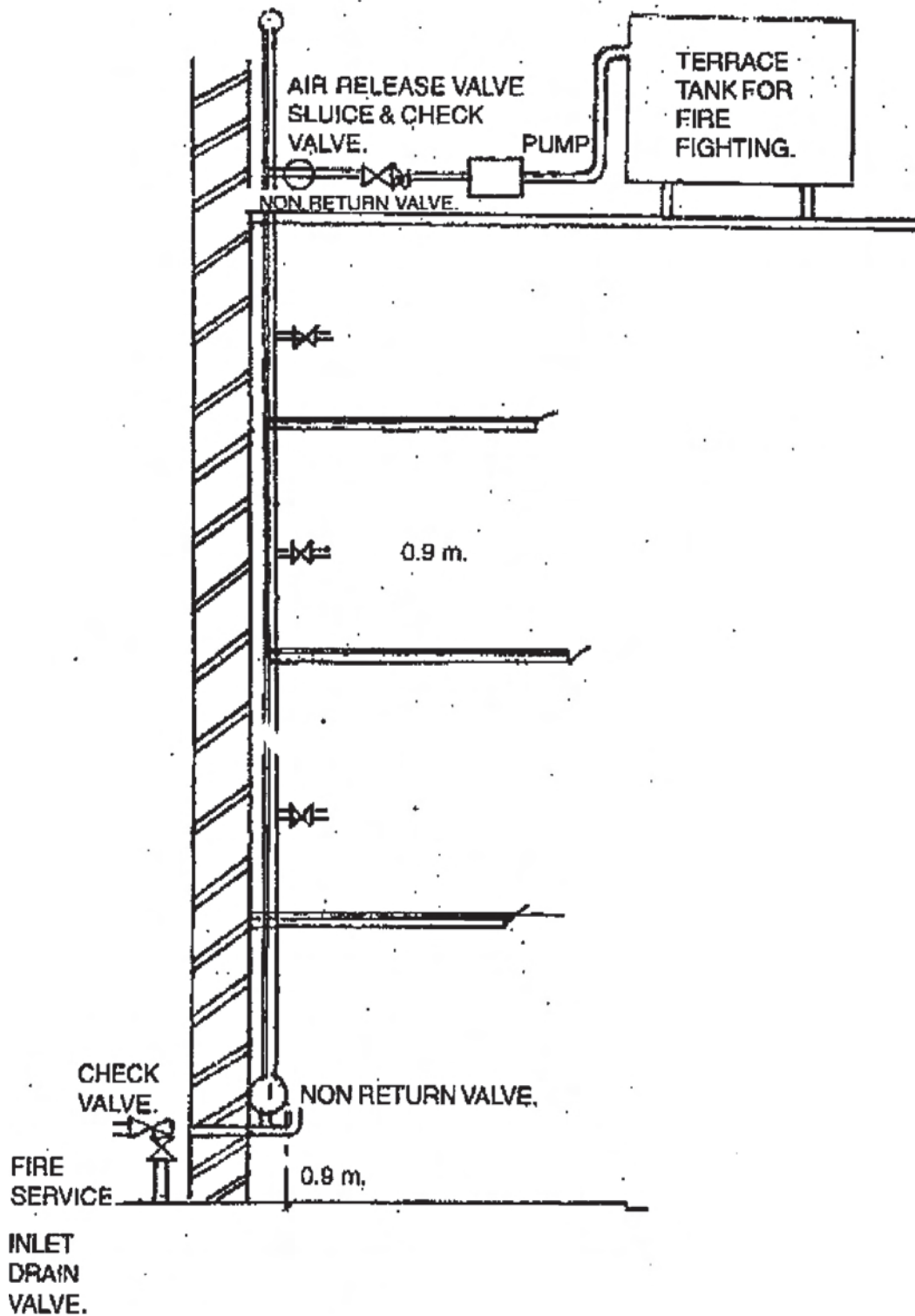


FIG. 2 : APARTMENT BUILDINGS
EXCEEDING 16 m.

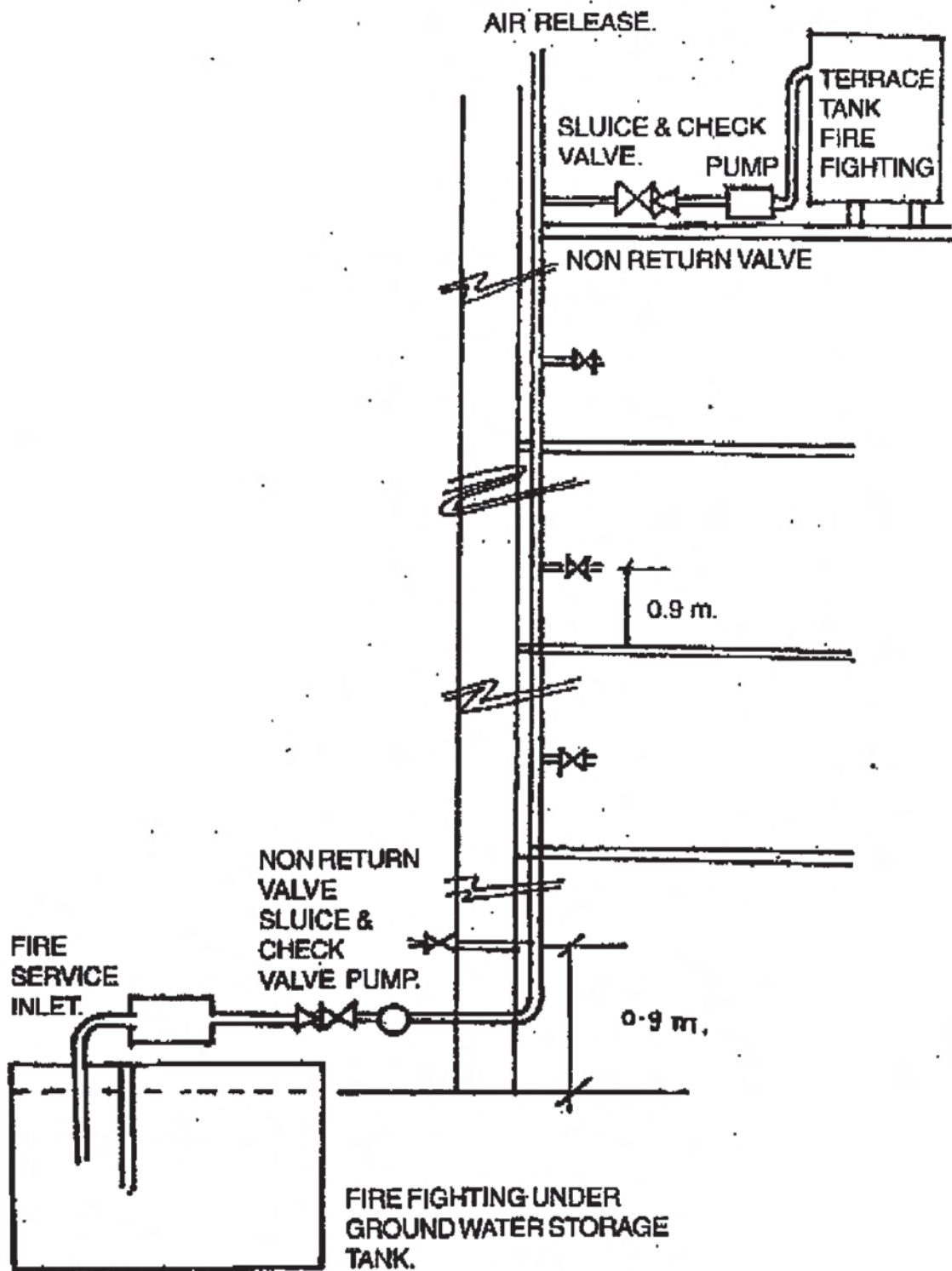


FIG. 3 : APARTMENT BUILDING
EXCEEDING 16 m.

APPENDIX-R

Policies / Development Strategies for lands included in the EWS / HDH reservation Pimpri Chinchwad Municipal Corporation schools in rental premises-public participation for effective implementation of the development plan and mini urban renewal project for reservations of encumbered properties in gaathan.

The policies / development strategies herein below mentioned shall be deemed to constitute an integral part of the development plan/development control rules.

- R-1** In cases of bonafide and registered housing societies whose lands purchased prior to the publication of the draft revised development plan fall in site reserve for EWS Housing corporation may permit rehabilitation of the member of such housing societies.
- a) On part of the same land purchased by the society or on an alternative land in the same reservation or elsewhere
 - b) In case of plotted development or group housing pattern, maximum size of the housing site shall not exceed 2000 sq. ft. (185 sq. mt.) per member for individual housing.
 - c) In case of flatted development maximum tenement density of 120 tenements per ha is reached and no tenements exceed 80 sq. mt. (860 sq. ft.) in any case
 - d) Such rehabilitation shall be restricted to the number of members as existing on the roll of the society immediately prior to the draft revised development plan.
 - e) Such rehabilitation will be considered only in those cases where the lands purchased by the societies were unreserved lands from the residential zone of the 1966 dev plan not from the & green zone or reservations.
- R-2** In case of land owners whose lands are reserved for HDH the corporation may permit rehabilitation of the original owners in lands included in HDH reservations subject to the following conditions.
- a) The owner/ owners whose lands are included in the HDH reservation are otherwise rendered completely landless.
 - b) The land to be permitted for such rehabilitation shall be on the basis of maximum plot area of 2000 sq. ft. (185 sq. mt.) per family plus approach roads if required.
- R-3** Sites reserved of EWS housing may be exploited by the corporation or by any development authority which may be set up for such purpose in future,

R - 4 Primary School In Rented Premises In Gaothan

Where existing buildings in gaothan have been occupied by PCMC for municipal school on rental basis wholly or partly and where reservation of the building in the development plan has been made on the basis of such occupation by the municipal school the owner may be allowed to redevelop the property use the permissible FSI for compatible other purposes and hand over to the PCMC newly built up area not less than the area occupied by the school with such specifications of constructions as may be directed by the corporation on the same old rent subject to the condition that the owner shall be permitted in such cases an extra FSI to the extent if area occupied by the rented school but limited to 40 % of the normally permissible FSI on the remaining area the regulation about maximum height of building may also be relaxed in such cases and upto 20 m may be permitted only if required to enable the extra FSI being availed of.

R - 5 Public Participation

Reservations for non remunerative purpose like garden school play ground hospital etc. may be allowed - by the PCMC to be exploited by any recognised registered public institution working in the field of reservation by such institution is assured to be at same level and norms if it were implemented by the PCMC itself.

R - 6 Mini Urban Renewal Project for Reservations of Encumbered Properties in Gaothan

Almost all sites reserved in the gaothan contain few or more structures such reservations viz for the purposes of school, dispensaries, shopping centers, family planning clinics where they are on encumbered land may be developed by the corporation by treating them as mini urban renewal projects where under part of the site (not more than 50 per cent in any case) may be used by the corporation for rehabilitation of the existing occupants Such a treatment will not however be permitted in case of reservations for open spaces, playground, parking spaces, children's play ground etc where the intention is to create completely open spaces through the reservations.

R - 7 Shopping Center

The municipal corporation may acquire the land develop it for the shopping centre or The owner may be allowed to develop the shopping center on his agreeing to hand over 15 percent built-up area of the total permissible floor space one side or hand free of cost to the municipal corporation according to design specifications and Conditions prescribed by the commissioner in this case he will be entitled for utilization of full permissible F. S. I. of the without taking in to account the built-up area handed over free or of cost to the municipal corporation.

R-8 VegetableMarket

The Municipal corporation may acquire and develop the vegetable market with such area as is considered appropriate by it for the purpose and thereafter be entitled to have the full permissible F. S. I. of the plot for commercial/office purposes as may decided by the commissioner without taking into account the area utilised for the market. This facility will be available only in the non-congested area as may decided by the municipal corporation.

R-9 Pakings

- i) The municipal corporation may acquire the land and develop operator public utilising the full built-up area equal to the F. S. I. available in the plot for the purpose of providing the parking space and thereafter be entitled to have the full permissible F. S. I. for commercial / office purpose as may be decided by the commissioner without taking in to account the area utilised for constructing the amenity or the owner may be permitted to develop the sit for the public subject to his handing over to the corporation free of cost. This amenity utilizing the built up area equal to the F. S. I. available on the plot for the purpose of providing on the plot for the purpose of providing the parking spaces constructed according to design specification and conditions prescribed by commissioner, there after he will be entitled to have the full permissible F. S. I. of the plot for other permissible user of the plot without taking in to account the area utilized for constructing the amenity or an area of 50 percent abutting the street / road out of reserved site may be merged free of cost in the road area to be utilised for public parking purposes and thereafter the remaining 50 % area are shall be deemed to be excluded from this reservation and allowed to be developed by the owner for permissible purpose of the plot and in this case the owner will free of cost in the road area as provided in D. C.R. No. N. 2.3.
- ii) The parking space may be in the basement or open spaces or under the stilts or on the upper floors.
- iii) The operation and maintenance of facility will be decided by the commissioner.

R-10 Fire Brigade

The municipal corporation may acquire the land and develop it for fire brigade or the owner may be allowed to develop the designated site for fire brigade in congested areas for mixed use provided that owner/s of properties hand over the built-up area of 500 sq. mt. for purpose of fire brigade according to design specification and conditions prescribed by the commissioner. Thereafter he may avail additional F. A. R. up to 40% of the total plot area or the actual constructed area to be handed over to the municipal corporation whichever is less the remaining built area purely for residential use purposes along with R-1 or R-2 users as per D. C. rules. However in no case F.A. R. / F. S. I. shall exceed 2.25.

R-11 Library

The municipal corporation may acquire develop and maintain the library space as a reservation or owner may be allowed to develop the reserved areas for mixed use provided that owner/s of properties handed over the built-up area of 500 sq. mtr. for the purpose library according to design specifications & conditions prescribed by the commissioner thereafter he may avail additional F. A. R. up to 40% of the total plot area or the actual constructed area to be handed over to the municipal corporation whichever is less the remaining built up area shall be used purely for residential use purposes along with R- 1 or R -2.

Uses as per D. C. rules however in no case F.A. R. / F. S. I. shall exceed 2.25

Sr. No.	Use Allocation / Designation or Reservation	Person/Authority who may Develop	Conditions Subject to which Develop
1	2	3	4
R-12	Commercial (C) District Commercial Centre/ Town Centre / Town Sub	Corporation or owner or Special Planning Authority (SPA)	<p>The Corporation or Special Planning Authority (SPA) may acquire the land and develop it for District Commercial Centre/ Town Centre / Town Sub-Centre OR</p> <p>The owner may develop the District Centre Commercial Centre/ Town Centre / Town Sub-Centre on his agreeing to give 30% of the permissible built-up area along with appurtenant land for the District Commercial Centre/ Town Centre / Town Sub Centre as per the requirement of the Municipal Commissioner/ SPA to Corporation / SPA free for cost, for the users permissible in C1/ C2 Zone. The owner hereafter will be entitled to have the permissible F. S. I. of the plot for other permissible uses of C1/ C2 Zone without taking into account the built up area of District Commercial Centre / Town Centre / Town Sub-Centre to be handed over to Corporation.</p> <p>The owner/ Developer shall be allowed to use TDR/ Additional F. S. I. on 70% of land, subject to F. S. I. limit of 2 (Two) on the entire plot & also subject to the Regulation No. N-2.4.11 & other regulations.</p>

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APPENDIX-S

In the context of the policy, the information Technology Industry, Industry, IT Services and IT Enabled Services as defined below :

IT taskforce of Government of INDIA has defined IT software as follows :

- a) **IT Software** : IT Software is defined as any representation of instruction, data, sound or image, including source code and object code, recorded in a machine readable form and capable of being manipulated or providing interactivity to a user, with the means of a computer.
- b) **IT Hardware** : IT Hardware covers approximately 150 I. T. products notified Directorate of Industries.
- c) **IT SERVICES AND IT ENABLED SERVICES** : These include various IT Services and are defined by the IT Task force of the Government of India as follows :

"IT Service including IT Enabled Service is defined as any unit that provides services that result from the use of any IT Software over Computer System for realizing any value addition."

The directorate of Industries has prepared and published an illustrative list of such IT Enabled Services which is to be updated from time to time.

Notwithstanding anything contained in these regulations any telemetric equipment storage erection facility can have a height as required for effective functioning of that system.

Any covered antenna / dish antenna / communication tower will be allowed to be erected free of F. S. I. if used for Telecom (basic cellular or satellite telephone) or ITE purposes, which shall include equipment relating to earth station V-Sat, Routes, Transponders and similar IT related structures or equipment.

"Notwithstanding anything contains in these regulations, IT/ ITES on the plots premises fronting on roads having width more than 12,0 metre." shall be allowed.

"IT/ITES shall be permitted in 1-1 zone and services Industrial Estates on all plots fronting on roads having width more than 12 metre."

"IT/ITES shall be permitted on all plots fronting on roads having width more than 12metre."

Development of IT / ITES with ancillary residential development shall be allowed in No Development Zone subject to the following :-

- i) The total F. S. I. shall not exceed 0.20.
- ii) Residential Development shall not exceed one third of the total built-up area.
- iii) Construction of ITE/ ancillary Residential use may be permitted (in a suitable location so as to keep as much of remaining space open) up to 20 per cent on 10 per cent of the area of plot On remaining 90 per cent plot, trees shall be planted at the rate of 500 trees per hectare.

- iv) Sub-division of land shall be permitted with area of the plot so sub-divided being not less than 4000 sq. mt.
Subject to approval by Director of Industries, the Commissioner/ Chief Officer or as the case may permit the floor spaces indices specified in these regulations to be exceeded to the extent of 100 per cent over and above the permissible F. S. I. as under (including for IT / ITES units located in NDZ / Green Zone / Agriculture Zone proposed in the Development Plan or Regional Plan).
- i) 100 per cent additional F.S.I, shall be made available to all IT/ITES units in public IT parks.
 - ii) 100 per cent additional F. S. I. shall also be made available to all registered IT/ ITES units located in Private IT parks approved by the Directorate of Industries.
 - iii) Permission for erecting towers and antenna up to the height permitted by the Civil Aviation Department shall be granted by the concerned municipal bodies at the time and as a part of approval of building plan itself.
 - iv) Additional F. S. I. to IT/ ITES units would be available only upon full utilization of basic admissible F. S. I.
 - v) Additional F. S. I. to IT / ITES units would be available to IT / ITES Parks duly approved by the Directorate of Industries.
 - vi) The additional F. S. I. shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government, such premium shall be recovered at the rate of 25 per cent of the present day market value of the land under reference as indicated in the Ready Reckoner.
 - vii) 25 per cent the total premium shall be paid to the Government and remaining 75 per cent amount shall be paid to the said respective Municipal Corporation, Municipal Councils, Special Planning Authority or New Town Development Authority. Where no such Planning Authority exists the share of premium shall be paid to the MIDC.
 - viii) The premium so collected by the Planning Authorities/ MIDC shall be primarily used for development/ up gradation of offsite infrastructure required for the IT/ ITES Park and the utilization of this premium shall be monitored by the empowered committee.
 - ix) In the event, the developer comes forward for provision of such offsite-infrastructure at his own cost, then the respective Planning Authority or the MIDC as the case may be shall determine the estimated cost of the works and shall also prescribe the standards for the work. After completion of the works the said Planning Authority/ MIDC shall verify as to whether the same is as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the said planning authority MIDC.
 - x) Users / Services ancillary to the IT / ITES. While developing site for IT / ITES with additional F. S. I. user ancillary to the principal user, as may be approved by the directorate of industries shall also be allowed.
 - xi) No condo nation in the required open spaces, parking and other requirements prescribed in these regulations shall be allowed in case of such additional F. S. I.

APPENDIX-T

SPECIAL REGULATIONS FOR REDEVELOPMENT OF SLUMS WITHIN THE JURISDICTION OF PIMPRI CHINCHWAD MUNICIPAL CORPORATION

T-1 Applicability

Provisions of this Appendix shall be applicable to slums and the slum dwellers staying therein which, are censured and having photo passes as per 1987 census or those whose names have appeared in the Legislative Assembly Voter's list of 1985 which have been declared and notified as "SLUMS" by the Component Authority under the provisions of the Maharashtra Slum Areas (improvement, Clearance and Redevelopment) Act 1971. The provisions of the Appendix shall prevail over the corresponding provisions of the Development Control Rules. In respect of all matters NOT specifically mentioned in this Appendix, the Development Control Rules shall be applicable.

T-1 (1) The applicability of this appendix shall also be subject to the approval and written consent of the Committee, appointed as per T - 6.

T-1 (2) The provisions of this appendix shall NOT apply to slum areas existing on any lands earmarked as Hill Tops/Hill Slopes, Green Belts, No Development Zones and Reservations for any public purpose in the development plan and in open space of approved layouts wherein residential land use and development is otherwise not permissible. Such slums are to be evicted.

T-1 (3) The owner of the land shall be allowed to redevelop the slum area subject to the provisions laid down in this Appendix - T.

T-2 F. S. I./ FAR. (Floor Area Ratio)

The permissible floor area ratios for Redevelopment Schemes of Slum areas shall be as follows.

T-2 (1) Permissible FAR in congested and non-congested area shall be upto 2.50, out of which maximum FAR 0.50 may be utilised only for convenience shopping shall be permitted only on the Ground floor, irrespective of whether the site is located in R-1 or R-2 zone.

T-3 Tenement Density

Additional tenements over and above the existing number of tenements rehabilitated in a slum site, shall be permitted in a slum re-development scheme, subject to maximum permissible tenement density. Purely commercial units provided on ground floor shall NOT be counted as tenements computation of tenement density.

T-3 (1) The maximum tenement density should not exceed 500 tenement per net Hectare on the basis of F. S. I. 1.00. The number of tenement per Hectare shall be increased in proportion to the permitted.

T-3 (2) All eligible existing tenements in the slum site, as far as possible be re-settled in the same plot, subject to the maximum tenement density permissible. The terms and conditions or re-settlement of such existing tenements shall be as governed by the Maharashtra slum areas (Improvement, Clearance and Re-development) Act 1971.

T-3 (3) The surplus tenements remaining after rehabilitation of the existing, eligible, tenements shall be allowed to be sold in the open market, provided 10% of this surplus is surrendered to the Pimpri Chinchwad Municipal Corporation at the construction cost plus 15% of the cost of construction to be decided by the Committee mentioned in T - 6.

T-4 Development Control Regulations

The rules for redevelopment of slum areas shall be as follows:-

T-4 (1) Layout of Development - Every slum site shall be developed with a layout of buildings. For the computation of FAR and Tenement Density in sites measuring 3600 sq. mt. or more, the NET plot area shall be 90% of the gross plot area.

T-4 (2) Open Space - Open spaces shall be maintained as per Development Control Rules and the net plot area shall be the gross plot area less the area of such open space.

T - 4 (3) Layout Roads - Roads in the layout of slum area redevelopment sites shall be of widths prescribed in the Development Control Rules and their corresponding length. The area of such internal layout roads shall not be deducted in the computation of the net plot area for the permissible FAR and tenement density.

T-4 (4) Ground Coverage - The ground coverage, shall be subject to the prescribed marginal distances from the plot boundaries.

T-4 (5) Marginal Distances and Setbacks - The marginal distances from the front side and rear boundaries of the land shall be maintained as follows :

- a) **Front Marginal Open Space:** If the slum redevelopment site fronts upon one or more roads, every side abutting on such road shall be treated as the front side and the marginal distances prescribed below for such front road site shall apply. The front road side marginal distance shall be measured from the proposed road widening line in the plot, if any.
 - i) In congested areas the front road side marginal distance shall be minimum 2.25 mt. for purely residential buildings and 6.00 mt. for mixed use buildings.
 - ii) In non-congested areas the front road side marginal distance shall be minimum 4.50 mt. for purely residential buildings and 6.00 mt. for mixed use buildings.
- b) **Side and Rear Marginal Open Space :** Marginal distances from the side and rear boundaries of the plot shall be as prescribed in the Development Control Rules.

T-4 (6) Maximum height permissible will be as per Development Control Regulations. In the event of proposed road widening height of building shall be relaxed by the Municipal Commissioner, Pimpri Chinchwad Municipal Corporation on merits of each case for such road area going under road widening as per Development Control Rules as N.2.3

T-5 Building Control Regulations

Building Control Rules in any slum re-development proposal shall be as follows :

T-5 (1) The scheme shall provide that each slum dweller shall be given a treatment of minimum carpet area of 80 sq. ft. (16.75 sq. mt.) (including toilet but excluding common areas) and shall not exceed 30 sq. mt.

T-5 (2) In any scheme of re-development shop area for the project affected / slum dwellers shall not exceed the areas which existed prior to the redevelopment of the property.

T-5 (3) The construction of the building for the rehabilitation of slum dwellers and tenements to be made available to the appropriate authority shall be as per the designs and specifications approved by the Committee specified in T-6.

T-5 (4) Multi Purpose Room- A multi purpose room shall be allowed with size upto 12.5 sq. mt. with a minimum width of 2.4 mt.

T-5 (5) Cooking Space (alcove) - Provision of a separate kitchen shall not be necessary. However, cooking space shall be allowed with a minimum size of 2.4 sq. mt. with minimum width of 1.2 mt.

T-5 (6) Combined Toilet - A combined toilet shall be permitted for more than one tenement with a minimum area of 1.85 sq. mt. with minimum width of 1.85 sq. mt. with minimum width of one meter.

T-5 (7) Height - The average height for a habitable room with slopping roof shall be minimum 2.6 mt. with minimum height of two meters at eaves. In the case of a flat roof, minimum clear height shall be 2.6 meter for habitable rooms. Kitchen area shall have minimum clear height/average height of 2.4 mt. and bath and water closet (without loft) shall have a clear minimum height of 2.2 mt.

T-5 (8) Plinth - The minimum plinth height shall be 30 cm. And in areas subject to flooding the plinth shall be higher than the high flood level.

T-5 (9) External Walls - 115 mt. thick external brick wall without plaster shall be permitted.

T-5 (10) Staircase - Single flight staircase without landing between the two floors shall be permitted.

T-5 (11) Front Open Space - The front open space from roads having width of 9.14 mt. and below shall be of a minimum of 1.5 mt. for buildings with heights upto 10 mt

T- 5 (12) Pathways - The width of pathways shall be as follows :

- i) 1.5 mt. width for pathways upto 20 mt. in length
- ii) 2.0 mt. width for pathways upto 30 mt. in length
- iii) 2.5 mt. width for pathways upto 40 mt. in length
- iv) 3.0 mt. width for pathways upto 50 mt, in length

T-5 (13) Flushing Cistern - In water closets, flushing cistern shall not be essential and toilets without this provision may be permitted.

T- 5 (14) Water Closet Plan Size - The water closet seat shall be of a minimum of 0.46 m (18 inches) in length.

T-5 (15) Septic Tank and Leaching Pits (Soak Pits) - Aseptic tank shall be provided with a capacity of 141.6 liters (five cubic feet) per capita. Where the municipal services are likely to be available within four to five years or so, pour flush water seal latrines (NEERI type) shall be permitted where the municipal sewerage system is not available and the water table in the area is not high.

T- 5 (16) In the case of multi stored structures constructed for rehabilitation of the slum dwellers and for the tenements to be made available to the appropriate authorities as mentioned in this Appendix the provisions of Regulations T - 5 (7) to T - 5 (13) in this Appendix shall not apply to that portion of the construction not intended for rehabilitation and such constructions shall be governed according to the normal provisions of these Development Control Regulations.

T- 5 (17) The above special regulations shall also be eligible for further relaxation by written permission of the Municipal Commissioner as per Development Control Rule 6.6.2.2 in specific cases where genuine hardship is clearly demonstrated. The Municipal Commissioner shall give such concession in consultation with the committee mentioned in T - 6.

T - 6 Approval to the scheme as per this appendix shall be given by the committee comprising of the Municipal Commissioner, Vice-President and Chief Executive Officer, PHAD, Collector, Pune Deputy Director of Town Planning, Pune Division, Pune of which Municipal Commissioner shall be the Chairman.

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APPENDIX-U

Explanatory Notes

GUIDING/WARNING FLOOR MATERIAL

The floor material 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 material. 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.

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

PROPER SIGNAGE

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

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm. high). For visually impaired persons, information board in braille should be possible to approach them closely. To ensure safe walking there-should not be any protruding sign which creates obstruction in walking. Public Address System may also be provided in busy public areas.

The symbols / information's should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst: primary colours: International symbol mark for wheel chair as shown below be installed at the lift, toilet, staircase, parking areas etc., that have been provided for the handicapped.



APPENDIX-Y
REGULATIONS FOR DEVELOPMENT OF
SPECIAL TOWNSHIPS IN AREA UNDER
PIMPRI-CHINCHWAD MUNICIPAL CORPORATION

A) GENERAL REQUIREMENTS:

- 1) APPLICABILITY :** These Regulations would be applicable the area under sanctioned Pimpri-Chinchwad Development Plan area.

1.1 AREA REQUIREMENT : Any suitable area free from all encumbrances having sufficiently wide means of access (not less than 18 mt wide) can be identified for the purpose of development as "Special Township" The area under the Special Township shall not be less than 40 Ha (100 Acres) at one place, contiguous, unbroken and uninterrupted which shall not include the area under the forest, hill top, hill slope, water bodies like river, creek canal, reservoir, lands falling within the belt of 100 mt from the HFL of major lakes dams and its surrounding restricted area lands in the command area of irrigation projects and falling within the belt of 200 mt. from the Archeological importance, Archeological monuments, Heritag precincts and places, any restricted areas, notified National parks, existing and proposed industrial zone, goathan areas or congested areas.

1.2 MANNER OF DECLARATION : Any area identified above and if found suitable can be Notified by Government in Urban Development Department by flowing procedure under section 37 of the Maharashtra Regional and Town Planning Act. 1966 and also in such other manner as - may be determined by it for the purpose of development as "Special Township Project."

However, in cases where the proposal of Special Townships is submitted by the land owners by themselves or by the Developer who holds rights to develop the whole land under the Special Township, the procedure under section 37 of the said Act shall not be necessary.

1.3 INFRASTRUCTURE FACILITIES : The entire Township should be an integrated one with all facilities within the boundaries of declared townships. All the onsite infrastructures, i. e. roads, including D. P. roads approach road, street lights, water supply and drainage system shall be provided and maintained in future by the developer till urban local body is constituted for such area and the developer shall also carry out development of amenity or proposals, if any designated in the Development plan, in accordance with the prevailing regulations.

- (a) **Water Supply :** The developer shall be required to develop the source for drinking water {excluding the groundwater source) or secure firm commitment from any water supply authority for meeting the daily water requirement of minimum 140 liters per capita per day exclusive of requirement of water for

fire fighting and gardening. The storage capacity of the same shall be at least 1.5 times of the actual required quantity as determined by expected population (Resident and Floating) and other uses. The developer would be required to develop proper internal distribution and maintenance systems and shall specially undertake rain water harvesting, groundwater recharging and waste water recycling projects within the Township.

(b) **Drainage and Garbage Disposal** : The developer shall make suitable and environment friendly arrangements for the disposal and Treatment of sewage and solid waste as per requirement of Maharashtra Pollution Control Board & Pimpri-Chinchwad Municipal Corporation. Recycling sewage for gardening shall be undertaken by the developer.

The developer shall develop Eco-friendly garbage disposal system by adopting the recycling and bio-degradation system in consultation with Maharashtra Pollution Control Board and Pimpri-Chinchwad Municipal Corporation.

(c) **Power** : The developer shall ensure continuous and good quality power supply to township area. The developer may draw the power from existing supply system or may go in for arrangement of captive power generation with the approval from existing supply system or may go in for arrangement of captive power generation with the approval from concerned authority. If power is drawn from an existing supply system, the developer shall before commencement of development, procure a firm commitment of power for the entire township from the power supply company.

1.4 ENVIRONMENT : The development contemplated in townships shall not cause damage to ecology. Environment clearance shall be obtained from the Ministry of Environment and Forest, Government of India as per directions issued by the MOEF's notification dated 7th July 2004 and as amended from time to time. The township shall provide at least 20% of the total area as park / garden / playground as mentioned in 4 (f) below, with proper landscaping and open uses designated in the Township shall be duly developed by owner/developer. This amenity shall be open to general public without any restriction or discrimination.

2) SPECIAL CONCESSIONS

(a) **N. A. Permission** : Non-agriculture permission will be automatic. As soon as the scheme is notified, lands notified under Special Township area as per Regulation No. 1.2 will be deemed to have been converted into non-agriculture and no separate permission is required. Non-Agriculture assessment however will commence from the date of sanction of scheme as per Regulation No. 7 (c).

(b) **Stamp Duty** : The stamp duty rates applicable in Notified Special Township area shall be 50% of the prevailing rates of the Mumbai Stamp Act.

(c) Development Charges: A Special Township Project shall be exempted from payment of Development charges to the extent of 50%.

(d) Grant of Government Land : Any Government land falling under township area shall be leased out to the developer at the prevailing market rate on usual terms and conditions, without any subsidy.

(e) Relaxation from Mumbai Tenancy and Agriculture Land Act : The condition that only the agriculturist will be eligible to buy the agriculture land shall not be applicable in Special Township area.

(f) Ceiling of Agriculture Land : There shall be no ceiling limit for holding agriculture land to be purchased by the owner/developer for such project.

(g) Exemption from Urban Land (Ceiling and Regulation Act, 1976) : Special township Projects will be exempted from the purview of Urban Land (Ceiling and Regulation Act, 1976).

(h) Scrutiny Fee : A Special Township Project shall be partially exempted from payment of scrutiny fee being levied by the Pimpri-Chinchwad Municipal Corporation for processing the development proposal on certain, terms and conditions as may be decided by the Pimpri-Chinchwad Municipal Corporation.

(i) Floating F. S. I. : There will be floating F. S. I. in the township. Unused F. S. I. of one plot can be used anywhere in the whole township.

(j) Special Benefits / Concessions in respect of Star Category Hotels, Hospitals and Multiplexes/ Property Tax shall be provided.

3) **PLANNING CONSIDERATIONS**

The Township project has to be an integrated township project. The project should necessarily provided land for following users -

- (a) Residential
- (b) Commercial
- (c) Educational
- (d) Amenity Spaces
- (e) Health Facilities
- (f) Parks, Gardens & Play Grounds
- (g) Public Utilities

4) **GENERAL NORMS FOR DIFFERENT LAND USES**

The overall planning of the special townships shall be such that the project shall meets with the specifications spelt out in the prevailing planning standards approved by Government. Further, the planning of Special Township shall take care of following land uses in particular.

(a) Residential : The residential area should be well defined in cluster or neighborhoods or in plotted development with proper road grid. Out of the total built-up-area proposed to be utilized which is permissible as proportionate to zoning of area under such township as least 60% of the area shall be used for purely residential development and further out of the total built up area proposed to be utilized for residential development 10% shall be built for residential tenements having built up area upto 40 sq. mt.

(b) Commercial : The commercial area shall be properly distributed in hierarchical manner such as convenient shopping, community centre etc.

(c) Educational: Comprehensive educational system providing education from primary to secondary should be provided as per the requirement. The area allocation should be on projected population base and as far as possible the educational complex should not be concentrated at one place. All such complexes should have adequate allocation area for playground. Minimum area required for educational purpose shall be as per prevailing planning standards.

(d) Amenity Spaces : The area allocation for amenity space providing amenities like market, essential shopping area, recreation centers, town hall, library etc. should not be less than 5% of gross area and should be evenly placed.

(e) Health Facilities : Adequate area allocation for health facilities for primary health shall be provided. Minimum area required for health facilities shall be as per prevailing planning standards.

(f) Parks, Gardens and Play Grounds : The township shall also provide at least 20% of the gross area of township as parks/ gardens/ play grounds without changing the topography. This should be exclusive of the statutory open spaces to be kept in smaller layout and should be distributed in all residential clusters This 20% should be developed by the developer for such purposes and kept open to general public without any restriction or discrimination.

(g) Public Utilities: Appropriate area allocation should be provided for (a) power receiving station / sub station, (b) water supply system, (c) sewerage and garbage disposal system, (d) police station, (e) public parking, (f) cemetery/ cremation ground, (g) bus station, fire brigade station, and other public utilities as per requirements.

(h) Transport and Communication : The entire area of township shall be well knitted with proper road pattern, taking into consideration the linkages with existing roads within the township and outside area as well. All such roads shall be developed by the developer as per standard and road widths shall be as given below.

Classified Road - as prescribed

Main road / Ring Road - Minimum 18 to 24 meter wide

Internal Road - as per prevailing bye laws applicable to development plan subject to minimum road width 9 mt.

(i) **Service Industries** : In the Special Township area, lands required for commercial uses, industrial uses, permissible in residential user, may also be earmarked. However, the predominant land use shall be residential use.

Notes:

- i) All the amenities referred to above shall be inclusive of designated amenities and Amenity space required as per regulation of Development Plan.
- ii) Location of Development Plan reservation can be shifted anywhere in the Township Area with the approval of the Municipal Commissioner.
- iii) Development Plan reservations in the Township area, shall not be handed over to the Planning Authority but the same shall be developed by the developer for the designated amenity.
- iv) Development Plan roads in the township area shall be developed and maintained by developer and the same shall be always open for general public without any restrictions thereupon.
- v) Minimum parking shall be provided as per DCR of Pimpri-Chinchwad Municipal Corporation provided that for hotel, restaurant, college, school, educational institute, educational classes, hospitals, polyclinics and diagnostic centres, offices, mangal karyalaya, town hall, clubs, etc. onsite parking shall be provided. For buildings having mixed user regular parking area a 3.0 mt. wide strip within the area along the road on front side shall be provided for visitor's parking.

5) DEVELOPMENT CONTROL REGULATIONS

Prevailing Development Control Regulations of sanctioned Developed Plan amended from time to time shall be applicable mutandis except those expressly provided in these Special Regulations.

5.1 Special Township in Residential, Residential with Agricultural / Green Zone / No Development Zone.

(i) The Total Built Up Area / F. S. I. of entire gross area of the Special Township declared as per -Regulation No. 1.1 excluding the area under Agriculture / Green Zone / No Development Zone, if any included in the project shall be 1.00. The F. S. I. for Agriculture / Green Zone / No. Development Zone if any included in Special Township Zone shall be 0.2 only in proportion to area of the zone. There will be no limit of total built up area / F. S. I. for the development of individual plots. Height of building shall be as per prevailing Development Control Regulations for Pimpri-Chinchwad Municipal Corporation. However, it may be increased subject to provisions of fire fighting arrangements with prior approval of Chief Fire Officer, Pimpri-Chinchwad Municipal Corporation utilisation of DRC's originated from any other area i.e. outside Special Township area shall not be permissible in Special Township area.

(ii) In case are Notified under Special Township falls in Residential Zone and partly in Agricultural/ Green Zone/ No Development Zone the provisions applicable to such scheme shall be proportionate to the area under the respective zoning as per sanctioned Development Plan.

5.2 Special Townships in Agricultural/ Green Zone / No Development Zone

(i) Development of Special Township Project in Agricultural/ Green Zone/ No Development Zone contained in the Development plan shall be permissible subject to conditions that 50% of the gross area of the project shall be kept open while the project of Special Township shall be executed on the remaining 50% land with gross built up area/ F. S. I. of 0.20 worked out on the entire gross area of the project. Further, while developing such projects, it would be obligatory on the part of the developer to provide and develop all the infrastructure facilities including sites required for public purpose as per the prescribed planning norms. As regards 50% of land which is required to be kept open the same shall be made free of encumbrances and no development except town level open amenities shall be permissible therein.

(ii) All provision of Regulations except 4 (f) shall apply to the development of Township in Agricultural/ Green Zone/ No Development Zone.

5.3 General Regulations :

(i) In the event the special township project contains sites reserved for public purposes. (buildable reservations) in Development Plan, for which the Appropriate Authority is any department of State Govt. / Central Govt. or any Government undertaking, the developer shall construct the amenity as per requirement of the concerned department and handover the constructed amenity free of cost to that Department. Upon such handing over the constructed amenity the developer would be entitled to utilise additional floor space over and above the F. S. I. permissible within the township (equivalent to the built up area of the constructed amenity) anywhere within the special township project.

(ii) In every Special Township proposal the structural designer of developer has to submit declaration with project report to Pimpri-Chinchwad Municipal Corporation about the construction of building as below -

I have confirmed that the proposed construction in the scheme is as per norms as specified by Indian Standard Institute, for the resistance of earth quake fire safety & natural calamities.

(iii) Upper and lower ground floor type construction shall not be allowed.

(iv) In special Township schemes under Residential zone and Agricultural / Green Zone / No Development Zone trees at the rate of minimum 150 trees per ha and 400 trees per ha respectively shall be planted and maintained by the developer.

(v) Once the proposal for special Township is submitted to the Government under Regulation No. 7 (A) no change of zone proposal in such Township area shall be considered by Government.

6) SALE PERMISSION:

It would be obligatory on the part of the developer firstly to provide for basic infrastructure and as such no permission for sale of plot/ flat shall be allowed unless the basic infrastructure as per Regulation no. 1.3 is provided by the developer to the satisfaction of the Commissioner, Pimpri-Chinchwad Municipal Corporation. In case the development is proposed in Phases & sale permission is expected after completion of Phase wise basic infrastructure, such permission may be granted by the Pimpri-Chinchwad Municipal Corporation. Before granting such sale permission, Developer had to submit undertaking about the basic infrastructure to be provided & completed phase wise. The plots earmarked for amenities, facilities, and utilities shall be also simultaneously developed phase wise along with residential /allied development.

7) PROCEDURE:

(a) Locational Clearance : The proposal for development of Special Township alongwith details of ownership of land or Development rights of lands in the proposed scheme, site plan, part plan of sanction development plan, shall be submitted to Government in Urban Development Department alongwith a copy to Director of Town Planning Maharashtra State, Pune Environment Department of Maharashtra State, for grant of locational clearance. Upon receipt of such proposal, depending upon the merits of the case, locational clearance may be granted by Government u/s 45 of M.R. & T.P Act, 1966 in consultation with the Director of Town Planning and Environment Department and other respective departments of the state Government within a period of 90 days from the date of receipt of the proposal & after completion of all prescribed procedure specified in Regulation No 1.2 above and compliance of any such document as may be required by Government. This locational clearance will be valid for one year from the date of issue and if within such period the letter of intent and final approval is not taken or not applied for, such clearance/approval will stand lapsed unless it is renewed by Govt. for sufficient reasons. Application for renewal has to be made to Govt. before expiry of one year, These special Regulations shall not be applicable to the area on which clearance / approval has lapsed.

(b) Letter of Intent : Upon receipt of locational clearance from the Government the developer shall submit the proposal in respect of Special Township to Commissioner, Pimpri-Chinchwad Municipal Corporation, Pimpri alongwith the environmental clearance as mentioned in Regulation No. 1.4 for Issue of letter of intent. The proposal shall contain ownership rights / development rights, document in respect of as least 50 % of area under scheme and other particulars as decided and

directed by Commissioner, Pimpri-Chinchwad Municipal Corporation, Pimpri. Details of qualified technical staff and consultant in technical and law field. Letter of intent shall be issued within a period of 45 days from the date of receipt of the final proposal, complete in all respect. The letter of intent shall be valid for six months unless renewed.

- (c) (i) **Final Approval** : The Developer shall submit the layout plan of the entire township area, sector - wise detailed building plans and details of phasing for final sanction of the Commissioner, Pimpri-Chinchwad Municipal Corporation, Pimpri. The developer shall also submit an undertaking and execute an agreement about development and maintenance of basic infra structural amenities in future with bank guarantee of 15% of its development costs. The Commissioner, Pimpri-Chinchwad Municipal Corporation, Pimpri shall conduct proper enquiry and ensure the correctness of title and ownership etc. Only after such verification, Commissioner, Pimpri-Chinchwad Municipal Corporation, Pimpri, shall grant approval to layout plan and sector wise detailed building plan in consultation with Deputy Director of Town Planning, Pune Division, Pune within the stipulated period on terms and conditions as may be determined by Commissioner, Pimpri-Chinchwad Municipal Corporation, Pimpri.

The period required for Technical consultant with Deputy Director of Town Planning, Pune Division, Pune shall not be computed.

Any one aggrieved by an order passed under prevailing Development Control Regulations may within forty days of the date of communication of the order prefer an appeal to the State Government.

(ii) **Every Application** shall be accompanied by -

- a) Ownership Document 7/12 extract/ Property Card, Ownership right Document in original with list of such documents
- b) Extent of Area Village maps showing the extent of area and authenticated measurement plan/ gut book of the land in original and list of such documents.
- c) Authenticated copies of locational clearance and letter of intent.
- d) Layout and Building (Prepared & signed by experts in respective field and team headed by an architect Town Planner) i) Layout plan showing all details of area utilized under roads, open spaces, parks, garden playground & other amenities.

- ii) Detailed layout plan, building plans of all development with area of all sector and individual plots and built up area /FSI proposed on each sector and plot.
- iii) Detailed Report comprising of expected population, requirement of amenities proposed amenities with reference to prevailing planning standards approved by Government sources of all basic amenities and details of implementation maintenance, Taxation etc.
- iv) Details of zoning and area under such zone
- v) Details of FSI / Total built up area proposed to be utilized in scheme.
- vi) Details of Eco friendly amenities provided.
- vii) Plan showing road hierarchy and road widths, pedestrian, facility, street furniture, plantation, side walk, subways with details.
- viii) Details of solid waste management plan.
- ix) Plan showing HFL of major lakes, river of any certified by irrigation Department.
- x) Plan showing details of distribution of total built up-area/ space.
- xi) Plan showing water supply distribution system including reservoirs recycling system, details of rainwater harvesting system.
- xii) Details of storm water drainage scheme.
- xiii) Details of fire fighting mechanism, fire brigade station.
- xiv) All other documents as determined and directed by Commissioner, Pimpri-Chinchwad Municipal Corporation, Pimpri.

Note : The above prescribed periods shall be computed after compliance of all the requirements listed above and any other additional information called for from the owner / developer by the Government/ Collector/ Commissioner.

B) Implementation & Completion

- i) Development of Basic infrastructure & amenity shall be completed by the developer to the satisfaction of the Commissioner, Pimpri Chinchwad Municipal Corporation, Pimpri as per phases of scheme. Development of the scheme shall be completed within 10 years from the date of final sanction to the layout plan of scheme.
- ii) No building in the scheme is permitted to be occupied in any manner unless occupancy's certificate is issued by Commissioner, Pimpri-Chinchwad Municipal Corporation, Pimpri.
- iii) Final completion certificate for the scheme is to be issued by Commissioner, Pimpri-Chinchwad Municipal Corporation, Pimpri in consultation with Maharashtra Pollution Control Board, Tree Authority as far as tree plantation is concerned and Chief Fire Officer of Pimpri-Chinchwad Municipal Corporation.
- iv) Application for occupation certificate or final completion certificate shall be submitted alongwith a declaration and undertaking by the developer and his structural consultant, Architect Town Planner as follows :
 - i) We confirm that all buildings contracted in the scheme area are as per norms as specified by Indian Standard Institute for the resistance of earthquake, fire safety and natural calamities.
 - ii) Work is done as per sanctioned plan
 - iii) Built up area and FSI ~~consumed~~ in scheme is as per sanctioned plan of the scheme.
 - iv) If it is found that extra built up area / FSI is consumed in the scheme at any time, it shall be demolished by developer at his own cost as directed by Commissioner, Pimpri-Chinchwad Municipal Corporation, Pimpri within one month.

9) Interpretation :

If any question or dispute arises with regard to interpretation of any of these regulations, the matter shall be referred to the State Government. The Government after considering the matter and if necessary, after giving hearing to the parties, shall give a decision on the interpretation of the provisions of the Regulations. The decision of Government on the interpretation of these Regulation shall be final and binding on all concerned.

DOD

All the New Proposals to be Submitted Online for Building Permission

The brief procedure is as follows :

- Architect / License Engineer need to enroll their names at PCMC and collect their Login ID and Passwords from Building Permission Dept. of PCMC.
- The submission drawing should be a .dwg. file in pre-defined format.
- Once the drawing is ready user need to login to PCMC website at www.pcmcindia.gov.in
- When clicked on "Building Permission" link, proposal can be submitted using the "New Application" option.
- By entering the Login ID and password, user can manage all types of proposal submissions related to Building Permission from his console.
- The status of all his proposals can be seen from in console.

MMRDA DC Rules

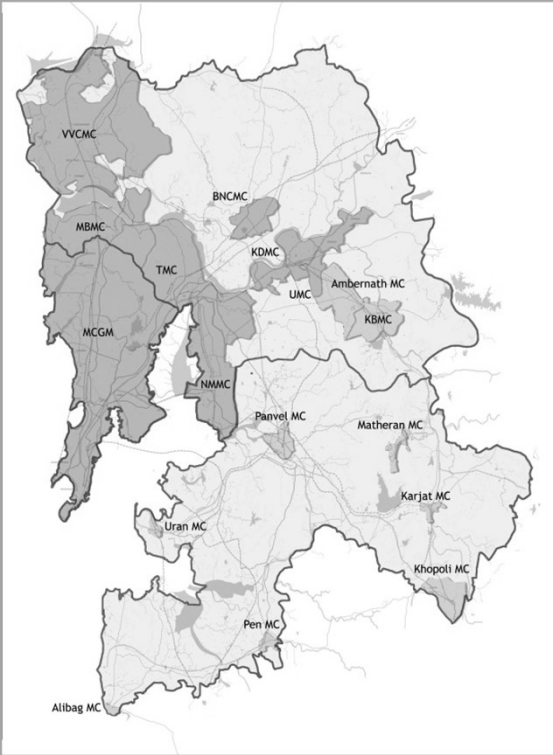
DEVELOPMENT CONTROL REGULATIONS

For

MUMBAI METROPOLITAN REGION

2016 – 2036

Mumbai Metropolitan Region Development Authority



Draft

DEVELOPMENT CONTROL REGULATIONS

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MUMBAI METROPOLITAN REGION

2016 - 2036



Mumbai Metropolitan Region
Development Authority

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CHAPTER I

ADMINISTRATION

1.1. Extent And Commencement

1.1.1. Title

These regulations shall be called the Development Control Regulations for Mumbai Metropolitan Region, 2016 (hereinafter referred to as "these Regulations").

1.1.2. Jurisdiction

These regulations shall apply to development of any land situated within the Mumbai Metropolitan Region as defined in the Government of Maharashtra's Notification no. MPC-2010/CR-129/2011/UD-30 dated 23.04.2012 excluding the areas where Development Plans, Planning Proposals or Layouts have been prepared and sanctioned.

1.1.3. Commencement

These regulations shall come into force on the day of sanctioning of Regional Plan and shall replace the Development Control Rules contained in the Regional Plan for Mumbai Metropolitan Region 1996-2011 sanctioned by the Government by its Notification no, TPS-1297/1094/CR-116/97/UD-12 dated 23rd September 1999.

1.2. Definition of Terms and Expressions

1.2.1. Unless otherwise stated, the terms and expressions in these regulations shall have the meaning as defined hereinafter:

(1) "Authority" means Mumbai Metropolitan Region Development Authority.

(2) "Environment Impact Assessment (EIA)" means a statement indicating probable changes in the environment, such as, changes in the air quality, water quality, soil quality, noise levels, vegetation and wild life, landscape quality, land use, vehicular traffic, infrastructure, population, economic activity, etc. which may result from any development either during the course of development being carried out, or thereafter.

(3) "Environmental Management Plan" means a course of action designed to minimize the unavoidable adverse environmental impacts both during the construction and operational phases of the project.

(4) "Floor space index (FSI)" means the ratio of the combined gross floor area of all floors to the gross area of the plot, viz :-

$$\text{Floor Space Index (FSI)} = \frac{\text{Total covered area on all floors}}{\text{Gross Plot area}}$$

(5) "Gaathan" means the land included within the site of a village, town or city as determined by the Collector or survey officer under the general or special orders of the State Government.

(6) "N.A. Permission" means permission granted under Section 44 of the Maharashtra Land Revenue Code, 1966, to use any agricultural land for non-agricultural purpose.

- 1.2.2.** The terms and expressions other than those defined in Regulation 1.2.1 shall have the same meaning as indicated in the following legislations and codes:
- i) The Maharashtra Regional and Town Planning Act, (hereinafter referred to as the "MR&TP Act") 1966, the MMRDA Act, 1974 and the Rules made there under
 - ii) The Maharashtra Land Revenue Code, 1966, as the case may be.

1.3. General

- 1.3.1.** No person shall, on or after these Regulations come into force, carry out any development of the types other than those stated under the proviso to Section 43 of the MR&TP Act, 1966, without obtaining permission from the Planning Authority, including Municipal Corporation, Municipal Council, Nagar Panchayat, Special Planning Authority or other Planning Authority under whose jurisdiction the land is situated;
- 1.3.2.** No authority shall grant a permission or No Objection Certificate (NOC) for any development otherwise than in conformity with these Regulations and the Regional Plan for Mumbai Metropolitan Region, 2016-2036 except in the areas included in the jurisdiction of Municipal Corporation, a Municipal Council, or a Nagar Panchayat or a Special Planning Authority or other Planning Authority for which Development Plans or Planning Proposals have been prepared and sanctioned.
- 1.3.3.** Any person who intends to carry out any development of the type listed below in the area governed by these regulations, shall submit to MMRDA a copy of the application for development permission submitted by him/her to the Planning Authority concerned, along with the information in the form prescribed in Annexure-1 and obtain MMRDA's "No Objection Certificate". If the environmental screening based on this information indicates that the proposed development will have significant impact on the environment, the MMRDA may, at its discretion, call upon the applicant to submit an Environment Impact Assessment (EIA) and Environment Management Plan (EMP) report for such development. The EIA report shall be prepared in accordance with the guidelines issued by the Ministry of Environment and Forest (MoEF), Govt. of India from time to time.
- a) Quarrying for stone, murum, and earth, including sand dredging from rivers, creeks and estuaries
 - b) Hotels, Holiday Homes, and Health Farms/Centre, Amusement Parks and Motels in Green Zone 1 on land admeasuring more than 0.4 ha
 - c) Development of land for industrial purpose in Urbanisable Zone and Green Zone-1
 - d) Any development of wetlands including reclamation, bunding etc. for salt pans, fish farms etc.
 - e) Film and video shooting sites on land admeasuring 2.5 ha or more
- 1.3.4.** No development of any land shall be permitted unless the owner undertakes to provide at his/her own physical and social infrastructural facilities, such as roads, water supply, sewage disposal system, solid waste collection and disposal system, electricity, recreational open space, playground, school, etc. as may be reasonably required for the proposed development in the opinion of the Planning Authority, , and provided that the owner also undertakes to maintain these facilities for a reasonable period specified by the Planning Authority. Where the Planning Authority decides to provide and/or maintain any of the aforesaid infrastructural facilities, the owner shall surrender to the Planning Authority or any other agency nominated by it, free-of-cost the land required for such facilities.

1.3.5. Validity of Prior Permissions

- 1.3.5.1. Notwithstanding Regulation 1.3.2, the Development Permissions may be granted according to the Development Control Regulations for MMR, 1999 and practices prevailing prior to the publication of these Draft Regulations in the following cases:
- a) where sale permission for N.A. use has been granted prior to the date of publication of these Draft Regulations provided the development permission is sought for the same use as the one for which sale permission was granted.
 - b) subsequent revision of layout plan where N.A. Permission, layout or sub-division permission and building permission has been granted prior to the date of publication of these Draft Regulations;
 - c) building permission on individual plot or plots of layout or subdivision of land approved prior to the date of publication of these Draft Regulations;

Provided that N.A. permission or sale permission in the above a, b, and c shall not have been lapsed.

- 1.3.5.2. All developments existing on or prior to coming into force of these Regulations which are authorized under MR&TP Act, 1966, and Maharashtra Land Revenue Code, 1966, but which are not in conformity with the use provisions of the Regional Plan or these Regulations shall be allowed to continue as if they are in conforming zone and shall also be allowed reasonable expansion within the existing land area and within the FSI limits prescribed by these Regulations.

- 1.3.6. Notwithstanding anything stated in these Regulations, no development of the land situated in the Coastal Regulation Zone (as defined by the Ministry of Environment and Forests (MoEF), Govt. of India's notification dated 6th January 2011, (enclosed as Annexure-2) issued under the provisions of the Environment (Protection) Act, 1986), or any subsequent amendment thereof from time to time, shall be permitted unless it is in conformity with the said notification and the Coastal Zone Management Plan (CZMP) approved by the MoEF.

1.4. Discretionary Powers

- 1.4.1. The Metropolitan Commissioner shall be the final authority for interpretation of the provisions of these regulations in conformity with intent and spirit; and his decision shall be final. In cases of genuine hardship the Metropolitan Commissioner may use his discretion to condone provisions of these Regulations except the provisions related to FSI by recording the reasons.

CHAPTER II

LAND USE ZONING AND PERMISSIBLE ACTIVITIES

2.1. Land-use Zoning

2.1.1. The Mumbai Metropolitan Region is divided into the following 7 zones:

- 1) Urbanisable Zone (U)
- 2) Industrial Zone (I)
- 3) Institutional Zone (In)
- 4) Green Zone 1 (G1)
- 5) Green Zone 2 (G2)
- 6) Forest Zone (F)
- 7) Coastal Wetlands Zone (CW)

2.1.2. The Urbanisable zone, Industrial Zone and Green Zone - 1 falling in the jurisdiction of Municipal Corporation, Municipal Council, Nagar Panchayat, Special Planning Authority or other Planning Authority, shall be developed in conformity with the Development Plans and Development Control Regulations of their respective jurisdictions.

2.2. Permissible Activities in Various Land-use Zones

The activities permitted in each zone are listed below:

2.2.1. Urbanisable Zone (U)

2.2.1.1. The activities in the Urbanisable Zone shall be permitted on plots admeasuring 500 sq.m. or more. Sub-division shall be allowed if the land parcel is 1,000 sq.m. or more. The minimum size of the plot in such sub-division plan shall be 200 sq. m. A maximum permissible building height of 15.0 m shall be permitted in the Urbanisable Zone.

2.2.1.2. The following activities shall be permitted in Urbanisable Zone:

- (i) Agriculture and Allied Activities:
 - Agriculture, Plantation and allied activities
- (ii) Residential:
 - Detached or semi-detached houses, row-houses, walk-ups, and apartments
 - Gaothan and Gaothan expansion scheme with development in the nature of expansion of existing gaothan on lands within 200 m from the gaothan boundary
 - Special Townships Projects (STP) governed by the Government of Maharashtra's Notification no. TPS/MMR DCR/CR-48/06/UD-12 dated 10th March, 2006 (Annexure 5)
- (iii) Commercial:
 - Home based economic activities - which do not involve use of intensive mechanical equipment or machinery and do not cause nuisance to the neighbours

- Offices of Government, local authorities and public utility concerns, and offices of the professionals
 - Personal service establishments and repair service establishments
 - Large scale commercial including wholesale shops, malls
 - Hospitality - including Hotels, Motels, Club Houses, Holiday Resorts and Holiday Homes subject to guidelines under Annexure 3
 - Retail shopping, Restaurants and Banks
 - Film and allied Production Activities - Film and Video Shooting Sites, Television/Broadcasting Studios, Film Studios on Land not less than 2.5 ha with studio and other related facilities, subject to condition that the permanent built up facilities shall not cover more than 15% of the gross land area
 - Entertainment - Art Galleries, Exhibition Centers, Convention Centers, Cinema Theatres, and other such uses for public gathering
- (iv) Public and Semi-Public Uses:
- Medical, Educational, Social, Religious and Welfare Institutions
 - Research and Development Institutions, Scientific Institutes, Laboratories and Training Institutions
 - Recreation - Parks and Playgrounds, Gardens, Golf Courses, Swimming pools, Stables, Race courses, Shooting ranges, Amusement Parks and Theme Parks
- (v) Industrial:
- All industries except obnoxious and hazardous industries as listed in sanctioned Development Control regulations for Notified Areas of MIDC, comprising layout on plot of land admeasuring not less than 10 Ha with approval from industries department and NOC from MPCB; however, no industrial development shall be allowed in environmentally sensitive areas such as forests, wetlands, water bodies, irrigation command area and within 200 m from historical monuments
 - Open Storage – Open ground storage of non-hazardous and non-obnoxious nature on the Major District Roads, State Highways or Road having width 15.00 m or more located beyond 200 m from gaathan boundary
 - Storage and warehousing of non-obnoxious and non-hazardous goods and logistic hubs with a maximum floor height of 9.0 m shall be permitted along National Highways, State Highways and other roads with a minimum width of 40.0 m subject to safety margins within the plots and environmental clearance under relevant legislation
- (vi) Public Utilities:
- Transportation and allied activities - Container Parks, Truck Terminals, Garages, Petrol Pumps, Weigh-Bridges, Service Stations and Automobile Repair Workshops
 - Highway Amenities and Services such as Petrol Pump, Small Shops, Service Stations including emergency repair services, Restaurants, Parking lots, Police check Post
 - Roads, Bridges, Jetties and Ropeways
 - Airports
 - Public Utilities and Services - Dams, Railway lines and related facilities, Heliports, Pipelines, Electricity Transmission Lines, Communication Towers, Petrol Pumps, Servicing and Repair service, Public Utilities and Services, Public Toilets etc.
 - Public Amenities - Solid Waste Treatment and Disposal Facilities along with essential support activities, Gas Works, Fire Brigade, Police Station, Telephone Exchange, Terminals, Depots, Cemeteries and Crematoria.

2.2.1.3. Provision of Amenities in U zone:

- a) A proportion of the gross plot area as specified in the table below shall be provided for public amenities. The actual use, location and plot sizes of public amenity shall be specified by the Planning Authority and the land so reserved shall be handed over free of cost to the Planning Authority or any Agency specified by it free of cost.

Table 1: Minimum percentage of area to be reserved for Public Amenities

Sr. No.	Size of land parcel	Percentage area
1	4,000 and more but less than 20,000	5.0
2	20,000 and more but less than 50,000	7.5
3	50,000 and more	10.0

- b) The gross plot area shall be exclusive of the mandatory amenity area for the purpose of computation of FSI.
- c) The permissible FSI for the plots of land thus surrendered to the Planning Authority shall be 0.6.

- 2.2.1.4. Notwithstanding the provisions stated under Regulation no. 2.2.1.1, where the land under sub-division or layout exceeds 10 ha, 10% of the land area shall be reserved for plots upto 40 sq. m. area.

2.2.2. Industrial Zone (I)

- 2.2.2.1. Except for the FSI, which shall be governed by these Regulations, the development of lands zoned as Industrial shall be regulated in accordance with Maharashtra Industrial Development Corporation's DCRs.

- 2.2.2.2. Notwithstanding anything stated in the above Regulation no. 2.2.2.1, Industrial activity is not permissible within 500 m around gaothans in the Industrial Zone. Such 500 m area around gaothans in the Industrial Zone, shall be developed in accordance with the provisions of Green Zone - 1.

2.2.3. Institutional Zone (In)

- 2.2.3.1. A maximum building height of 15 meters shall be permitted in Institutional zone.

- 2.2.3.2. High intensity developments such as Special Township Projects (STP), higher FSI for educational and medical institutions shall not be permitted in the Institutional Zone.

- 2.2.3.3. The following activities shall be permissible in Institutional Zone:

- (i) Agriculture and Allied Activities:
- Agriculture, Plantation and allied activities
- (ii) Residential:
- Single family house on individual plots on plot area not less than 2000 sq. m. however, layout of single family houses is not allowed
 - Gaothan and Gaothan expansion scheme with development in the nature of expansion of existing gaothan on lands within 200 m from the gaothan boundary
 - Farm Buildings as permissible under section 41 of MLR code, 1966

- (iii) Commercial:
 - Retail shopping, Restaurants and Banks
 - Film and allied Production Activities - Film and Video Shooting Sites, Television/Broadcasting Studios, Film Studios on Land not less than 2.5 ha with studio and other related facilities, subject to condition that the permanent built up facilities shall not cover more than 15% of the gross land area
 - Entertainment - Art Galleries, Exhibition Centers, Convention Centers, Cinema Theatres, and other such uses for public gathering
- (iv) Public and Semi-Public Uses:
 - Medical, Educational, Social, Religious and Welfare Institutions along with residential quarters, and shops on plot not less than 2.5 ha however; area of such allied activities shall not exceed 25% of the permissible built-up area. Schools and health centres on plot not less than 0.4 ha.
 - Research and Development Institutions, Scientific Institutes, Laboratories and Training Institutions
 - Recreation - Parks and Playgrounds, Gardens, Golf Courses, Swimming pools, Stables, Race courses, Shooting ranges, Amusement Parks and Theme Parks
- (v) Public Utilities:
 - Highway Amenities and Services such as Petrol Pump, Small Shops, Service Stations including emergency repair services, Restaurants, Parking lots, Police check Post
 - Roads, Bridges, Jetties and Ropeways
 - Public Utilities and Services - Dams, Railway lines and related facilities, Heliports, Pipelines, Electricity Transmission Lines, Communication Towers, Petrol Pumps, Servicing and Repair service, Public Utilities and Services, Public Toilets etc.
 - Public Amenities - Solid Waste Treatment and Disposal Facilities along with essential support activities, Gas Works, Fire Brigade, Police Station, Telephone Exchange, Terminals, Depots, Cemeteries and Crematoria

2.2.4. Green Zone-1 (G1)

2.2.4.1. A maximum building height of 15 meters shall be permitted in Green Zone 1.

2.2.4.2. The following activities are permissible on lands zoned as Green Zone 1:

- (i) Agriculture and Allied Activities:
 - Agriculture, Plantation and allied activities
 - Agro-based Industries and Allied Activities like , Rice Mill, Poha Mill, Saw Mill, Cold Storage, Horticultural Project, Poultry Farms, Cattle Stables, Piggeries, Sheep farms, etc.
 - Fishing and Allied Activities
- (ii) Residential:
 - Single family house on plot not less than 2,000 sq.m. in area however, layout of single family houses is not allowed
 - Farm buildings as permissible under Section 41 of the Maharashtra Land Revenue Code, 1966;
 - Gaothan and Gaothan expansion scheme with development in the nature of expansion of existing gaothan on lands within 200 m from the gaothan boundary

- Special Townships Projects (STP) governed by the Government of Maharashtra's notification no. TPS/MMR DCR/CR-48/06/UD-12 dated 10th March, 2006 (Annexure 5)
- (iii) Commercial:
- Home based economic activities: which do not involve use of intensive mechanical equipment or machinery and do not cause nuisance to the neighbours
 - Offices of Government, local authorities and public utility concerns, and offices of the professionals
 - Hospitality - including Hotels, Motels, Club Houses, Holiday Resorts and Holiday Homes subject to guidelines under Annexure 3
 - Retail shopping, Restaurants and Banks
 - Film and allied Production Activities - Film and Video Shooting Sites, Television/Broadcasting Studios, Film Studios on Land not less than 2.5 ha with studio and other related facilities, subject to condition that the permanent built up facilities shall not cover more than 15% of the gross land area
 - Entertainment - Art Galleries, Exhibition Centers, Convention Centers, Cinema Theatres, and other such uses for public gathering
- (iv) Quarrying:
- Quarrying of Stone, Murum or Earth, Mechanized stone crushing or stone dressing, Temporary housing of laborers, Office of supervisors, Managers and other accessory buildings related to quarrying activity as per special regulations for quarrying under section 2.4.5 of this regulation
- (v) Public and Semi-Public Uses:
- Medical, Educational, Social, Religious and Welfare Institutions along with residential quarters, and shops for the staff on plot not less than 2.5 ha. and schools and health centres on plot not less than 0.4 ha.
 - Research and Development Institutions, Scientific Institutes, Laboratories and Training Institutions
 - Recreation - Parks and Playgrounds, Gardens, Golf Courses, Swimming pools, Stables, Race courses, Shooting ranges, Amusement Parks and Theme Parks
- (vi) Industrial:
- Open Storage - Open ground storage of non-hazardous and non-obnoxious nature on the Major District Roads, State Highways or Road having width 15.00 m or more subject to condition that a lay-bye is provided in the plot along the approach road.
 - Storage and warehousing of goods including obnoxious and hazardous goods and logistic hubs with a maximum floor height of 9.0 m shall be permitted along National Highways, State Highways and other roads with a minimum width of 40.0 m subject to safety margins within the plots and environmental clearance under relevant legislation
 - Small scale industries, Resource based Industries and processing plants employing local resources and giving employment to the local population in the rural areas having land requirements of not more than 4000 sq.m subject to not more than 2.0 ha in each village Service Industries as defined in the 'Standardized Development Control and Promotion Regulations for Regional Plans of Maharashtra'.
 - All type of industries shall be permitted on plot of land admeasuring not less than 10 ha area subject to Regulation no. 2.2.2.2. Highly polluting and hazardous industries are also permitted in private or public industrial estates of

not less than 10 ha area and where MIDC concurs that the proposed infrastructure facilities, effluent treatment and disaster mitigation facilities are at par with MIDC industrial estates; however, no industrial development shall be allowed in environmentally sensitive areas such as forests, wetlands, water bodies, irrigation command area and within 200 m from historical monuments

(vii) Public Utilities:

- Transportation and allied activities - Warehouses, Container Parks, Truck Terminals, Garages, Petrol Pumps, Way-Bridges, Service Stations and Automobile Repair Workshops
- Highway Amenities and Services such as Petrol Pump, Small Shops, Service Stations including emergency repair services, Restaurants, Parking lots, Police check Post
- Roads, Bridges, Jetties and Ropeways
- Airports
- Public Utilities and Services - Dams, Railway lines and related facilities, Heliports, Pipelines, Electricity Transmission Lines, Communication Towers, Petrol Pumps, Servicing and Repair service, Public Utilities and Services, Public Toilets etc.
- Public Amenities - Solid Waste Treatment and Disposal Facilities along with essential support activities, Gas Works, Fire Brigade, Police Station, Telephone Exchange, Terminals, Depots, Cemeteries and Crematoria

2.2.5. Green Zone-2 (G2)

2.2.5.1. A maximum building height of 15 meters shall be permitted in Green Zone 2.

2.2.5.2. The following activities are permissible on lands zoned as Green Zone 2:

(i) Agriculture and Allied Activities:

- Agriculture, Plantation and allied activities
- Agro-based Industries and Allied Activities like , Rice Mill, Poha Mill, Saw Mill, Cold Storage, Horticultural Project, Poultry Farms, Cattle Stables, Piggeries, Sheep farms, etc.
- Fishing and Allied Activities

(ii) Residential:

- Farm buildings as permissible under Section 41 of the Maharashtra Land Revenue Code, 1966;
- Gaothan and Gaothan expansion scheme with development in the nature of expansion of existing gaothan on lands within 200 m from the gaothan boundary

(iii) Public and Semi-public Uses:

- Recreation - Parks, Regional Parks and Playgrounds, Gardens, Golf Courses, Stables, Race courses, Amusement Parks and Theme Parks

(iv) Quarrying:

Quarrying of Stone, Murum or Earth, Mechanized stone crushing or stone dressing, Temporary housing of laborers, Office of supervisors, Managers and other accessory buildings related to quarrying activity as per special regulations for quarrying under section 2.4.5 of this regulation

(v) Public Utilities:

- Highway Amenities and Services such as Petrol Pump, Small Shops, Service Stations including emergency repair services, Restaurants, Parking lots, Police check Post

- Roads, Bridges, Jetties and Ropeways
- Airports
- Public Utilities and Services - Dams, Railway lines and related facilities, Heliports, Pipelines, Electricity Transmission Lines, Communication Towers, Petrol Pumps, Servicing and Repair service, Public Utilities and Services, Public Toilets etc.
- Public Amenities - Solid Waste Treatment and Disposal Facilities along with essential support activities, Gas Works, Fire Brigade, Police Station, Telephone Exchange, Terminals, Depots, Cemeteries and Crematoria

2.2.6. Forest Zone (F)

2.2.6.1. Where any land in the Forest Zone is situated in the Reserved Forests or Protected Forest as defined under the Indian Forests Act, 1947, or the forest acquired under the Maharashtra Acquisition of Private Forests Act 1975, such lands may be used for activities specified by the Forest Department.

2.2.6.2. Where any land in Forest zone is situated outside the designated Forest, with due confirmation of the Forest Department, the development of such land shall conform to the Regulations applicable to the adjacent zone; if abutting more than one zones, the provisions of the zone with the lowest development potential shall apply. If the plot is entirely surrounded by forest, the provisions of Green Zone 2 shall apply.

2.2.6.3. The boundary of the Matheran Eco-sensitive Zone is revised in the draft Regional Plan based on the updated information obtained from the Forest Department. The same shall come into effect after confirmation from Forest department, government of Maharashtra and subsequent approval by the Ministry of Environment and Forests, Government of India.

2.2.7. Coastal Wetlands Zone (CW)

Activities permitted in the CRZ-1 as notified from time to time by the Ministry of Environment and Forests, Government of India shall be allowed in the Coastal Wetlands Zone.

2.3. Floor Space Index (FSI)

2.3.1. The maximum permissible FSI for various land use zones shall be as given in the table below. The FSI shall be calculated on gross plot area.

Table 2: Maximum permissible FSI

Zone	Maximum permissible FSI
Urbanisable Zone (U) (Details in table no. 3 below)	0.4-0.6
Industrial Zone (I)	0.4
Institutional Zone (In)	0.2
Green Zone 1 (G1)	0.2
Green Zone 2 (G2)	0.1

Special Schemes	Maximum permissible FSI
Gaothan and Gaothan Expansion Scheme	1.0
Station Area Development Scheme (SADS)	1.0

Note: The table indicates general maximum permissible FSI for all zones subject to the provisions of the CRZ regulations (Refer annexure 2).

- 2.3.2. The maximum permissible FSI in Urbanisable Zone shall increase as per plot size as stated in the Table below:

Table no. 3: Maximum permissible FSI in Urbanisable zone

Sr. No.	Area of plot in sq. m.	Maximum permissible FSI
1	Less than 10,000	0.40
2	10,000 and above but less than 25,000	0.45
3	25,000 and above but less than 50,000	0.50
4	50,000 and above but less than 100,000	0.55
5	100,000 and above	0.60

2.3.3. Additional FSI for Educational, Medical, Institutional and Starred Category Hotels

- 2.3.3.1. In the Urbanisable Zone and Green Zone - 1, with the prior approval of the Metropolitan Commissioner, the permissible FSI may be allowed to be exceeded by 100% in respect of the following activities:
- Educational, Medical and Institutional buildings of Government or Public Authorities or of registered Charitable Trusts;
 - Three and more Star Category Hotels built on independent plot and approved by the Department of Tourism, Gol (in case of Starred Category Hotels).
- 2.3.3.2. Such additional FSI shall be permissible on payment of premium at the rate decided by the Government from time to time.
- 2.3.3.3. Out of the total premium, 50% shall be payable to the Authority and the remaining 50% to the Government of Maharashtra.

Table 4: Summary of Permissible Activities and FSI in various Land-use Zones

Name of Zone	Maximum Permissible FSI	Maximum Permissible Height in m.	Permissible Uses																															
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
			Agri. & allied			Residential				Commercial						Public & Semi-public			Industrial					Public Utility										
			1			2				3						4			5					6					7					
Urbanisable Zone (U)	0.4 to 0.6	15.0	√			√	√		√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Industrial Zone (I)	0.4	In accordance with MIDC's Development Control Regulations																																
Institutional Zone (In)	0.2	15.0	√			√*	√	√				√			√	√	√**	√	√										√	√	√	√	√	√
Green Zone - 1 (G-1)	0.2	15.0	√	√	√	√*	√	√	√	√	√		√	√	√	√**	√	√		√	√	√	√	√	√	√	√	√	√	√	√	√	√	
Green Zone - 2 (G-2)	0.1	9.0	√	√	√		√	√											√#							√		√	√	√	√	√	√#	
Forest Zone (F)	As permitted by Forest Department																																	
Coastal Wetlands Zone (CW)	As permitted in CRZ 1																																	
Gaothan Expansion Scheme (GES)	1.0	24.0	√	√	√	√			√			√	√	√			√		√			√					√#				√#	√#		
Station Area Dev. Scheme (SADS)	1.0	24.0	√			√	√		√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	

√** Educational, medical, social, cultural and religious institutions along with residential quarters, and shops for the staff on plot not less than 2.5 ha.;

√# Only certain activities allowed, Refer Regulation no. 2.2 for details

2.4. Special Regulations

2.4.1. Gaothan and Gaothan Expansion Scheme

2.4.1.1. Gaothan

2.4.1.2. Notwithstanding anything stated in foregoing regulations, the developments within the boundary of the existing gaothan located within the jurisdiction of these Regulations (excluding the Gaothans that are located in the jurisdiction of Municipal Corporations, Municipal Councils, Nagar Panchayats Special Planning Authorities and New Town Development Authorities) and the Gaothan Expansion Scheme (GES) shall be governed by these Regulations.

2.4.1.3. For the purpose of these Regulations, the boundary of the existing gaothan shall be as shown in the revenue maps or as notified under the provisions of Maharashtra Land Revenue Code, 1966 from time to time.

2.4.1.4. The lands in gaothan may be used for any of the following purposes:

- a) Agriculture and Allied Activities
 - Agriculture, Plantation and Allied Activities including Stables for domestic animals subject to limit of 5 animals on each plot, Storage of crop, fodder, manure, agricultural implements and other similar needs;
 - Agro-based Industries and Allied Activities like , Rice Mill, Poha Mill, Saw Mill, Cold Storage, Horticultural Project, Poultry Farms, Cattle Stables, Piggeries, Sheep farms, etc.
 - Fishing and allied activities
- b) Residential:
 - Detached/semi-detached houses, row-houses, walk-ups, and apartments
- c) Commercial:
 - Home based economic activities which do not involve use of intensive mechanical equipment or machinery and do not cause nuisance to the neighbours
 - Retail shopping, Restaurants and Banks
 - Offices of the Government, Local Authorities, Public Utility Concerns and Professionals
 - Personal service establishments and repair service establishments
- d) Public and Semi-Public Uses
 - Educational, Social, Medical, Religious and Welfare institutions
 - Recreation - Parks and playground;
- e) Public Utility
 - Transportation and allied activities: Warehousing and cold storage permitted on plot not more than 2000 sq. m.
 - Public Utilities and Services - Electricity Transmission Lines, Communication Towers, Petrol Pumps, Servicing and Repair service, Public Utilities and Services, Public Toilets etc.
 - Public Amenities - Gas Works, Fire Brigade, Police Station, Telephone Exchange, Transport Terminals, Depots, Cemeteries and Crematoria

2.4.1.5. Gaothan Expansion Scheme

- 2.4.1.6. The development in the nature of expansion of existing Gaothan shall be permitted within 200 m. from the boundaries of the existing Gaothan on payment of premium. Such premium shall be calculated considering 30% rate of the said land as prescribed in the Annual Statement of Rates of the year of granting such developments. Such premium shall be deposited in the concerned branch office of the Town Planning Department for crediting the same into the Government treasury.

Provided further that where more than 50 per cent of the area of the survey number/gut number is covered within the above 200 m distance, then the remaining whole of such survey number/gut number within one ownership shall be considered for development under this regulation on payment of premium as above.

- 2.4.1.7. The lands included in Gaothan Expansion Scheme shall be used for the following:
- All uses permitted in Gaothans as stated in Regulation 2.4.1.4.
 - Service industries as stated in the Standardized Development Control and Promotion Regulations for Regional Plans of Maharashtra.

2.4.1.8. Floor Space Index (FSI) and Maximum Height of Buildings in Gaothan and Gaothan Expansion Scheme

- The maximum permissible FSI shall be calculated on the Gross area of the plot.
- The maximum permissible FSI and maximum height of the buildings in gaothan and gaothan expansion schemes shall be as given in the table below:

Sr. No.	Location	FSI	Max. permissible height
1	Gaothan,	1.0	24.0 m
2	Gaothan Expansion within 200 m from Gaothan boundary		
3	Gaothan Expansion Scheme as declared by the Collector		

- Where the owner surrenders free-of-cost, any land for main roads, social facilities and amenities, public utilities and services to the Planning Authority, Local Authority or the Collector or an agency nominated by them, an additional incentive F.S.I. of 0.2 of the land so surrendered shall be permissible in Gaothan and Gaothan Expansion scheme.
- Other features of the development shall conform to the 'Standardized Development Control and Promotion Regulations' for Regional Plans of Maharashtra'.

- 2.4.1.9. The minimum size of plots in Gaothan and Gaothan Expansion Scheme shall be as mentioned in the table below:

Sr. No.	Land use	Type of Development	Minimum Plot area (Sq. m.)	Minimum width of Frontage (m)
1	Residential	Row houses	25.0	3.0
	Retail	Semi-detached	40.0	4.5
	Shopping and Restaurant	Detached	150.0	9.0
2	Industrial	Semi-detached	200.0	9.0
3	Others	Detached	300.0	15.0

2.4.2. Station Area Development Scheme (SADS)

2.4.2.1. Notwithstanding anything stated in the foregoing regulations, the development of lands located within 500 meters from the centre of existing operational suburban and metro railway stations, as indicated in the Proposed Land Use Plan shall be treated as the Station Area Development Scheme (SADS).

2.4.2.2. The area under such scheme shall be governed by the following regulations:

- a) A maximum FSI of 1.0 shall be permissible in the Station area Development Scheme subject to payment of premium calculated at 30% of the land rate as prescribed in the Annual Statement of Rates of the year of granting such developments. The premium shall be charged on FSI granted over and above the permissible Zonal FSI. Out of the total premium, 50% shall be payable to the Authority and 50% to the State Government.
- b) The first 100 m of the 500 m shall be earmarked for the railway operations, traffic dispersal facilities and parking lots and no individual developments shall be permitted within this area.
- c) In case of land parcels within 500 m but partly located within the 100 m belt, the owner shall be permitted to use the full development potential on lands located beyond 100 m from the station.
- d) Land under the said scheme shall be governed in accordance with the provisions for the U zone.
- e) A maximum building height of 24.0 meters shall be permitted in the Station Area Development Scheme.
- f) Minimum right of way of any existing road within the 500 m shall be maintained as 24.0 m and accordingly, no construction shall be permitted within 12.0 from the center of the road.

2.4.3. Buffer along water courses and water bodies

No construction shall be permitted within 30 m. of

- (a) the high flood line of the rivers and nallas, subject to the provisions of the sanctioned Coastal Zone Management Plan (CZMP)
- (b) Water bodies – ponds, talavs, etc.

2.4.4. Hill Slopes

No development shall be permitted on hill slopes with a slope above 22.5°.

2.4.5. Heritage Sites

The developments in the heritage site of Elephanta Island, Gharapuri shall be governed by S.O. No. 5681 dated 29th November, 1985 of the Archaeological Survey of India and the approved Coastal Zone Management Plan.

2.4.6. Quarrying

No quarry which involves blasting shall be permitted within 500 m. from any public road, railway line or residential area including gaathan. Temporary structures such as housing for laborers, office of the supervisors and other quarry- related structures shall be located more than 500 m. away from the place of blasting.

No quarrying permission shall be granted unless the application for quarrying is accompanied by an excavation and restoration plan prepared in accordance with the guidelines given in Annexure - 4. The applicant shall also have to furnish an undertaking

and observe all necessary care and precaution during quarrying operations as required by these guidelines.

2.4.7. Buffer around Forest Zone

In respect of development of lands abutting the Forest Zone, no construction shall be permitted within the first 30 m from the edge of the Forest Zone.

2.4.8. Development along Highways

2.4.8.1. Notwithstanding anything stated in the foregoing Regulations the accesses to and developments along the Expressway (EW), National Highway (NH), State Highway (SH) and other roads outside the boundaries of towns and cities in the Region, shall conform to the following Regulations.

2.4.8.2. No development abutting EW, NH, SH or other roads shall be permitted without obtaining the NOC for access to such development from National Highway Authority of India or Highway Authority under the Bombay Highways Act, 1955. The development shall have to be separated from such highway by a parallel service road at least 12.00 m. wide.

2.4.8.3. Essential highway amenities and services namely, petrol pump, service station including emergency repair services, restaurants, parking lots, motels, police check-post, toll station, Octroi post shall be permitted on the EW, SH and other roads. However no direct access to such amenities shall be permitted from the EW or SH. Access shall be provided with proper lay-by as per the guidelines specified by the Indian Road Congress and the Highway Authority under the Bombay Highways Act, 1955.

2.4.8.4. Access to the essential highway amenities stated in Regulation 2.2.6.3 and private properties along the NH shall be permitted in accordance with the guidelines issued by the Ministry of Road Transport and Highways (MoRTH) by its circular letter no. R/NH 33023/19/990-DO III dated 31st August 2000 and any modifications and revisions thereof from time to time.

2.4.8.5. On classified roads, no building shall be constructed within setback distance mentioned in the Government Resolution No. RBD/1081/871/Road-7 dated 9th March 2001 by the Public Works Department of GoM or any modifications or revisions thereof from time to time.

The land under the setback shall be planted with tress at the rate of 15 trees per 1000 sq. m. excluding service roads.

2.4.8.6. The display of advertising signs within the boundaries of the EW, NH and SH, or within 30 meters from such boundaries, shall be in accordance with Part X, sign and Outdoor Display Structure, National Building Code of India.

2.5. Other features of development

2.5.1. Other features of development shall conform to the 'Standardized Development Control and Promotion Regulations for Regional Plans of Maharashtra'.

Annexures

Annexure 1

**Form for submission of information for Environmental Assessment
and Environmental Screening of the Development Proposal**
(refer Regulation 1.3.3)

1. Name and Address of the person proposing development
2. Particulars of the proposed development:
 - a) Brief description
 - b) Justification or need for the proposed development
 - c) Objective
 - d) Size and Magnitude
 - e) Cost
 - f) Present status
 - g) Time schedule for completion of development
3. Employment:
 - a) During development stage
 - b) During operational stage
4. Location of the proposed development:
 - a) Revenue Survey No./Hissa No.
 - b) Name of the village/tehsil/district
 - c) (7x12 extract and village map showing location essential)
5. Land Area:
 - a) Existing (in the case of expansion)
 - b) Proposed
6. Physical Setting:
 - a) Natural and man-made features (map essential)
 - b) Topography indicating gradient aspect and altitude. (map essential)
 - c) Soil type and texture (map optional)
 - d) Flood prone areas of the site. (map essential)
7. Land Uses:
 - a) Existing land use of the site (Area statement and map at larger scale essential)
 - b) Existing land use covering an area of 10 km radius around the site (map at smaller scale essential)
 - c) Proposed Development (Area statement and map at larger scale essential).
 - d) Proposed Development showing proposed accesses, land uses of the surrounding area. (map at smaller scale essential)
8. Ecologically Sensitive Areas:
 - a) Proximity to National Park, Wild Life Sanctuary, nature reserves, mangrove forests and reserved, protected or other forests, biosphere reserve, swamp and wetlands. (indicate distance from the site and identify on map)
 - b) Does the development involve any forest land?
 - c) Proposals for compensatory afforestation plan
 - d) Does the proposed development involve reclamation of wetlands?
 - e) Is the site situated within catchment area of water reservoir?
 - f) Is the site situated within existing or potential command area of irrigation project ?

9. Air:
 - a) Ambient area quality data at the site (for SO₂, Nox, SPM)
 - b) Major air pollution sources within 10 km. radius from the site
 - c) Nature and concentration of likely emissions from the proposed development
 - d) Pollution abatement measures proposed

10. Water
 - a) Total daily water requirement
 - b) Source of water supply with details of competing users
 - c) If ground water is used at source, details of quality and quantity available and present extraction
 - d) Quantity of waste water expected
 - e) Method of treatment and disposal of waste water proposed
 - f) Present quality of water in receiving bodies

11. Solid Waste
 - a) Nature and quantity of solid waste expected
 - b) Nature and quantity of any toxic and hazardous waste
 - c) Method of collection, transport and disposal of solid waste proposed

12. Noise and Vibrations
 - a) Ambient noise level.
 - b) Noise and vibration levels expected during development phase and thereafter.
 - c) Source of noise and vibrations.
 - d) Noise and vibration abatement measures proposed.

13. Risk and Disaster
 - a) Does the development involve any hazardous process?
 - b) Does the development involve any storage or transportation to and from the site of any toxic or hazardous material?
 - c) Assessment of risk for (a) and (b) above.
 - d) Details of Disaster Management Plan.

14. Rehabilitation
 - a) Does the proposed development involve rehabilitation of local population?
 - b) Details of rehabilitation plan, if any.

Annexure 2

Coastal Zone Regulations
Ministry of Environment & Forests
(Department of Environment, Forests & Wild Life)
 (refer Regulation 1.3.6)

notification under section 3(1) and section 3(2)(V) of the environment (protection) act, 1986 and rule 5(3)(D) of environment (protection) rules, 1986, declaring coastal stretches as coastal regulation zone (CRZ) and regulating activities in the CRZ

NOTIFICATION

New Delhi, the 6th January, 2011

S.O.19(E).-WHEREAS a draft notification under sub-section (1) of section and clause (V) of subsection (2) of section 3 of the Environment (Protection) Act, 1986 was issued inviting objections and suggestions for the declaration of coastal stretches as Coastal Regulation Zone and imposing restrictions on industries, operations and processes in the CRZ was published vide S.O.No.2291 (E), dated 15th September, 2010.;

AND WHEREAS, copies of the said Gazette were made available to the public on 15th September, 2010;

AND WHEREAS, the suggestions and objections received from the public have been considered by the Central Government.; Now, therefore, in exercise of the powers conferred by sub-section (1) and clause (v) of sub-section (2) of section 3 of the Environment (Protection) Act, 1986 (29 of 1986), the Central Government, with a view to ensure livelihood security to the fisher communities and other local communities, living in the coastal areas, to conserve and protect coastal stretches, its unique environment and its marine area and to promote development through sustainable manner based on scientific principles taking into account the dangers of natural hazards in the coastal areas, sea level rise due to global warming, does hereby, declare the coastal stretches of the country and the water area upto its territorial water limit, excluding the islands of Andaman and Nicobar and Lakshadweep and the marine areas surrounding these islands upto its territorial limit, as Coastal Regulation Zone (hereinafter referred to as the CRZ) and restricts the setting up and expansion of any industry, operations or processes and manufacture or handling or storage or disposal of hazardous substances as specified in the Hazardous Substances (Handling, Management and Transboundary Movement) Rules, 2009 in the aforesaid CRZ.; and

In exercise of powers also conferred by clause (d) and sub rule (3) of rule 5 of Environment (Protection) Act, 1986 and in supersession of the notification of the Government of India in the Ministry of Environment and Forests, number S.O.114(E), dated the 19th February, 1991 except as respects things done or omitted to be done before such supercession, the Central Government hereby declares the following areas as CRZ and imposes with effect from the date of the notification the following restrictions on the setting up and expansion of industries, operations or processes and the like in the CRZ,-

- (i) The land area from High Tide Line (hereinafter referred to as the HTL) to 500mts on the landward side along the sea front.

- (ii) CRZ shall apply to the land area between HTL to 100 mts or width of the creek whichever is less on the landward side along the tidal influenced water bodies that are connected to the sea and the distance upto which development along such tidal influenced water bodies is to be regulated shall be governed by the distance upto which the tidal effects are experienced which shall be determined based on salinity concentration of 5 parts per thousand (ppt) measured during the driest period of the year and distance upto which tidal effects are experienced shall be clearly identified and demarcated accordingly in the Coastal Zone Management Plans (hereinafter referred to as the CZMPs).

Explanation - For the purposes of this sub-paragraph the expression tidal influenced water bodies means the water bodies influenced by tidal effects from sea, in the bays, estuaries, rivers, creeks, backwaters, lagoons, ponds connected to the sea or creeks and the like.

- (iii) The land area falling between the hazard line and 500mts from HTL on the landward side, in case of seafront and between the hazard line and 100mts line in case of tidal influenced water body the word 'hazard line' denotes the line demarcated by Ministry of Environment and Forests (hereinafter referred to as the MoEF) through the Survey of India (hereinafter referred to as the Sol) taking into account tides, waves, sea level rise and shoreline changes.
- (iv) Land area between HTL and Low Tide Line (hereinafter referred to as the LTL) which will be termed as the intertidal zone.
- (v) The water and the bed area between the LTL to the territorial water limit (12 Nm) in case of sea and the water and the bed area between LTL at the bank to the LTL on the opposite side of the bank, of tidal influenced water bodies.

2. For the purposes of this notification, the HTL means the line on the land upto which the highest water line reaches during the spring tide and shall be demarcated uniformly in all parts of the country by the demarcating authority(s) so authorized by the MoEF in accordance with the general guidelines issued at Annexure-I. HTL shall be demarcated within one year from the date of issue of this notification.

3. Prohibited activities within CRZ,- The following are declared as prohibited activities within the CRZ:

- (i) Setting up of new industries and expansion of existing industries except,
- (a) Those directly related to waterfront or directly needing foreshore facilities;
- Explanation: The expression "foreshore facilities" means those activities permissible under this notification and they require waterfront for their operations such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, lighthouses, navigational safety facilities, coastal police stations and the like.;
- (b) Projects of Department of Atomic Energy;
- (c) Facilities for generating power by non-conventional energy sources and setting up of desalination plants in the areas not classified as CRZ-I(i) based on an impact assessment study including social impacts.;
- (d) Development of green field Airport already permitted only at Navi Mumbai;
- (e) Reconstruction, repair works of dwelling units of local communities including fishers in accordance with local town and country planning regulations.
- (ii) Manufacture or handling oil storage or disposal of hazardous substance as specified in the notification of Ministry of Environment and Forests, No. S.O.594 (E), dated the 28th July 1989,

S.O.No.966(E), dated the 27th November, 1989 and GSR 1037 (E), dated the 5th December, 1989 except,-

- (a) transfer of hazardous substances from ships to ports, terminals and refineries and vice versa;
 - (b) facilities for receipt and storage of petroleum products and liquefied natural gas as specified in Annexure-II appended to this notification and facilities for regasification of Liquefied Natural Gas (hereinafter referred to as the LNG) in the areas not classified as CRZ- I (i) subject to implementation of safety regulations including guidelines issued by the Oil Industry Safety Directorate in the Ministry of Petroleum and Natural Gas and guidelines issued by MoEF and subject to further terms and conditions for implementation of ameliorative and restorative measures in relation to environment as may be stipulated by in MoEF.
 - (c) Provided that facilities for receipt and storage of fertilizers and raw materials required for manufacture of fertilizers like ammonia, phosphoric acid, sulphur, sulphuric acid, nitric acid and the like, shall be permitted within the said zone in the areas not classified as CRZ-I (i).
 - (iii) Setting up and expansion of fish processing units including warehousing except hatchery and natural fish drying in permitted areas:
 - (iv) Land reclamation, bunding or disturbing the natural course of seawater except those,
 - (a) required for setting up, construction or modernisation or expansion of foreshore
 - (b) facilities like ports, harbours, jetties, wharves, quays, slipways, bridges, sealink, road on stilts, and such as meant for defence and security purpose and for other facilities that are essential for activities permissible under the notification;
 - (c) measures for control of erosion, based on scientific including Environmental Impact Assessment (hereinafter referred to as the EIA) studies
 - (d) maintenance or clearing of waterways, channels and ports, based on EIA studies;
 - (e) measures to prevent sand bars, installation of tidal regulators, laying of storm water drains or for structures for prevention of salinity ingress and freshwater recharge based on carried out by any agency to be specified by MoEF.
 - (v) Setting up and expansion of units or mechanism for disposal of wastes and effluents except facilities required for,
 - (a) discharging treated effluents into the water course with approval under the Water (Prevention and Control of Pollution) Act, 1974 (6 of 1974);
 - (b) storm water drains and ancillary structures for pumping;
 - (c) treatment of waste and effluents arising from hotels, beach resorts and human settlements located in CRZ areas other than CRZ-I and disposal of treated wastes and effluents;
 - (vi) Discharge of untreated waste and effluents from industries, cities or towns and other human settlements. The concerned authorities shall implement schemes for phasing out existing discharge of this nature, if any, within a time period not exceeding two years from the date of issue of this notification.
 - (vii) Dumping of city or town wastes including construction debris, industrial solid wastes, fly ash for the purpose of land filling and the like and the concerned authority shall implement schemes for phasing out any existing practice, if any, shall be phased out within a period of one year from date of commencement of this notification
- Note:-The MoEF will issue a separate instruction to the State Governments and Union territory Administration in respect of preparation of Action Plans and their implementation as also monitoring including the time schedule thereof, in respect of paras (v), (vi) and (vii).
- (viii) Port and harbour projects in high eroding stretches of the coast, except those projects classified as strategic and defence related in terms of EIA notification, 2006 identified by MoEF based on

scientific studies and in consultation with the State Government or the Union territory Administration.

- (ix) Reclamation for commercial purposes such as shopping and housing complexes, hotels and entertainment activities.
- (x) Mining of sand, rocks and other sub-strata materials except,-
 - (a) Those rare minerals not available outside the CRZ area,
 - (b) Exploration and exploitation of Oil and Natural Gas.
- (xi) Drawl of groundwater and construction related thereto, within 200mts of HTL; except the following:-
 - (a) In the areas which are inhabited by the local communities and only for their use.
 - (b) In the area between 200mts-500mts zone the drawl of groundwater shall be permitted only when done manually through ordinary wells for drinking, horticulture, agriculture and fisheries and where no other source of water is available.

Note:-Restrictions for such drawl may be imposed by the Authority designated by the State Government and Union territory Administration in the areas affected by sea water intrusion.

- (xii) Construction activities in CRZ-I except those specified in para 8 of this notification.
- (xiii) Dressing or altering the sand dunes, hills, natural features including landscape changes for beautification, recreation and other such purpose.
- (xiv) Facilities required for patrolling and vigilance activities of marine/coastal police stations.

4. Regulation of permissible activities in CRZ area.- The following activities shall be regulated except those prohibited in para 3 above,

- (i)
 - (a) Clearance shall be given for any activity within the CRZ only if it requires waterfront and foreshore facilities;
 - (b) For those projects which are listed under this notification and also attract EIA notification, 2006 (S.O.1533 (E), dated the 14th September, 2006), for such projects clearance under EIA notification only shall be required subject to being recommended by the concerned State or Union territory Coastal Zone Management Authority (hereinafter referred to as the CZMA).
 - (c) Housing schemes in CRZ as specified in paragraph 8 of this notification;
 - (d) Construction involving more than 20,000 sq.m. built-up area in CRZ-II shall be considered in accordance with EIA notification, 2006 and in case of projects less than 20,000 sq.m. built-up area shall be approved by the concerned State or Union territory Planning authorities in accordance with this notification after obtaining recommendations from the concerned CZMA and prior recommendations of the concern CZMA shall be essential for considering the grant of environmental clearance under EIA notification, 2006 or grant of approval by the relevant planning authority.
 - (e) MoEF may under a specific or general order specify projects which require prior public hearing of project affected people.
 - (f) Construction and operation for ports and harbours, jetties, wharves, quays, slipways, ship construction yards, breakwaters, groynes, erosion control measures;
- (ii) The following activities shall require clearance from MoEF, namely:-
 - (a) Those activities not listed in the EIA notification, 2006.

- (b) Construction activities relating to projects of Department of Atomic Energy or Defence requirements for which foreshore facilities are essential such as, slipways, jetties, wharves, quays; except for classified operational component of defence projects. Residential buildings, office buildings, hospital complexes, workshops of strategic and defence projects in terms of EIA notification, 2006.;
- (c) Construction, operation of lighthouses;
- (d) Laying of pipelines, conveying systems, transmission line;
- (e) Exploration and extraction of oil and natural gas and all associated activities and facilities thereto;
- (f) Foreshore requiring facilities for transport of raw materials, facilities for intake of cooling water and outfall for discharge of treated wastewater or cooling water from thermal power plants. MoEF may specify for category of projects such as at (f), (g) and (h) of para 4;
- (g) Mining of rare minerals as listed by the Department of Atomic Energy;
- (h) Facilities for generating power by non-conventional energy resources, desalination plants and weather radars;
- (i) Demolition and reconstruction of (a) buildings of archaeological and historical importance, (ii) heritage buildings; and buildings under public use which means buildings such as for the purposes of worship, education, medical care and cultural activities;

4.2 Procedure for clearance of permissible activities.- All projects attracting this notification shall be considered for CRZ clearance as per the following procedure, namely:

- (i) The project proponents shall apply with the following documents seeking prior clearance under CRZ notification to the concerned State or the Union territory Coastal Zone Management Authority,-
 - (a) Form-1 (Annexure-IV of the notification);
 - (b) Rapid EIA Report including marine and terrestrial component except for construction projects listed under 4(c) and (d)
 - (c) Comprehensive EIA with cumulative studies for projects in the stretches classified as low and medium eroding by MoEF based on scientific studies and in consultation with the State Governments and Union territory Administration;
 - (d) Disaster Management Report, Risk Assessment Report and Management Plan;
 - (e) CRZ map indicating HTL and LTL demarcated by one of the authorized agency (as indicated in para 2) in 1:4000 scale;
 - (f) Project layout superimposed on the above map indicated at (e) above;
 - (g) The CRZ map normally covering 7km radius around the project site.
 - (h) The CRZ map indicating the CRZ-I, II, III and IV areas including other notified ecologically sensitive areas;
 - (i) No Objection Certificate from the concerned State Pollution Control Boards or Union territory Pollution Control Committees for the projects involving discharge of effluents, solid wastes, sewage and the like.
- (ii) The concerned CZMA shall examine the above documents in accordance with the approved CZMP and in compliance with CRZ notification and make recommendations within a period of sixty days from date of receipt of complete application,
 - (a) MoEF or State Environmental Impact Assessment Authority (hereinafter referred to as the SEIAA) as the case may be for the project attracting EIA notification, 2006;
 - (b) MoEF for the projects not covered in the EIA notification, 2006 but attracting para 4(ii) of the CRZ notification;

- (iii) MoEF or S E I A A shall consider such projects for clearance based on the recommendations of the concerned CZMA within a period of sixty days.
- (iv) The clearance accorded to the projects under the CRZ notification shall be valid for the period of five years from the date of issue of the clearance for commencement of construction and operation.
- (v) For Post clearance monitoring –
 - (a) It shall be mandatory for the project proponent to submit half-yearly compliance reports in respect of the stipulated terms and conditions of the environmental clearance in hard and soft copies to the regulatory authority(s) concerned, on 1st June and 31st December of each calendar year and all such compliance reports submitted by the project p r o p o n e n t shall be published in public domain and its copies shall be given to any person on application to the concerned CZMA.
 - (b) The compliance report shall also be displayed on the website of the concerned regulatory authority.
- (vi) To maintain transparency in the working of the CZMAs it shall be the responsibility of the CZMA to create a dedicated website and post the agenda, minutes, decisions taken, clearance letters, violations, action taken on the violations and court matters including the Orders of the Hon'ble Court as also the approved CZMPs of the respective State Government or Union territory.

5. Preparation of Coastal Zone Management Plans.

- (i) The MoEF may obtain the CZMPs prepared through the respective State Government or Union territory;
- (ii) The CZMPs may be prepared by the coastal State Government or Union territory by engaging reputed and experienced scientific institution(s) or the agencies including the National Centre for Sustainable Coastal Management (hereinafter referred to as the NCSCM) of MoEF and in consultation with the concerned stakeholders;
- (iii) The hazard line shall be mapped by MoEF through Sol all along the coastline of the country and the hazard line shall be demarcated taking into account, tide, waves, sea level rise and shoreline changes;
- (iv) For the purpose of depicting the flooding due to tides, waves and sea level rise in the next fifty and hundred years, the contour mapping of the coastline shall be carried out at 0.5m interval normally upto 7km from HTL on the landward side, and the shoreline changes shall be demarcated based on historical data by comparing the previous satellite imageries with the recent satellite imageries;
- (v) Mapping of the hazard line shall be carried out in 1:25,000 scale for macro level planning and 1:10,000 scale or cadastral scale for micro level mapping and the hazard line shall be taken into consideration while preparing the land use plan of the coastal areas;
- (vi) The coastal States and Union Territory will prepare within a period of twenty four months from the date of issue this notification, draft CZMPs in 1:25,000 scale map identifying and classifying the CRZ areas within the respective territories in accordance with the guidelines given in Annexure-I of the notification, which involve public consultation;
- (vii) The draft CZMPs shall be submitted by the State Government or Union territory to the concerned CZMA for appraisal, including appropriate consultations, and recommendations in accordance with the procedure(s) laid down in the Environment (Protection) Act, 1986;
- (viii) The State Government or Union territory CZMA shall submit the draft CZMPs to MoEF alongwith its recommendations on the CZMP within a period of six months after incorporating the suggestions and objections received from the stakeholders;

- (ix) MoEF shall thereafter consider and approve the CZMPs within a period of four months from the date of receipt of the CZMPs complete in all respects;
- (x) All developmental activities listed in this notification shall be regulated by the State Government, Union Territory Administration, the local authority or the concerned CZMA within the framework of such approved CZMPs as the case may be in accordance with provisions of this notification;
- (xi) The CZMPs shall not normally be revised before a period of five years after which, the revision of the maps following the above procedures;
- (xii) The CZMPs already approved under CRZ notification, 1991 shall be valid for a period of twenty four months unless the aforesaid period is extended by MoEF by a specific notification subject to such terms and conditions as may be specified therein.

6. Enforcement of the CRZ, notification, 2011-

- (a) For the purpose of implementation and enforcement of the provisions this notification and compliance with conditions stipulated thereunder, the powers either original or delegated are available under Environment (Protection) Act, 1986 with the MoEF, State Government or the Union territory Administration NCZMA and SCZMAs;
- (b) The composition, tenure and mandate of NCZMA and State Government or the Union territory CZMAs have already been notified by MoEF in terms of Orders of Hon'ble Supreme Court in Writ Petition 664 of 1993;
- (c) The State Government or the Union territory CZMAs shall primarily be responsible for enforcing and monitoring of this notification and to assist in this task, the State Government and the Union territory shall constitute district level Committees under the Chairmanship of the District Magistrate concerned containing atleast three representatives of local traditional coastal communities including from fisherfolk;
- (d) The dwelling units of the traditional coastal communities including fisherfolk, tribals as were permissible under the provisions of the CRZ notification, 1991, but which have not obtained formal approval from concerned authorities under the aforesaid notification shall be considered by the respective Union territory CZMAs and the dwelling units shall be regularized subject to the following condition, namely-
 - (i) These are not used for any commercial activity
 - (ii) These are not sold or transferred to non-traditional coastal community.

7. Classification of the CRZ – For the purpose of conserving and protecting the coastal areas and marine waters, the CRZ area shall be classified as follows, namely:

(i) CRZ-I:

A. The areas that are ecologically sensitive and the geomorphological features which play a role in the maintaining the integrity of the coast,

- (a) Mangroves, in case mangrove area is more than 1000 sq.m., a buffer of 50 meters along the mangroves shall be provided;
- (b) Corals and coral reefs and associated biodiversity;
- (c) Sand Dunes;
- (d) Mudflats which are biologically active;
- (e) National parks, marine parks, sanctuaries, reserve forests, wildlife habitats and other protected areas under the provisions of Wild Life (Protection) Act, 1972 (53 of 1972), the

Forest (Conservation) Act, 1980 (69 of 1980) or Environment (Protection) Act, 1986 (29 of 1986); including Biosphere Reserves;

- (f) Salt Marshes;
- (g) Turtle nesting grounds;
- (h) Horse shoe crabs habitats;
- (i) Sea grass beds;
- (j) Nesting grounds of birds;
- (k) Areas or structures of archaeological importance and heritage sites.

B. The area between Low Tide Line and High Tide Line;

(ii) CRZ-II:

The areas that have been developed upto or close to the shoreline.

Explanation.- For the purposes of the expression “developed area” is referred to as that area within the existing municipal limits or in other existing legally designated urban areas which are substantially built-up and has been provided with drainage and approach roads and other infrastructural facilities, such as water supply and sewerage mains.

(iii) CRZ-III:

Areas that are relatively undisturbed and those do not belong to either CRZ-I or II which include coastal zone in the rural areas (developed and undeveloped) and also areas within municipal limits or in other legally designated urban areas, which are not substantially built.

(iv) CRZ-IV:

- A. The water area from the Low Tide Line to twelve nautical miles on the seaward side;
- B. Shall include the water area of the tidal influenced water body from the mouth of the water body at the sea upto the influence of tide which is measured as five parts per thousand during the driest season of the year.

(v) Areas requiring special consideration for the purpose of protecting the critical coastal environment and difficulties faced by local communities,

A.(i) CRZ area falling within municipal limits of Greater Mumbai;

- (ii) The CRZ areas of Kerala including the backwaters and backwater islands;
- (iii) CRZ areas of Goa.

B. Critically Vulnerable Coastal Areas (CVCA) such as Sunderbans region of West Bengal and other ecologically sensitive areas identified as under Environment (Protection) Act, 1986 and managed with the involvement of coastal communities including fisherfolk.

8. Norms for regulation of activities permissible under this notification,

(i) The development or construction activities in different categories of CRZ shall be regulated by the concerned CZMA in accordance with the following norms, namely:

Note:- The word existing use hereinafter in relation to existence of various features or existence of regularisation or norms shall mean existence of these features or regularisation or norms as on 19.2.1991 wherein CRZ notification, was notified.

I. CRZ-I,

- (i) No new construction shall be permitted in CRZ-I except,-
 - (a) Projects relating to Department of Atomic Energy;
 - (b) Pipelines, conveying systems including transmission lines;
 - (c) Facilities that are essential for activities permissible under CRZ-I;
 - (d) Installation of weather radar for monitoring of cyclones movement and prediction by Indian Meteorological Department;
 - (e) Construction of trans harbour sea link and without affecting the tidal flow of water, between LTL and HTL.
 - (f) Development of green field airport already approved at only Navi Mumbai;

- (ii) Areas between LTL and HTL which are not ecologically sensitive, necessary safety measures will be incorporated while permitting the following, namely:
 - (a) Exploration and extraction of natural gas;
 - (b) Construction of dispensaries, schools, public rain shelter, community toilets, bridges, roads, jetties, water supply, drainage, sewerage which are required for traditional inhabitants living within the biosphere reserves after obtaining approval from concerned CZMA.
 - (c) Necessary safety measure shall be incorporated while permitting such developmental activities in the area falling in the hazard zone;
 - (d) Salt harvesting by solar evaporation of seawater;
 - (e) Desalination plants;
 - (f) Storage of non-hazardous cargo such as edible oil, fertilizers and food grain within notified ports;
 - (g) Construction of trans harbour sea links, roads on stilts or pillars without affecting the tidal flow of water.

II. CRZ-II,

- (i) Buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures;
- (ii) Buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations including the 'existing' norms of floor space index or floor area ratio: provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road:
- (iii) Reconstruction of authorized building to be permitted subject with the existing floor space index or floor area ratio norms and without change in present use;
- (iv) Facilities for receipt and storage of petroleum products and liquefied natural gas as specified in annexure-ii appended to this notification and facilities for regasification of liquefied natural gas subject to the conditions as mentioned in sub-paragraph (ii) of paragraph 3;
- (v) Desalination plants and associated facilities;
- (vi) Storage of non-hazardous cargo, such as edible oil, fertilizers and food grain in notified ports;

- (vii) Facilities for generating power by non-conventional power sources and associated facilities;

III. CRZ-III,

A. Area upto 200mts from HTL on the landward side in case of seafront and 100mts along tidal influenced water bodies or width of the creek whichever is less is to be earmarked as “No Development Zone (NDZ)”,

- (i) The NDZ shall not be applicable in such area falling within any notified port limits;
- (ii) No construction shall be permitted within NDZ except for repairs or reconstruction of existing authorized structure not exceeding existing Floor Space Index, existing plinth area and existing density and for permissible activities under the notification including facilities essential for activities; Construction/reconstruction of dwelling units of traditional coastal communities including fisherfolk may be permitted between 100 and 200 metres from the HTL along the seafront in accordance with a comprehensive plan prepared by the State Government or the Union territory in consultation with the traditional coastal communities including fisherfolk and incorporating the necessary disaster management provision, sanitation and recommended by the concerned State or the Union territory CZMA to NCZMA for approval by MoEF;
- (iii) However, the following activities may be permitted in NDZ –
 - (a) Agriculture, horticulture, gardens, pasture, parks, play field, and forestry;
 - (b) Projects relating to department of atomic energy;
 - (c) Mining of rare minerals;
 - (d) Salt manufacture from seawater;
 - (e) Facilities for receipt and storage of petroleum products and liquefied natural gas as specified in annexure-ii;
 - (f) Facilities for re-gasification of liquefied natural gas subject to conditions as mentioned in subparagraph (ii) of paragraph 3;
 - (g) Facilities for generating power by non-conventional energy sources;
 - (h) Foreshore facilities for desalination plants and associated facilities;
 - (i) Weather radars;
 - (j) Construction of dispensaries, schools, public rain shelter, community toilets, bridges, roads, provision of facilities for water supply, drainage, sewerage, crematoria, cemeteries and electric sub-station which are required for the local inhabitants may be permitted on a case to case basis by CZMA;
 - (k) Construction of units or auxiliary thereto for domestic sewage, treatment and disposal with the prior approval of the concerned pollution control board or committee;
 - (l) Facilities required for local fishing communities such as fish drying yards, auction halls, net mending yards, traditional boat building yards, ice plant, ice crushing units, fish curing facilities and the like;
 - (m) Development of green field airport already permitted only at Navi Mumbai.

B. Area between 200mts to 500mts,

The following activities shall be permissible in the above areas;

- (i) Development of vacant plot in designated areas for construction of hotels or beach resorts for tourists or visitors subject to the conditions as specified in the guidelines at Annexure-III ;
- (ii) Facilities for receipt and storage of petroleum products and liquefied natural gas as specified in Annexure-II;

- (iii) Facilities for re-gasification of liquefied natural gas subject to conditions as mentioned in sub-paragraph (ii) of paragraph 3;
- (iv) Storage of non-hazardous cargo such as, edible oil, fertilizers, food grain in
- (v) Notified ports;
- (vi) Foreshore facilities for desalination plants and associated facilities;
- (vii) Facilities for generating power by non-conventional energy sources;
- (viii) Construction or reconstruction of dwelling units so long it is within the ambit of traditional rights and customary uses such as existing fishing villages and goathans. Building permission for such construction or reconstruction will be subject to local town and country planning rules with overall height of construction not exceeding 9mts with two floors (ground + one floor);
- (ix) Construction of public rain shelters, community toilets, water supply drainage, sewerage, roads and bridges by CZMA who may also permit construction of schools and dispensaries for local inhabitants of the area for those panchayats, the major part of which falls within CRZ if no other area is available for construction of such facilities;
- (x) Reconstruction or alteration of existing authorized building subject to sub-paragraph (vii), (viii);
- (xi) Development of green field airport already permitted only at Navi Mumbai.

IV. In CRZ-IV areas,-

The activities impugning on the sea and tidal influenced water bodies will be regulated except for traditional fishing and related activities undertaken by local communities as follows:-

- (a) No untreated sewage, effluents, ballast water, ship washes, fly ash or solid waste from all activities including from aquaculture operations shall be let off or dumped. A comprehensive plan for treatment of sewage generating from the coastal towns and cities shall be formulated within a period of one year in consultation with stakeholders including traditional coastal communities, traditional fisherfolk and implemented;
- (b) Pollution from oil and gas exploration and drilling, mining, boat house and shipping;
- (c) There shall be no restriction on the traditional fishing and allied activities undertaken by local communities.

V. Areas requiring special consideration -

1. CRZ areas falling within municipal limits of the Greater Mumbai.

- (i) Developmental activities in the CRZ area of the Greater Mumbai because of the environmental issues, relating to degradation of mangroves, pollution of creeks and coastal waters, due to discharge of untreated effluents and disposal of solid waste, the need to provide decent housing to the poor section of society and lack of suitable alternatives in the inter connected islands of Greater Mumbai shall be regulated as follows, namely:
 - A. Construction of roads - In CRZ-I areas indicated at sub-paragraph (i) of paragraph 7 of the notification the following activities only can be taken up:
 - (a) Construction of roads, approach roads and missing link roads approved in the Developmental Plan of Greater Mumbai on stilts ensuring that the free flow of tidal water is not affected, without any benefit of CRZ-II accruing on the landward side of such constructed roads or approach roads subject to the following conditions:-

- (i) All mangrove areas shall be mapped and notified as protected forest and necessary protection and conservation measures for the identified mangrove areas shall be initiated.
 - (ii) Five times the number of mangroves destroyed/cut during the construction process shall be replanted.
- B. Solid waste disposal sites shall be identified outside the CRZ area and thereafter within two years the existing conventional solid waste sites shall be relocated outside the CRZ area.
- (ii) In CRZ-II areas
- (a) The development or redevelopment shall continue to be undertaken in accordance with the norms laid down in the Town and Country Planning Regulations as they existed on the date of issue of the notification dated the 19th February, 1991, unless specified otherwise in this notification.
 - (b) SLUM REHABILITATION SCHEMES,-
 1. In the Greater Mumbai area there are large slum clusters with lakhs of families residing therein and the living conditions in these slums are deplorable and the civic agencies are not able to provide basic infrastructure such as drinking water, electricity, roads, drainage and the like because the slums come up in an unplanned and congested manner and the slums in the coastal area are at great risk in the event of cyclones, storm surges or tsunamis, in view of the difficulties in providing rescue, relief and evacuation.
 2. To provide a safe and decent dwelling to the slum dwellers, the State Government may implement slum redevelopment schemes as identified as on the date of issue of this notification directly or through its parastatal agencies like Maharashtra Housing and Area Development Authority (MHADA), Shivshahi Punarvasan Prakalp Limited (SPPL), Mumbai Metropolitan Region Development Authority (MMRDA) and the like.:

Provided that,

 - (i) Such redevelopment schemes shall be undertaken directly or through joint ventures or through public private partnerships or other similar models ensuring that the stake of the State Government or its parastatal entities shall be not less than 51%;
 - (ii) The Floor Space Index or Floor Area Ratio for such redevelopment schemes shall be in accordance with the Town and Country Planning Regulations prevailing as on the date on which the project is granted approval by the competent authority;
 - (iii) It shall be the duty of the project proponent undertaking the redevelopment through conditions (i) (2) above along with the State Government to ensure that all legally regularized tenants are provided houses in situ or as per norms laid down by the State Government in this regard.
 - (c) REDEVELOPMENT OF DILAPIDATED, CESSSED AND UNSAFE BUILDINGS:
 1. In the Greater Mumbai, there are, also a large number of old and dilapidated, cessed and unsafe buildings in the CRZ areas and due to their age these structures are extremely vulnerable and disaster prone and therefore there is an urgent need for the redevelopment or reconstruction of these identified buildings.
 2. These projects shall be taken up subject to the following conditions and safeguards:
 - (i) Such redevelopment or reconstruction projects as identified on the date of issue of this notification shall be allowed to be taken up involving the owners of these buildings either above or with private developers in accordance with the prevailing Regulation, directly or through joint ventures or through other similar models.

- (ii) The Floor Space Index or Floor Area Ratio for such redevelopment schemes shall be in accordance with the Town and Country Planning Regulations prevailing as on the date on which the project is granted approval by the competent authority
 - (iii) Suitable accommodation to the original tenants of the specified buildings shall be ensured during the course of redevelopment or reconstruction of the buildings by the project proponents, undertaking the redevelopment through condition 2(i) above.
- (d) Notwithstanding anything contained in this notification, the developmental activities for slums and for dilapidated, cessed and unsafe buildings as specified at paras (b) and (c) above shall be carried out in an accountable and transparent manner by the project proponents mentioned therein which shall include the following pre-condition measures, wherever applicable:-
- 1.(i) applicability of the Right to Information Act, 2005 to all redevelopment or reconstruction projects granted clearance by the Competent Authorities;
 - (ii) MoEF shall issue an order constituting the CPIO and the first Appellate Authority of appropriate ranks in consultation with Government of Maharashtra;
 - (iii) details of the Slum Rehabilitation Scheme, including the complete proposal and the names of the eligible slum dwellers will be declared suo-moto as a requirement of Section 4 of compliance of the Right to Information Act, 2005 by the appropriate authority in the Government of Maharashtra in one month before approving it;
 - (iv) the implementing or executing agency at the State Government with regard to projects indicated at sub-item (b) and (c) of item (iii) of sub-paragraph V shall display on a large notice boards at the site and at the office of the implementing or executing agency the names of the eligible builders, total number of tenements being made, names of eligible slum dwellers who are to be provided the dwelling units and the extra area available for free sale.
 - (v) Projects being developed under sub-items (b) and (c) of item (iii) of sub-paragraph V shall be given permission only if the project proponent agree to be covered under the Right to Information Act, 2005.
 2. MoEF may appoint statutory auditors, who are empanelled by the Comptroller and auditor General (hereinafter referred to as the C&AG) to undertake performance and fiscal audit in respect of the projects relating to redevelopment of dilapidated, cessed and unsafe buildings and the projects relating to Slum Rehabilitation Scheme shall be audited by C&AG.
 3. A High Level Oversight Committee may be set up by the Government of Maharashtra for periodic review of implementation of V(iii)(b) and (c) which shall include eminent representatives of various Stakeholders, like Architects, Urban Planner, Engineers, and Civil Society, besides the local urban bodies, the State Government and the Central Government.
 4. The individual projects under V(iii)(b) and (c) shall be undertaken only after public consultation in which views of only the legally entitled slum dweller or the legally entitled tenant of the dilapidated or cessed buildings shall be obtained in accordance with the procedures laid down in EIA notification, 2006.
- (e) In order to protect and preserve the 'green lung' of the Greater Mumbai area, all open spaces, parks, gardens, playgrounds indicated in development plans within CRZ-II shall be categorized as CRZ-III, that is, 'no development zone'.
 - (f) The Floor Space Index upto 15% shall be allowed only for construction of civic amenities, stadium and gymnasium meant for recreational or sports related activities and the residential or commercial use of such open spaces shall not be permissible.

- (g) Koliwada namely, fishing settlement areas as identified in the Development Plan of 1981 or relevant records of the Government of Maharashtra, shall be mapped and declared as CRZ-III so that any development, including construction and reconstruction of dwelling units within these settlements shall be undertaken in accordance with applicable as per local Town and Country Planning Regulations.
- (h) Reconstruction and repair works of the dwelling units, belonging to fisher communities and other local communities identified by the State Government, shall be considered and granted permission by the Competent Authorities on a priority basis, in accordance with the applicable Town and Country Planning Regulations.

2. CRZ for Kerala

In view of the unique coastal systems of backwater and backwater islands alongwith space limitation present in the coastal stretches of the State of Kerala, the following activities in CRZ shall be regulated as follows, namely:-

- (i) All the islands in the backwaters of Kerala shall be covered under the CRZ notification;
- (ii) The islands within the backwaters shall have 50mts width from the High Tide Line on the landward side as the CRZ area;
- (iii) Within 50mts from the HTL of these backwater islands existing dwelling units of local communities may be repaired or reconstructed however no new construction shall be permitted;
- (iv) Beyond 50mts from the HTL on the landward side of backwater islands, dwelling units of local communities may be constructed with the prior permission of the Gram panchayat;
- (v) Foreshore facilities such as fishing jetty, fish drying yards, net mending yard, fishing processing by traditional methods, boat building yards, ice plant, boat repairs and the like, may be taken up within 50mts width from HTL of these backwater islands.

3. CRZ of Goa.

In view of the peculiar circumstances of the State Goa including past history and other developments, the specific activities shall be regulated and various measures shall be undertaken as follows:-

- (i) The Government of Goa shall notify the fishing villages wherein all foreshore facilities required for fishing and fishery allied activities such as traditional fish processing yards, boat building or repair yards, net mending yards, ice plants, ice storage, auction hall, jetties may be permitted by Grama Panchayat in the CRZ area;
- (ii) Reconstruction, repair works of the structures of local communities including fishermen community shall be permissible in CRZ;
- (iii) Purely temporary and seasonal structures customarily put up between the months of September to May;
- (iv) The eco sensitive low lying areas which are influenced by tidal action known as khazan lands shall be mapped;
- (v) The mangroves along such as khazan land shall be protected and a management plan for the khazan land prepared and no developmental activities shall be permitted in the khazan land;
- (vi) Sand dunes, beach stretches along the bays and creeks shall be surveyed and mapped. No activity shall be permitted on such sand dune areas;
- (vii) The beaches such as Mandrem, Morjim, Galgiba and Agonda has been designated as turtle nesting sites and protected under the Wildlife Protection Act, 1972 and these areas shall be surveyed and management plan prepared for protection of these turtle nesting sites;

- (viii) No developmental activities shall be permitted in the turtle breeding areas referred to in subparagraph (vii).
4. (a) Critical Vulnerable Coastal Areas (CVCA) which includes Sunderbans and other identified ecological sensitive areas which shall be managed with the involvement of the local coastal communities including the fisher folk;-
- (b) The entire Sunderbans mangrove area and other identified ecologically important areas such as Gulf of Khambat and Gulf of Kutchchh in Gujarat, Malvan, Achra-Ratnagiri in Maharashtra, Karwar and Coondapur in Karnataka, Vembanad in Kerala, Gulf of Mannar in Tamil Nadu, Bhaitarkanika in Orissa, Coringa, East Godavari and Krishna in Andhra Pradesh shall be declared as Critical Vulnerable Coastal Areas (CVCA) through a process of consultation with local fisher and other communities inhabiting the area and depend on its resources for their livelihood with the objective of promoting conservation and sustainable use of coastal resources and habitats;
- (c) The process of identifying planning, notifying and implementing CVCA shall be detailed in the guideline which will be developed and notified by moef in consultations with the stakeholders like the State Government, local coastal communities and fisherfolk and the like inhabiting the area;
- (d) The Integrated Management Plans (imps) prepared for such CVCA shall interalia keep in view the conservation and management of mangroves, needs of local communities such as, dispensaries, schools, public rain shelter, community toilets, bridges, roads, jetties, water supply, drainage, sewerage and the impact of sea level rise and other natural disasters and the imps will be prepared in line with the para 5 above for preparation of Coastal Zone Management Plans;
- (e) Till such time the imps are approved and notified, construction of dispensaries, schools, public rain shelters, community toilets, bridges, roads, jetties, water supply, drainage, sewerage which are required for traditional inhabitants shall be permitted on a case to case basis, by the CZMA with due regards to the views of coastal communities including fisherfolk.

[F.No.11-83/2005-IA-III]
J. M. MAUSKAR, Addl. Secy.

Annexure I

GUIDELINES FOR PREPARATION OF COASTAL ZONE MANAGEMENT PLANS

I. A. Demarcation of High Tide Line

1. Demarcation of High Tide Line (HTL) and Low Tide Line (LTL) shall be carried out by one of the agencies authorised by MoEF based on the recommendations of the National Centre for Sustainable Coastal Management (NCSCM).
2. Demarcation of the High Tide Line or LTL shall be made on the Coastal Zone Management (CZM) Maps of scale 1:25,000 prepared by the agencies identified by the MoEF.
3. Local level CZM Maps shall be prepared for use of officials of local bodies for determination of the CRZ.

4. The local level CZM Maps shall be prepared on a Cadastral scale in accordance with the CZM Maps approved by the Central Government.

B. Preparation of CZM Maps

5. Base Maps of 1:25,000 scale shall be acquired from the Survey of India (SOI) and wherever 1:25,000 maps are not available, 1:50,000 maps shall be enlarged to 1:25,000 for the purpose of base map preparation and these maps will be of the standard specification given below:

Unit	:	7.5 minutes X 7.5minutes
Numbering	:	Survey of India Sheet Numbering System
Horizontal Datum	:	Everest or WGS 84
Vertical Datum	:	Mean Sea Level (MSL)
Topography	:	Topography in the SOI maps will be updated using latest satellite imageries or aerial photographs
6. The High Water Level (HWL) and Low Water Level (LWL) marked on the Base maps will be transferred to the CZM maps.
7. Coastal geomorphological signatures in the field or satellite imageries or aerial photographs will be used for appropriate adjustment, in the HWL or LWL for demarcating HTL or LTL in accordance with the CRZ notification.
8. The following geomorphological features shall be considered while demarcating in HTL or LTL: Landward (monsoonal) berm crest in the case of sandy beaches Rocks, Headlands, Cliffs Seawalls or revetments or embankments
9. 500 meter and 200 metre lines will be demarcated with respect of HTL.
10. HTL (as defined in the CRZ notification) and LTL shall also be demarcated in the CZM maps along the banks of tidal influenced inland water bodies with the help of the geomorphological signatures or features.
11. Classification of different coastal zones shall be done as per the CRZ notification
12. Standard national or international colour codes shall be used to highlight sub-classification of data.

C. Local level CZM Maps

Local level CZM Maps are for the use of local bodies and other agencies to facilitate implementation of the Coastal Zone Management Plans

13. Cadastral (village) maps in 1:3960 or the nearest scale, shall be used as the base maps.
14. These maps are available with revenue Authorities and are prepared as per standard norms.
15. HTL (as defined in the CRZ notification) and LTL will be demarcated in the cadastral map based on detailed physical verification using coastal geomorphological signatures or features in accordance with the CZM Maps approved by the Central Government.
16. 500metre and 200metre lines shall be demarcated with respect to the HTL thus marked.
17. HTL (as defined in the CRZ notification, 1991) and LTL will also be demarcated along the banks of tidal influenced inland water bodies with the help of geomorphological signatures or features.
18. Classifications shall be transferred into local level CZM maps from the CZM Plans.
19. Symbols will be adopted from CZM Maps.
20. Colour codes as given in CZM Maps shall be used.

21. Demarcation of cadastral maps will be done by local agencies approved by the Central Government. The local agencies shall work under the guidance of the concerned State Government or Union Territory Coastal Zone Management Authorities.

D. Hazard mapping

II. Classification of CRZ areas

1. The CZM Maps shall be prepared in accordance with para 5 of the CRZ notification demarcating CRZ I, II, III, IV and V.
2. The CZM Maps shall clearly demarcate the land use plan of the area and lists out the CRZ-I areas. All the CRZ-I areas listed under para 7(I)A and B shall be clearly demarcated and colour codes given so that each of the CRZ-I areas can be clearly identified.
3. Buffer zone along mangrove areas of more than 1000 sq.m. shall be stipulated with a different colour distinguishing from the mangrove area.
4. The buffer zone shall also be classified as CRZ-I area.
5. The hazard line to be drawn up by MoEF shall be superimposed on the CZM maps in 1:25,000 scale and also on the cadastral scale maps.
6. The CRZ-II areas shall be those areas which have been substantially built-up with a ratio of built-up plots to that of total plots is more than 50%.
7. In the CRZ areas, the fishing villages, common properties of the fishermen communities, fishing jetties, ice plants, fish drying platforms or areas infrastructure facilities of fishing and local communities such as dispensaries, roads, schools, and the like, shall be indicated on the cadastral scale maps. States shall prepare detailed plans for long term housing needs of coastal fisher communities in view of expansion and other needs, provisions of basic services including sanitation, safety, and disaster preparedness.
8. No developmental activities other than those listed above shall be permitted in the areas between the hazard line and 500mts or 100mts or width of the creek on the landward side. The dwelling unit of the local communities including that of the fishers will not be relocated if the dwelling units are located on the seaward side of the hazard line. The State Government will provide necessary safeguards from natural disaster to such dwelling units of local communities.
9. The water areas of CRZ IV shall be demarcated and clearly demarcated if the water body is sea, lagoon, backwater, creek, bay, estuary and for such classification of the water bodies the terminology used by Naval Hydrographic Office shall be relied upon.
10. The fishing Zones in the water bodies and the fish breeding areas shall be clearly marked.
11. The water area shall be demarcated indicating the pollution levels as per Central Pollution Control Board standards on water quality.
12. In the CRZ V areas the land use maps shall be superimposed on the Coastal Zone Management Plan and clearly demarcating the CRZ I, II, III, IV.
13. The existing authorized developments on the sea ward side shall be clearly demarcated
14. The features like cyclone shelters, rain shelters, helipads and other infrastructure including road network may be clearly indicated on the CZM Maps for the purpose of rescue and relief operations during cyclones, storms, tsunami and the like.

III. CZMPs approved by MoEF in accordance with CRZ notification, 1991

1. While preparing the CZMPs under CRZ notification, 2011, the CZMPs that have been approved under the CRZ Notification, 1991 shall be compared. A justification shall be

provided by the concerned CZMA in case the CZMPs prepared under CRZ notification, 2011 varies with respect to the approved CZMP prepared under CRZ notification, 1991.

IV. Public Views on the CZMP.

- a) The draft CZMPs prepared shall be given wide publicity and suggestions and objections received in accordance with the Environment (Protection) Act, 1986. Public hearing on the draft CZMPs shall be held at district level by the concerned CZMAs.
- b) Based on the suggestions and objections received the CZMPs shall be revised and approval of MoEF shall be obtained.
- c) The approved CZMP shall be put up on the website of MoEF, concerned website of the State, Union Territory CZMA and hard copy made available in the panchayat office, District collector office and the like.

V. Revision of Coastal Zone Management Plans

1. Whenever there is a doubt the concerned State or Union territory Coastal Zone Management Authority shall refer the matter to the National Centre for Sustainable Coastal Management who shall verify the CZMP based on latest satellite imagery and ground truthing.
2. The rectified map would be submitted to MoEF for its record.

Annexure-II

List of petroleum and chemical products permitted for storage in [CRZ except CRZ-I(A)]

- (i) Crude oil;
- (ii) Liquefied Petroleum Gas;
- (iii) Motor spirit;
- (iv) Kerosene;
- (v) Aviation fuel;
- (vi) High speed diesel;
- (vii) Lubricating oil;
- (viii) Butane;
- (ix) Propane;
- (x) Compressed Natural Gas;
- (xi) Naphtha;
- (xii) Furnace oil;
- (xiii) Low Sulphur Heavy Stock;
- (xiv) Liquefied Natural Gas;
- (xv) Fertilizers and raw materials for manufacture of fertilizers.

Annexure-III

Guidelines for development of beach resorts or hotels in the designated areas of CRZ-III and CRZ-II for occupation of tourist or visitors with prior approval of the Ministry of Environment and Forests

I. Construction of beach resorts or hotels with prior approval of MoEF in designated areas of CRZ-II and III for occupation of tourist or visitors shall be subject to the following conditions, namely:-

- a) The project proponent shall not undertake any construction within 200 meters in the landward side of High Tide Line and within the area between Low Tide Line and High Tide Line;
- b) The proposed constructions shall be beyond the hazard line or 200mts from the High Tide Line whichever is more;
- c) Live fencing and barbed wire fencing with vegetative cover may be allowed around private properties subject to the condition that such fencing shall in no way hamper public access to the beach;
- d) No flattening of sand dunes shall be carried out;
- e) No permanent structures for sports facilities shall be permitted except construction of goal posts, net posts and lamp posts;
- f) Construction of basement may be allowed subject to the condition that no objection certification is obtained from the State Ground Water Authority to the effect that such construction will not adversely affect fee flow of groundwater in that area;
- g) The State Ground Water Authority shall take into consideration the guidelines issued by Central Government before granting such no objection certificate;
- h) Though no construction is allowed in the no development zone for the purposes of calculation of Floor Space Index, the area of entire plot including the portion which falls within the no development zone shall be taken into account;
- i) The total plot size shall not be less than 0.4 hectares and the total covered area on all floors shall not exceed 33 percent of the plot size i.e., the Floor Space Index shall not exceed 0.33 and the open area shall be suitably landscaped with appropriate vegetal cover;
- j) The construction shall be consistent with the surrounding landscape and local architectural style;
- k) The overall height of construction upto the highest ridge of the roof, shall not exceed 9metres and the construction shall not be more than two floors (ground floor plus one upper floor);
- l) Groundwater shall not be tapped within 200metre of the High Tide Line; within the 200metre 500metre zone it can be tapped only with the concurrence of the Central or State Ground Water Board;
- m) Extraction of sand, levelling or digging of sandy stretches except for structural foundation of building, swimming pool shall not be permitted within 500metres of the High Tide Line;
- n) The quality of treated effluents, solid wastes, emissions and noise levels and the like, from the project area must conform to the standards laid down by the competent authorities including the Central or State Pollution Control Board and under the Environment (Protection) Act, 1986;
- o) Necessary arrangements for the treatment of the effluents and solid wastes must be made and it must be ensured that the untreated effluents and solid wastes are not discharged into the water or on the beach; and no effluent or solid waste shall be discharged on the beach;
- p) To allow public access to the beach, at least a gap of 20metres width shall be provided between any two hotels or beach resorts; and in no case shall gaps be less than 500metres apart; and
- q) If the project involves diversion of forestland for non-forest purposes, clearance as required under the Forest (Conservation) Act, 1980 shall be obtained and the requirements of other Central and State laws as applicable to the project shall be met with; and
- r) Approval of the State or Union territory Tourism Department shall be obtained.

II. In ecologically sensitive areas (such as marine parks, mangroves, coral reefs, breeding and spawning grounds of fish, wildlife habitats and such other area as may be notified by the Central or State Government Union territories) construction of beach resorts or hotels shall not be permitted

Annexure 3**Guidelines for Development of Holiday Resorts/Homes**
(Refer Regulation 2.2.1.2 and 2.2.4.2)

1. The minimum area of the land for holiday resorts or holiday homes shall not be less than 1.00 Ha.
2. The entire land shall vest in single ownership. It shall not be sub-divided at any time, the individual structures or building shall not be sold to different persons.
3. The facilities provided shall be used by the holiday makers for temporary occupation only. The structures shall not be used for regular and permanent residence.
4. Adequate infrastructural facilities such as access road, water supply, liquid and solid waste collection and disposal facilities shall be provided by the owner at his own cost. so as to keep the entire area clean and hygienic.
5. The structures shall not be more than ground + 1 upper floor. However, ground storied structures with slopping roofs constructed as far as possible out of local material, compatible with the surrounding environment, would be preferred.
6. Existing trees shall be preserved and if any trees are cut, five times the number shall be planted and grown to their full height. In addition, 15 trees per 1000 sq.m. of open land shall be planted as a part of the landscaping of the area.
7. The owner of the land shall submit to the Planning Authority a suitable layout of the site, landscape plan, building plans and a project report along with the recommendation from the Maharashtra Tourism Development Corporation. The Planning Authority shall not approve the project or grant Development Permission without first obtaining concurrence of the MMRDA.
8. The entire construction/development programme shall be completed within a period of 3 years from the date of grant of development permission failing which the development permission shall automatically lapse. For fresh development permission MMRDA's concurrence will be necessary.
9. Necessary setbacks shall be provided from the classified roads.
10. The total built up area of all types of structures shall not exceed 20% of the total area i.e. (FSI 0.20) of the land under development.

Guidelines for Permitting Quarries
(Refer Regulation 2.4.5)

1. No quarrying operations shall be carried out without obtaining Development Permission of the Planning Authority under the provisions of the Maharashtra Regional and Town Planning Act, 1966.
2. The application for Development Permission for quarrying shall include:-
 - a) A Location Plan at 1:5000 scale of the quarry site and an area upto 500 meters around the quarry site showing important natural and manmade features and contours;
 - b) A site plan at 1:500 scale showing site boundaries, contours, all existing natural and man-made features such as hills, water courses, trees and other important landscape features, access roads, building and other structures;
 - c) Proposed excavation plan and cross sections at 1:500 or larger scale showing proposed phasing; terracing; stepping; benching slopes; locations of process equipment; diversion of water courses; impounding lake; storage areas for top soil, waste material, quarried material; workers housing; landscaping including screen planting, mounding, and measures against visual intrusion etc;
 - d) A restoration plan including landscaping proposals, phasing and proposal for reuse of the area after quarrying ;
 - e) A report supplementing the excavation and restoration plans, costs and implementation programme;
3. No quarrying shall commence until the excavation plan is approved also by the Director of Geology and Mining.
4. The Restoration Plan approved by the Planning Authority shall be carried out in consultation with concerned Conservator of Forest or District Forests Officer.
5. Natural gradient of slope should be maintained during quarrying operations, slope of the footwall side (Slope in the direction in which mining does not exist) should be properly stabilised by planting adequate trees of suitable species so as to have soil binding vegetation.
6. In the case of murum quarrying entire weathered soil or murum shall not be excavated exposing hard rock; instead, a capping of at least half a metre be left so that it can support vegetation and plantation that will be done later on.
7. Water course, if any from a higher slope, should be properly diverted out of quarry area so that minimum water flows into the quarry and is safely channeled out of any nearby human settlement.
8. During quarrying operations, the water should be sprayed at least once in a day over the roads at quarry sites and nearby area.
9. Kachha road leading to quarry site shall be invariably sprayed by water during the period when trucks use carrying murum. In addition, in order to minimise dust pollution, measures such as adoption of hoods at transfer points, vulcanizing of conveyer belt joints, under belt cleaning devices, apart from installation of dust suppressions and/or dust extrication system for

conveyance shall be adopted. The kachha road leading to the quarry shall have roadside plantation in order to arrest the dust pollution.

10. No blasting shall be permitted if a public road, railway line or any human settlement is located within 500 meters from the quarrying site.
11. Residences for labourers and related temporary structures should be constructed at least 500 meters away from the place of blasting as well as from the place of quarrying. Heavy blasting by use of heavy machinery shall be prohibited.
12. The Development Permission for quarrying shall be granted for a specific period, after which fresh permission for further quarrying will be necessary. In granting such fresh permission, the Planning Authority shall have regard to the applicant's performance in observing the approved excavation plans and restoration plans, and in carrying out the quarrying operations in accordance with these guidelines.

Annexure 5

Special Township Projects
 Urban Development Department
 Mantralaya, Mumbai 400 032, dated 10th March 2006
 Notification
 (Refer Regulation 2.2.1.2 and 2.2.4.2)

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS. 1205/MMR DCR/CR-48/06/UD-12 - Whereas Government has sanctioned the Regional Plan for Mumbai Metropolitan Region (hereinafter referred to as "the said Regional Plan") vide Notification No. TPS. 1297/1094/CR-116/97/UD-12, dated 23rd September 1999 as per the provisions of section 15 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") which has come into force with effect from 1st December 1999 ;

And whereas, Development Control Rules of the said Regional Plan does not contain the provisions for Special Township;

And whereas. Public Housing has been one of the major concerns of policy planning. It has been realised that there is a need to incentivise investment by private sector in development of housing. With this in mind, Government of India announced its policy to permit 100 direct foreign investment for development of integrated towns. Government of Maharashtra in collaboration with Maharashtra Economic Development Council had organised an International Infrastructure Summit in 2002. A concept paper was presented by the Urban Development, which was widely appreciated. Consultations with planners, architects and developers were held and the "Government of Maharashtra finally approved the Special Township Scheme in the year 2004. The idea is to promote private investment in housing sector to facilitate housing at reasonable prices and also to create a hassle free atmosphere for investors. The new policy has to form a part of the existing DCR of Municipal Corporation/ Councils and Development Control Regulations for regional plan areas.

And whereas, accordingly. Development Control Regulations (DCRs) exclusively for Special Townships (hereinafter referred to as "the said Regulations") have been prepared and it is proposed to incorporate the said Regulations, in the Development Control Regulation of all the Municipal Corporations, New Town Development Authorities, Special Planning Authorities, Municipal Councils (hereinafter referred to as "the said Authorities") and also in the Development Control Regulations of all the Regional Plans of the State, by taking recourse to procedure laid down in Section 37 and 20 (as the case may be) of the said Act thereby modifying the relevant Development Plan/Regional Plan in as much as Regulation thereof are concerned (hereinafter referred to as "the said modification").

And whereas, under the powers conferred by sub-section (3) of section 20 of the said Act, Government in Urban Development Department had published a notice No. TPB. 4302/2080/CR-215/02/UD-11, dated 21st August 2004 (hereinafter referred to as "the said notice") which appeared in Maharashtra Government Gazette Part-1, Konkan Division on 24th August 2004 at pages 51 to 56 in respect of Mumbai Metropolitan Regional Plan to invite suggestions and objections from the general public on the said modification.

And whereas, thereafter the said Act has been amended to include the provision for Special Township Project vide Maharashtra Act No-XXIII of 2005 which appeared in Maharashtra Government Gazette (Extra Ordinary) dated 19th May 2005 ;

to the said Regional Plan and for that purpose amends the Urban Development Department Notification No. TPS. 1297/1094/CR-116/97/UD-12, dated 23rd September 1999 ;

In the schedule of modifications of the Mumbai Metropolitan Regional Plan. After the last entry following new entry shall be added :-

ENTRY

“Regulations for Special Township Project given in Schedule-A appended hereto are added to the Development Control Rules “.

Note - (A) A copy of the sanctioned Regulations for Development of Special Township in area under Mumbai Metropolitan Regional Plan i.e. Schedule-A is kept open for inspection by the general public in the offices of the following officers for the period of one month :-

- (1) Dy. Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.
- (2) The Collector, Thane, Raigad.
- (3) Assistant Director of Town Planning, Thane Branch, Thane.
- (4) Assistant Director of Town Planning, Alibag Branch, Nirdhar Tilak Chowk, Alibag, Dist. Raigad.

(B) This notification is also available on Govt. web site www.urban.maharashtra.gov.in

SCHEDULE 'A'

Regulations for Development of Special Townships In Area Under Mumbai Metropolitan Regional Plan

A. GENERAL REQUIREMENTS

1. Applicability:- These Regulations would be applicable to the area under sanctioned Mumbai Metropolitan Regional Plan excluding the area under jurisdiction of Municipal Corporations, Municipal Councils, Cantonment Boards, Maharashtra Industrial Development Corporation and Special Planning Authority, if any.

1.1 Area Requirement

Any suitable area having access by means of an existing or a proposed road not less than 18 mt. can be identified for the purpose of development as “Special Township Project”. The area notified under the Special Township Project shall be one, contiguous, unbroken and uninterrupted and in any case shall not be less than 40 Ha. (100 acres) at one place which shall not include the area under forest, water bodies like river, creek canal, reservoir, lands falling within the belt of 500 mt. from the High Flood Line HFL of major lakes, dams and its surrounding restricted area, lands in the command area of irrigation Projects, land falling within the belt of 200 mt. from the historical monuments and places of Archaeological importance, Archaeological monuments, Heritage precincts and places, any restricted areas, notified National parks, existing and proposed industrial zone; gaathan areas or congested areas, truck terminus specially earmarked on Regional Plan, wildlife corridors and biosphere reserves, Eco-sensitive Zone/area, quarry Zone, Green Zone (G-2) and other environmentally sensitive areas, recreational tourism zone catchment areas of water bodies. Defence areas, Cantonment areas, notified area of SEZ, designated Port/ Harbour areas and designated Airport areas.

1.2 Manner of Declaration

Any area identified above and if found suitable can be Notified by Government in Urban Development Department by following procedure under section 20 read with section 18 of the Maharashtra Regional and Town Planning Act, 1966 and also in such other manner as may be determined by it for the purpose of development as “ Special Township Project

However, in cases where the proposal of Special Townships is submitted by the land owners by themselves or by the Developer who holds rights to develop the whole land under the Special

Township the area shall be notified by Govt. following procedure under section 18 of the said Act. In such cases procedure under section 20 shall not be necessary.

1.3 Infrastructure Facilities

The entire Township should be an integrated one with all facilities within the boundaries of declared townships. All the onsite infrastructure, i.e. roads, including R.P. roads, approach road, street lights, water supply and drainage system shall be provided and maintained in future by the developer till urban local body is constituted for such area and the developer shall also carry out development of amenity or proposals, if any designated in the Regional plan, in accordance with the prevailing regulations.

- (a) **Water supply** - The developer shall be required to develop the source for drinking water (excluding the groundwater source) or secure firm commitment from any water supply authority for meeting the daily water requirement of minimum 140 litres per capita per day exclusive of requirement of water for fire fighting and gardening. The storage capacity of the same shall be at least 1.5 times of the actual required quantity as determined by expected population (Resident and Floating) and other uses. The developer would be required to develop proper internal distribution and maintenance systems and shall specially undertake rain water harvesting, groundwater recharging and waste water recycling projects within the Township.
- (b) **Drainage and Garbage disposal** - The developer shall make suitable and environment friendly arrangements for the disposal and treatment of sewage and solid waste as per requirements of Maharashtra Pollution Control Board. Recycling sewage for gardening shall be undertaken by the developer.
The developer shall develop Eco-friendly garbage disposal system by adopting the recycling and bio-degradation system in consultation with Maharashtra Pollution Control Board.
- (c) **Power** - The developer shall ensure continuous and good quality power supply to township area. The developer may draw the power from existing supply system or may go in for arrangement of captive power generation with the approval from concerned authority. If power is drawn from an existing supply system, the developer shall before commencement of development, procure a firm commitment of power for the entire township from the power supply company.

1.4 Environment

The development contemplated in townships shall not cause damage to ecology, hi no case it shall involve topographical changes, changes in alignment of cross section of existing water course in any in the scheme area or adjacent to scheme area. Environmental clearance shall be obtained from the Ministry of Environment and Forest, Government of India as per directions issued by the MoEF's notification dated 7th July 2004. The Township shall provide at least 20 of the total area as park/garden/playground as mentioned in 4 (f) below, with proper landscaping and open uses designated in the Township shall be duly developed by owner/developer. This amenity shall be open to general public without any restriction or discrimination.

2. SPECIAL CONCESSIONS

- (a) N.A. Permission - Non-agriculture permission will be automatic. As soon as the scheme is notified, lands notified under Special Township area as per 1.2 will be deemed to have been converted into non-agriculture and no separate permission is required. Non-agriculture assessment however will commence from the date of sanction of scheme as per Regulation No.7(c).
- (b) Stamp Duty - The stamp duty rates applicable in Notified Special Township area shall be 50 of prevailing rates of the Mumbai Stamp Act.
- (c) Grant of Government Land. - Any Government land falling under township area shall be leased out to the developer at the prevailing market rate on usual terms and conditions, without any subsidy.
- (d) Relaxation from Mumbai Tenancy and Agriculture Land Act - The condition that only the agriculturist will be eligible to buy the agriculture land shall not be applicable in Special Township area.

- (e) Ceiling of agriculture land. - There shall be no ceiling limit for holding agriculture land to be purchased by the owner/developer for such project.
- (f) Exemption from Urban Land (Ceiling and Regulation) Act, 1976 - Special Township Projects will be exempted from the purview of Urban Land (Ceiling and Regulation) Act; 1976.
- (g) Scrutiny fee. - A Special Township Project shall be partially exempted from payment of scrutiny fee being levied by the Collector/Planning Authority for processing the development proposal on certain terms and conditions as may be decided by the Collector/Planning Authority.
- (h) Floating FSI - There will be floating FSI in the township. Unused FSI of one plot can be used anywhere in the whole township.
- (i) Special benefits / concessions in respect of Star Category Hotels, Hospitals and Multiplexes / Property Tax shall be provided.

3. PLANNING CONSIDERATIONS –

The Township Project has to be an Integrated Township Project. The project should necessarily provide land for following users:-

- a) Residential
- b) Commercial
- c) Educational
- d) Amenity Spaces
- e) Health Facilities
- f) Parks, Gardens and Play Grounds
- g) Public Utilities

4. GENERAL NORMS FOR DIFFERENT LAND USES –

The overall planning of the special townships shall be such that the project fairly meets with the specifications spelt out in the prevailing planning standards approved by Government. Further, the planning of Special Township shall take care of following land uses in particular.

- (a) **Residential** - The residential area should be well defined in clusters or neighborhoods or in plotted development with proper road grid. Out of the total floor area proposed to be utilised which is permissible as proportionate to zoning of area under such Special township projects at least 60% of the floor area may be used for purely residential development.
The Area earmarked for social housing for the Economically Weaker Section(E.W.S)/Lower Income Group (L.I.G) shall be governed by Regulation No.5.1(I) & 5.1(ii),in such a way that the building permission for the residential component of the special Township Project shall be given pro rata in accordance with the development of Social Housing for the E.W.S/L.I.G.
- (b) **Commercial** - The commercial area shall be properly distributed in hierarchical manner such as convenient shopping, community centre etc.
- (c) **Educational** - Comprehensive educational system providing education from primary to secondary should be provided as per the requirement. The area allocation should be on projected population base and as far as possible the educational complex should not be concentrated at one place. All such complexes should have area adequate allocation for playground. Minimum area required for educational purpose shall be as per prevailing planning standards.
- (d) **Amenity Spaces** - The area allocation for amenity space providing for amenities like market, essential shopping area, recreation centers, town hall, library etc. should not be less than 5 of gross area and should be evenly placed.
- (e) **Health Facilities** - Adequate area allocation for health facilities for primary health should be provided for. Minimum area required for health facilities shall be as per prevailing planning standards.
- (f) **Parks, Gardens and Play grounds** - The Township shall also provide adequate area as parks/ gardens/play grounds. This should be exclusive of the statutory open spaces to be kept in smaller layout and should be distributed in all residential clusters. This 20% area should be developed by the developer for such purposes and kept open to all general public.

(g) **Public Utilities** - Appropriate area allocation should be provided for (a) power receiving station/substation, (b) water supply system, (c) sewerage and garbage disposal system, police station

(e) **public parking, (f) cemetery/cremation ground, (g) bus station, fire brigade station** and other public utilities as per requirements.

(h) **Transport and Communication** - The entire area of township shall be well knitted with proper road pattern, taking into consideration the linkages with existing roads within the township and outside area as well. All such roads shall be developed by the developer as per standard and road widths shall be as given below:

Classified Road	- as prescribed.
Main road/Ring road	- 18 to 24 meter wide.
Internal road	- as per prevailing byelaws applicable to Regional Plan subject to minimum road width 9 mt.

(i) **Service Industries** - In the Special Township area, lands required for commercial uses, industrial uses, permissible in residential user, may also be earmarked. However, the predominated land use would be residential use.

(j) In order to make the Special Township Projects self-contained micro-centers of urban growth, the Special Township Project shall ideally be centered one or more key Economic activities like Trade /commerce, Education, Healthcare, on-Polluting Industries, Service industries, Township Project shall compulsorily provide minimum 20% Built-up Area for such economic activities and development of the Residential Component of the special Township Projects Shall be permissible pro rates, in accordance with the development of economic activity.

Explanation:-

- Educational activity and Healthcare activity mentioned above shall not include Primary/secondary schools and primary/secondary Healthcare facilities respectively.
- The total Built-up area for commercial activities under regulation No.4(b) And the total commercial built-up area under regulation No.4 (d) shall be counted toward the built-up area for the aforesaid Economic Activities.

Notes - (I) All the amenities referred to above shall be inclusive of designated amenities and Amenity space required as per regulations of Regional Plan.

(II) Regional Plan roads in the township area shall be developed and maintained by developer and the same shall be always open for general public without any restrictions there upon.

(III) Minimum parking shall be provided as per standardised Development Control and Promotion Regulations for Regional plan.

5. Development Control Regulations

Prevailing Development Control Regulations of sanctioned Regional Plan, along with the standardised Development Control and Promotion Regulation for Regional Plan as well as provision of MoEF CRZ Notification issued from time to time shall be applicable mutatis mutandis to the special Township Project, except for those expressly provided in these Regulations.

5.1 Special Township in Urbanisable (U2), Green (G1), (G2) Zone –

(i) The admissible FSI in respect of a Special Township Project in the U-1 Zone and U-2 Zone within the Regional Plan Area shall be as given below:-

Sr. No.	Area of Township in Ha.	Basic FSI on Gross Plot Area	Additional FSI (@ 20% of the basic FSI) for social hsg. for EWS/LIG (compulsory)	Additional FSI against payment of premium (optional)	Maximum Total Permissible FSI on Gross Plot Area
1	40 to 100	1.00	0.2	0.3	1.5
2	Above 100 to 200	1.00	0.2	0.4	1.6
3	Above 200	0.5	0.1	0.40	1.00

(ii) Special Township Project in G-1 Zone:-

Development of a Special Township Project in G-1 Zone contained in the regional plan shall be permissible, subject to the condition that 50 percent of the gross area of the Special Township Project shall be kept one while such project shall be execute on the remaining 50 percent land with basic FSI of 0.50, worked out the entire gross area of the Project. Further, while developing such Project, it shall be obligatory on the part of Developer to provide and develop all the infrastructure facilities, including the site required for the public purpose, as per the prescribed planning norms. As regards 50 per cent of the gross area which is required to be kept open, the same shall be made free of encumbrances and no development except town level open amenities, shall be permissible thereon.

Provide that over and above to built-up area corresponding to the basic FSI of 0.50, the Developer shall have to compulsorily provide built-up area, for the EWS (i.e 0.10 FSI on gross plot area) which shall not be count towards the total FSI of the Project.

(iii) Subject to the limits imposed by the overall FSI admissible under these Regulation to the Special Township Project, there shall be no limit on the total built up area / FSI utilization for the development of any individual plot in the Special Township Project Maximum height of any building shall be as per Standardised Development Control and Promotion Regulation for Regional plan.

However, the height of a building may be increased further, subject to provision of fire fighting arrangements, with prior approval of the director of a building above 36 mtr. The norms and the guidelines for marginal distances as specified in the National Building Code, as amended from time to time, shall be followed.

(iv) The planning & design of social Housing Component for EWS/LIG shall not be amenable to combining one or more flats to make larger flats.

(v) The tenements for EWS/LIG shall be constructed as per the specification given by the government and such constructed tenements of EWS/LIG shall be handed over MHADA at construction cost as per the ASR of the year in which commencement certificate is issued and MHADA shall distribute the same as per the prevailing policy of the Government.

- a) The Landowner / developer shall construct the stock of the EWS/LIG tenements in the same Special Township Project and the planning authority or the collector as the case may be ,shall ensure that the Occupation Certificate for the rest of the development under the Special Township Project is not issued till the occupation certificate is issued for the EWS/LIG tenements under said special Township Project.
- b) The completion of EWS/LIG tenements under the Special Township Project, along with necessary particulars including the copy of the Occupation certified granted by the planning Authority or the Collector, as the cause may be , in respect thereof shall be immediately intimated by the Landowner / developer to MHADA upon such imitation MHADA, within a period of six months from the date of purchase such EWS/LIG tenements or allot such tenements to the allot tees selected by MHADA through a system of lottery ,drawn after such EWS/LIG tenements have been granted Occupation certificate and thereafter, the Landowner / Developer shall dispose of such treatments to MHADA or such allottees, as the case may be , at the construction rates in the Annual Statements of Rates (ASR) prepared by the inspector General of Registration and controller of stamps applicable to the land under the project on the date of grant of occupation land under the project on the date of grant of occupation certificate to such EWS/LIG tenements.
- c) The Landowner /developer may also be permitted to utilies 1/4th of the total 20% FSI earmarked for the Special Township Project.

50% of the gross area of the project shall be kept open while the project of Special Township shall be executed on the remaining 50% land with gross built-up area/ FSI of 0.50 worked out on the entire gross area of the project. Further, while developing such projects, it would be obligatory on the part of the developer to provide and develop all the infrastructure facilities including sites required for public purposes as per the prescribed planning norms. As regards

50% of land which is required to be kept open, the same shall be made free of encumbrances and no development except town level open amenities shall be permissible thereon.

5.2 Other Special Regulations –

- (i) In every Special Township proposal the structural designer of developer has to submit declaration with project report to Collector / Planning Authority about the construction of building as below: 'I have confirmed that the proposed construction in the scheme are as per norms as specified by Indian Standards Institute, for the resistance of earthquake, fire safety and natural calamities'.
- (ii) Upper and lower ground floor type construction shall not be allowed.
- (iii) The following shall not be included in covered area for built up area and F.S.I. calculations :-
 - (a) Area covered by the staircase rooms for stair flights of width 0.75 m. & above, in case of row housing & pent houses and duplexes, 1 mt. in case of residential building, 1.2 mt. & above in case of commercial (mercantile) buildings, 2.00 mt. & above in the case of public & semi-public building, subject to payment of premium in consultation with Town Planning & Valuation Department.
 - (b) Area covered by lift room for a building with height upto 16 mt.
 - (c) Stilt floor space (exclusively for parking space) constructed under building of maximum cleared height 2.4 mt. and which shall be open atleast from three sides.
 - (d) Balcony or balconies of a minimum width of one mt. may be permitted free of F.S.I at any upper floor, subject to maximum of 1/3rd length of perimeter of building and such balcony projection shall be subject to the following conditions:
 - 1) No balcony shall be allowed on ground floor.
 - 2) Balcony or balconies shall be permitted to project in the marginal open space of not less than 3 mt. in width.
 - 3) Notwithstanding anything contained in any other laws, rules, regulations or bye-laws in force, a balcony shall not be permitted to be enclosed.
 - 4) In special Township schemes at the rate of minimum 150 trees per ha. and 400 trees per ha. respectively shall be planted and maintained by the developer.
 - 5) Once the proposal for special Township is submitted to the Government under Regulation No. 7(A) no change of zone proposal in such Township area shall be considered by Government.

6. Sale Permission –

It would be obligatory on the part of the developer firstly to provide for basic infrastructure and as such no permission for sale of plot/ flat shall be allowed unless the basic infrastructure as per Regulation No. 1.3 is completed by the developer to the satisfaction of the Collector. In case the development is proposed in Phases & sale permission is expected after completion of Phasewise basic infrastructure, such permission may be granted by the Collector. Before granting such sale permission, Developer has to submit undertaking about the basic infrastructure to be provided & completed phasewise by Developer. The plots earmarked for amenities, facilities, and utilities shall be also simultaneously developed phase-wise alongwith residential/allied development.

7. Procedure

- a) **Locational Clearance.** - The proposal for development of Special Township, alongwith details of ownership of land or Development rights of lands in the proposal scheme, site plan, part plan of sanction regional plan, shall be submitted to Government in Urban Development Department alongwith a copy to Director of Town Planning Maharashtra State, Pune Environment Department of Maharashtra State, Irrigation Department for grant of locational clearance. Upon receipt of such proposal, depending upon the merits of the case, locational clearance may be granted by Government u/s 18/2 of MR&TP Act, 1966 in consultation with the Director of Town Planning and Environment Department and other respective

departments of the State Government within a period of 90 days from the date of receipt of the proposal & after completion of all prescribed procedure specified in Regulation No. 1.2 above and compliance of any such document as may be required by Government. This locational clearance will be valid for one year from the date of issue and if within such period the letter of intent and final approval is not taken or not applied for, such clearance/approval will stand lapsed unless it is renewed by Govt. for sufficient reasons. Application for renewal has to be made to Govt. before expiry of one year. **In that case these special Regulations shall not be applicable to the area under such scheme.**

- b) **Letter of intent.** - Upon receipt of locational clearance from the Government, the developer shall submit the proposal in respect of Special Township to Collector, Thane & Raigad alongwith the environmental clearance as mentioned in Regulation No. 1.4 for issue of letter of intent. The proposal shall contain ownership rights/development rights, document in respect of at least 50 % of area under scheme and other particulars as decided and directed by Collector, Thane & Raigad. Details of qualified technical staff and consultant in technical and law field. Letter of intent shall be issued within a period of 45 days from the date of receipt of the completed full & final proposal. The letter of intent shall be valid for six months unless renewed.
- c) **Final Approval.** –
- (i) The Developer shall submit the layout plan of the entire township area, sector-wise detailed building plans and details of phasing, for final sanction to the Collector, Thane & Raigad. The developer shall also submit an undertaking and execute an agreement about development and maintenance of basic infrastructural amenities in future with bank guarantee of 15 of its development costs. The Collector, Thane & Raigad shall conduct proper enquiry and ensure the correctness of title and ownership etc. Only after such verification, Collector, Thane and Raigad shall grant approval to layout plan and sectorwise detailed building plan in consultation with Deputy Director of Town Planning, Konkan Division, Navi Mumbai within the stipulated period on terms and conditions as may be determined by Collector & Deputy Director of Town Planning, Konkan Division, Navi Mumbai. The period required by the Collector for Technical consultation with Deputy Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai shall not be computed. Any one aggrieved by an order passed under prevailing Byelaws may within forty days of the date of communication of the order prefer an appeal to the Director of Town Planning, Maharashtra State, Pune. The appeal shall be cleared within 60 days.
 - (ii) Every application shall be accompanied by –
 - (a) Ownership Document: 7/12 extract/ Property Card, ownership right Document in original with list of such documents.
 - (b) Extent: Village maps showing the extent of area and authenticated measurement plan
 - (c) Authenticated copies of locational clearance and letter of intent environmental clearance is applicable.
 - (d) Layout and building (Prepared & signed by experts in respective field and team headed by an Architect Town Planner)
 - i. Layout plan showing all details of area utilized under roads, open spaces for parks, garden and playground amenities.
 - ii. Detail layout plan building plans of all development with area of all sector and individual plots and built up area/FSI proposed on each sector and plot.
 - iii. Detail Report comprising of expected population, requirement of amenities and proposed amenities with reference to prevailing planning standards approved by Government and sources of all basic amenities and it's details about implementation and maintenance & Taxes.
 - iv. Details of zoning of all areas included in the Scheme as per sanctioned R.P. and area under such zone.

- v. Details of FSI/Total built-up area proposed to be utilized in scheme.
- vi. Details of Eco friendly amenities provided
- vii. Plan showing "Road hierarchy and road widths, pedestrian facility, street furniture, plantation, side walk., subways with area details.
- viii. Details of solid waste management plan/ gut book of the land in original and list of such documents.
- ix. Plan showing HFL of major lakes, river if any certified by Irrigation Department.
- x. Plan showing details of distribution of total built-up area/space.
- xi. Plan showing water supply distribution system, including reservoirs, recycling system, details of rainwater harvesting system.
- xii. Details of storm water drainage scheme.
- xiii. Details of fire fighting mechanism, fire brigade station.
- xiv. All other documents as determined and directed by Collector, Thane, Raigad.

d) Transition Policy:

Any special township project in respect of which locational clearance has previously been granted and any Megacity scheme which is previously notified under section 20(4) of the Maharashtra Regional and Town Planning Act, 1996 and any Megacity scheme which is previously approved by MMRDA, prior to the date of coming into force of these modified provision (here in after referred to as modified scheme), may be allowed to be converted into a special Township project under the Modified scheme with the prior approval of the government , subjected to the following conditions:-

- i. FSI as per the Modified scheme shall be only on the balance unbuilt, unencumbered and buildable land parcel, having a minimum area of 8 Ha. If such balance unbuilt, unencumbered and buildable area is 8 Ha. or more but less than 40 Ha. then, admissible FSI on such land parcel, upon conversion shall be admissible on the basis of area of such land parcel as per the minimum given in Regulation 5.1(i) above for the respective zones. If such land parcel is more than 40 Ha. then, the admissible FSI shall be calculated as per the area wise entitlement given in regulation 5 for the respective zones.
- ii. Development on the balance area as per above shall be strictly in conformity with the planning Standards, Standardised Development Control and Promotion Regulation Plan etc. No relaxation shall be granted in respect of the marginal spaces, road width etc.
Note. - The above prescribed periods shall be computed after compliance of all the requirements listed above and any other additional information called for from the owner/developer by the Government / Collector.

8. Implementation & completion

- i. Development of Basic infrastructure & amenity shall be completed by the developer to the satisfaction of the Collector (consultation with Assistant Director of Town Planning, Thane/ Alibaug) as per phases of scheme. Development of the scheme shall be completed within 10 years from the date of final sanction to the layout plan of scheme.
- ii. No building in the scheme is permitted to be occupied in any manner unless occupancy certificate is issued by Collector, in consultation with local Branch Officer of Town Planning & Valuation Department.
- iii. Final completion certificate for the scheme is to be issued by Collector in consultation with Local Branch Officer of Town Planning and Valuation Department, Maharashtra Pollution Control Board, Forest Department as far as tree plantation is concerned and Fire Officer of state Government

- iv. Application for occupation certificate or final completion certificate shall be submitted along with a declaration and undertaking by the developer and his structural consultant. Architect Town Planner as follows :-
- a. We confirm that all buildings constructed in the scheme area are as per norms as specified by Indian Standard Institute for the resistance of earthquake, fire safety and natural calamities.
 - b. Work is done as per sanctioned plan.
 - c. Built-up area and FSI consumed in scheme is as per sanctioned plan
 - d. No balcony is enclosed.
 - e. If it is found that extra built up area/FBI is consumed in the scheme at any time, it shall be demolished by developer at his own cost as directed by Collector, Thane/ Raigad.

9. *Interpretation*

If any question or dispute arises with regard to interpretation of any of these regulations, the matter shall be referred to the State Government. The Government after considering the matter and, if necessary, after giving hearing to the parties, shall give a decision on the interpretation of the provisions of the Regulations. The decision of Government on the interpretation of these Regulation shall be final and binding on all concerned.

By order and in the name of the Governor of *Maharashtra*,

SUDHAKAR NANGNURE,
Deputy Secretary to Government

Rs 150/- only

MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
MMRDA Building, Bandra-Kurla Complex,
Bandra (East), Mumbai-400 051

Website: <https://mmrda.maharashtra.gov.in>

NMRDA DC Rules

**STANDARDISED DEVELOPMENT CONTROL AND PROMOTION
REGULATIONS FOR REGIONAL PLANS
IN MAHARASHTRA**



GOVERNMENT OF MAHARASHTRA
URBAN DEVELOPMENT DEPARTMENT

STANDARDISED DEVELOPMENT CONTROL AND PROMOTION
REGULATIONS FOR
REGIONAL PLANS
IN MAHARASHTRA

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STANDARDISED DEVELOPMENT CONTROL AND PROMOTION REGULATIONS FOR REGIONAL PLAN AREAS IN MAHARASHTRA

PART – I ADMINISTRATION

1.0 SHORT TITLE, EXTENT AND COMMENCEMENT

1.1 These Regulations shall be called as “Development Control and Promotion Regulations for **Regional Plan Areas** in Maharashtra”

1.2 These Regulations shall apply to the building activity and development works on lands within the **Regional Plans in Maharashtra.**

1.3 (a) These Regulations shall come into force from the date of notification and these shall replace existing building bye-laws and Development Control Rules / Regulations of A, B, C Class Municipal Councils which were adopted in the Regional Plan

1.4 Provisions in Regional Plan:-

i) **Special provisions in Regional Plan** - Special provisions or express provisions made or special regulations as mentioned in respective sanctioned regional plans under the provisions of Maharashtra Regional & Town Planning Act, 1966, which are not covered under these Regulations, shall prevail, except Regulation for Special Township Projects.

ii) **CRZ Provisions:-** Wherever applicable, any development within CRZ areas shall be governed by the Coastal Regulation Zone Notification No.S.O.19(F), dated 6th January, 2011 as amended from time to time.

iii) **Heritage Regulations:-** Wherever applicable, the Heritage Regulations, establishment of Heritage Conservation Committee and the list of Heritage Sites shall be applicable as previously sanctioned by the Government/ concerned Competent Authority.

1.5 **Conflicts in provisions:** If there is any conflict between the provisions in sanctioned Regional Plan and the provisions in the sanctioned Development Control and Promotion Regulations for Regional Plan area in Maharashtra, in that case, the matter shall be referred to the Director of Town Planning, Maharashtra State, Pune whose decision shall be final.

1.6 **Savings:** Notwithstanding anything contained herein, any permission granted or any action taken under the Regulations in force prior to these Regulations shall be valid and continue to be so valid, unless otherwise specified.

2.0 DEFINITIONS

2.1 General

2.1.1 In these Regulations, unless the context otherwise requires, the definitions given hereunder shall have meaning indicated against each of them.

2.1.2 Words and expressions which are not defined in these Regulation shall have the same meaning or sense as in the -

- i) Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965
- ii) The Maharashtra Regional and Town Planning Act, 1966 and
- iii) National Building Code (2005 or amended from time to time)

2.2 Act –Act in these Regulations means

The Maharashtra Regional and Town Planning Act, 1966;

2.3 Authority - Authority means an Authority which has been created by a statute and which for the purpose of administering the Regulations may authorize a **Technical** Committee or an official **having a professional skill** to act on its behalf;

2.4 Alteration :- Any change in existing authorized building or change from one occupancy to another, or a structural change, such as an addition to the area or height, or the removal of part of a building, or any change to the structure, such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor, roof or other support or a change to or closing of any required means of ingress or egress or a change to the fixtures of equipment as provided under these regulations. However modification in respect of gardening, white washing, painting, plastering, pointing, paving and retiling shall not be deemed to be alteration.

2.5 Advertising Sign :- Any surface of structure with characters, letters or illustrations applied thereto and displayed in any manner whatsoever outdoor for purposes of advertising or to give information regarding or to attract the public to any place, person, public performance, article or merchandise whatsoever, and which surface or structure is attached to, or forms a part of building, or is connected with any building or is fixed to a tree or to the ground or to any pole, screen, fence or hoarding or displayed in space

2.6 Air-conditioning :-The process of treating air so as to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of conditioned space

2.7 Accessory Building :-A building separate from the main building on a plot and containing one or more rooms for accessory use such as servants quarters, garage, store rooms or such areas as may be classified by the Director of Town Planning.

2.8 Accessory / Ancillary Use :-Any use of the premises subordinate to the principal use and incidental to the principal use.

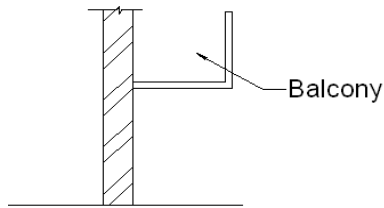
2.9 Amenity Space :- For the purpose of these Regulations, amenity space means a statutory space kept in any layout to be used for any of the amenities such as open spaces, parks recreational grounds, playgrounds, sports complex, gardens, convenience shopping, parking lots, primary and secondary schools, clinics, dispensaries, nursery, health club, sub post-office, police station, electric substation, ATM of banks, electronic cyber library, open market, garbage bin, water supply installation, electricity supply installation, sewage treatment plant and includes other utilities, services and conveniences.

2.10 Access :- Clear approach to a plot or a building.

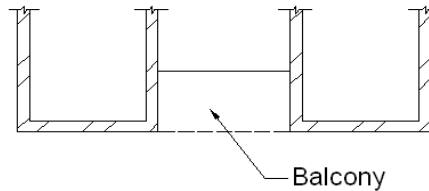
2.11 Architect :- An Architect who is an associate or corporate member of the Indian Institute of Architects or who holds a degree or diploma which makes him eligible for such membership for such qualification listed in Schedule XIV of the Architects Act, 1972, and being duly registered with the Council of Architecture under the Act.

2.12 Balcony :- A Horizontal cantilever or projection shown in the figure below, including parapet and handrail balustrade to serve as a passage or sitting out place with at least one side fully open, except being provided with railing or parapet wall for safety.

Balcony



SECTION



PLAN

- 2.13 Basement:** - The lower storey of a building below or partly below the ground level.
- 2.14 Building:-** Any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof whether used as human habitation or not and includes foundation, plinth, walls, floors, roofs, chimneys, wells, door steps, fencing, plumbing and building services, fixed - platforms, verandahs, balcony; cornice or projection, part of a building or anything affixed thereto or any wall fence enclosing or intended to enclose any land or space and signs and outdoor display structures. However, tents, shamianas and the tarpaulin shelters erected for temporary and ceremonial occasions with the permission of the Authority shall not be considered as building.
- 2.15 Built up Area:-** The area covered by a building on all floors including cantilevered portion, mezzanine floors , if any, but excepting the areas excluded specifically under these Regulations.
- 2.16 Building Line:-** The line upto which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend.
- 2.17 Building Height :-** The vertical distance measured in the case of flat roofs, from the average level of the ground around and contiguous to the building or as decided by the Authority to the terrace of last livable floor of the building adjacent to the external walls; to the highest point of the building and in the case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof; and in the case of gable facing road, the mid-point between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of measuring heights.
- 2.18 Builder :-“Builder”** means a person who is legally empowered to construct or to execute work on a building unit, building or structure, or where no person is so empowered, the owner of the building unit, building or structure.
- 2.19 Cabin :-** A non - residential enclosure constructed of non - load bearing, non masonry partitions **having area not exceeding 3.00 sq.m.**
- 2.20 Carpet Area :-** The net usable floor area within a building excluding that covered by the walls or any other areas specifically exempted from floor space index computation in these regulations.
- 2.21 Chajja :-**A sloping or horizontal structural overhang usually provided over openings on external walls to provide protection from sun and rain and for purpose of architectural appearance.
- 2.22 Chimney :-** An upright shaft containing one or more flues provided for the conveyance to the outer air of any product of combustion resulting from the operation of heat producing appliance or equipment employing solid, liquid or gaseous fuel.
- 2.23 Combustible Material :-** A material, if it burns or adds heat to a fire when tested for combustibility in accordance with IS - 3808 - 1966 Method of Test for combustibility of building materials, given in the National Building Code.

- 2.24 Control Line :-** A line on either side of a highway or part of highway beyond the building line fixed in respect of such highway by the Highway Authority.
- 2.25 Courtyard or Chowk :-**A space permanently open to sky enclosed on sides fully or partially by buildings and may be at ground level or any other level within or adjacent to a building.
- 2.26 Canopy :-**A projection over any entrance.
- 2.27 Congested Area -** A Congested Area means the congested area as shown on the Development Plan
- 2.28 Convenience Shopping :-** Means shops for domestic needs having area upto 10.00 sq.m
- 2.29 Corridor :-**A common passage or circulation space including a common entrance hall.
- 2.30 Detached Building :-** A building whose walls and roofs are independent of any other building with open space on all sides as specified.
- 2.31 Development :-** Development with its grammatical variations means the carrying out of buildings, engineering, mining or other operations in, on, over, or under land or the making of any material change, in any building or land or in the use of any building or land or any material or structural change in any Heritage building or its precinct and includes demolition of any existing building, structure or erection of part of such building, structure of erection and reclamation, redevelopment and layout or sub-division of any land and to develop shall be construed accordingly.
- 2.32 i)Development Plan :-**“Development Plan” means a plan for the development of the area within the jurisdiction of a Planning Authority and includes revision of a development plan and proposals of a Special Planning Authority for development of land within its jurisdictions.
- ii)Regional Plan:-**“Regional Plan” means a plan for the development or redevelopment of a region which is approved by the State Government and has come into operation under Maharashtra Regional & Town Planning Act, 1966.
- 2.33 Drain :-**The word “Drain” shall have the same meaning assigned thereto as under Maharashtra Municipal Councils, Nagar Panchayats& Industrial Townships Act, 1965.
- 2.34 Dwelling Unit /Tenement :-**An independent housing unit with separate facilities for living, cooking and sanitary requirements.
- 2.35 Density :-**The residential density expressed in terms of the number of dwelling units per hectare.
- 2.36 Enclosed Stair- case :-** A stair case separated by fire resistant walls and door (s) from the rest of the building.
- 2.37 Existing Building or Use:-** A building, structure or its use existing authorisedly.
- 2.38 Exit: -** A passage, channel or means of egress from any building, storey or floor area to a street or other open space of safety.
- 2.38.1 Vertical Exit: -**A vertical exit is a means of exit used for ascension or descension between two or more levels including stairways, smoke proof towers, ramps, escalators and fire escapes.
- 2.38.2 Horizontal Exit:-** A horizontal exit is a protected opening through or around a firewall or a bridge connecting two buildings.
- 2.38.3 Outside Exit :-** An outside exit is an exit from the building to a public way, to an open area leading to a public way, to an enclosed fire resistive passage to a public way.
- 2.39 External Wall: - External Wall means** an outer wall of a building, not being a party wall even though adjoining to a wall of another building and also means a wall abutting on an interior open space of any building.
- 2.40 Escalator -** A power driven, inclined, continuous stairway used for raising or lowering passengers.

- 2.41 Fire and/ or Emergency Alarm System :-** An arrangement of call points or detectors, sounders and other equipment's for the transmission and indication of alarm signals, for - testing of circuits and, whenever required, for the operation of auxiliary services. This device may be workable automatically or manually to alert the occupants in the event of fire or other emergency.
- 2.42 Fire lift :-** One of the lifts specially designed for use by fire service personnel in the event of fire.
- 2.43 Fire Proof Door :-** A door or shutter fitted to a wall opening, and constructed and erected with the requirement to check the transmission of heat and fire for a specified period.
- 2.44 Fire Resisting Material:-** Material which has certain degree of fire resistance.
- 2.45 Fire Resistance :-** The time during which a material fulfills its function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load or restraint. The fire resistance test of structures shall be done in accordance with "IS -3809 - 1966 Fire Resistance Test of Structures".
- 2.46 Fire Separation :-** The distance in meters measured from any other building on the site, or from other site, or from the opposite side of a street or other public space to the building.
- 2.47 Fire Service Inlets :-** A connection provided at the base of a building for pumping up water through in-built firefighting arrangements by fire service pumps in accordance with the recommendations of the Fire Services Authority.
- 2.48 Fire Tower :-** An enclosed staircase which can only be approached from the various floors through landings or lobbies separated from both the floor areas and the staircase by fire resisting doors, and open to the outer air.
- 2.49 Floor :-** The lower surface in a storey on which one normally walks in a building. The general term floor unless otherwise specifically mentioned shall not refer to a mezzanine floor.
Note :- The sequential numbering of floor shall be determined by its relation to the determining entrance level. For floor at or wholly above ground level, the lowest floor in the building with direct entrance from / to road or street shall be termed as ground floor. The other floors above ground floor shall be numbered in sequence as Floor 1, Floor 2, etc., with the number increasing upwards.
- 2.50 Floor space index (F. S. I) :-** The quotient obtained by dividing the total covered area (plinth area) on all floors, excluding exempted areas as given in Regulation No.15.4.2 by the area of the plot.
- $$\text{F.S.I.} = \frac{\text{Total covered areas on all floors}}{\text{Plot area}}$$
- 2.51 Footing:-**A foundation unit constructed in brick work, masonry or concrete under the base of a wall or column for the purpose of distributing the load over a large area.
- 2.52 Foundation :-**That part of the structure which is in direct contact with and transmitting loads to the ground.
- 2.53 Front :-** The space between the boundary line of plot abutting the means of access / road / street and the building line. In case of plots facing two or more means of accesses / roads / streets, the plot shall be deemed to front on all such means of access / road / streets.
- 2.54 Gallery :-** An intermediate floor or platform projecting from a wall or an auditorium or a hall providing extra floor area, additional seating accommodation etc. These shall also include the structures provided for seating in stadia.
- 2.55 Garage-Private:-** A building or portion thereof, designed and used for parking of privately owned motor driven or other vehicles.
- 2.56 Garage-Public :-**A building or portion thereof, designed as other than a private garage, operated for gain, designed or used for repairing, servicing, hiring, selling or storing or parking motor driven or other vehicles.

- 2.57 Group Housing Scheme :-** Group Housing Scheme means a building or a group of buildings constructed or to be constructed with one or more floors, consisting of more than one dwelling units and having common service facilities. Common service facilities means facilities like stair case, balcony, corridor, and varandaha, lift, etc
- 2.58 Ground Level :-** The average level of ground in a plot (site).
- 2.59 Habitable Room :-** Habitable room or living room means, a room constructed or intended for human habitation.
- 2.60 Home Occupation :-** Customary home occupation other than the conduct of an eating or a drinking place offering services to the general public, customarily carried out by a member of the family residing on the premises without employing hired labour, and for which there is no display to indicate from the exterior of the building that it is being utilized in whole or in part for any purpose other than a residential or dwelling use, and in connection with which no article or service is sold or exhibited for sale except that which is produced therein, which shall be non-hazardous and not affecting the safety of the inhabitants of the building and the neighborhood and provided that no mechanical equipment is used except for what is customarily used for purely domestic or household purposes and / or employing licensable goods. If motive power is used, the total electricity load should not exceed 0.75 KW. 'Home Occupation' may also include such similar occupations as may be specified by the Authority with the approval of Director of Town Planning and subject to such terms and conditions as may be prescribed.
- 2.61 High Rise Building :-** The Buildings 15 m. or above in height, excluding chimneys, cooling towers, boiler, rooms / lift machine rooms, cold storage and other non-working areas in case of industrial buildings, and water tanks, and architectural features in respect of other buildings shall be considered as high rise building.
- 2.62 Information Technology Establishment (ITE) :-** ITE means an establishment which is in the business of developing either software or hardware relating to computers or computer technology as approved by Director of Industries.
- 2.63 Layout Open Space / Recreational Open Space :-** Layout Open Space means a statutory common open space kept in any layout exclusive of margins and approaches, at a height not more than ground level of the building unit.
- 2.64 Ledge or Tand :-** A shelf like projection, supported in any manner whatsoever, except by vertical supports within a room itself but not having projection wider than half a meter.
- 2.65 Licensed Engineer / Structural Engineer / Supervisor :-** A qualified Engineer/Structural Engineer / Supervisor licensed by the concerned district officer of the Town Planning Directorate.
- 2.66 Lift :-** An appliance designed to transport persons or materials between two or more levels in a vertical or substantially vertical direction, by means of a guided car platform.
- 2.66a Lift Machine:** Part of the lift equipment comprising the motor(s) and the control gear there with, reduction gear (if any), brakes and winding drum or sheave, by which the lift car is raised or lowered.
- 2.66b Lift Well:** Unobstructed space within an enclosure provided for the vertical movement of the lift car(s) and any counter weights, including the lift pit and the space for top clearance.
- 2.67 Loft :-** Loft means, an intermediate floor between two floors, with a maximum height of 1.5 m., which is constructed and used for storage purpose. The loft if provided, in a room shall not cover more than 30% of the floor area of the room or a residual space in a pitched roof, above normal floor level which is constructed and used for storage purposes.
- 2.68 Laying out of New Street :-** It includes provision of road for leveling, formation, metalling or paving of a road and footpaths, etc. including layout of the services such as water supply, drainage, etc.

- 2.69 Mall:-** A large enclosed shopping area.
- 2.70 Marginal Open Space / Set back :-** Minimum distance required to be left open to sky between the boundary of the building plot and the building excluding court yard/chowk, which is an integral part of the plot.
- 2.71 Masonry :-** An assemblage of masonry units properly bound together with mortar.
- 2.72 Mezzanine floor :-** An intermediate floor between two floors of any story, forming an integral part of floor below, overhanging or overlooking a floor beneath, not being a loft between the floor and the ceiling of any storey.
- 2.73 Means of Access :-** These shall include the road/street/vehicular access way, pathway upto the plot and to the building within a plot.
- 2.74 Net plot area:** The net plot area shall be as defined in Regulation No.13.4.1.
- 2.75 Non -Combustible Material: -** A material which does not burn nor add heat to a fire when tested for combustibility in accordance with IS: 3808 - 1966 'Method of Test for Combustibility of Building Materials'.
- 2.76 Non-conforming User: -** Any lawful use / building existed on the site but which does not conform to the zoning shown on the Development Plan.
- 2.77 Occupancy or Use Group :-** The principal occupancy or use for which a building or a part of a building is used, or intended to be used, for the purposes of classification of a building according to the occupancy, an occupancy shall be deemed to include subsidiary occupancies which are contingent upon it. Buildings with mixed occupancies are those buildings in which more than one occupancy are present in different portions of the building. The occupancy classification shall have the meaning given from 2.77.1 to 2.77.11 unless otherwise spelt out in Development Plan.
- 2.77.1 Residential Buildings:-** These shall include any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities. It includes one or two or multi-family dwellings, lodging or rooming houses, residential hotels, hostels, dormitories, dharmshalas, apartment houses, flats, service apartment, studio apartment and private garages incidental thereto.
- 2.77.2 Educational Buildings :-**A building exclusively used for a school or college recognized by the appropriate Board or University, or any other competent authority involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other users incidental thereto such as library, coaching class or a research institution. It shall also include quarters for essential staff required to reside in the premises and a building used as a hostel attached to an educational institution whether situated in its campus or not and, also includes buildings used for daycare purposes more than 8 hours per week.
- 2.77.3 Institutional Buildings :-** A building constructed or used by Government, Semi - Government organization or registered trusts or persons and used for medical or other treatment, a hostel for working women or an auditorium or complex for cultural and allied activities or for an Hospice care of persons suffering from physical or mental illness, handicap, disease or infirmity, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, houses of correctional detention and reformatories.

- 2.77.4 Assembly Buildings :-** These shall include any building or part of building where groups of people congregate or gather for amusement, recreation or, social, religious, patriotic, civil, travel and similar purposes, e.g. theatres, motion picture house, drive-in-theatres, multiplexes, assembly halls, city halls, town halls, auditoria, exhibition halls, museums, mangalkaryalaya, cultural centre, skating rinks, places of worship, dance theatres, club & gymkhana, passenger stations and terminals of air, surface and other public transportation services, recreation piers and stadia.
- 2.77.5 Business Buildings:-** These shall include any building or part of building, which is used for transaction of business for the keeping of accounts and records for similar purposes; offices, banks, professional establishments, I.T. establishments, call centre, offices for private entrepreneurs, court houses, libraries shall be classified in this group in so far as principal function of these is transaction of public business and the keeping of books and records.
- 2.77.6 Office Building / Premises:-** The premises whose sole or principal use is to be used as an office or for office purpose; "office purposes" shall include the purpose of administration, clerical work, handling money, telephone/ telegraph/ computer operations and "clerical work" shall include writing, book-keeping, sorting papers, typing, filing, duplicating, drawing of matter for publication and the editorial preparation of matter for publication.
- 2.77.7 Mercantile Buildings :-**These shall mean and include any building or part of a building, which is used as shops, stores, market, malls for display and sale of merchandise either wholesale or retail, Office, storage and service facilities incidental to the sale of merchandise and located in the same building shall be included under this group.
- 2.77.8 Wholesale Establishments: -**These shall mean and include establishments wholly or partly engaged in wholesale trade, manufactures, wholesale outlets including related storage facilities, A.P.M.C. establishments, warehouses and establishments engaged in truck transport including truck transport booking agencies.
- 2.77.9 Industrial Buildings :-** These shall mean and include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated, assembled or processed like assembling plants, laboratories, power plants, smoke houses,refineries,gas plants, mills, dairies, factories etc.
- 2.77.10 Storage Buildings :-** These shall mean and include any building or part of a building used primarily for the storage or sheltering of goods, wares or merchandise, like ware houses, cold storage, freight depots, transit sheds, godowns, store houses, public garages, hangars, truck terminals, grain elevators, barns and stables.
- 2.77.11 Hazardous Buildings :-** These shall mean and include any building or: part of a building which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and / or which may produce poisonous gases or explosions during storage, handling, manufacturing or processing, which involve highly corrosive, toxic or noxious alkalis, acids or other liquids or chemicals producing flames, fumes and explosive, mixtures of dust or which result in the division of matter into fine particles subject to spontaneous ignition.
- 2.78 Owner: -** The person who has legal title for land or building.
- 2.79 Parapet: -** A low wall or railing built along the edge of a roof, terrace, balcony, verandah etc.
- 2.80 Parking Space :-** An enclosed or unenclosed, covered or open area sufficient in size to park vehicles. Parking space shall be served by a driveway connecting them with a street or alley and permitting ingress or egress of vehicles.
- 2.81 Permit / Permission: -** A permission or authorisation in writing by the Authority to carry out the work regulated by these Regulations.

- 2.82 Plinth:** - The portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground.
- 2.83 Plot / Site:** -A parcel or piece of land enclosed by definite boundaries and approved by an authority as a building site, under these Regulations.
- 2.84 Porch:** -A covered surface supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building.
- 2.85 Road / Street :-** Any highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square place or bridge, whether a thoroughfare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm-water drains, culverts, sidewalks, traffic islands, roadside trees and hedges, retaining walls, fences, barriers and railings within the street lines.
- 2.86 Road / Street Line:** - The line defining the side limit of a road / street.
- 2.87 Room Height:** - The vertical distance measured from the finished floor surface to the finished ceiling/ slab surface. In case of pitched roofs, the room height shall be the average height between bottom of the eaves and bottom of ridge.
- 2.88 Row Housing:** -A row of houses with only front, rear and interior open spaces.
- 2.89 Semi Detached Building:** - A building detached on three sides with open spaces as specified.
- 2.90 Site corner :-** The side at the junctions of and fronting on two or more intersecting streets.
- 2.91 Site, Depth of :-** The mean horizontal distance between the front and rearside boundaries.
- 2.92 Site, Double Frontage:** -A site, having a frontage on two streets other than a corner plot.
- 2.93 Site, Interior or Tandem:** - A site, access to which is by a passage from a street whether such passage forms part of the site or not.
- 2.94 Smoke Stop Door:** - A door for preventing or checking the spread of smoke from one area to another.
- 2.95 Stair Cover :-**A structure with a covering roof over a stair case and its landing built to enclose only the stair for the purpose of providing protection from weather and not used for human habitation.
- 2.96 Stilts or Stilt Floor :-** Stilts or stilt floor means portion of a building above ground level consisting of structural column supporting the super structure with at least two sides open for the purpose of parking vehicles, scooters, cycles, etc.
- 2.97 Storage :-** A place where goods are stored.
- 2.98 Store Room :-**A room used as storage space.
- 2.99 Storey :-** 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
- 2.100 Tenement :-**An independent dwelling unit with a kitchen or cooking alcove.
- 2.101 Terrace:-** A flat open to sky roof of a building or a part of a building having parapet, not being a cantilever structure.
- 2.102 To Erect :-** To erect a building means
- (a) to erect a new building on any site whether previously built upon or not;
 - (b) to re-erect any building of which portions above the plinth level have been pulled down, burnt or destroyed; and
 - (c) conversion from one occupancy to another.
- 2.103 Travel Distance :-** The distance from the remotest point on a floor of a building to a place of safety, be it a vertical exit, horizontal exit or an outside exit measured along the line of travel.

- 2.104 Tower like structure :-** A structure in which the height of the tower like portion is at least twice the width of the broader base.
- 2.105 Unsafe Building :-** Unsafe buildings are those which are structurally unsafe, unsanitary or not provided with adequate means of ingress or egress 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, dilapidation or abandonment.
- 2.106 Verandah :-** A covered area with at least one side open to the outside with the exception of 1 m. high parapet on the upper floors to be provided on the open side.
- 2.107 Water Closet (WC) :-**A privy with arrangement for flushing the pan with water. It does not include a bathroom.
- 2.108 Water Course :-** A natural channel or an artificial one formed by draining or diversion of a natural channel meant for carrying storm water and waste water.
- 2.109 Width of Road :-** The whole extent of space within the boundaries of road when applied to a new road, as laid down in the city surveys map or Regional plan or prescribed road lines by any Act or Law and measured at right angles to the course or intended course of direction of such road whichever is more.
- 2.110 Window :-**An opening to the outside other than the door which provides all or part of the required natural light, ventilation or both, to the interior space.

3.0 APPLICABILITY OF REGULATIONS

- 3.1** These regulations shall apply to all development, redevelopment, erection and/or re-erection of a building, change of user etc. as well as to the design, construction or reconstruction of, and additions and alteration to a building. These regulations shall also apply to any revision of the Development Permissions/Building Permissions granted earlier under any Development Control Regulations Further these Regulations shall apply to development work defined in Regulation No.3.2 to 3.4.
- 3.2 Part Construction:** - Where the whole or part of a building is demolished or altered or reconstructed, removed, except where otherwise specifically stipulated, these Regulations apply only to the extent of the work involved.
- 3.3 Change of Occupancy / User:** -Where the occupancy or the user of a building is changed, except where otherwise specifically stipulated, these Regulations shall apply to all parts of the building affected by the change.
- 3.4 Reconstruction:** - The reconstruction in whole or part of a building which has ceased to exist due to an accidental fire, natural collapse or demolition, having been declared unsafe, or which is likely to be demolished by or under an order of the Authority and for which the necessary certificate has been given by the said Authority shall be allowed subject to the provisions in these Regulations.

4.0 INTERPRETATION

- 4.1** In these Regulations, the use of present tense includes the future tense, the masculine gender includes the feminine and the neutral, the singular number includes the plural and the plural includes the singular. The word 'person' includes a corporation/company 'writing' includes 'printing' and 'typing' and 'signature' includes thumb impression made by a person who cannot

write if his name is written near such thumb impression.

- 4.2 Whenever sizes and dimensions of rooms and spaces within buildings are specified, they shall mean clear dimensions unless otherwise specified in these Regulations.

5. DEVELOPMENT PERMISSION AND COMMENCEMENT CERTIFICATE.

- 5.0 No person shall carry out any Development, in contravention of the Development Plan / Regional Plan proposals.

- 5.1 No person shall carry out any development work including development of land by laying out into suitable plots or amalgamation of plots or development of any land as group housing scheme or to erect, re-erect or make alterations or demolish any building or cause the same to be done without first obtaining a separate building permit / commencement certificate for each such development work / building from the Authority.

- 5.2 No temporary construction shall be carried out without obtaining prior approval of the Planning Authority, which may be granted subject to such conditions as may be deemed necessary by the Planning Authority.

5.3 Development undertaken on behalf of Government :-

The office in-charge of the Government Department shall inform in writing to the concern Authority if any, or elsewhere the Collector, of the intention to carry out its purpose along with details of such development or construction as specified below :-

- i) An official letter by the authorized officer of Government Department addressed to the Authority, giving full particulars of the development work or any operational construction.
- ii) Ownership document and measurement plan issued by the Competent Authority of Land Records Department.
- iii) Development / building plans conforming to the provisions of Development Plan and these Regulations for the proposed development work to the scale specified in these Regulations.
- iv) The proposals of the Regional/ Plan or Town Planning Scheme affecting the land.
- v) A Site Plan (with required number of copies) of the area proposed to be developed to the scale.
- vi) Detailed plan (with required number of copies) showing the plan, sections and elevations of the proposed development work to the scale, including existing buildings specified either to be retained or to be demolished.

- 5.3.1 The operational construction of the Government, whether temporary or permanent which is necessary for the operation, maintenance, development or execution of any of the following services shall be exempted from the provisions of these Regulations:-

- (i) Railways;
- (ii) National Highways;
- (iii) National Waterways;
- (iv) Airways and Aerodromes;
- (v) Major Ports;
- (vi) Posts and Telegraphs, telephones, wireless, broadcasting and other like forms of communication, excluding mobile towers;
- (vii) Regional grid for electricity;

- (viii) Defence Authorities;
- (ix) Any other essential public service as may be notified by the State Government.

All such constructions shall however, conform to the prescribed requirements for the provision of essential services, water supply connection, drains, etc. to the satisfaction of the Authority.

5.3.2 However the following constructions of the Government Departments do not come under the purview of operational construction for the purpose of exemption under Regulation No.5.3.1

- (i) New residential building (other than gate lodges, quarters for limited essential operational staff and the like), roads and drains in railway colonies, hospitals, clubs, institutes and schools in case of Railways; and
- (ii) New building, new construction or new installation or any extension thereof, in case of any other services.

5.3.3 However, no permission shall be necessary for the following types of works:-

- i) The carrying out of works in compliance with any order or direction made by any authority under any law for the time being in force.
- ii) The carrying out of work by any Authority in exercise of its powers under any law for the time being in force.
- iii) The carrying out of any works by the Central or State Government or any local authority-
 - (a) required for the maintenance or improvement of highway, road or public street, being works carried out on land within the boundaries of such highway, road or public street; or
 - (b) required for or the purpose of inspecting, repairing or renewing any drains, sewers mains, pipes, cable, telephone or cables, or other apparatus including the breaking open of any street, or other land for the purpose.

Provided that the concerned authority shall inform the local authority, in writing, one month before carrying out such development.

- iv) The excavation (including excavation of wells) made in the ordinary course of agricultural operation.
- v) The construction of a road intended to give access to land solely for agricultural purpose.
- vi) Normal use of land which has been used temporarily for other purposes like marriage pandals or for festive occasions; and
- vii) In case of land, normally used for one purpose and occasionally used for any other purpose, such occasional use of land for that other purpose.

6.0 PROCEDURE FOR OBTAINING DEVELOPMENT PERMISSION / BUILDING PERMIT / COMMENCEMENT CERTIFICATE.

6.1 Notice: - Every person who intends to carry out development and erect, re-erect or make alterations in any place in a building or demolish any building, shall give notice in writing to the Authority of his said intention in the prescribed form (See Appendix A1 or A2) and such notice shall be accompanied by the payment receipt of required scrutiny fee and any other fee/ charges prescribed by the Authority from time to time and the plans and statements in sufficient copies (See Regulation No. 6.1.1), as required under Regulation No. 6.2 and 6.3. The plans may be ordinary prints on Ferro paper or any other type (prints only). One set of plans shall be retained in the office of the Authority for record after the issue of permit or refusal. For the sake of

scrutiny the plans may be submitted in the form of soft copy as specified by the Authority from time to time.

6.1.1 Copies of Plans and Statements: - Minimum four copies of plans and statements shall be made available along with the notice. In case of building schemes, where clearance is required from other agencies like Fire Services, number of copies of plans required shall be as decided by the Authority.

6.2 Information Accompanying Notice: - The notice shall be accompanied by the key (location plan), site plan, sub-division layout plan, building plan, services plans, specifications and certificate of supervision and ownership title as prescribed in Regulation No. 6.2.1 to 6.2.13.

6.2.1 Size of drawing sheets and colouring of plans.

6.2.1.1 The size of drawing sheets shall be any of those specified in **Table 1**.

Table No 1-DRAWING SHEET SIZES

Sr. No.	Designation	Trimmed Size, (In mm)
(1)	(2)	(3)
1	AO	841 x 1189
2	A1	594 x 841
3	A2	420 x 594
4	A3	297 x 420
5	A4	210 x 297

If necessary, submission of plans on sheets bigger than A0 size is also permissible.

6.2.1.2 Colouring Notations for Plans: - The Plans shall be coloured as specified in Table 2 herein under. Prints of plans shall be on one side of paper only.

6.2.1.3 Dimensions: All dimensions shall be indicated in metric units.

**Table No -2
COLOURING OF PLANS**

Sr. No.	Item	Site Plan		Building Plan	
		White Plan	Ammonia Print	White Plan	Ammonia Print
(1)	(2)	(3)	(4)	(5)	(6)
1.	Plot lines	Thick Black	Thick Black	Thick Black	Thick Black
2.	Existing Street	Green	Green	..	..
3.	Future street if any	Green dotted	Green dotted	..	..
4.	Permissible Building lines	Thick dotted black	Thick dotted black	..	..

5.	Marginal Open Spaces	No Colour	No Colour	No Colour	No Colour
6.	Existing work	Black (outline)	Blue	Black	Blue
7.	Work proposed to be demolished	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched
8.	Proposed work	Red filled in	Red	Red	Red
9.	Drainage & sewerage work	Red dotted	Red dotted	Red dotted	Red dotted
10.	Water supply work	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin
11.	Deviations from the sanctioned plan	Red hatched	Red hatched	Red hatched	Red hatched
12.	Recreational open space / Ground / layout open space	Green wash	Green wash	Green wash	Green wash
Note:-	For land development/sub-division/layout/building plan, suitable colouring notations shall be used which shall be indexed.				

6.2.2 Ownership title and area: - Every application for development permission and commencement certificate shall be accompanied by the following documents for verifying the ownership and area etc. of the land.

- (a) Attested copy of original registered sale / lease - deed / power of attorney / enabling ownership document wherever applicable.
- (b) V.F. No. 7/12 extracts or property register card of a date not more than six months prior to the date of submission and a certified copy of the Measurement Plan of the property under development proposal.
- (c) Statement of area of the holding by triangulation method from the qualified licensed technical personnel or architect with an affidavit from the owner with regard to the area in the form prescribed by the Authority.
- (d) Any other document prescribed by the Authority.
- (e) Wherever third party interest is created by way of agreement to sale or mortgage etc. the registered consent of such interested persons shall be submitted with the application.
- (f) A certified copy of approved sub-division / amalgamation / layout of land from the concerned authority.
- (g) In the case of land leased by the Government or local authorities, no objection certificate of Government or such authorities shall be obtained if there is deviation from lease conditions and shall be attached to the application for development permission in respect of such land.

6.2.3 Key Plan or Location Plan:- A key plan drawn to a scale of not less than 1:10,000 shall be submitted as a part of building plan / development proposal alongwith the application for a building permit and commencement certificate; showing the boundary and location of the site with respect to neighbourhood landmarks or with respect to the area within the radius of 200 m. from the site, whichever is more.

6.2.4 Site Plan: The site plan shall be submitted with an application for building permission drawn to a scale of 1:500 or more as may be decided by the Chief Officer. This plan shall be based on the

measurement plan duly authenticated by the appropriate officer of the Department of Land Records. This plan shall have the following details :-

- a) The boundaries of the site and of any contiguous land belonging to the neighbouring owners;
- b) The position of the site in relation to neighbouring streets ;
- c) The name of the street, if any, from which the building is proposed to derive access;
- d) All existing buildings contained in the site with their names (where the buildings are given names) and their property numbers;
- e) The position of the building and of other buildings, if any, which the applicant intends to erect, upon his contiguous land referred to in (a) above in relation to;
 - (i) The boundaries of the site and, in a case where the site has been partitioned, the boundaries of the portions owned by others;
 - (ii) All adjacent streets, buildings (with number of storeys and height) and premises within a distance of 12 m. of the work site and of the contiguous land (if any) referred to in (a), and
- f) The means of access from the street to the building and to all other buildings (if any) which the applicant intends to erect upon.
- g) The space to be left around the building to secure free circulation of air, admission of light and access;
- h) The width of the street (if any) in front and the street (if any) at the side of or near the building, including the proposed roads;
- i) The direction of the north line relative to the plan of the building;
- j) Any existing physical features, such as wells, tanks, drains, pipe lines, high tension line, railway line, trees, etc.;
- k) The ground area of the whole property and the break-up of the covered area on each floor;
- l) A plan indicating parking spaces as required and provided under these regulations;
- m) Overhead electric supply lines, if any, including space for electrical transformer / substation according to the requirements of the electric distribution company.
- n) Any water course existing on site;
- o) Existing alignments of water supply and drainage line;
- p) Such other particulars as may be prescribed by the Authority.

6.2.5 Sub - Division/ Layout Plan :- In the case of development of land, the notice shall be accompanied by the sub -division/ layout plan which shall be drawn to a scale of not less than 1:500, however, for layout having area of 4.0 ha. and above, the plan shall be drawn to a scale of not less than 1:1000, containing the following:

- (a) Scale used and north point;
- (b) The location of all proposed and existing roads with their existing /proposed widths within the land;
- (c) Dimension of plots;
- (d) The location of drains, sewers, public facilities and services, electrical lines, natural water courses, water bodies and streams etc.
- (e) Table indicating size, area and use of all plots in the sub-division/ layout plan;
- (f) The statement indicating the total area of the site, area utilized under roads, recreational open spaces, play ground, recreation spaces and development plan reservation / roads, schools, shopping and other public places along with their percentage with reference to the total area of the site proposed to be sub-divided / laid out;

- (g) In case of plots which are sub-divided in built-up areas, in addition to the above, the means of access to the sub-division from existing streets.
- (h) Contour plan of site, wherever necessary.

6.2.6. Building Plan:-

The plans of the buildings with elevations and sections accompanying the notice shall be drawn to a scale of 1:100 and shall -

- (a) include floor plans of all floors together with the covered area clearly indicating the sizes of rooms and the position and width of staircases, ramps and other exit ways, lift-wells, lift machine rooms and lift pit details. It shall also include ground floor plan as well as basement plans and shall indicate the details of parking spaces, loading and unloading spaces provided around and within building as also the access ways and the appurtenant open spaces with projections in dotted lines, distance from any building existing on the plot in figured dimensions along with accessory building;
- (b) show the use or occupancy of all parts of the building;
- (c) show exact location of essential services e.g. WC, sink, bath and the like;
- (d) include sectional drawings of the building showing all sectional details;
- (e) show all street elevations;
- (f) give dimensions of the projected portions beyond the permissible building line;
- (g) include terrace plan indicating the drainage and the slopes of the roof;
- (h) give indication of the north point relative to the plans; and
- (i) give dimensions and details of doors, windows and ventilators;

6.2.6.1 Building Plans for Special Buildings :- For

- (i) multistoried buildings which are more than 15m. height;
- (ii) special buildings like educational, assembly, mercantile, institutional, industrial, storage and hazardous buildings;
- (iii) mixed occupancies with any of the aforesaid occupancies having area more than 500 sq. m., the following additional information shall be furnished/indicated in the Building Plans, in addition to the items (a) to (i) of Regulation No. 6.2.6.
 - (a) access to fire appliances/vehicles with details of vehicular turning circle and clear motorable access way around the building;
 - (b) size (width) of main and alternate staircases along with balcony approach, corridor, ventilated lobby approach;
 - (c) location and details of lift enclosures;
 - (d) location and size of fire lift;
 - (e) smoke stop lobby/door, where provided;
 - (f) refuse chutes, refuse chamber, service duct, etc.;
 - (g) vehicular parking spaces;
 - (h) refuse area, if any;
 - (i) details of Building Services :-Air-conditioning system with position of fire dampers, mechanical ventilation system, electrical services, boilers, gas pipes etc.,
 - (J) details of exits including provision of ramps, etc. for hospitals and buildings requiring special fire protection measures,
 - (k) location of generator, transformer and switch gear room;
 - (l) smoke exhaustor system, if any;

- (m) details of fire alarm system network;
- (n) location of centralized control, connecting all fire alarm systems, built in fire protection arrangements and public address system etc.
- (o) location and dimensions of static water storage tank and pump room alongwith fire service inlets for mobile pump and water storage tank;
- (p) location and details of fixed fire protection installations such as sprinklers, wet risers, hose reels, drenchers, CO₂ installation etc.;
- (q) location and details of first aid, firefighting equipment's / installations.

- 6.2.7 Service Plan:-** Plans, elevations and sections of private water supply, sewage disposal system and details of building services, where required by the Authority, shall be made available on a scale not less than 1:100 in general and 1:1000 for layout.
- 6.2.8 Specifications -** General specifications of the proposed constructions, giving type and grade of materials to be used, in the form given in Appendix A, duly signed by a licensed Architect / Engineer / Structural Engineer, as the case may be, shall accompany the notice.
- 6.2.9 Supervision -** The notice shall be further accompanied by a certificate of supervision in the prescribed form given in Appendix B, by a licensed Architect/ Engineer/ Structural Engineer, as the case may be. In the event of the said licensed technical person ceasing to be employed for the development work, further development work shall stand suspended till a new licensed technical person is appointed.
- 6.2.10 Scrutiny Permit Fee:-** The notice shall be accompanied by an attested copy of Receipt of payment of scrutiny Fee. The scrutiny fee shall be as decided by the Authority from time to time, subject to Government orders, if any.
- 6.2.11 Security Deposit Fee:-** For ensuring faithful compliance of regulations and the directions given in the sanctioned plan and other terms and conditions, a security fee shall be charged at rates as specified by the Authority. The same shall be returned to the owner after the issue of full occupancy certificate for the building by the Authority.
- 6.2.12 No Objection Certificate:-** In case of development / construction of buildings requiring clearance from the authorities like Civil Aviation Authority, Railways, Directorate of Industries, Maharashtra Pollution Control Board, District Magistrate, Inspectorate of Boilers and Smoke Nuisance, Defence Authorities, Maharashtra Coastal Zone Management Authority, Archeological Department etc., the relevant no objection certificates from these authorities, applicable to the occupancy, shall also accompany the application.
In case of a building identified in Regulation No.6.2.6.1, the building scheme shall also be cleared by the Fire Officer of the Local Authority or in absence of such officer from the Directorate of Maharashtra Fire Services.
- 6.2.13 Development Charges:** Development charges wherever applicable under Section 124A of the Maharashtra Regional and Town Planning Act, 1966 shall be deposited with the Authority before issue of development permission/ commencement certificate. In case of revised permission where no development is carried out in pursuance of the earlier permission, amount of difference of development charges, if any, shall be levied and recovered.

6.2.14 Premium Charges: Premium charges as may be required to be recovered under these regulations shall be paid to the Authority before issue of development permission / commencement certificate. The amount of premium collected shall be kept in a separate account and it shall be utilised for development of civic amenities and infrastructure.

6.2.15 Tax receipt for tax clearance: Wherever applicable the notice shall also be accompanied by an attested copy of the tax receipt.

6.3 Signing the Plan - All the plans shall be duly signed by the owner, co-owner, if any, and the Architect or Licensed Engineer / Structural Engineer / Supervisor and shall indicate his name, address and license number allotted by the District officer of the Town planning Department.

6.4 Qualification and Competence of the Architect / Licensed Engineer / Structural Engineer/ Supervisor and Registration of Developer: Architect/ Engineer/Structural Engineer/ Supervisor referred to in Clause 6.3 shall be registered / licensed by the District officer of the Town planning Department as competent to plan and carry out various works as given in Appendix "C". The qualification and procedure for registration and licensing of the Engineer / Structural Engineer / Supervisor / Developer shall be as given in Appendix- "C".

6.5 Delegation of Powers and Discretionary Powers:-

6.5.1 Delegation of Powers- Any of the powers, duties or functions conferred or imposed upon or vested in the Authority/Collector may be exercised, performed or discharged under the Authority, control and subject to revision by him and to such conditions and limitations, if any, as he shall think fit to prescribe, by district officer of the Town Planning Department whom on his behalf and in each of the said regulations the word Authority/Collector shall to that the extent, be deemed to include such officer. The decision of the such officer to whom such powers have been delegated shall be subject to review, if necessary by the Authority/Collector.

6.5.2 Discretionary Powers.

6.5.2.1 In conformity with the intent and spirit of these Regulations, the Authority/Collector may, in consultation with the Divisional Head of the concerned division of the Town Planning Directorate.

- (i) decide on matters where it is alleged that there is an error in any order, decision, determination or interpretation made by him in the application of these Regulations;
- (ii) determine and establish the location of zonal boundaries in exceptional cases, or in cases of doubt or controversy;
- (iii) interpret the provisions of these regulations where the street layout actually on the ground varies from the street layout as shown on the Development Plan;
- (iv) modify the limit of a zone where the boundary line of the zone divides a plot; and
- (v) authorize erection of a building or use of premises for a public service undertaking for public utility purposes only, where he finds such authorisation to be reasonably necessary for the public convenience and welfare, even if it is not permitted in any Land Use Classification.

6.5.2.2 Temporary Constructions –The Authority/Collector may grant permission for temporary construction for a period not exceeding six months at a time and in the aggregate not exceeding

for a period of one year, such a permission may be given by him for the construction of the following, viz.:-

- (i) Structures for protection from the rain or covering of the terraces during the monsoon only.
- (ii) Pandals for fairs, ceremonies, religious function, etc.
- (iii) Structures for godowns/storage of construction materials within the site.
- (iv) Temporary site offices and watchman chowkies within the site only during the phase of construction of the main building.
- (v) Structures of exhibitions/ circuses etc.
- (vi) Structures for storage of machinery, before installation for factories in industrial lands within the site.
- (vii) Structures for ancillary works for quarrying operations in conforming zones.
- (viii) MAFCO stalls, government milk booths and telephone booths.
- (ix) Transit accommodation for persons to be rehabilitated in a new construction.
- (x) Structures for educational and medical facilities within the site of the proposed building during the phase of planning and constructing the said permanent buildings.

(xi) Ready mix concrete plant.

Provided that, temporary constructions for structures etc. mentioned at (iii), (iv), (vi), (ix) and (x) may be permitted to be continued temporarily by the Authority/Collector but in any case not beyond completion of construction of the main structure or building and that structure in (vii) may be continued on annual renewal basis by the Authority/Collector beyond a period of one year.

Provided further that approval of Fire Officer of the authority shall be obtained wherever necessary.

- 6.5.2.3** In specific cases, where a clearly demonstrable hardship is caused, the authority/Collector in consultation with the Divisional Head of the concerned division of the Town Planning Directorate, may by special written permission – permit any of the dimensions / provision prescribed by these regulations to be modified provided the relaxation sought does not violate the health safety, fire safety, structural safety and public safety of the inhabitants of the buildings and the neighbourhood. However, no relaxation from the setback required from the road boundary or FS.I. or parking requirements shall be granted under any circumstances. While granting permission under (i) conditions may be imposed on size, cost or duration of the structure, abrogation of claim of compensation, payment of deposit and its forfeiture for noncompliance.

6.6 Grant of Permit or Refusal:

- 6.6.1** The Authority may either sanction or refuse the plans or may sanction them with such modifications or directions as it may deem necessary after having recovered the necessary charges and there upon shall communicate its decision to the person giving the notice in the prescribed form given in Appendix D1/D2/D3 and E1/E2 as wherever required.
- 6.6.2** (i) The building plans for buildings identified in Regulation No. 6.2.6.1 shall also be subject to the scrutiny of the Chief Fire Officer, Fire Brigade and the sanction / building permit shall be issued by the Authority after the clearance from the authorised Fire Officer.
- (ii) In case of land subdivision or plotted layout, tentative layout shall be recommended for demarcation at first instance. After having demarcated the layout by the Land Records

Department, the owner shall submit the demarcated layout for final approval to the Authority and the Authority shall examine the provision laid down in Regulation No.6.8 and grant final approval if it is in accordance with the layout recommended for demarcation and confirming to the regulations. This shall also be mandatory to Group Housing Scheme.

- 6.6.3** On receipt of the notice, alongwith necessary fees/ deposit under 6.2.10, 6.2.11 of the regulations, the Authority shall approve or reject the proposal within the time limit prescribed in the relevant Act.

Any development carried out in pursuance of such deemed permission which is in contravention of the provisions of the these regulations, shall be deemed to be an unauthorised development and shall be subject to action under relevant Acts.

Provided further that necessary explanation shall be called from the concerned officer of the Authority for not processing and disposing of the proposal within the 60 days.

- 6.6.4** After the plan has been scrutinised and objections have been pointed out, the owner giving notice shall modify the plan, comply with the objections raised and resubmit it. The prints of plans submitted for final approval, shall not contain superimposed corrections. The authority shall grant or refuse the commencement certificate / building permit within prescribed time limit. No new objections may generally be raised when they are resubmitted after compliance of earlier objections, except in circumstances to be quoted for additional compliances.

- 6.6.5 Board of Appeals (for areas outside Municipal Council/ Nagar Panchayat):**As mentioned in Part XIII, Regulation No.48

- 6.7 Commencement of work** - Commencement certificate/development permission shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid, then the Authority/Collector may condone the delay for submission of application for renewal by charging necessary fees; but in any case, commencement certificate shall not be renewed beyond 4 years from the date of commencement certificate/ development permission.

Provided that no such renewal shall be necessary if the work is commenced within the period of valid permission.

For the purpose of this regulation, "Commencement" shall mean as under:-

(a)	For a building work including additions and alterations.	Upto plinth level.
(b)	For bridges and overhead tanks construction	Foundation and work up to the base floor
(c)	For underground works/	Foundation and work upto floor of underground floor.

(d)	For layout, sub-division and amalgamation	Final demarcation and provision of water bound macadam roads complete.
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6.8 In case of land subdivision / group housing schemes, it shall be the responsibility of the owner / developer to construct all infrastructure including roads, storm water drains, sewer lines, water supply lines, development of open spaces etc. In case of land subdivision, these works shall be completed within two years and phase wise building permission shall be granted depending upon the percentage of infrastructure work completed. In case of group housing scheme, these works shall be completed before completion of project.

7.0 PROCEDURE DURING CONSTRUCTION.

7.1 Owner's liability :- Neither the grant of permission nor approval of the drawing nor inspection by the Authority/Collector during erection of the building, shall in any way relieve the owner of such building / developer from full responsibility for carrying out the work in accordance with these Regulations and safety norms as prescribed by the Bureau of Indian Standards.

7.2 Documents at site –

(i) Results of tests- where tests of any material are made to ensure conformity with the requirements of these Regulations, records 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 Authority/Collector.

(ii) Development Permission: The person to whom a development permission is issued shall during construction, keep -

(a) Posted in a conspicuous place on the site for which permission has been issued, copy of a development permission; and

(b) A copy of the approved drawings referred to in regulation 6.6 on the site for which the permit was issued.

(iii) Display board mentioning name of the owner, name of architects, name of structural engineer, except for small individual plot holders.

7.3 Checking of plinth, columns upto plinth level :- The owner through his licensed surveyor, engineer, structural engineer or supervisor or his architect, as the case may be, shall give notice in the form of Appendix - F to the Authority/Collector on completion of work up to plinth level to enable and ensure that the work conforms to the sanctioned plans. The Authority/Collector may inspect the work jointly with the licensed technical personnel or architect within 15 (fifteen) days from the receipt of such notice and either grant or refuse permission for further construction as per the sanctioned plans in the form in Appendix -G . If within this period, the permission is not refused it shall be deemed to have been granted, provided the work is carried out strictly according to the sanctioned plans.

7.4 Deviation during constructions:- If during construction of a building any departure of a substantial nature from the sanctioned plans is intended by way of internal or external additions, sanction of the Authority/Collector shall be necessary. A revised plan showing the deviation shall be submitted and the procedure laid down for the original plans shall apply to all such amended plans. Any work done in contravention of the sanctioned plans, without prior approval of the Authority/Collector shall be deemed as unauthorised.

- 7.5 Completion Certificate:-** The owner through his licensed surveyor / engineer / structural engineer / supervisor or his architect, as the case may be, who has supervised the construction, shall furnish a building completion certificate to the Authority/Collector in the form in Appendix 'H'. This certificate shall be accompanied by three sets of plans of the completed development.
- 7.6 Occupancy certificate:-** The Authority/Collector after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans, issue an occupancy certificate in the form in Appendix- I or refuse to sanction the occupancy certificate in Appendix - J within 21 days from the date of receipt of the said completion certificate, failing which the work shall be deemed to have been approved for occupation, provided the construction conforms to the sanctioned plans. One set of plans, certified by the Authority/Collector shall be returned to the owner alongwith the occupancy certificate. Where the occupancy certificate is refused or rejected, the reasons for refusal or rejection shall be given in intimation of the rejection or the refusal.
- 7.7 Part occupancy certificate:-** When requested by the holder of the development permission, the Authority/Collectormay issue a part occupancy certificate for a building or part thereof, before completion of the entire work, as per development permission, provided sufficient precautionary measures are taken by the holder to ensure public safety and health. The occupancy certificate shall be subject to the owners indemnifying the Authority/Collector in the form in Appendix `K'.

8.0 INSPECTION.

The Authority/Collector shall have the power to carry out inspection of the work under the provisions of the Act, at various stages to ascertain whether the work is proceeding as per the provisions of regulations and sanctioned plan.

9.0 UNSAFE BUILDINGS.

All unsafe buildings shall be considered to constitute danger to public safety and hygiene and sanitation and shall be restored by repairs or demolished or dealt with as otherwise directed by the Authority. The relevant provisions of the regulation No. 24.12of D.C.R. shall apply for procedure of actions to be taken by the Authority/Collector for unsafe buildings.

10.0 OFFENCES AND PENALTIES

- 10.1 Offences and penalties:-**Any person who contravene any of the provisions of these regulations / any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and appliances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence and upon conviction shall:

- (a) be punished with a fine as fixed by the Authority/Collector under the relevant Act
- (b) further the Authority may take suitable actions including demolition of unauthorised works as decided by the Authority.
- (c) in case of Licensed Engineer / Structural Engineer / Supervisor, the District Officer of the Town Planning Directoratemay take suitable action against himwhich may include cancellation of license and debarring him from further practice / business for a period as

decided by him;

- (d) in case of registered architects, the District Officer of the Town Planning Directorate may report to the Council of Architectures to take suitable action against the Registered Architect as per the provisions of Architect Act, 1972.

10.2. REVOCATION OF PERMISSION:-

1) Without prejudice to the powers of revocation conferred by Section 51 of the The Authority/Collector may, after giving the opportunity of being heard, revoke any development permission issued under these regulations where it is noticed by him that there had been any false statement or any misrepresentation of material fact in the application on the basis of which the development permission was issued and thereupon the whole work carried out in pursuance of such permission shall be treated as unauthorised.

2) In the case of revocation of the permission under sub- regulation (1), no compensation shall be paid.

PART II
GENERAL PLANNING AND BUILDING REQUIREMENTS

11.0. REQUIREMENTS OF SITES.

- 11.1.** No piece of land shall be used as a site for the construction of building
- (a) If the Authority considers that the site is insanitary or that it is dangerous to construct a building on it;
 - (b) If the site is within a distance of 9 m. from the edge of water mark of a minor water course (like nallah) and 15 m. from the edge of water mark of a major water course (like river) shown on Development Plan or village/city survey map or otherwise, provided that where a minor water course passes through a low lying land without any well defined banks, the owner of the property may be permitted by the Authority or Collector to restrict and or to re-align the same within the same land alongwith cross section as determined by the Authority or Collector;
 - (c) If the site is not drained properly or is incapable of being well drained;
 - (d) If the owner of the building has not shown to the satisfaction of the Authority all the measures required to safeguard the construction from constantly getting damp;
 - (e) If the building is for assembly uses, for cinemas and theatres as well as for public worship which has not been previously approved by the Authority or Collector;
 - (f) If the building is proposed on any area filled up with carcasses, excreta, filth and offensive matter till the production of certificate from the Authority or Collector to the effect that it is safe from the health and sanitary point of view, to be built upon;
 - (g) If the use of the site is for the purpose, which in the opinion of the Authority will be a source of annoyance to the health and comfort of the inhabitants of the neighbourhood;
 - (h) If the plot has not been approved as a building site by the Authority or Collector (i) If the proposed occupancy of the building on the site does not conform to the land use proposals in the development plans or Zoning Regulations, and
 - (j) If the level of the site is less than prescribed datum level depending on topography and drainage aspects.
 - (k) If it doesn't derive access from an authorised street/means of access described in these Regulations,
 - (l) If it is within the river/lake boundary and blue flood line of the river (prohibitive zone).
 - (m) If the site is within the boundary of Coastal Regulation Zone-1.
 - (n) If the site is not developable by virtue of restrictions imposed under any law or guidelines of any government department.
 - (o) If the site is hilly and having gradient more than 1:5.

- 11.2 Distance of site from Electric Lines:** No structure including verandah or balcony shall be allowed to be erected or re-erected or any additions or alterations made to a building on a site within the distance quoted in Table No. 3 below in accordance with the prevailing Indian Electricity Rules and its amendments from time to time between the building and any overhead electric supply line.

Table No. 3

Electric Lines	Vertically (m.)	Horizontally (m.)
(1)	(2)	(3)
(a) Low and medium voltage Lines and Service Lines.	2.5	1.2
(b) High voltage lines up to and including 33,000 V.	3.7	2.0
(c) Extra High voltage beyond 33,000 V.	3.7	2.0
	(Plus 0.3 m. for every additional 33,000 V. or part thereof)	(Plus 0.3 m. for every additional 33,000 V. or part thereof)
Note : The minimum clearance specified above shall be measured from maximum sag for vertical clearance and from maximum deflection due to wind pressure for horizontal clearance.		

- 11.3 Construction within blue and red flood line –**
The construction within blue and red flood line along the river side may be permitted at a height of 0.50 m. above the red flood line.
- 11.4 Development within 30 m. from Railway boundary –**
For any construction within 30 m. from railway boundary, No Objection Certificate from Railway Authority shall be necessary.

12.0 MEANS OF ACCESS

- 12.1** Every plot / building whether existing or proposed, shall have means of access as required in these Regulations.
- 12.2** Every person who erects a building shall not at any time erect or cause or permit to erect or re-erect any building which in any way encroaches upon or diminishes the area set apart as means of access.
- 12.3 Width of Means of Access:-**

A) For Residential Development -The plots shall abut on a public means of access like street / road. Minimum width of access / layout road / internal road in any development proposal / subdivision / group housing shall be as given in Table No.4.

Table No-4

S.No.	Length of Means of access in mt	Width of Means of access in mt
i	upto150	9.00
ii	above 150 and to upto300	12.00
iii	more than 300	15.00

B) For Other than Residential Development –The minimum width of access / layout road / internal road in any development proposal other than residential (for commercial/industrial use) shall be as given in Table No.4(a).

Table 4(a)		
Sr. no.	Length of Mean of Access in m.	Width of Means of Access in m.
i	Upto 75	12
ii	75 to 150	15
iii	Above 150	18 or more

NOTE -1 The means of access shall be clear of required marginal open spaces from the existing building line. In no case, development on plots shall be permitted unless it is accessible by the the authorized public street existing prior to coming in to force of these Regulations or road from the layout sanctioned prior to these Regulations.

- 12.3.1 Pathways:** -A pedestrian approach to the buildings from road / street / internal means of access wherever necessary, shall be through paved pathway of width not less than 2.0 m., 3.0 & 4.5 m. provided its length measured from exit way of the building is not more than 20 m. 40 m and 60m. respectively from the main / internal means of access. If the length is more than 60 m., then regular street as provided in Table No.4 shall be necessary. This provision shall also apply to group housing scheme or layout of building for other uses except development under regulation no.24.4.
- 12.3.2** The length of means of access shall be determined by the distance from the farthest plot (building) to the public street. The length of the subsidiary access way shall be measured from the point of its origin to the next wider road on which it meets.
- 12.3.3** In the interest of general development of an area, the Authority or Collector may require the mean of access to be of larger width than that required under regulation No. 12.3.
- 12.3.4** In case where a private passage is unrestrictedly used by public for more than 10 years as a means of access of width not less than 9 m. to a number of plots, the Authority or Collector may take steps including improvement under, the provision of relevant Act to declare it as a public street
- 12.3.5** In congested areas in the case of plots facing street / means of access less than 4.5 m. in width the plot boundary shall be shifted to be away by 2.25 m. from the central line of the street/ means of access way to give rise to a new street / means of access way of width of 4.5 m. clear from the

structural projections.

12.4. Means of access shall be levelled, metalled, flagged, paved, sewered, drained, channelled, lighted, laid with water supply line and provided with trees for shade (wherever necessary) to the satisfaction of the Authority, free of encroachment and shall be maintained in a condition to the satisfaction of the Authority or Collector.

12.4.1. If any private street or any other means of access to a building is not constructed & maintained as specified above, the authority may by written notice require the owner or owners of the several premises fronting or adjoining the said street or other means of access or abutting thereon or to which access is obtained through such street or other means of access or which shall benefit by works executed to carry out any or more of the aforesaid requirements in such manner and within such time as the authority shall direct. If the owner or owners fail to comply with this direction, the authority may arrange for its execution and recover the expenses incurred from the owner/ owners.

12.5. Access from the Highways/classified roads: Generally the plot / building along Highway and classified roads shall derive access from service road. However, highway amenities like petrol pump; hotel etc. may have an access direct from Highways and such other roads having a width of 30 m. or more. The above will be subject to the provisions of State Highways Act, 1965 and National Highway Act 1956.

Provided that in suitable cases, the planning authority may suspend the operation of this rule till service roads are provided.

12.6. For building identified in Regulation No. 6.2.6.1, the following additional provisions of means of access shall be ensured;

(a) The width of the main street on which the building abuts shall not be less than 12 m. and one end of this street shall join another street of width not less than 12 m. in width subject to Regulation No.12.3.

(b) The approach to the building and open spaces on its all sides (see Regulation No. 15.1 shall be 6 m. and the layout for the same shall be approved in consultation with the Fire Officer, Fire Brigade Authority and the same shall be of hard surface capable of taking the weight of fire engine, weighing up to 45 tones. The said open space shall be kept free of obstructions and shall be motorable.

(c) Main entrances to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 4.5 m. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire engine / fire service vehicles. If main entrance at boundary wall is built over, the minimum clearance shall be 4.5 m.

13.0 REGULATIONS FOR LAND SUB -DIVISION AND LAYOUT

13.1 Layout or Sub-division proposal shall be submitted for the following:

(i) When more than one building excepting for accessory buildings in the case of residential building is proposed on any land, the owner of the land shall submit proposal for proper layout of building or sub-division of his entire contiguous holding.

(ii) When development and redevelopment of any tract of land which includes division and sub-division or amalgamation of plots for various land uses within a colony.

(iii) When group housing scheme or campus /cluster planning of any use is proposed.

13.2 Roads / streets in Land Sub-division or Layout.

- 13.2.1 The width of roads/ streets/ public and internal access way including pathway shall conform to provisions of Regulation No. 12.3 to 12.6.
- 13.2.2 In addition to the provisions of Regulation No. 12.3 Cul-de-sacs giving access to plots and extending upto 150 m. normally and 275 m. maximum with an additional turning space at 150 m. shall be allowed only in residential area, provided that Cul-de-sacs would be permissible only on straight roads and further provided that cul-de-sacs ends shall be higher in level than the level of starting point. The turning space, in any case shall be not less than 81 sq. m. in area with no dimension being less than 9 m.
- 13.2.3 **Intersection of Roads:-** At junctions of roads meeting at right angles, the rounding off at the intersection shall be done, unless otherwise directed by the Authority or Collector, with the tangent length from the point of intersection to the curve being $1/2$ the road width across the direction of tangent as given below: The building shall also set back at required marginal distance from this rounding off.

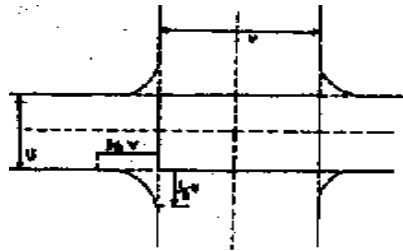


Fig. 1- Rounding off intersections at junctions

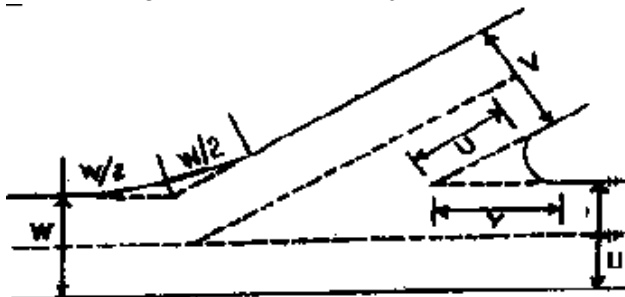


Fig.2. - Rounding off intersection at junctions.

- 13.2.3.1 For junctions of road meetings at less than 60 degree, the rounding off or cut or similar treatment shall have tangent length of U and V from the intersections point as shown in diagram 2. The tangent length at obtuse angle junction shall be equal to half the width of the road from which the vehicle enters as shown in diagram 2. Provided however, that the radius for the junction rounding shall not be less than 6 m.
- 13.2.3.2 While granting the development permission for land sub-division or group housing/campus planning, it shall be necessary to coordinate the roads in the adjoining lands.
- 13.2.3.3 Whenever called upon by the Authority/Collector to do so, areas under roads shall be handed over to the Authority /Collector by way of deed after development of the same for which nominal amount of Re 1/- shall be paid by the Authority.

13.3 Recreational open spaces:

13.3.1 In any layout or subdivision or any development of land for any use/zone admeasuring 0.40 Ha. or more after deducting D.P.road and reservation area, if any, 10% of the entire holding area shall be reserved as recreational open space which shall as far as possible be provided in one place. In case of land admeasuring more than 0.8 ha. recreational open space may be allowed to be left at different locations in the same layout provided that the size and other dimensions conform to the provisions herein below.

In case of development of land for educational purpose, 40% of the gross area (or as decided by the Government from time to time) shall be earmarked for playground which shall be inclusive of 10% recreational open space. Notwithstanding anything contained in this rule, the shape and location of such open space shall be such that it can be properly utilised as playground.

Provided that, the above-mentioned area of 0.4 Ha. or 0.8 Ha. shall be measured with reference to original holding as on 11th January 1967 and not with reference to sub-divided holding in revenue / city survey record thereafter without the permission under the Maharashtra Regional & Town Planning Act, 1966. If such sub-divided holding in revenue/city survey record admeasures less than 0.4 or 0.8 Ha., then 10% open space shall be left which shall not be in any case less than 250 sq.mt.

Provided further that, in case of lands declared surplus or retainable under Urban Land (C & R) Act, 1976, if the entire retainable holding or entire surplus holding independently admeasures 0.4 Ha. or more, then 10 percent recreational open space shall be necessary in respective holding.

Provided further that, no such open space shall be necessary in case of layout or subdivision of plots from already sanctioned layout by the Planning Authority where the requisite recreational open space has already been left in the sanctioned layout.

Provided further that no such open space shall be necessary for development of the reservations in the development plans designated for the purpose other than residential.

13.3.2. The owner shall have to give an undertaking that the recreational open space shall be for the common use of all the residents or occupants of the layout / building unit.

a) On sanction of the development permission, the recreational open space shall deem to have vested in the society / association of the residents / occupants. In case such society or association is to be formed, the possession / custody of recreational open space shall remain with the Authority or Collector until such association / society is formed. The recreational open space shall not be sold to any other person and it shall not be put to any other user except for the common use of residents / occupants.

b) If the authority is convinced that there is misuse of open spaces; in such case the authority shall take over the land of recreational open space.

13.3.3 No permission shall be granted to delete / reduce open spaces of the existing sanctioned layout / subdivision. However, while revising the layout, such recreational open space may be rearranged without decrease in area subject to minimum prescribed area under these regulations with the majority consent of plot / tenement holders / co-owners; but such revision of recreational open space area shall ordinarily not be allowed after a period of 4 years from the first sanction.

13.3.4 The open spaces shall be exclusive of location of accesses / internal roads / designations or

reservations in development plan roads and areas for road widening.

- 13.3.5.** No such recreational open spaces shall admeasure less than 400 sq. m.
- 13.3.6** Minimum dimensions -The minimum dimensions of such recreational open space shall be not less than 10 m. and if the average width of such recreational open space is less than 20 m. the length thereof shall not exceed 2 ½ times the average width.
- 13.3.7** Such recreational open space shall also be necessary for group housing scheme or campus/ cluster planning for any use / zone.
- 13.3.8** If required, structure and uses which can be permitted free of FSI in the recreational open spaces shall be as under:
There shall be two storeyed structure with maximum 15% built up area of recreational open space, out of which 10% built up area shall be allowed on ground floor and remaining 5% can be permitted on 1st floor. In case of stilt, additional floor may be allowed.
- 2) The structures used for the purpose of pavilion or gymnasia or club house or vipashyana and yoga center or crèche or kindergarten or library or water tank, health out post if required by the Authority or other structures for the purpose of sports and recreation activity may be permitted. Convenience Shopping below pavilion facing on road on payment of premium at the rate of 10 % of the land rate in ASR with requisite side margin required for stadium may be allowed.
 - 3) No detached toilet block shall be permitted.
 - 4) A swimming pool may also be permitted in such a recreational open space. The ownership of such structures and other appurtenant users shall vest in all the owners on account of whose cumulative holdings, the recreational open space is required to be kept in the layout of subdivision of the land.
 - 5) The proposal for the construction of such structure should come as a proposal from the owner/s, owners' society / societies or federation of owners' societies and shall be meant for the beneficial use of the owners / members of such society / societies / federation of societies.
 - 6) Such structure shall not be used for any other purpose, except for recreational activity.
 - 7) The remaining area of the recreational open space shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a playground.
 - 8) The owners' society / societies, the federation of the owners' societies shall submit to the Authority or Collector, a registered undertaking agreeing to the conditions in (5) to (7) above while obtaining permission for the above said construction.
- 13.3.9** Every plot meant for a recreational open space shall have an independent means of access, unless it is approachable directly from every building in the layout.
- 13.3.10** In case of sub-division of land admeasuring 8000 sq. m. or more in area in an industrial zone, 5 percent of the total area in addition to 10 percent stipulated in Regulation No 13.3.1, shall be reserved as amenity open space which, shall also serve as general parking space. When the additional amenity open space exceeds 1500 sq. m., the excess area may be used for construction of buildings for banks, canteens, welfare centre, health centre, offices, convenient shopping, crèches and other common purposes considered necessary for industrial users as approved by the Authority or Collector. However, such amenity space shall not be required in case of permission governed under Regulation No.22.4.2.1 (v).
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13.3.11 Amenities for layouts of larger areas in Residential Zone: For layouts admeasuring more than 2.0 Ha. provision of 5% of the total area shall be made for amenity space in the layout for purposes such as defined in Regulation No.2.9 or as approved by the Authority or Collector. The area earmarked for such amenities shall be developed for the same purpose.

Provided that such amenity space shall not be required in case of permission governed under Regulation No. 22.4.2.1(v)

Provided further that where provisions in the Regional Plan or Zone Plan or any other plan has a provision of amenity space more than what is stipulated in this regulation, then amenity space as required under such plan shall prevail and in that case amenity space as per this regulation shall not be required.

13.4 Plot area, plot width for various uses:

Minimum plot areas and widths for various uses shall be as given below in the Table No. 5.

Table No 5				
MINIMUM PLOT AREA, PLOT WIDTH FOR VARIOUS USES				
Sr. No	Uses	Plot area (in sq.m.)	Min. Plot Width	Type of Development
(1)	(2)	(3)	(4)	(5)
1	Residential and Commercial (except those in 2, 3 & 4 below)	i) 30 and above but upto 125	As per Table No.1	Row
		ii) Above 125 but less than 250		Semi-detached / Detached
		iii) 250 & above		Detached
2	Plots in EWS Housing / High Density Housing / Sites and Services / Slum Upgradation / Reconstruction Scheme by public authority.	25 and above but upto 125	As per Table No.1	Row
3	Petrol Filling station-			
	(a) Without service bay	545	16.75 m	Detached
	(b) With service bay	1100	30.5 m	Detached.
4.	Industrial	300	10 m	Detached.
Notes-				

- | |
|---|
| i) The plot width to depth ratio shall be 1 : 1.5 to 1 : 2.5; as far as possible. |
| ii) In Public Housing Schemes for E.W.S. undertaken by government or semi-government organisations, marginal spaces shall be as per their respective schemes and rules. |
| iii) The front setback for already existing layouts / roads shall be as per existing schemes. |

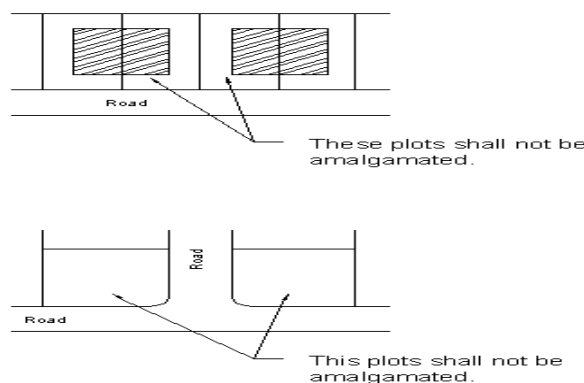
13.4.1 Net Plot Area and computation of FSI-

For the purpose of computing FSI/Built - up area, the net area of the plot shall only be considered.

- i) In case of a layout/subdivision /development such net area shall be calculated at 90 % of the gross plot area, after deducting from the gross area of plot, the area covered by amenity space under regulation no 13..3.11 and Development Plan proposals, if any.
- ii) In case of group housing scheme on land having original holding more than 0.40 Hect, net plot area shall be 90 %.excluding area covered by amenity space under regulation no 13..3.11 and Regional Plan proposals, if any.
- iii) In case of plotted layout, such FSI of 0.90 of gross area shall be distributed on all plots on prorata basis.
- iv) In case of plots from the approved layouts , the same plot shall be treated as net plot area and shall be eligible for full permissible FSI under these Regulation.
- iv) In case of amalgamated plots, the net plot area is equal to gross plot area after amalgamation for computation of FSI provided original land hodling of each plot does not exceed 0.40 Hect.

13.5 Amalgamation of Plots:

- 13.5.1 Amalgamation of plots shall be permissible if they form a sizable plot from planning point of view and are contiguous.
- 13.5.2
 - a) Amalgamation of plot having different tenure / incompatible zoning in development plan shall not be allowed.
 - b) Amalgamation of plot which is not desirable from planning point of view (eg. as shown in below) shall not be permitted.



14.0 LAND USE CLASSIFICATION AND PERMISSIBLE USES.

- 14.1 The various building uses and occupancies and premises to be permitted in the various zones are

given in Part III of these Regulations. The Authority or Collector may modify the specified uses given in Part III of these Regulations with the prior approval of the Director of Town Planning, Maharashtra State, Pune.

14.2 No building or premises shall be changed or converted to a use which is not in conformity with the provisions of these Regulations.

14.3 Uses to be in Conformity with the zone: Where the use of buildings or premises is not specifically designated on the Development/Regional Plan, it shall be in conformity with the zone in which they fall. Any lawful non-conforming use of premises existing prior to the date of enforcement of these regulations, shall continue upto a period as may be specified in the Development /Regional Plan; provided further that a non-conforming use shall not be extended or enlarged except as provided in Regulation No. 14.4 and that when a building, containing non-conforming use is pulled down or has fallen down, the use of the new building shall be in conformity with these Regulations.

14.4 Non-Conforming Uses:-

Any lawful non-conforming use may be allowed to be continued or expanded to the extent of 50 percent of the existing built up subject to availability of FSI as per the provisions of these regulations applicable to such use except in Hill Top-Hill Slope Zone of any plan.

15.0. OPEN SPACE, SETBACK AREA AND HEIGHT LIMITATIONS

15.1 Exterior Open Spaces –

15.1.1 Provisions for open spaces at the front side/sides and rear of the building shall be as given in Part IV of these Regulations.

15.1.2 Buildings Abutting Two or More Streets: When a Building abuts two or more streets, the setbacks from the streets shall be such as if the building is fronting each such street.

15.1.3 Open Spaces Requirements :

(a) Side or rear open space in relation to the height of the building for light and ventilations:

- i) The open space on all sides shall be as per Table No.13 for building height upto 14 m. For building height above 14 m. and upto height of 24 m., the open space on all sides except the front side of a building shall be minimum $(H/2) - 4$ subject to a minimum of 3.0 m. for residential building and 4.5 m. for commercial building.
- ii) For buildings above 24 m height, the open space on all sides except the front side of a building shall be minimum $H/3$.

Provided that if the length or depth of a building exceeds 40 m., add 10 percent of length or depth of building minus 4.0 m. to the above margin.

Where H = Height of the building above ground level.

(b) Front margin – Front margin shall be as per Regulation No.23.2.1 or as given below whichever is more.

i)	Height above 14 m. & upto 24 m.	6.00 m.
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ii)	Height above 24 m. & upto 37.5 m.	9.00 m.
iii)	Height above 37.5 m.	12.00 m.

15.2 Interior & Exterior chowk

15.2

15.2.1. (a) Interior chowk : Wherever habitable rooms or kitchen derives ventilation from inner chowk or interior open space, the size of such interior open space shall not be less than 3 m. x 3 m. upto height of 14 m. and for height more than 14 m., the interior open space shall not be less than H/5 m. x H/5 m. where H = height of highest wall of the chowk.

(b) Exterior chowk : The minimum width of the exterior chowk for the purpose of light and ventilation, shall not be less than 2.4 m. and depth shall not exceed 1.5 times the width for buildings upto 15 m. height and for height more than 14 m., the exterior open space shall not be less than H/6 m. x H/6 m. where H = height of highest wall of the chowk. If the width of the exterior chowk is less than 2.4 m. it shall be treated as a notch.

15.2.2 Where only water closet, bathroom, combined bathroom and water closet are abutting on the interior open space, the size of the interior open space shall be in line with the provision for ventilation shaft as given in Regulation No.17.12.4.

15.3 Area and Height limitations - The area and height limitations, height of buildings, floor space index, abutting different road widths shall be as given in Part IV and Regulation No. 15.5.

15.4 Permissible Structures / Projections in marginal open spaces.

15.4.1 The following projections shall be permissible in marginal open spaces:

(a) Projections into open spaces:- Every open space provided either interior or exterior shall be kept free from any erection thereon and shall be open to the sky and no cornice, chajja, roof or weather shade more than 0.75 m. wide shall overhang or project over the said open space so as to reduce the width to less than the minimum required. However, sloping chajja provided over balcony/ gallery etc. may be permitted to project 0.3 m. beyond balcony projections at an angle of 30 degree from horizontal level.

(b) A canopy not exceeding 5m. in length and 2.5 m. in width in the form of cantilever and unenclosed over the main entrance providing a minimum clear height of 2.40 m. below the canopy. The canopy shall not have access from upper floors (above floors), for using as sitting out place. There shall be a minimum clearance of 1.5 m. between the plot boundaries and canopy.

(c) Balconies :- Balcony or balconies of a minimum width of 1.00 m. may be permitted free of F.S.I. at any floor, not more than 15% of the built up area of the same floor and such balcony projection shall be subject to the following conditions.

(i) In non-congested area, no balcony shall reduce the marginal open space to less than 2 m. In congested area balcony may be permitted on upper floors projecting in front setbacks except over lanes having width 4.50 m. or less.

(ii) No balcony shall be allowed on ground floor which shall reduce minimum required front setback or marginal open space.

(iii) The width of the balcony will be measured perpendicular to the building upto the outermost edge of balcony.

(iv) Balconies may be allowed to be enclosed on payment of premium at the rate of 10% of

market value for land as per Annual Statement of Rates. The area taken for computing premium shall be equal to the built up area of enclosed balcony.

(v) Balconies in excess of 15% of built up area shall be calculated in FSI.

(d) A **projection** of maximum 30 cm. on roof top terrace level may be allowed throughout the periphery of the building. In case of pitched roof projection of maximum 45 cm. at roof top terrace level throughout periphery of the building shall be allowed.

(e) **Accessory buildings**:- The following accessory buildings may be permitted in the marginal open spaces :-

(i) In an existing building where toilet is not provided, a single storeyed toilet subject to a maximum area of 4.0 sq. m. in the rear or side open space and at a distance of 7.5 m. from the road line or the front boundary and 1.5 m. from other boundaries may be permissible. The Authority or Collector may reduce 1.5 m. margin in exceptional cases to avoid hardship.

(ii) Parking lock up garage not exceeding 2.4 m. in height shall be permissible in the rear corner of the plot with independent bungalow. Parking lock up garage when attached to main building shall be 7.5 m. away from the road line and shall be of such constructions giving fire resistance of 2 hours. The area of sanitary blocks excluding 20 sq.mt. and parking lock up garage shall be taken into account for the calculation of FSI.

(iii) Suction tanks, soak pits, pump room, electric meter room, garbage shaft, space required for fire hydrants, electrical and water-fittings, water tanks, dustbins etc.

(iv) One watchman's cabin / booth not more than 3 sq. m. in built up area having min. 1.20 m. width or diameter of cabin / booth.

Note :- When a building abuts on three or more roads then above mentioned user, except (iv), shall be permissible in front setback facing the smaller road or less important from traffic point of view.

(f) "Ramp" in basement shall be allowed subject to 6.0 m. clear marginal distance for movement of fire fighting vehicle.

(g) Fire escape staircase of single flight not less than 1.2 m.

(h) Staircase mid-landing of 1.2 m. width with clear minimum headway of 2.1 m. below the mid-landing. However, clear distance from edge of landing to the plot boundary shall not be less than 1.8 m.

15.4.2. Exclusion of structures / projections for FSI calculation

(a) Structures / Projections mentioned in Regulation 15.4.1 (a), (b), (c), (d), (e), (f), (g), (h) and mentioned in Regulation No.17.6.

(b) Stilt / Multi-storeyed floor space used as parking.

(c) Electrical cabin or sub-station, watchman booth of minimum size of 3.00 sq. m. with a minimum width or diameter of 1.2 m., pump house, garbage shaft, space required for location of fire hydrants, electric fitting and water tanks.

(d) A basement/s under a building and used for stores, meter room, air-conditioning plant, electric sub-station and parking spaces (use as accessory to the principal use).

(e) Areas covered by (i) Lofts (ii) Meter rooms, (iii) Porches, (iv) Canopies, (v) Air conditioning plant rooms (vi) Electric sub-stations, (vii) Service floor of height not exceeding 1.5 m. for hotels rating with three stars and above and hospitals .

- (f) Area of structure for an effluent treatment plant as required as per the requirements of the Maharashtra Pollution Control Board or other relevant authorities.
- (g) Areas covered by service ducts, pumps, rooms, electric sub-station, stilts and additional amenity of lift.
- (h) Rockery, well and well structures, plant, nursery, water pool, swimming pool (if uncovered), platform around a tree, fountain bench, chabutara with open top and unenclosed sides, ramps, compound wall, gate slide / swing, steps outside the buildings, domestic working place (open to sky), overhead water tank on top of the building, fire escape stair case and refuge area for high rise buildings.
- (i) Fitness Centre, Crèche, society office cum letter box room, sanitary blocks for servants and lockup garages admeasuring area of not exceeding 20 sq.m.
- (j) Area of one public telephone booth and one telephone exchange (PBX) per building.
- (k) Area of one room for installation of telephone concentrates as per requirement of Telephone Authority but not exceeding 20 sq. m. per building.
- (l) Area covered by new lift and passage thereto in an existing building with height upto 15 m. in gaathan/ congested area.
- (m) Telecommunication tower, antenna and construction of a room having upto 20 sq.m. area for allied activities.
- (n) Atrium in shopping malls, public buildings.
- (o) Escalators as provided in Regulation No.19.4.9.2.

15.4.3 Exclusion of structures / projections for FSI calculation subject to payment of premium:

- (a) Supported double height terraces (open terraces with railing having minimum height equal to two floors) within the building line, not exceeding 20 % of the built up area of the same floor.
- (b) Such terraces in excess of 20 % area shall be calculated in FSI.

15.5 Height of Building –

- (a) The maximum height of building shall not exceed 1.5 times total of the width of road abutting plus front open space subject to other restrictions, if any.
Provided that the building of greater height may be allowed with prior approval of the Director of the Fire Services Government of Maharashtra.
- (b) If a building abuts on two or more streets of different widths, the height of building shall be regulated by the street of greater width.
- (c) For building in the vicinity of aerodromes, the maximum height of such buildings shall be subject to values framed by the Civil Aviation Authorities or the development permission shall be considered only after applicant produces NOC from Air Port Authority.
- (d) In addition to (c) for Industrial Chimneys coming in the vicinity of aerodromes, it shall be of such height and character as prescribed by Civil Aviation Authorities and all Industrial Chimneys shall be of such character as prescribed by the Chief Inspector of Steam Boilers and Smoke Nuisance, and
- (e) Buildings intended for hazardous godowns storage of inflammable materials and storage of explosives shall be single storied structures only.

Note : For the purpose of regulation No. 15.5 (a) the width of the street may be prescribed width of the street, shown on Development /Regional Plan or width resulting from the prescription of a regular line of street under the relevant act whichever is more.

15.6 (i) Height Exemptions :-

The appurtenant structures such as roof tanks and their supports, ventilating, air-conditioning, lift rooms and similar service equipment, stair cover, chimneys and parapet walls and architectural features not exceeding 1 m. in height shall not be included in computation of height of building.

16.0 PARKING, LOADING AND UNLOADING SPACES: -**16.1 Parking spaces –**

Wherever a property is to be developed or redeveloped, parking spaces at the scale laid down in these Regulations shall be provided. When additions are made to an existing building, the new parking requirements will be reckoned with reference to the additional space only and not to the whole of building but this concession shall not apply where the use is changed. The provisions for parking of vehicles shall be as given in Table No.7 & 8. Area required for parking spaces shall be increased by 50 % for Metropolitan areas.

16.1.1 General space requirements:-

- (i) **Types:** The parking spaces mentioned below include parking spaces in basements or on a floor supported by stilts, or on upper floors, covered or uncovered spaces in the plot and / or lock up garages. The height of the stilt shall generally be allowed upto 3 m.
- (ii) **Size of parking space:** The minimum sizes of parking spaces to be provided shall be as shown below in **Table No.6:-**

Table No- 6		
S.No.	Type of Vehicle	Minimum Size/ area of parking space
(1)	(2)	(3)
(a)	Motor vehicle	2.5 m X 5 m
(b)	Scooter, Motor Cycle.	1.0 m. x 2.0 m.
(c)	Bicycle	0.50 m x 1.4 m.
(d)	Transport vehicle	3.75 m. X 7.5 m.
Note:	In the case of parking spaces for motor vehicle, upto 50 percent of the prescribed space may be of the size of 2.3 m. X 4.5 m.	

- (iii) **Marking of parking spaces:** Parking space shall be paved and clearly marked for different types of vehicles.
- (iv) **Maneuvering and other ancillary spaces:** Off street parking space must have adequate vehicular access to a street and the area shall be exclusive of drives, aisles and such other provisions required for adequate maneuvering of vehicles.
- (v) **Ramps for Basement parking :-** Ramps for parking in basement should conform to the requirement of Regulation No.19.4.6

Table No 7
Off Street Parking Spaces

Sr. No.	Occupancy	One parking Space for every	Congested Area			Non Congested Area		
			Car	Scooter	Cycle	Car	Scooter	Cycle
1	2	3	4	5	6	7	8	9
1	Residential i) Multi family residential	(a) 2 Tenements having built-up area more than 100sq.m.	1	1	1	1	2	2
		(b) 3 tenements having built-up area between 50 to 100sq.m.	0	2	4	1	3	3
		(c) 4 tenements having built-up are upto50 sq.m.	0	4	4	0	5	5
	ii) Lodging establishments tourist homes, hotels with lodging accommodation.	(a) For every five guest rooms	1	2	2	1	3	3
	iii) Restaurants	(a) For hotel, eating houses 25sq.m. of area of restaurant including kitchen, pantry hall, dining rooms etc.	0	1	2	1	1	1
2	Institutional (Hospital, Medical Institutions)	For 100 sq.m. carpet area or fraction thereof.	1	2	2	1	4	4
3.	Assembly (theatres, cinema houses, concert halls, auditoria, assembly halls including those of college and hostels)	For every 40 Seats.	1	2	5	1	5	5
4.	MangalKaryalaya / Marriage Halls, Cultural Halls	For every 100 sq.m. built up area or fraction thereof.	1	2	3	2	4	6
			38					

5	Educational – i)Primary School	100 sq.m.built up area or fraction thereof the administration area.	0	2	2	1	2	2
	ii)Secondary School	100 sq.m.built up area or fraction thereof of the entire built up area.	0	1	4	0	2	8
	iii) College	100 sq.m.built up area or fraction thereof the administration area and public service area.	0	2	5	1	2	8
6.	Government or semipublic or private business buildings.	100 sq. m. built up area or fraction thereof	1	1	2	1	3	3
7.	Mercantile (markets, department al stores, shops and other Commercials users) including wholesale markets	100 sq. m. built up area or fraction thereof	1	1	2	1	3	3
8.	Industrial	300 sq. m.built up area or fraction thereof	0	2	2	1	3	3
9.	Storage (any type)	300 sq. m.built up area or fraction thereof	0	1	1	1	1	1
9.	Plots less than 200 sq.m. (any use)		0	1	1	0	1	1
Note-1) Plots upto 100 sq. m. as in the case of shops, row houses parking space need not be insisted.								
2) Fraction of parking unit need not be provided. However, in case where proportional number of vehicles is less than 1 (i.e. fraction) it will be rounded to the next full number.								
3)In case of independent single family residential bungalows having plot area upto 300 sq. m., parking space need not be insisted separately.								
4)Further a garage shall be allowed in rear or side marginal distance at one corner having minimum dimension of 2.5 m. x 5.0 m. & maximum dimension 3 m. x 6 m. i.e. minimum 12.5 sq.m. and maximum 18.0 sq.m. built up area.								
5)Mechanical Parking shall be permissible in case of parking provided over and above the requisite parking requirements stipulated under these regulations.								

Table No 8
Off Street Parking Spaces
For Town Ship Projects Under Chapter XI

Sr. No.	Occupancy	One parking Space for every	Congested Area			Non Congested Area		
			Car	Scooter	Cycle	Car	Scooter	Cycle
1	2	3	4	5	6	7	8	9
1	Residential i) Multi family residential	(a) 2 Tenements having built-up area more than 100sq.m.	1	2	2	2	2	2
		(b) 3 tenements having built-up area between 50 to 100sq.m.	0	3	4	1	4	4
		(c) 4 tenements having built-up are upto50 sq.m.	0	4	4	0	5	5
	ii)Lodging establishments tourist homes, hotels with lodging accommodation.	(a) For every five guest rooms	1	3	3	2	3	3
	iii) Restaurants	(a) For hotel, eating houses 25sq.m. of area of restaurant including kitchen, pantry hall, dining rooms etc.	0	2	2	1	2	2
2	Institutional (Hospital, Medical Institutions)	For 100 sq.m. carpet area or fraction thereof.	2	2	3	2	5	5
3.	Assembly (theatres, cinema houses, concert halls, auditoria, assembly halls including those of college and hostels)	For every 40 Seats.	1	2	5	2	7	7
4.	MangalKaryalaya / Marriage Halls, Cultural Halls	For every 100 sq.m. built up area or fraction thereof	1	4	4	2	8	8
			40					

5.	Educational – i)Primary School	100 sq.m.built up area or fraction thereof the administration area.	0	3	3	1	4	4
	ii)Secondary School	100 sq.m.built up area or fraction thereof of the entire built up area.	0	1	5	0	2	10
	iii) College	100 sq.m.built up area or fraction thereof the administration area and public service area.	0	2	6	1	4	10
6.	Government or semipublic or private business buildings.	100 sq. m. built up area or fraction thereof	1	2	4	2	4	4
7.	Mercantile (markets, department al stores, shops and other Commercial users) including wholesale markets	100 sq. m. built up area or fraction thereof	1	3	3	1	4	4
8.	Industrial	300 sq. m.built up area or fraction thereof	1	2	2	1	4	4
9.	Storage (any type)	300 sq. m.built up area or fraction thereof	0	2	2	1	2	2
9.	Plots less than 200 sq.m. (any use)		0	1	1	0	1	1

Note 1. -For plots upto 100 sq. m. as in the case of shops, row houses parking space need not be insisted.

Note 2.- Fraction of parking unit need not be provided. However, in case where proportional number of vehicles is less than 1 (i.e. fraction) it will be rounded to the next full number.

Note 3 :- In case of independent single family residential bungalows having plot area upto 300 sq. m., parking space need not be insisted separately.

Note 4 :- Further a garage shall be allowed in rear or side marginal distance at one corner having minimum dimension of 2.5 m. x 5.0 m. & maximum dimension 3 m. x 6 m. i.e. minimum 12.5 sq.m. and maximum 18.0 sq.m. built up area.

Note 5 - Mechanical Parking shall be permissible in case of parking provided over and above the requisite parking requirements stipulated under these regulation

- 16.2 Off street parking space shall be provided with adequate vehicular access to a street, and the area of drives, aisles and such other provisions required for adequate maneuvering of vehicle shall be exclusive of the parking space stipulated in these regulations.
- 16.3 To meet the parking requirements as per these regulations, common parking area for group of buildings, open or multi-storeyed, may be allowed in the same premises.
- 16.4 In addition to the parking spaces provided for building of Mercantile (Commercial) like office, market, departmental store, shopping mall and building of industrial and storage, loading and unloading spaces shall be provided at the rate of one space for each 1000 sq. m. of floor area or fraction thereof exceeding the first 200 sq. m. of floor area, shall be provided. The space shall not be less than 3.75 m. x 7.5 m.
- 16.5 Parking lock up garages shall be included in the calculation for floor space for F.S.I. calculations.
- 16.6 The space to be left out for parking as given in Regulation 16.1 to 16.5 shall be in addition to the open spaces left out for lighting and ventilation purposes as given in Regulation No.15. Those spaces may be used for parking provided minimum distance of 3 m. around the buildings is kept free of any parking or loading and unloading spaces excepting the buildings as mentioned in Regulation No.16.5.
- 16.7 In case of parking spaces provided in basements, at least two separate ramps of adequate width and slope for entry and exit (as per Regulation No. 19.4.6) shall be provided preferably at opposite ends.
- 16.8 In case of Special Townships Areas , in addition to the regular parking area as per Regulation No.16, a space of 3.0 m. wide strip along the road on front shall be provided as visitors parking for the buildings with commercial or any use mixed with commercial. In such case, minimum front margin shall be 6.0 m. inclusive of 3.0 m. wide strip as above irrespective of the lesser front margin requirement in the applicable regulations.

17.0 REQUIREMENTS OF PARTS OF BUILDINGS

17.1 Plinth:

- 17.1.1 **Main Building:** The plinth or any part of a building or out house shall be so located with respect to surrounding ground level that adequate drainage of the site is assured but height shall not be less than 45 cm. above the surrounding ground level. In areas subject to flooding, the height of the plinth shall be at least 60 cm. above the high flood level.
- 17.1.2 **Interior Courtyards:** Every interior Courtyard shall be raised at least 15 cm. above the surrounding ground level and shall be satisfactorily drained.

17.2 Habitable Rooms:-

- 17.2.1 **Size :-** A habitable room shall have a carpet area of minimum 9.00 sq.m. except those in the hostels attached to recognised educational institutions, the minimum size of a habitable room for the residence of a single person shall be 7.5 sq. m; the minimum width of a habitable room shall be 2.4 m. One full side of a habitable room shall abut on the open space. Where there is more than one room, one shall be

not less than 9.00 sq.m. and other 6.50 sq.m.

- 17.2.1.1** The size of the room in a single room tenement shall not be less than 12.5 sq. m. with a minimum width of 2.4 m.
- 17.2.2** **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 (bottom of slab). The minimum clear head room under beam shall be 2.4 m. In case of centrally air conditioned building, height of the habitable room shall not be less than 2.4 m, measured from the surface of the floor to the underside of the slab or to the underside of the false ceiling.
- 17.2.2.1** In the case of pitched roof, the average height shall not be less than 2.75 m. and the minimum height at eaves level shall not be less than 2.1 m.
- 17.2.2.2** However, the maximum room height shall be 4.40 m. in case of all buildings excepting Residential Hotels of the category of 3 starred and above, Assembly, Institutional, Educational, Industrial, Hazardous and Storage occupancies, and in case of portions common to two floors of duplex flats. Duplex flats shall mean a residential flat divided on two floors with an internal staircase connecting the two floors.
- 17.2.2.3** Height of room for Information Technology Establishment (I. T. E.) for any telematic equipment storage erection facility can have a height as required for effective functioning of that system.

17.3 Kitchen:

- 17.3.1** **Kitchen size :-** The area of the kitchen shall not be less than 3.3 sq. m. with a minimum width of 1.5m.
- 17.3.1.1** In the case of special housing scheme as given in Regulation No. 17.2.1 .1 no provision for kitchen is necessary. Where alcoves (a cooking space having direct access from the main room without any inter communicating door) are provided, the size shall not be less than 2.4 sq.m. with a minimum width of 1.2 m.
- 17.3.2** **Height:** The room height of a kitchen measured from the surface of the floor to the lowest point in the ceiling (bottom of slab) shall not be less than 2.75 m., subject to provisions of 17.2.2.1.
- 17.3.3** **Other Requirement:** Every room to be used as kitchen shall have-
- (a) Means for the washing of kitchen utensils which shall lead directly or through a sink to grated and trapped connection to the waste pipe;
 - (b) Impermeable floor.
 - (c) Window of not less than 1.0 sq. m. area, opening directly on to an interior or exterior open space, but not into a ventilation shaft.
 - (d) In case multi-storeyed residential buildings more than 15 m. in height provision for refuse chutes shall be necessary.

17.4 Bath Rooms, Water Closets, combined bath room plus water closet

- 17.4.1** **Size -** The minimum size shall be as under-
- (a) Independent Bathroom 1.00 x 1.2 m.
 - (b) Independent Water closet 0.9 m. x 1.2 m.
 - (c) Combined bath room and water closet. 1.80 sq. m. with minimum width of 1.00 m.
- 17.4.2** **Height:-** 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 be not less than 2.1 m.
- 17.4.3** **Other Requirements -** Every bathroom or water closet shall -
- (a) be so situated that at least one of its wall shall open to external air with the size of opening (windows, ventilators, louvers) not less than 0.3 sq. m. in area and side not less than 0.3 m. (See Regulation No. 17.12.3)
 - (b) have the platform or seat made of water tight non absorbent material,

(c) be enclosed by walls or partitions and the surface of every such wall or partitions shall be finished with a smooth impervious material to a height of not less than 1 m. above the floor of such a room; and

(d) be provided with an impervious floor covering, sloping towards the drain with a suitable grade and not towards verandah or any other room.

17.4.4 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. Every room containing water closet shall have a door completely closing the entrance to it.

17.5 Loft-

The maximum depth of a loft shall be 1.5 m. and the loft may be provided, over residential kitchens, habitable rooms, bath rooms, corridors and over shop floor, built up to an area 25 per cent over kitchens and full space of bath rooms, water closets and corridors. In the shops loft over an area upto 33% of the carpet area may be provided. However, loft will not be allowed where mezzanine floor is provided.

17.5.1 The clear head room under loft shall not be less than 2.1 m.

17.5.2 Loft in commercial areas and industrial buildings shall be located 2 m. away from the entrance.

17.6 Cupboards & Shelves

The projections (cantilever) of cupboards and shelves may be permitted except on ground floor and would be exempted from covered area and built up area calculations. Such projections may project upto 45cm, in the setbacks for residential buildings provided the width of such cupboard/shelves does not exceed 2.4 m. and each room shall not have more than one such cupboard/ shelf. Moreover such projection shall be at least 2 m. from plot boundary.

17.7 Mezzanine floor

17.7.1 Size: The aggregate area of the mezzanine floor shall not exceed 50 % of the built up area of that floor. The minimum size of a mezzanine floor if it is used as a habitable room shall not be less than 9.00sq.m.

Note :- Mezzanine floor area shall be counted towards F. S. I.

17.7.2 Height -The minimum height of a mezzanine floor shall be 2.2 m. The headroom under mezzanine room shall not be less than 2.10 m.

17.7.3 Other Requirements: A mezzanine floor may be permitted in a room, provided that it conforms to the standards of habitable rooms as regards lighting and ventilation.

17.8 Store Room :-

17.8.1 Size :- The floor area of a store room in a residential building where light ventilation and height are provided at special standards lower than as required for living room shall not be more than 3 sq. m.

17.8.2 Height- The height of a store room shall not be less than 2.10 m.

17.9 Garage

17.9.1 Size:- The size of a garage in individual residential building shall be not less than 2.5 m. X 5 m. and not more than 3 m. X 6 m. The area of parking lock up garage shall be included in FSI calculations.

17.9.2 Height:-The maximum head room in a garage shall be 2.4 m.

17.9.3 The plinth of garage located at ground level shall not be less than 15 cm. above the surrounding ground level.

17.9.4 The garage shall be setback behind the building line for the street / road on to which the plot abut, and shall not be located affecting the access ways to the building.

17.9.5 **Corner Site:** When the site fronts on two streets, the location of a garage (in a corner plot) (if provided within the open spaces) shall be on diagonally opposite the point of intersections.

17.10 Roofs

17.10.1 The roof of a building shall be so constructed or framed as to permit effective drainage of the rain water there from 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 or foundations of the building or those of an adjacent building.

17.10.2 The **Authority/Collector** may require rain water pipes to be connected to a storm water drain through a covered channel formed beneath the public footpath or in any other approved manner, if not used for rain water harvesting

17.10.3 Rainwater pipes shall be affixed to the outside of the walls of the building or in such other manner as may be approved by the **Authority/Collector** .

17.10.4 Terrace of a building shall not be sub-divided and it shall have only common access.

17.11 Basement:

17.11.1 Basement shall be constructed within the prescribed setbacks and prescribed building line in one or two level and may be put to only following uses:

(a) Following user shall be permissible free of FSI.

(i) Air conditioning equipment and other machine used for services and utilities of the building;

(ii) Parking spaces and

(iii) Strong room, bank cellars etc.

17.11.2 The basement shall not be used for any other user than mentioned above.

17.11.3 Multilevel basements may be permitted if the basement is used for parking. The ramps of minimum 3.0m.width for entry and exit of vehicle separately shall be provided. In case of bona-fide hardship, the Chief Officer may allow only one ramp with not less than 6.0 m. in width.

17.11.4 The basement shall have the following requirements -

(a) Every basement shall be in every part at least 2.4 m. in height from the floor to the soffit of beam.

(b) Adequate ventilation shall be provided for the basement with a ventilation area not less than 2.5% of the area of the basement. Any deficiency may be met by providing in addition adequate mechanical ventilation in the form of blowers, exhaust fans, air conditioning systems etc.

(c) The minimum height of the ceiling of any basement shall ordinarily be 0.9 m. and maximum of 1.2 m. above the average surrounding ground level. However it does not apply to the mechanically ventilated basements.

(d) Adequate arrangement shall be made such that surface drainage does not enter the basement.

(e) The walls and floor of the basement shall be water-tight and be so designed that the effect of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given; and

(f)The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous in case of building 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 [see Regulation No. 19.4.3 (m)] Open ramps shall be permitted

if they are constructed within the building line subject to the provision of (d).

17.12 Lighting and Ventilation of Rooms.

- 17.12.1** The minimum aggregate area of opening of habitable rooms and kitchens excluding doors shall be not less than 1/10th of floor area. In case of Kokan region, it shall not be less than 1/6th of floor area.
- 17.12.2** No portion of a room shall be assumed to be lighted if it is more than 7.5 m. from the opening assumed for lighting / ventilation of the portion, provided additional depth of living room beyond 7.5 m. may be permitted subject to provision of proportionate increase in the opening.
- 17.12.3** Where the lighting and ventilation requirements are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per latest version of Part VIII - Building Services Section, Lighting and Ventilation of National Building Code of India published by the Bureau of Indian Standards. In the case of special types of buildings requiring artificial lighting and air-conditioning for special types of manufacturing or other process the requirements about natural day lighting and ventilation may be relaxed

17.12.4. Ventilation Shaft:-

For ventilating the space for water closets and bath room, if not opening on the exterior side of a building, open on the ventilation shaft, the size of which shall not be less than the values given below in Table No.9:

Table No.9

Height of building in m.	Size of ventilation every side in sq.m	Minimum width of shaft in m.
Up to 10	1.2	0.90
Up to 12	3.0	1.50
Up to 18	4.5	1.80
Up to 24	5.4	1.80
Up to 30	8.0	2.40
Above 30	9.0	

- 17.12.5** In residential lodging hotels where attached toilets are provided with mechanical ventilation system installed as per Regulation No. 17.12.3., the size of ventilation shaft may be relaxed by Authority/Collector .

17.13 Parapet:

Parapet walls and handrails provided on the edges of roof terraces, balcony etc. shall not be less than 1.05 m. and not more than 1.20 m. in height.

17.14 Wells:

Wells intended for supply of water for human consumption or domestic purposes where provided, shall comply with the requirements of Regulation No. 17.14.1 and 17.14.2.

17.14.1 Location: The well shall be located:

- Not less than 15 m. from soak pit, refuse pit, earth closet or privy and shall be located on a side upwards from the earth closet or privy.
- Not less than 18 m. from any cess pit, soak way or borehole latrine and shall be located on a site upwards from the earth closet or privy.
- Such that contamination by the movement of sub soil or other water is unlikely; and

- (d) Not under a tree or otherwise it should have a canopy over it so that leaves and twigs do not fall into the well and rot.

17.14.2 Requirements: The well shall:

- (a) have minimum internal diameter of not less than 1 m.;
- (b) be constructed to a height not less than 1 m. above the surrounding ground level to form a parapet or curb and to prevent surface water from following into a well, and shall be surrounded with a paving constructed of impervious material which shall extend for a distance of not less than 1.8 m. in every direction from the parapet or the curb forming the well head and the upper surface for such paving shall be sloped away from a well;
- (c) be a sound and permanent construction (PUCCA) throughout;
- (d) the interior surface of the lining or walls of the well shall be rendered impervious for depth of not less than 1.8 m. measured from the level of the ground immediately adjoining the well-head.

17.15 Septic Tanks:

- Where a septic tank is used for sewage disposal, the location, design and construction of the septic tank shall conform to requirements of 17.15.1 and 17.15.2.

17.15.1 Location of Septic Tanks and Subsurface Absorption System:- A subsoil dispersion system shall not be closer than 12.00 m. of any source of drinking water, so as to avoid the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building as economically feasible but not closer than 6 m. to avoid damage to the structures.

17.15.2 Requirements:

- (a) **Dimensions of Septic Tanks:** Septic tanks shall have minimum width of 75 cm., minimum depth of 1 m. below the water level and a minimum liquid capacity of 1 cu.m. Length of tanks shall be 2 to 4 times the width.
- (b) Septic tanks may be constructed of brick work, stone masonry, concrete or other suitable materials as approved by **Authority/Collector** .
- (c) Under no circumstances should effluent from a septic tank be allowed into an open channel drain or body of water without adequate treatment.
- (d) Minimum nominal diameter of pipe shall be 100 mm. further, at junctions of pipes in manholes, 'direction' of flow from a branch connection should not make an angle exceeding 45 degree with the direction of flow in the main pipe.
- (e) The gradients of land drains under drainage as well as the bottom of dispersion trenches and soak way should be between 1:300 and 1:400.
- (f) Every septic tank shall be provided with ventilating pipe of at least 50 mm diameter. The top of the pipe shall be provided with a suitable cage of mosquito proof wire mesh.

The ventilating pipe shall extend to a height, which would cause no smell nuisance to any building in the area. Generally, the ventilating pipe may extend to a height of about 2 m. when the septic tank is at least 15 m. away from the nearest building and to a height of 2 m. above the top of the building when it is located closer than 15 m.

- (g) When the disposal of septic tank effluent is to seepage pit, the seepage pit may be of any suitable shape with the least cross sectional dimension of 90 cm. and not less than 100 cm. in depth below the invert level of the inlet pipe. The pit may be lined with stone, brick or concrete blocks with dry open joints which should be backed with at least 7.5 cm. of clean coarse aggregate. The lining above the inlet level should be finished with mortar. In the case of pits of large dimensions, the top portion may be narrowed to reduce the size of the RCC cover slabs. Where no lining is used, specially near trees, the entire pit should be filled with loose stones. A masonry ring may be

constructed at the top of pit to prevent damage by flooding of the pit by surface run off. The inlet pipe may be taken down to a depth of 90 cm. from the top as an anti-mosquito measure

- (h) When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm. deep and 30 to 100 cm. wide excavated to a slight gradient and shall be provided with 15 to 25 cm. of washed' gravel of crushed stones Open jointed pipes placed inside the trench shall be made of unglazed earthenware clay or concrete and shall have minimum internal diameter of 75 to 100 mm. Each dispersion trench should not be longer than 30 m. and trenches should not be placed closer than 1.8 m.

17.15.2.1 Septic Tank Requirements:- Requirements specified by State and Central Government, public Health Institutes such as NEERI, for modern methods of disposal, may also be permissible.

17.16 Boundary Wall:-

The requirements of the boundary wall are given below:

- (a) Except with the special permission of the Chief Officer the maximum height of the compound wall shall be 1.5 m. above the centre line of the front street. Compound wall upto 2:4 m. height may be permitted if the top 0.9m. is of open type construction (railings).
- (b) In case of corner plot the height of boundary wall shall be restricted to 0.75 m. for a length of 10 m. on the front and side of the intersections and balance height of 0.75 m. if required in accordance with (a) may be made of open construction (railings),
- (c) However, the provisions of (a) and (b) are not applicable to boundary wall of jails. In industrial buildings, electric sub stations, transformer stations institutional buildings like sanatoria, hospitals, industrial buildings like workshops, factories and educational buildings like schools, colleges, including the hostels, and other uses of public utility undertakings. Height upto 2.4 m. to boundary walls of these types of building may be permitted by the Authority/Collector .
- (d) The compound gate should open entirely inside the property and shall not open on any access/pathway/ road/street.

17.17 Office-cum-Letter Box Room :

In the case of multi-storeyed multi-family dwelling apartments constructed by existing or proposed Cooperative Housing Societies or Apartment Owners Associations, limited companies and proposed societies, an office-cum-letter box room of maximum dimension 3.6 m. x 3 m. shall be provided on the ground floor. In case the numbers of flats are more than 20, maximum size of the office-cum-letter box shall be 20 sq.m.

17.18 Meter Rooms:-

Meter room size shall be minimum of 3.00 m. x 5.00 m. Depending upon the requirements, the size shall be increased in consultation with M.S.E.D.C.L

- 17.18.1** The spaces for provision of transformers shall be provided as per the requirements of M.S.E.D.C.L.

17.19. Chimneys

- 17.19.1** Chimneys, where provided shall conform the requirements of IS 145-1960 of latest version.
- 17.19.2** Notwithstanding the provisions of Regulation No. 17.19.1, the Chimneys shall be built at least 0.9 m. above parapet wall. In the case of sloping roofs, the chimney top shall not be less than, 0:6 m. above the ridge of the roof in which the chimney penetrates.

18.0 PROVISION OF LIFTS

- 18.1** Provision of lift shall be made for all buildings more than 15 m. in height (See Regulation No. 19.4.9)

19.0 EXIT REQUIREMENTS

19.1 General-The following general requirement shall apply to exits.

- (a) Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of occupants in case of fire or other emergency;
- (b) In every building, exits shall comply with the minimum requirements of this part, except those not accessible for general public use;
- (c) All exits shall be free of obstructions;
- (d) No building shall be altered to reduce the number, width or protection of exits to less than that required;
- (e) Exits shall be clearly visible and the routes to reach the exits shall be clearly marked and sign posted to guide the occupants to the floor concerned;
- (f) All exit ways shall be properly illuminated;
- (g) Fire fighting equipment where provided along exits shall be suitably located and clearly marked but must not obstruct the exit way and yet there should be clear indication about its location from either side of the exit way;
- (h) Alarm devices shall be installed for buildings above 15m. in height, to insure prompt evacuation of the occupants concerned through the exits;
- (I) All exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to a street and;
- (j) Exits shall be so arranged that they shall be reached without passing through another occupied unit.

19.2 Types of exits -

Exits shall be either of horizontal or vertical type. An exit may be doorway, corridor, and passageways to an internal staircase or external staircase, ramps or to a verandah and/or terraces which have access to the street or to roof of a building. An exit may also include a horizontal exit leading to an adjoining building at the same level. Lifts and escalators shall not be considered as exits.

19.3 Number and Size of Exits

-The requisite number and size of various exits shall be provided, based on number of occupants in each room and floor based on the occupant load, capacity of exits; travel distance and height of building as per provisions of Regulation No. 19.3.1. to 19.3.3 –

All buildings specified in Regulation No. 6.2.6.1 shall have minimum two staircases. They shall be of enclosed type; at least one of them shall be on external walls of building and shall open directly to the exterior, interior open space or to an open place of safety. Further, the provision of alternative staircase shall be subject to requirement of travel distance being complied with.

19.3.1. Arrangement of Exits

-Exits shall be so located so that the travel distance on the floor shall not exceed as given below:

Type of Building	Travel Distance
1) Residential, Educational, Institutional and Hazardous occupancies	22.5 m
2) Assembly, Business, Mercantile, Industrial and Storage occupancies	30.0 m

Wherever more than one exit is required for a floor of a building, they shall be placed as remote from each other as possible. All the exits shall be accessible from the entire floor area at all floor levels

19.3.2 Occupant Load -

For determining the exits required the number of persons within any floor area or the occupant load shall be based on the actual number of occupants but in no case, less than that specified in Table 10.

**Table No -10
Occupant Load**

Sr. No.	Group of Occupancy	Occupant Load Gross Area*in sqm per person
(1)	(2)	(3)
1	Residential	12.5
2	Educational	04.00
3	Institutional	15 (see Note-1)
4	Assembly	
	(a) with fixed or loose seats and dance floors	0.6 (see Note-2)
	(b) without seating facilities including dining rooms	1.5 (see Note-2)
5	Mercantile	
	(a) Street floor and sales basement	3
	(b) Upper sale floors	6
6	Business and industrial	10
7	Storage	30
8	Hazardous	10

*The gross area shall mean plinth area or covered area

Note 1 - Occupant load in dormitory portions of homes for the aged, orphanages, insane asylums, etc. where sleeping accommodation is provided shall be calculated @ not less than 7.5 sq.m. gross area/ person.

Note 2 - The gross area shall include, in addition to the main assembly room or space, any occupied connecting room or space in the same storey or in the storeys above or below where entrance is common to such rooms and spaces and they are available for use by the occupants of the assembly space. No deductions shall be made in the gross area for corridors, closets or other sub-divisions. The area shall include all space serving the particular assembly occupancy.

19.3.3 Capacity of Exits -

The capacity of exits (doors and stairways) indicating the number of persons that could be safely evacuated through a unit exit width of 50 cm. shall be as given in **Table -11**.

**Table No -11
Occupants per Unit Exit Width**

S.No.	Group or Occupancy	Number of Occupants		
		Stairways	Ramps	Doors
1	Residential	25	50	75
2	Educational	25	50	75
3	Institutional	25	50	75
4	Assembly	40	50	60
5	Business	50	60	75
6	Mercantile	50	60	75

7	Industrial	50	60	75
8	Storage	50	60	75
9	Hazardous	25	30	40

19.3.4 For all buildings identified in Regulation No. 6.2.6.1 there shall be a minimum of two staircases. They shall be of an enclosed type stairway.

At least one of them shall be on the external walls of buildings and shall open directly to the exterior, interior open space or to any open place of safety

19.3.5 **The following minimum width provisions shall be made for stairways;**

Residential Buildings (dwelling)	1.2 m
for Individual House & Row housing with G+2 storeys	0.75 m
Residential Hotel Buildings	1.50 m
Assembly buildings like auditoria, theatres, Cinemas etc., mangalkaryalaya, marriage halls.	2.00 m
Institutional Buildings like hospitals & Educational	2.00 m
All other public buildings	1.50 m

19.4 **Other Requirements of Individual Exits-** The detailed requirements of individual exits are given in regulation No. 19.4.1 to 19.4.6.

19.4.1 Doorways:

- (a) Every exit doorway shall open into an enclosed stairway, a horizontal exit or a corridor or passage way providing continuous and protected means of egress
- (b) No exit doorway shall be less than 90 cm in width in case of residential and 100 cm. in width in case of other buildings. Doorways shall be not less than 200 cm. in height. Doorways for bathrooms, water closet, stores etc. shall be not less than 75 cm. wide.
- (c) Exit doorways shall open outwards, that is away from the room but shall not obstruct the travel along any exit. No door, when open, shall reduce the required width of stairway or landing to less than 90 cm. Overhead or sliding doors shall not be installed.
- (d) Exit door shall not open immediately upon a flight of stairs, a landing equal to at least the width of the door shall be provided in the stairway at each doorway. Level of landing shall be the same as that of the floor which it serves.
- (e) Exit doorways shall be openable from the side which they serve without the use of a key.

19.4.2 Revolving Doors :

- a) Revolving doors shall not be used as required exits except in residential, business and mercantile occupancies, but shall not constitute more than half the total required door width;
- b) When revolving doors are considered as required exit way the following assumptions shall be made;
 - (i) Each revolving door shall be credited one half a unit exit width; and
 - (ii) Revolving doors shall not be located at the foot of a stairway. Any stairway served by a revolving door shall discharge through a lobby or foyer

19.4.3 Stairways:

- a) Interior stair shall be constructed of non-combustible materials throughout;
- b) Interior staircase shall be constructed as a self-contained unit with at least one side adjacent to an

- external wall and shall be completely enclosed;
- c) A staircase shall not be arranged around a lift shaft unless the latter is entirely enclosed by a material of required fire- resistance rating. For buildings more than 15m. in height, the staircase location shall be to the satisfaction of Fire Officer, Fire Brigade Authority.
 - d) Hollow combustible construction shall not be permitted.
 - e) The minimum width of an internal staircase shall be as per the provisions of regulation No. 19.3.5
 - f) The minimum width of treads without nosing shall be 25 cm. for an internal staircase for residential buildings. In the case of other buildings, the minimum treads shall be 30 cm. The treads shall be constructed and maintained in a manner to prevent slipping.
 - g) The maximum height of riser shall be 20 cm. in the case of residential buildings and 15 cm. in the case of other buildings. They shall be limited to 12 per flight. For low income housing scheme in narrow plots, the riser may be provided in one flight.
 - h) Handrails shall be provided with a minimum height of 90 cm. from the tread,
 - i) The minimum unobstructed headroom in a passage under the landing of a staircase and under the staircase shall be 2.2 m.
 - j) No living space, store or other fire risk spaces shall open directly into the external staircase or staircases.
 - k) External exit door of staircase enclosure at ground level shall open directly to the open spaces or can be reached without passing through a large lobby.
 - l) In the case of assembly, institutional, residential, hotels, industrial and hazardous occupancies, the exit sign with arrow indicating the way to the escape route shall be provided on the wall / floor and shall be illuminated by electric light connected to corridor circuits. All exit way marking signs should be flush with the wall and so designed that no mechanical damage shall occur to them due to moving of furniture or other heavy equipments. Further all landings of floor shall have floor indication boards indicating the floor number. The floor indication board shall be placed on the wall immediately facing the flight of stairs and nearest to the landing. It shall be of appropriate size.
 - m) In case of single staircase it shall terminate at the ground floor level and the access to the basement shall be by a separate staircase. Wherever the building is served by more than one staircase, one of the staircases may lead to basement levels, provided the same is separated at ground level by either a ventilated lobby or cut-off screen wall without opening, having a fire resistance of not less than 2 hours with discharge point at two different ends or through enclosures. It shall also be cut off from the basement areas at various basement levels by a protected and ventilated lobby / lobbies. The staircase shall be lighted and ventilated and the minimum size of openings on walls abutting to open spaces shall be 0.3 sq. m. per landing.

19.4.4 Fire escape or external stairs –

For buildings above 15 m. in height fire escape stairs shall be provided subject to the following conditions:

- (a) Fire escape shall not be taken into account in calculating the evacuation time of building;
- (b) All fire escapes shall be directly connected to the ground;
- (c) Entrance to fire escape shall be separate and remote from the internal staircase;
- (d) The route to fire escape shall be free of obstructions at all times, except a doorway leading to the fire escape; which shall have the required fire resistance;
- (e) Fire escape shall be constructed of non-combustible materials;
- (f) Fire escape stairs shall have straight flights not less than 75 cm. wide with 25 cm. treads and risers

- not more than 20 cm. The number of risers shall be limited to 16 per flight.
- (g) Handrail shall be of height not less than 90 cm.
 - (h) Fire escape staircase shall be connected to other staircases through common passage at every floor.
 - (i) Unprotected steel frame staircase will not be accepted as means of escape. However, steel staircase in an enclosed fire rated compartment of 2 h. will be accepted as means of access.

19.4.5 Spiral stairs (fire escape) -

The use of spiral staircase shall be limited to low occupant load and to a building of height 9 m. unless they are connected to platforms, such as balconies and terraces to allow escapee to pause. A spiral fire escape shall not be less than 150 cm. in diameter and shall be designed to give adequate headroom.

19.4.6 Ramps:

(1) Ramps for pedestrians.-

- (a) Ramps with a slope of not more than 1 in 10 may be substituted for and shall comply with all the applicable requirements of required stairways as to enclosure capacity and limiting dimensions. Ramps shall be surfaced with approved non-slipping material;
- (b) The minimum width of the ramps in hospitals shall be 2.25 m;
- (c) Handrails shall be provided on both sides of the ramp.

(2) Ramps for basement or storeyed parking - For parking spaces in a basement and upper floors, at least two ramps of minimum 3 m. width and slope of not steeper than 1:8, shall be provided preferably to the opposite ends. In case of bona-fide hardship, the Chief Officer may allow only one ramp, if proposed to be provided due to space restriction, it shall not less than 6.0 m. in width. Such ramps may be permitted in the side and rear marginal open spaces after leaving sufficient space as mentioned in Regulation No.15.4 for movement of firefighting vehicles. Provided that when a building abutting 3 or more roads, then ramps shall be allowed in front marginal open spaces facing the smaller road or less important road from traffic point of view.

19.4.7 Corridors:

- a) The minimum width of a corridor other than internal passages shall be calculated based on the provisions of a regulation No.19.3.1 to 19.3.3 as per the corresponding width of staircase;
- (b) In case of more than one main staircase of the building interconnected by a corridor or other enclosed space, there shall be at least one smoke stop door across the corridor or enclosed space between the doors in the enclosing walls of any two staircases.
- (c) The passages (covered or uncovered) including an arcade, a courtyard, a porch or portico, spaces to be left open to sky in accordance with these Regulations, in any premises shall not be used for any other purpose than the one permissible.

19.4.8 Refuge Area

: For buildings more than 24 m in height, refuge area of 15 sq.m. or an area equivalent to 0.3 sq.m. per person to accommodate the occupants of two consecutive floors whichever is higher shall be provided as under:

The refuge area shall be provided on the periphery of the floor or preferably on a cantilever projection and open to air at least on one side protected with suitable railings.

a) For floors above 24 m and upto 39 m – One refuge area on the floor immediately above 24 m.

b) For floors above 39 m – One refuge area on the floor immediately above 39 m and so on after every

15 m. Refuge area provided in excess of the requirements shall be counted towards FSI.

Note : Residential flats on multi-storeyed buildings with balcony, need not be provided with refuge area. However, flats without balcony or with enclosed balconies shall be provided with refuge area as given above. All refuge areas shall be accessible from common passages/staircases.

19.4.9 Lifts and Escalators:-

19.4.9.1 Lifts:

- (a) All the floors shall be accessible for 24 hours by the lifts. The lifts provided in the buildings shall not be considered as a means of escape in case of emergency.
- (b) Grounding switch at ground floor level to enable the fire service to ground the lift cars in any emergency shall also be provided;
- (c) The lift machine room shall be separate and no other machinery shall be installed therein.

19.4.9.2 Escalators :

Escalators may be permitted in addition to required lifts. Such escalators may be permitted in atrium area in shopping malls / public buildings.

19.4.10 Fire Lift

Where applicable, fire lifts shall be provided with a minimum capacity for 8 passengers and fully automated with emergency switch on ground level. In general, buildings 15 m in height or above shall be provided with fire lifts. In case of fire, only fireman shall operate the fire lift. In normal course, it may be used by other persons. Each fire lift shall be equipped with suitable inter-communication equipment for communicating with the control room on the ground floor of the building. The number and location of fire lifts in a building shall be decided after taking into consideration various factors like building population, floor area, compartmentation, etc.

20.0 FIRE PROTECTION REQUIREMENTS

All buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with the regulations mentioned in Part VI of these regulations and Part IV of Fire Protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act, 2006, unless otherwise specified in these regulations. In case of buildings identified in Regulation No. 6.2.6.1. the building schemes shall also be cleared by the Fire Officer Fire Brigade Authority.

21.0 SPECIAL REQUIREMENTS OF OTHER BUILDINGS:-

21.1 Educational buildings.

- 21.1.1** Educational buildings shall not be permissible within 60 m. from the existing assembly building and 90 m. from the existing petrol pump.
Educational building shall only be permitted if 40% area is available for playground. However, this provision shall not be applicable to already approved existing building wherein construction of additional floor is proposed.
- 21.1.2** No classroom shall admeasure less than 38 sq. m. with a min dimension of 5.50 m
- 21.1.3** The height of any classroom shall not be less than 3.60 m.
- 21.1.4** Exit Requirements -This shall conform to Regulation No. 19

21.1.5 Requirements of Water Supply, Drainage and Sanitation:- This shall conform to requirements of part VII of these regulations.

21.1.6 Parking spaces - This shall conform to regulation No.16.

21.1.7 FSI - FSI permissible shall be as per regulation no 13.4.1

21.2 Institutional Buildings-(Hospital, Maternity Homes and Health Centre, Sanatoria).

21.2.1 Hospitals and Sanatoria shall be constructed on independent plot.

21.2.2 Any Special ward in the hospital building shall not admeasure less than 9.0. sq.m. in area with no side less than 3 m

21.2.3 Area of the general wards shall not admeasure less than 40 sq. m. with no side less than 5.5. m

21.2.4 Every building shall have a refuge collection area of minimum 7.50 sq. m. size with cover on top and unclosed on at least three sides. The same shall not be allowed in marginal open spaces. Modern method of incineration of the refuge may be adopted.

21.2.5 **Exit Requirements**-This shall conform to regulation No. 19

21.2.6 Requirements of Water Supply, Drainage and Sanitation - This shall conform to requirements of Regulation No. 30.1 and 30.2 and Tables 15, 27 and 28.

21.2.7 **Parking Spaces** - This shall conform to Regulation No.16.

21.2.8 FSI - FSI permissible shall be as per regulation no 13.4.1

21.3 Cinema Theatre/Multiplex

21.3.1 Plot for Cinema theatres shall not be located within a distance of 60 m. from the plot boundary of existing or proposed educational or medical or institutional user.

21.3.2. They shall conform to the provisions of Maharashtra Cinema (Regulations) Rules, 1966, as amended from time to time.

21.3.3. **Exit Requirements** -This shall conform to regulations No.19.

21.3.4. Requirements of Water Supply Drainage and Sanitation -This shall conform to the requirements of part VII of these regulations.

21.3.5. **Parking Spaces** - This shall conform to regulation No. 16,

21.3.6 FSI - FSI permissible shall be as per regulation no 13.4.1

21.4 Mercantile Buildings.

21.4.1 Minimum area of shop shall be 6 Sq. m. in R-1 zones with a minimum width of 2.0 m. and 10 Sq. m. in R-2 and other zones with a minimum width of 3 m.

21.4.2 FSI - FSI permissible shall be as per regulation no 13.4.1

21.5 Industrial Building

21.5.1 In addition of provisions of these regulations, regulations prescribed under Factory Act shall be applicable.

21.5.2 In the case of Industrial Buildings with different operations/processes, the different (gaseous, solid, liquid) effluents shall be so treated, subject to the approval of Maharashtra Prevention of Water Pollution Control Board and Chief Inspector of Steam Boilers and Smoke Nuisance, before letting it out in to the air, ground or water course.

21.5.3 **Exit Requirements** -This shall conform to Regulation No.19.

21.5.4 Requirements of Water Supply, Drainage and Sanitation:- This shall conform to part VII of these regulations

21.5.5 **Parking spaces/Loading and unloading spaces**-This shall conform to regulation No.16

21.5.6 For construction of industrial building, buffer zone of 23 m. wide shall be left from residential or incompatible zone, wherever necessary. Such buffer zone may be part of sizable required recreational open space. In such case, FSI of the area under the buffer zone / open space shall not be permissible.

Whenever a buffer zone is required to be left in between industrial zone and any incompatible zones, as mentioned in this Regulation, it shall not be a bar for availing FSI of that area; unless it is a part of required recreational open space or road.

PART III LAND USE CLASSIFICATION AND PERMISSIBLE USES.

22.0 GENERAL-

The different land uses classification & different uses permissible in that land use are given below.

22.1 PURELY RESIDENTIAL ZONE - R 1

(Plot abutting on roads below 12 m. width In non -congested area and 9 m. in congested area)

22.1.1 The following uses and accessory uses to the principal use shall be permitted in buildings or premises in purely Residential Zone:

- (i) Any residences.
- (ii) Customary Home occupation, i.e. occupations customarily carried out by the members of household without employing hired labour and shall include stitching embroidery, button making, etc, with or without motive power. If motive power is used, the total electricity load should not exceed 1 H. P.
- (iii) Medical and Dental Practitioner's Dispensaries including pathological laboratory, diagnostic clinics, polyclinics, to be permitted on any floor. However, maternity homes, clinics, nursing home with indoor patients on ground or stilt floor or on first floor with separate means of access of staircase from within the building or outside, but not within the prescribed marginal open spaces.
- (iv) Maternity Homes in independent buildings.
- (v) Professional Offices in residential tenement not exceeding carpet area of 20 sq. m. each.
- (vi) Community halls, welfare centre, gymnasias (each not exceeding 80 sq.m.)
- (vii) Primary and nursery schools including students' hostels except trade schools on roads not more than 24 m. width.
- (viii) Religious buildings.
- (ix) Public Libraries and Museums in independent structures.
- (x) Club Houses, Parks and Playgrounds not being used for business purpose.
- (xi) Bus shelters, Taxi stands.
- (xii) Convenience shops not more than 10 sq. m. such as ration shops, pan shops, Dhobi/ Dry cleaning Shops, Darners, Tailors, Groceries, Confectionary and other general provisions. Hair Dressing Saloon and Beauty Parlour, Bicycle Hire and Repair; Shoe Repair, umbrella repair, Vegetable & Fruit Stalls, Milk Shops. Dispensaries, Floweriest, Bangles and other articles needed by women, Small Bakeries, Newspaper Stalls, Tea Shops, ATM, etc.
- (xiii) Police Chowky, Telephone exchanges, Government and Municipal Sub -Offices, Post and Telegraph Offices, Branch offices of Banks with Safe Deposit Vaults, electrical sub-stations, fire station. Civil Defence and home guard warden posts, First Aid posts, municipal bit offices, pumping stations and water Installations and ancillary structures thereof required to cater to the local area.
- (xiv) Information Technology Establishment (ITE) (pertaining to software only) on the plots/ premises fronting on roads having width more than 9.00 m. and above.

- (xv) Flour mill and wet / dry masala grinding subject to following conditions:
 - (a) It is located on ground floor.
 - (b) Adequate care has been taken in structural design.
 - (c) It does not cause any nuisance to the neighbour and residents of upper floor.
 - (d) Power requirement does not exceed 10 hp.
- (xvi) Roads, Bridge, culverts and construction for any mode of transportation.
- (xvii) Burial grounds, cremation grounds and essential public utilities on a road having width 9 m. and above.
- (xviii) Raisin production.
- (xix) Agricultural, Horticultural and allied uses (except agro-based industries).
- (xx) Public conveniences.
- (xxi) Any other use allowed in consultation with the Director of Town Planning, Maharashtra State in accordance with the intend and spirit of these Regulations.

22.2 RESIDENTIAL ZONE R-2

(Residential plots abutting on road having width 12 m. and above in non-congested area and 9 m. and above in congested area) in this zone the following uses, mix uses may be permitted:

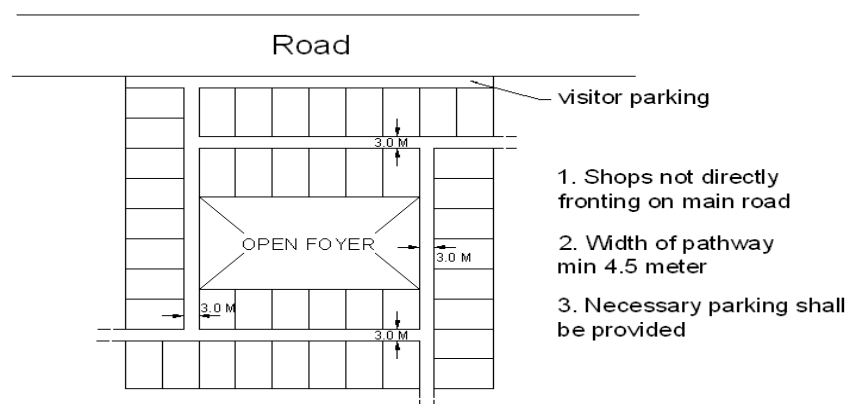
22.2.1 All Uses permitted in R1 zone shall be permitted in R 2 zone.

22.2.2 Other uses permissible -A building or premises may be used only for the purpose indicated at 22.2.2.1 subject to the following conditions

(a) 50 % commercial use may be permitted irrespective of floor restriction.

Such additional user shall in no case consume FSI of more than 0.5 in both congested and non-congested areas except in buildings on independent plots.

Notwithstanding anything contained above a pedestrianised shopping precinct extending to a depth of more than 12 m. (40 ft.) may be allowed subject to the condition that no shop in such pedestrianised precinct shall be allowed to open directly on the road in front. The minimum width of pedestrian way provided shall be 3 m. clear of all steps or projections and bollards shall be placed at the entrance of such pedestrian passage to prevent entry of vehicles provided further that satisfactory arrangements for natural or artificial ventilation are made as may be directed by the Authority/Collector



b) Where the building or premises abut on two or more streets, no direct opening of such shop shall be permissible on the street, which is less than 9 m. in congested and 12 m. in non -congested area.

c) All goods offered for sale and brought for repair shall be displayed and kept within the building and

shall not be kept in the passages or footpaths or roads.

d) No trade and business involving any danger of fire, explosion, offensive noise, vibrations, smoke, dust glare heat or other objectionable influence may be allowed

22.2.2.1 Uses permissible in R-2 zone :

- i) Stores or shops for the conduct of retail business including departmental stores. Storage and sale of combustible materials shall not normally be permitted except with the special permission of the concerned authority.
- ii) Personal service establishments: professional offices.
- iii) Radio broadcasting stations and studio, telephone exchanges, mobile towers.
- iv) Frozen food lockers, fast food and vending stalls.
- v) Tailor shops not employing more than 9 persons and embroidery shops and button - hole making shops not employing more than 9 persons with individual motors not exceeding 1 H. P. and total H. P. not exceeding 3.
- vi) Shops for goldsmiths, locksmiths, watch and clock repairs, optical glass grinding and repairs, musical instrument repairs, picture framing, radio and household appliances repairs, upholstery and diamond cutting and polishing not employing, more than 9 persons with individual motors not exceeding 1 H. P. and total H. P. not exceeding 3 H. P.
- vii) Coffee grinding with electric motive power not exceeding 1 H.P.
- viii) Auto part stores and show rooms for motor vehicles and machinery.
- ix) Sale of used or second hand goods or merchandise (not junk, cotton waste, rage or other materials of offensive nature).
- x) Club houses or other recreational activities, conducted as business.
- xi) Storage of furniture and household goods.
- xii) Repairs to all household articles (excluding auto vehicle).
- xiii) Veterinary dispensaries and hospitals.
- xiv) Animal pounds.
- xv) Repair, cleaning shops and analytical, experimental or testing laboratories not employing more than 15 persons in the industrial activity but not including cleaning and dyeing establishment using a cleaning or dyeing fluid having a flash point lower than 60 degree C. and machines with dry load capacity of 30 kg. for any establishment carrying on activities that are noxious or offensive because of emission of odour, dust, smoke, gas, noise or vibration or other-wise dangerous to public health and safety, provided that the motive power requirement of such establishment does not exceed 10 H. P.
- xvi) Accessory uses customarily incidental to any permitted principal use including storage space, upto 50 percent of the total floor area used for the principal use.
- xvii) Paper box manufacturing including paper cutting, not employing more than 9 persons, with motive power not exceeding 5 H. P. and area not more than 50 sq. m.
- xviii) Mattress making and cotton cleaning, not employing more than 9 persons with motive power not exceeding 3 H.P. and area not more than 50 sq. m.
- xix) Establishment requiring power for sealing tin, packages, etc. not employing more than 9 persons, with motive power not exceeding 3 H.P.
- xx) Commercial halls, exhibition halls, community halls, welfare centre, gymnasias, etc.
- xxi) Art galleries, aquariums;
- xxii) Research, experimental and testing laboratories not involving any danger of fire or explosion nor of any noxious nature and located on a site not less than 4 Ha. in area and when the laboratory is kept at least 30 m. from any of the boundaries of the site and the necessary residential buildings 30 m from the laboratory.

- xxiii) Restaurants, eating houses, cafeteria, ice - cream and milk bars.
 - xxiv) Establishment for preparation and sale of eatables not occupying for production an area in excess of 75 sq. m. per establishment and not employing more than 9 persons. Sugarcane and fruit juice crushers not employing more than 6 persons with 1.5 H.P. with area not more than 25 sq.m. shall also come under that sub - rule.
 - xxv) Trade or other similar schools not involving any danger of fire or explosion nor of offensive noise, vibration, smoke, dust, odour, glare, heat or other objectionable influences
 - xxvi) Repairing garages not employing more than 9 persons and 2 H.P. motive power in the industrial activity with no floor above.
 - xxvii) Battery charging and repairing, not employing more than 6 persons with an area not more than 25 sq.m. and not more than 2 chargers with power not exceeding 5 KW.
 - xxviii) Photographic studios and laboratories with not more than 50 sq. m. area, not employing more than 9 persons and not using power more than 3 H. P.
 - xxix) Showroom for Distribution and sale of LPG; and
 - xxx) Coal and Firewood Shops.
 - xxxxi) Polyclinics on separate floors, preferably ground floor, pathology laboratories.
 - xxxii) Residential Hotels, Boarding and Lodging shall be permitted in independent building or parts of building, but on separate floors.
 - xxxiii) Book Depot, Medicine and chemist shops.
 - xxxiv) Business/ corporate office on any floor.
- Note.** The Chief Officer Authority/Collector may from time to time add to amend the above list with the approval of Director of Town Planning, Maharashtra State, Pune

22.2.3 Uses to be permitted in independent premises / buildings.

The following uses shall be permitted in independent premises / building:

- i) Drive - in - theatres, theatres, cinema houses multiplex, club houses, assembly or concert halls, dance and music studios and such other places of entertainment.
- ii) Petrol filling and CNG service stations.
- iii) Colleges, Secondary Schools, Trade or other similar schools.
- iv) Storage and sale of kerosene not exceeding 1000 liters in groceries and approved ration shops on retail basis.
- v) Bulk storage and sale of kerosene not exceeding 13000 liters in separate godowns confirming to the existing regulations of Chief Controller of Explosives, Government of India provided further that the applicant shall make adequate fire fighting arrangements at his cost in his plot to the entire satisfaction of the Authority/Collector .
- vi) Storage and sale of LPG in cylinders not exceeding 100 kg. in showrooms / distribution centre.
- vii) Storage and sale of LPG in cylinders not exceeding 6300 kg in a separate godown confirming to the existing regulations of Chief Controller of Explosives, Government of India provided further that the applicant shall make adequate fire fighting arrangements at his cost in his plot to the entire satisfaction of the Authority/Collector
- viii) Parking of automobiles and other light vehicles on open plots even as a business.
- ix) Vegetable, fruit, flour, fish or meat market place.
- x) General Agriculture and Horticulture (including domestic poultry) upto the use of 20 birds per plot and with a space requirement of 0.25 sq. m. per bird.
- xi) Correctional and mental institutions, institutions for the children, the aged or widows, sanatoria and hospitals in independent building facing on roads of width not less than 15 m. (except veterinary hospitals) provided that those principally for contagious diseases, the insane or for correctional

purposes shall be located not less than 45 m. from any residential premises.

xii)**Service Industries** - The Service Industries may be permitted in independent building (independent designated plot) in R2 and Commercial zones along with the limitation of area, maximum number of persons to be employed, maximum permissible power requirement and the special conditions if any as given in Table No. 12 for service industries.

Note:- The user of Cinema/ Drama Theatre shown as existing user on Development Plan should be regarded as designated user and in case of re-development of property, a similar user with similar or more capacity shall be provided along with any other user that may be permissible in accordance with zoning applicable for the particular plot as decided by the Government from time to time and as permissible under The Bombay Cinemas (regulation) Act, 1953.

Table No. 12

SCHEDULE FOR SERVICE INDUSTRIES

Sr. No.	Category of Industry	Service Industry Class -A (Permitted in R2 and C) Criteria for Classification and special condition			
		Maximum Permissible			
		Power requirement (in H.P.)	Employment (in persons)	Floor area (in sq. m.)	Special Conditions if any
(1)	(2)	(3)	(4)	(5)	(6)
I.	Food Product				
1	Preservation of meat, canning preserving and processing of fish crust aces and similar foods	-	-	-	-
2	Manufacture of milk and dairy products such as butter, ghee, etc.	10	9	50	-
3	Canning & preservation of Fruits & Vegetables including production of Jam, Jelly, Sauce, etc.	-	-	-	-
4	(a) rice huller (b) Groundnut decorticators (c) Grain Mill for production of flour (d) Manufacture of supari and Masala grindings (in separate building). (e) Baby oil expellers	10 10 10 10 10	9 9 9 9 9	50 50 50 50 50	-
5	Manufacture of bakery products with no Floor above	10	9	75	(i) shall not be permitted under or above a dwelling unit(ii) operation shall be permitted only between 8.00 hrs. to 20.00 hrs. (iii) Fuel used shall be electricity, gas or smokeless coal.
6.	Manufacture of cocoa, chocolate, Sugar confectionary	-	-	-	-
7.	Coffee, curing roasting and grinding	2	9	50	-

8.	Cashewnut processing like drying,shelling, roasting, salting etc.	-	-	-	-
9.	Manufacture of Ice	45	20	250	-
10.	Sugarcane crushing & Fruit Juice	2	9	25	-
II.	BEVERAGES & TOBACCO				
11.	Manufacture of soft drinks and carbonated water	-	Not included	-	-
12.	Manufacture of bidi	No Power to be used	as permitted	250	To be permitted in R-1 zone only
III.	TEXTILE & TEXTILEPRODUCTS				
13.	Handloom / powerloom of yarn for a maximum of 4 looms.	5	9	50	To be permitted in R-1 zone in areas designated by the Authority/Collector.
14.	Printing dyeing & bleaching cotton, woolen & silk textiles	-	Not included	-	-
15.	Embroidery & making of crape laces and fringes	5	9	50	-
16.	Manufacture of all types of textile garments including wearing apparel.	3	9	50	
17.	Manufacture of made up textiles goods such as curtains, mosquito net, mattresses, bedding material pillow cases, textile bags. etc.	3	9	50	
IV.	WOOD PRODUCTS AND FURNITURE				
18	Manufacture of wooden & cane boxes & packing cases.	-	-	-	-
19	Manufacture of structural wooden goods such as beams, posts, doors and windows	-	-	-	-
20	Manufacture of wooden furniture and fixtures	1	9	50	i)Shall not be permitted under or adjoining a dwelling unit. ii)operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
21.	Manufacture of bamboo and cane furniture and fixtures	1	9	50	

22.	Manufacture of wooden products such as utensils, toys, art wares etc	-	-	-	-
V.	PAPER PRODUCTS AND PRINTING PUBLISHING				
23	Manufacture of cartons and boxes from papers and paper board, paper pulp.	5	9	50	Manufacture with paper pulp not permitted.
24	Printing & Publishing newspaper.	5	9	50	-
25	Printing & Publishing periodicals, books journals, atlases, maps, envelope, printing picture, post-card, embossing				i) Shall not be permitted under or adjoining a dwelling unit. ii) Operation shall be permitted only between 8.00 hrs. and 20.00 hrs. iii) No restrictions of power, number of employees, area of hours of operation shall apply if located in a building, in separate plot not less than 500 sq. m. and if Spl. Permission of the Authority/Collector is obtained
26.	Engraving etching block making etc.	10	9	120	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
27.	Book binding	10	9	120	-
VI.	LEATHER PRODUCTS				
28.	Manufacture of leather footwear		Not Included		
29.	Manufacture of wearing apparel like coats, gloves etc.		Not Included		
30.	Manufacture of leather consumers goods such as upholstery suitcases pocket books, cigarette and key cases, purses etc.		Not Included		
31	Repair of footwear and other leather	5	9	50	

VII.	RUBBER AND PLASTIC :				
32.	Re-treading and vulcanizing works	2	9	50	
33.	Manufacture of rubber balloons, hand gloves and allied products	2	9	50	
VIII	NON-METALLIC MINERAL PRODUCTS				
34.	Manufacture of structural stone goods, stone dressing, stone crushing and polishing		Not Included		
35.	Manufacture of earthen & plaster states and images, toys and art wares.		Not Included		
36.	Manufacture of cement concrete building components, concrete jellies, septic tank, plaster or paris work lime mortar etc.		Not Included		
IX.	METAL PRODUCTS :				
37	Manufacture of furniture and fixtures primarily of metal.				
38	Plating & Polishing and buffing of metal products				
39	Manufacture of metal building components such as grills, gates. Doors and window frames, water tanks, wire nets, etc.	5	9	50	
40	Manufacture and repair of sundry ferrous engineering products done by jobbing concerns such as mechanical works, shops with lathes, drills, grinders, welding equipment etc				
41	Total sharpening and razor sharpening works	1	6	25	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
X	ELECTRICAL GOODS :				
42.	Repairs of household electrical appliances such as radio set. Television set, tape recorders, heaters, irons, shavers, vacuum cleaners, refrigerators, air-conditioners,	3	9	50	(i) Operation shall be permitted only between 8.00 hrs. 20.00 hrs. (ii) No spray painting permitted.

	washing machines, electric cooking ranges, motor rewinding works etc.				
XI	TRANSPORT EQUIPMENT				
43	Manufacturing of push cart, hand cart, etc.	10	9	50	
44	(a) Servicing of motor vehicles and motor cycles with no floor above (b) Repair of motor vehicles and motor cycles with no floor above. (c) Battery charging and repairs.	10 5	9 6	50 25	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs. No spray painting permitted
45	Repairs of bicycles and cycle rickshaws	5	6	50	No spray painting permitted
XII.	OTHER MANUFACATURING AND REPAIR INDUSTRIES AND SERVICES				
46.	Manufacture of jewellery and related articles	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
47.	Repair of watch, clock and jewellery	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
48	Manufacture of sports and athletic goods	-	-	-	-
49	Manufacture of Musical instruments and its repair.	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
50	Mass manufacture of miscellaneous Products such as costume, jewellery, costume novelties, feather, plumes, artificial flowers, brooms, brushes, lamp shades, tobacco, pipes, cigarette holders, ivory goods, bandages, wigs and similar articles.	-	-	-	
51	(a)Repairs of locks, stoves, umbrellas, sewing machines, gas burners, buckets & other sundry household equipment. (b) Optical glass grinding and repairs	3 3	9 9	50 50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
52.	Petrol filling stations	10	9	(i) 30.5x16.75m. (ii) 36.5x30.5m	Plot size to be line with IRC recommendations depending on service bay or not.

53.	Laundries, Laundry service and cleaning, dyeing, bleaching and dry cleaning	5	9	50	(i) Cleaning & dyeing fluid used shall not have flash point lower than 138 ⁰ F. (ii) Operation shall be permitted between 8.00 hrs. to 20.00 hrs. (iii) Machinery having day load capacity of 20 kg and above.
54	Photo processing laboratories.	5	9	50	Operation shall be permitted between 8.00 hrs. to 20.00 hrs.
55	Electronic Industry of assembly type (and not of manufacturing type including heating load).	10	20	250	In independent structure on independent plot with special permission of the Chief officer
56	Bio-technology Unit	--	--	--	As per Regulation No.24.5
57	Information Technology Unit	--	--	--	As per Regulation No.24.7
Note : The Chief Officer may from time to time add to or alter or amend the above list with the approval of Director of Town Planning, Maharashtra State, Pune.					

22.3 COMMERCIAL ZONE

22.3.1 In commercial zones, buildings or premises shall be used only for the uses and purposes given in Regulation No. 22.3.2 subject to the following conditions:

- (a) all goods offered for sale shall be displayed within the building excluding passages;
- (b) when the commercial zone boundary falls short of a street, the frontage along such street shall not be permitted to be developed for uses which would not be permissible along such streets and;
- (c) when user other than those permissible in a residential zone without a shop line (R1) have an access from the side or rear open spaces, the width of the such open spaces shall not be less than 7m.

22.3.2 Uses Permissible in Commercial Zone :

- i) Any use permitted in residential zone without area and floor restrictions.
- ii) Club, business houses, veterinary- dispensaries, testing labs, paper and plastic packing bags and boxes manufacturing, mattress making.
- iii) Business Offices and exchanges.
- iv) Whole -sale establishments with storage area not exceeding 200 sq. m. subject to fire protection requirements.
- v) Public utility buildings.
- vi) Headquarters organisations.

22.4 INDUSTRIAL ZONE

The following users shall be permissible in Industrial Zone.

22.4.1 Service Industries :

The service industries may be permitted as given in Table No.12.

22.4.2 Other Industries

Industries shall include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated, assembled or processed, for example - assembly plants, laboratories, dry cleaning plants, power plants, pumping station; smoke houses, laundries, gas plants, refineries, dairies and saw - mills.

22.4.2.1 Uses Permissible in Industrial Zone -

- i) Any industry / industries may be permitted only with the special permission of the Authority/Collector who may grant it after such scrutiny as may be necessary to ensure that the location is appropriate and is not likely to cause nuisance and hazard to adjoining owners. Before granting any such permission, the Authority/Collector may prescribe special conditions about minimum size of plot and minimum buffer open spaces from the industrial building/ industrial use to residential or habitable zone / use, which shall not however be less than 23 m.
- ii) Building or premises in industrial zone may be used for any industrial as well as accessory uses like banks, canteens, welfare center and such other common purposes considered necessary for the industrial workers, quarters of watchman, caretakers or other essential staff required to be maintained on the premises. Such residential/commercial/other uses may be permitted up to 25 % of the permissible FSI.

iii) Information Technology Establishments

iv) Following uses may also be permitted:

- (a) Petrol Pumps and Service Stations as per the provisions contained in Regulation No.23.2.2, Table No.14.
- (b) Parking lots.
- (c) Electric Sub - station.
- (d) Building of public utility concerns except residence.
- (e) The branches of Scheduled Banks.
- (f) Storage Buildings.
- (g) Drive-in -Theaters, cinema or theaters, subject to provision of separate entries and exits for the cars

(v) Allowing Residential / Commercial User In Industrial Zone :- (Conversion of Industrial Zone to Residential Zone)

- (a) With the previous approval of the Authority/Collector in consultation with the concerned Divisional Head of Town Planning and on such conditions as deemed appropriate by him, the existing or newly built-up area of a unit, in the Industrial zone may be permitted to be utilised for residential or commercial purposes.
- (b) With the previous approval of the Authority/Collector, in consultation with the concerned Divisional Head of Town Planning, lands in the Industrial Zone including lands in Industrial Zone in Town Planning Scheme area, may be permitted to be utilised for any of the permissible users in the Residential and Commercial Zone or the Residential Zone subject to the following conditions :
 - (i) Residential/ Commercial user in respect of industries which are not in operation shall not be permitted unless NOC from Labour Commissioner, Maharashtra State, Mumbai, stating that all legal dues have been paid to the workers or satisfactory arrangements between management and workers have been made, is obtained. However, in respect of any open land in the Industrial Zone where industry never existed, NOC from Labour Commissioner shall not be required.
 - (ii) In the layout or sub-division of such land measuring upto 2 Ha., 10% land for public utilities and amenities, like electric sub-station, bus-station, sub-post office, police out-post and such other amenities/utilities, as may be considered necessary shall be provided.
 - (iii) In such layouts or sub-division, having area more than 2 Ha., 20% land shall be provided for public utilities and amenities like electric sub-station, bus-station, sub-post office, police out-post, garden, playground, school, dispensary and such other amenities/utilities as may be considered necessary.
 - (iv) The land under public utility / amenity shall be handed over to the Authority with proper access and basic land development and shall always be open for general public without any restriction. These areas will be in addition to the recreational space as required to be provided under these regulations.
- (c) The required segregating distance between the Industrial Zone and the area over which Residential use is permitted under this Regulation shall be provided within such land intended to be used for residential or commercial purpose.
- (d) Such residential or local commercial development shall be allowed within the permissible FSI of the nearby Residential or Commercial Zone.

Note : Residential/Commercial User may be allowed over the part area of the land holding, subject to the condition that total area of the entire land holding shall be considered for deciding the percentage of the land to be reserved for public amenity/ utility spaces, as per this regulation.

22.5 AGRICULTURAL ZONE / NO DEVELOPMENT ZONE

The following uses shall be permissible:-

- (i) All agricultural uses including stables of domestic animals, piggeries, poultry farms accessory building, tents.
- (ii) Garden, forestry, nursery, public parks, private parks; play fields, summer camps for recreation of all types.
- (iii) Golf Course and Links, Race tracks, and shooting ranges.
- (iv) L.P.G. Godown subject to the following conditions -
 - a) Minimum area of the plot shall be 4000 sq. m.
 - b) Maximum permissible F.S.I. shall be 0.2.
 - c) Only ground floor structure shall be permitted.
 - d) No Objection Certificate from the Controller of Explosives and the Chief Fire Officer shall be submitted along with the proposal.
 - e) Any additional condition as may be imposed by the Authority/Collector.
- (v) Brick, tile or pottery manufacture.
- (vi) Fish Farming.
- (vii) Sand clay or gravel quarries.
- (viii) Storage and drying of fertilizer.
- (ix) Public utility establishments such as electric sub-stations, receiving stations, sewage disposal water works along with residential quarters for essential staff for such works.
- (x) **Farm houses** subject to following conditions:-
 - (a) Minimum plot area under above use shall be 0.4 Ha.
 - (b) The land in which it is to be constructed is actually put under agricultural use.
 - (c) Farm house shall be permitted by the Authority/Collector only after the requisite permission for farm house is obtained by the owner from the Authority/Collector under the provisions of Maharashtra Land Revenue Code, 1966 and attested certified copy of such permission is attached with the application under Section 44 of the The Maharashtra Regional and Town Planning Act, 1966.
 - (d) The FSI shall not exceed 0.0375 subject to a maximum built up area of 400 sq.m. in any case. Only ground floor structure with or without stilt shall be permissible.
- (xi) Swimming 'pools / sports and games, health clubs, cafeteria, canteen, tennis courts, etc.
- (xii) Amusement park with minimum plot area of 1.00 hect. and with ground floor structures, excluding essential staff quarters. Maximum permissible FSI shall be 0.04.
- (xiii) Mobile Phone Towers with ancillary equipment
- (xiv) ITE with ancillary development subject to following conditions:-
 - a) Total FSI shall not exceed 0.2.
 - b) Ancillary residential development shall not have FSI of more than 0.10.
 - c) On 50% of plot area, trees shall be planted at the rate of 500 trees per hect.
 - d) Plot shall front on 12 m. wide road.
- (xv) Raisin
- (xvi) Mining and quarrying operations subject to stipulations mentioned in Part XI.

(xvii) **Research and Development Centers** on following conditions.

1. The area of land shall be minimum 10 hectare.
2. Maximum 10% of plot area shall be allowed for construction (Plinth area) and FSI permissible shall be maximum 0.20.
3. Out of the total allowable, plinth area up to 1% shall be used for office use and up to 1% for staff Quarters.
4. Total strength of the employees shall be limited to 10 per hect.
5. The research and development work for inflammable and hazardous chemicals in the industries is not allowed.
6. Maximum ground plus one upper storey is allowed.
7. At least 500 trees per hectare shall be planted and maintained.
8. The violation of any of above 1 to 7 clauses will lead to cancellation of permission.

xviii) **Ancillary service industries** for agriculture produce marketing and management, Ancillary service uses for agro related products like flowers, fruits, vegetables, poultry products, marine products related collection centers, auctionhall, godowns, grading services and packing units, knowledge parks, coldstorages, utility services (like banking, insurance, post office services) as service industries for agriculture produce marketing on the land owned by individuals / organizations after deducting development plan reservations if any, with construction up to a maximum of 20 % (FSI=0.20).

xix) **Bio-technology** unit as per stipulations given in Part V (regulation no. 24.5) with maximum permissible FSI of 0.20.

xx) **Petrol Pump/LPG Pump/CNG Pump:** Petrol Pump, LPG Pump, CNG Pump shall be permissible in No Development Zone subject to following conditions:-

- a) The minimum size of plot shall be,
 - i) 30.50 m x 16.75 m. in the case of Petrol/LPG/CNG Filling Station with kiosk without service bay;
 - ii) 36.50 m x 30.50 m. in the case of Petrol/LPG/CNG Filling Station with service bay.
- b) Plot shall be located /fronting on National Highway, State Highway, Major District Road, Other District Road or Village Road or other road with a minimum width of 12.00 m. or more.
- c) Permission from Government of India, Petroleum Ministry and Chief Controller of Explosives shall be necessary.
- d) NOC from Public Works Department and other related departments shall be obtained as per the prevailing rules. as regards service road / building line / control line, the Government Resolution, Public Works Department, No. RBD-1081/ 871/Raste-7, dated 09 March 2001 and the circulars issued in this regard from time to time shall be observed. Instructions contained in Government of India, Ministry of Road Transport and Highways letter dated 25/09/2003 and 17/10/2003 and its enclosures as amended from time to time shall be observed.
- e) The plot on which a petrol filling station with or without service bays is proposed shall be an independent plot on which no other structure shall be constructed.
- f) Petrol/LPG/CNG station shall not be permitted within a distance of 90 meter from junction of roads having minimum width of 12 m. each. Also Petrol station shall not be sited within a distance of 90 m. from the nearest premises of school, hospital and theatre, place of assembly or stadium.

- g) In the case of kiosks and other buildings for sales office, snack bars etc. within the plot for Petrol/LPG/CNG filling stations, the setbacks from the boundaries shall be 4.50 m. Further the other clearances for the installations shall be as per the Petroleum Rules of 1937.
- xxi) Solid waste management, land fill sites, bio-gas plants, power generation from waste.
- xxii) Power generation from non-conventional sources of energy.
- xxiii) Highways amenities such as motels, way-side restaurants, service stations, service godowns, factory outlets, Highway malls, Hyper Malls alongwith public conveniences like toilets.
- xxiv) Any other compatible use not specified above may be permitted with prior approval of the Director of Town Planning, Maharashtra State.

Note - The permissible FSI for uses in No Development Zone shall be 0.1 on gross plot area, if not specified.

22.6 PUBLIC /SEMI PUBLIC ZONE.

The following uses shall be permissible:

- (i) Pre-primary schools, Primary Schools, High Schools, Technical / Trade Schools, Colleges, Educational Complex, Hostels for students and essential staff quarters.
- (ii) Hospital, Sanatoria, Dispensary, Maternity Homes, Health Centre, Complex of such uses, Dharmashala for the visitors to patients, pilgrims and like, essential staff quarters, veterinary hospital, auditorium exhibition hall and gallery.
- (iii) Training institutions, Home for the aged, essential quarters.
- (iv) Government/ Semi -Government/ Local Self Government offices, Court buildings, essential staff quarters.
- (v) Post Office, Telegraph office, Telephone Exchange, Radio Station, Complex of such uses, Staff quarters and similar public /Semi-public uses.
- (vi) Library, MangalKaryalaya, Gymnasium, Gymkhana, Water tanks, Stadium, Community hall, Religious Structures, etc.
- (vii) Commercial use upto 15% shall be permissible subject to following conditions:
 - (a) Convenience shopping, Branch of Bank small hotels etc. shall be permissible. However, hotels/shops for liquor, pan, cigarette, tobacco, lottery tickets and such other uses which do not serve public purpose, and outlets / Godowns for domestic gas, kerosene shops/ godowns which are dangerous to public health shall not be permitted.
 - (b) For parking, sufficient area shall be kept in the plot.
 - (c) Additional F. S. I. shall be allowed only on the plot area remaining after deducting the plot area utilised for commercial user.
 - (d) The Authority/Collector shall not allow sub - division of S. No. / Gat No. / Plot No. on which such a Development which may cause/ has taken place/ would take place.
 - (e) The commercial user is permitted upto a depth of 12 m.
 - (f) The plots in which there is an existing development; such commercial use shall be restricted to maximum 15% of the existing and proposed development taken together.
 - (g) The landowner / developer / institution shall give guarantee in writing to the Authority/Collector for following all the stipulated conditions scrupulously.
- (viii) **Petrol/LPG/CNG Pumps as per Regulation No. 23.2.2.**

Note: With prior approval of the Director of Town Planning, Maharashtra State, Pune; the Authority/Collector may include other items of public interest in the list which are not covered in the above list.

PART IV
MARGINAL SPACES, SETBACKS, HEIGHT, PERMISSIBLE F.S.I.

23.0 General:

Following regulations for congested area shall be applicable for the lands included in congested area as shown on the plan. For the areas outside congested area in the development plan, regulation for outside-congested area shall apply. However, in congested area, if the original land holding is more than 0.40 Hect., then regulations of non-congested area shall apply.

23.1 MARGINAL OPEN SPACES, AREA AND HEIGHT LIMITATIONS AND PERMISSIBLE FSI FOR BUILDINGS SITUATED WITHIN CONGESTED AREA

23.1.1 RESIDENTIAL BUILDINGS

(a) Floor Space Index.

Maximum permissible FSI shall be 1.50 for purely residential building and in case of mix residential with commercial or other user, additional FSI, limited to 0.5 only in R-2 zone for non-residential user may be permitted

(b) Marginal Open Spaces/Setback - The minimum front setback from the existing or proposed road shall be as under:-

S.No.	Road width	For Purely Residential	For Mixed Users
(i)	For streets 7.5 m. to less than 12 m. in width	1.00 m.	2.00 m.
(ii)	For streets 12 m to less than 18 m. in width	1.50 m	2.50 m.
(iii)	For streets 18 m & above in width	2.00 m	3.00 m

c) Side & rear open spaces in meter shall be as below :

Residential Plot Area	Side	Rear
Upto 250 sq. m	0.00	0.00
Above 250 & upto 500 sq. m	1.00	1.00
Above 500 sq. m. & upto 1000 sq.m	2.00	2.00
Above 1000 sq.m.	As per regulation no 13	

NOTE :-

- i) For light and ventilation, provisions in Regulation No.15.2 shall apply.
- ii) For common wall construction, length of common wall shall not be more than 8 m.
- d) For streets less than 7.5 m. in width, no setback shall be prescribed subject to condition that no lane shall be less than 4.5 m. in width clear of structural projection. For lanes less than 4.5 m. in width, a setback of 2.25 m. shall be prescribed from the centre line of such lane. Streets less than 4.5 m. shall be treated as lanes only when they serve as access to the properties fronting on them
- e) Structural projections such as balconies, cornices, weather sheds, roof projections etc. shall be allowed in the setback distance prescribed above as per regulation No. 15.4

f)Height- The height of the building shall be governed by Regulation No. 15.5.

g)Ground Coverage-The maximum ground coverage shall be 60% of the net plot area

23.1.2 Cinema Theatre, multiplex, assembly-building, shopping malls and like buildings: For these buildings, regulations prescribed in non- congested area,except FSI, shall apply.

23.1.3 Educational, Medical, Institutional, Commercial, Mercantile, and Other Buildings:

(a) Floor Space Index - Maximum FSI permissible shall be 2.00.

(b) Open Space - For these buildings open spaces shall be 3 m. on all sides.

(c) Ground Coverage – The maximum ground coverage shall be 50% of the net plot area

23.1.4 Pathway for access to the internal building or interior part of the building,
The pathway shall not be less than 3.6m. (12 ft) in width.

23.1.5 If the width of property is less than 3.6 m. (12 ft), the entire ground floor shall be on stilts.

23.1.6 Front open space as prescribed by the Highway or any other rules shall be applicable if they are over and above as prescribed in these regulations.

23.1.7 The provisions mentioned in above Rule No.23.1 to 23.1.5 may be relaxed by the Authority/Collector in consultation with the Divisional Head of concerned division of the Town Planning Department, in special circumstances

23.2 MARGINAL OPEN SPACES, AREA AND HEIGHT LIMITATIONS AND PERMISSIBLE FSI FOR BUILDINGS SITUATED OUTSIDE CONGESTED AREA.

23.2.1 Residential Buildings:

(a) The provisions as given in Table 13 shall apply for the residential buildings, residential with shop line on ground floor permissible in non-congested areas and ancillary residential buildings permissible in industrial areas.

Table NO. 13

FRONT/REAR/SIDE MARGINS/HEIGHTS FOR BUILDINGS IN RESIDENTIAL ZONE IN NON-CONGESTED AERA

S No	Description of Road	Minimum Required					Normal FSI permissible on net plot area	FSI with payment of premium	Remarks
		Plot Zize	Width Of Plot	Set Back from road front	Side Open Space	Rear Open Space			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1.	National/ State Highway	450	15	4.5 m. from road line or as specified by Highway rules whichever is more.	3.0	3.0	1.20	0.20	
2.	M.D.R./ O.D.R.	450	15	4.5 m. from road line or as specified by Highway rules whichever is more	3.0	3.0	1.20	0.20	
3.	Other roads 24 m. wide and above	300	12	4.5 m.	3.0	3.0	1.2	0.20	
4.	Roads of width below 24m. wide and up to 15m.	250	10	3.00	3.0	3.0	1.10	0.20	
5.	Road of width below 15 m. and above 9 m.	150	10	3.0 m	1.5	1.5	1.00	0.20	
6.	Road of width upto9 m.	100	7	3.0 m.	1.5	1.5	1.00	0.20	Only G + 2 structure shall be allowed.

7.	Row housing on roads of width 12m. and below	30 to 125	3.50	2.25 m.	0.00 (in case of corner plot, 1.5 or building line of the adjoining road whichever is more)	1.5	1.00	0.20	(G+1) or (Stilt+2) may be allowed.
8.	Row housing for L.I.G. EWS/High Density Housing, Slum Upgradation etc. by public authority	20 to 50	3.00	0.90 m. from pathway 2.25 m. from road boundary	-do-	0.90	1.00	0.20	(G+1) or (Stilt+2) may be allowed.

Note :

- (1) Where the height of the building exceeds 14 m., then side and rear marginal spaces shall be left as per Regulation No. 15.1.3 subject to minimum of 3 m.
- (2) Row-housing plots at the junction of two roads shall be larger to maintain the setback from both roads. Not more than 8 and not less than 4 plots shall be allowed in each block of row housing. Each block shall be separated from the other by 6 m. road or 6 m. side margin distance of the plot.
- (3) No garage shall be permitted in a building having stilt or basement provided for parking.
- (4) Construction of ottas, railings, barricades or supporting columns for canopy or porch shall not be allowed in front marginal open space. However, steps may be permitted within 1.2 m. from the building line.
- (5) If the plot is from approved land subdivision layout, then plot area shall be treated as net area. The computation of FSI & net plot area shall be as per Regulation No.13.4.1.
- (6) For clinics having in area of less than 100 sqm, above regulation shall apply.
- (7) In no case ribbon development rules shall be relaxed without consent of the Highway Authority.
- (8) Rate of payment of premium for the additional FSI mentioned in Column No.9 of above Table shall be as decided by the Director of Town Planning, by general order, from time to time.

23.2.2	Other Buildings : The Provision as given in Table No.14 below shall apply for different categories of buildings
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Table No - 14

Sr. No.	Type of Building	Min. road width required	Min Open Spaces	Normal Permissible FSI on the net plot area	Additional FSI with payment of premium	Other Stipulation
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	Hospital, Maternity Homes, Health Club, Public-Semipublic buildings	12 m.	6 m. on all sides	1.00	0.20	-
2	Educational buildings					
	i) Pre-primary School	9m. & not more than 18 m.	As per Table No. 13	1.00	0.20	-
	ii) Primary School	9m.& not more than 18 m.	6 m. on all sides	1.00	0.20	-
	iii) Other Educational Buildings	15 m.	--do--	1.00	0.20	-
3	Cinema Theatre/ Drama Theatre/ Assembly Hall/ Multiplex / Shopping Malls	15 m.	Front – 12 m. All sides – 6 m.	1.00	0.20	The minimum distance between boundary of site for Cinema Theatre / /Drama Theatre/ Multiplex/ Assembly Hall & boundary of educational & hospital buildings shall not be less than 60 m.
4	MangalKaryalaya like buildings	15 m.	--do--	1.00	0.20	-
5	Petrol/Fuel Filling Stations with or without service bays	12 m.		0.20	----	i) Should not be located within the distance of 90 m. from any junction of roads having min. width 12 m. each from nearest gate of a school, hospital, theatre, place of assembly or stadium. ii) Restrictions imposed by Ribbon Development Rules, IRC,

						MoRTH shall apply. iii) Petrol filling station shall not be sited on the convex side of a road curve. In case the curve is not very sharp and cars moving out of the station are completely visible to the traffic from a distance of at least 90 m. and vice versa, a petrol station may be permitted on such a convex curve.
6	Mercantile / Business / Commercial buildings	12	Front 4.5 m. Side & rear 3.0 m.	1.00	0.20	-
7	Stadium / Pavilion	12	6 m. on all sides	0.10	--	Covered portion shall not exceed 20% of plot area. The spectators' gallery of the stadium shall not be counted towards FSI. Shops below spectator's gallery may be permissible.

NOTE:

- i) In case of plots fronting on National Highway, State Highway and Major District Roads, the building line shall be as per Ribbon Development Rules as given in Table above, whichever is more.
- ii) Side and rear marginal open spaces mentioned in above Table shall be subject to Regulation No.15, whichever is more.
- iii) A stadium shall generally accommodate 400 m. running track.
- iv) Rate of payment of premium for the additional FSI mentioned in Column No.6 of above table shall be as decided by the Director of Town Planning, by general order, from time to time.

23.3	Industrial buildings					
	Minimum plot area height limitation for industrial building shall be as per the Table given below.					
Table No - 15						
AREA, HEIGHT LIMITATIONS FOR INDUSTRIAL BUILDING						
Sr. No.	Plot Size in sq.m.	Max. Ground Coverage (%)	Min. Front Margins	Min. Side & Rear Margins	Normal Permissible FSI	FSI with payment of premium
1	300 to 1000	50	4.5	3.0	1.00	0.20
2	1001 to 2500	50	6.0	4.5	1.00	0.20
3	2501 to 5000	50	6.0	6.0	1.00	0.20
4	5001 & above	50	9.0	9.0	1.00	0.20
NOTE :						
i) In case of plots fronting on National Highway, State Highway and Major District Roads, the building line / control line shall be as per Ribbon Development Rules as given in Table above, whichever is more.						
ii) Side and rear marginal open spaces mentioned in above Table shall be subject to Regulation No.15, whichever is more.						
iii) Rate of payment of premium for the additional FSI mentioned in Column No.7 of above table shall be as decided by the Director of Town Planning, by general order, from time to time.						

PART V
ADDITIONAL FSI IN CERTAIN CATEGORIES
IN NON-CONGESTED AREAS

24.0 General:-

Additional Floor space index may be allowed in certain categories as mentioned below and subject to following conditions:

- a) No relaxation shall be granted in case of marginal distances, parking & other requirement as per these regulations.
- b) The percentage of additional FSI shall be applicable on normal FSI permissible in the said area.
- c) The amount recovered by way of premium for additional FSI shall be deposited in separate infrastructure development fund and shall be utilised for development/up-gradation of infrastructure related to the concerned projects.

24.1 Road widening and construction of new roads:

The Authority/Collector may permit on the same plot, additional FSI on 100 percent of the area required for road widening or for construction of a new road proposed under the Regional Plan and also for road widening / service road proposed to N.H./ S.H./M.D.R./O.D.R. whether shown on Regional Plan or not. If the owner (including the lessee) of such land surrenders such land for road widening or construction of new road without claiming any compensation in lieu thereof and hand over the same free of encumbrances to the satisfaction of the Authority/Collector. Such 100 percent of the FSI on land so surrendered to the Authority/Collector may be utilised on the remaining plot. Thereafter, the road shall be transferred in the city survey records in the name of Authority/Collector and shall vest in it becoming part of a public street. Provided further that this concession shall not be granted in respect of

- a) Roads in the areas of Town Planning Scheme which are the proposals of the scheme.
- b) Where layout is already sanctioned and there was no commitment on the part of authority to grant FSI of such new road / road widening.

Note : This regulation shall also be applicable to congested area

24.2 Educational/Medical /Institutional buildings and Starred category Hotels :-

The Authority/Collector may with the previous approval of the Director of Town Planning, Maharashtra State and such other terms and conditions as he may specify, permissible FSI may be allowed to be exceeded in respect of educational, medical and institutional buildings of Government or public Authorities or of registered public charitable trusts, three star category hotels built on independent plot and approved by the Department of Tourism, GOI (in case of starred category hotels). Provided the maximum additional FSI over the prescribed normal FSI admissible under these regulations shall not exceed-

- (i) 100 percent in the case of educational, medical and institutional buildings; and
- (ii) 100 percent in the case of three, four and five star category hotels as stipulated under regulation.
- (iii) Premium shall be levied as decided by Government from time to time.
- (iv) Out of the total premium as may be fixed by the Director of Town Planning, Maharashtra State, Pune 50 percent shall be payable to the Authority/Collector and 50 per cent to the government.

24.3 Buildings of Government and Semi-Government Offices and Public Sector Undertakings:

The Authority/Collector in consultation with Director of Town Planning, Maharashtra State, Pune may permit the prescribed floor space indices to be exceeded by 150 % in the case of buildings of government and Semi-government offices and public sector undertakings. Such additional FSI shall be granted without payment of premium.

24.4 Development/Redevelopment of Housing Schemes of Maharashtra Housing and Area Development Authority.

- 1) The FSI for a new scheme on vacant lands of low Cost Housing Scheme for Economically Weaker Section, Low Income Groups and Middle Income Groups of MHADA having at least 60 percent built-up area of the tenements under EWS, LIG and MIG categories, shall be 2.50
- 2) For redevelopment of any existing housing scheme of MHADA, undertaken by the MHADA departmentally or jointly with societies /occupiers of buildings or housing societies/ occupiers of building or by lessees of MHADA or by developer, the FSI shall be as under:-
 - a) Total permissible FSI shall be maximum 2.5 on gross plot area.
 - b) The incentive FSI admissible against the FSI required for rehab shall be as under:-
 - i) In congested area, for the area upto 4000 sq. m., the incentive FSI admissible will be 50 percent.
 - ii) In congested area, for the area above 4000 sq.m, the incentive FSI admissible will be 60 percent.
 - iii) In outside congested area, for the area upto 4000 sqm, the incentive FSI admissible will be 60 percent
 - iv) In outside congested area, for the area above 4000 sq.m., the incentive FSI will be 75 percent.
 - c) Difference between 2.5 FSI and the FSI required for “rehab + incentive” shall be shared between MHADA and Occupiers Society/ developer in the ratio of 2:1
 - d) In the scheme, for the land allotted for societies of MIG and HIG and developed plot allotted individually to MIG and HIG group, the permissible FSI shall be as per prevailing Development Control Regulations
- 3) In case of grant of NOC with additional permissible built-up area outside congested area over and above the permissible FSI as per sanctioned DCR prevailing at the time of allotment by MHADA for the purpose of undertaking Redevelopment / Utilisation, MHADA shall charge premium at the rate decided by Government in Housing Department from time to time.
- 4) For the purpose of calculating the FSI, the entire area of the layout including development plan roads and internal roads but excluding the land under the reservation of public amenities shall be considered. Sub-division of plots will be permissible on the basis of compulsory recreational open space as in these Regulations. For low cost Housing Schemes of MHADA for EWS, LIG categories, the Regulations in the Schedule below shall apply.
- 5) For the purpose of this Regulation, the carpet areas for EWS, LIG or MIG tenements shall be as determined by the Government from time to time.
- 6) For the offsite infrastructure, MHADA shall pay to the municipal council 12.5 percent of the charges collected by MHADA for the grant of additional FSI (FSI over and above the normally permissible FSI) for the Redevelopment Schemes
- 7) In any Redevelopment Scheme where the Co-operative Housing Society / Developer appointed by the Co-operative Housing Society has obtained No Objection Certificate from the MHADA thereby sanctioning additional balance FSI with a consent of 70 percent of its members and where such NOC holder has made provision for alternative accommodation in the proposed

building (including transit accommodation) then it shall be obligatory for all the occupiers/ members to participate in the Redevelopment Scheme and vacate the existing tenements, for the purpose of redevelopment. In case of failure to vacate the existing tenements the provisions of Section 95-A of the MHADA Act mutatis mutandis shall apply for the purpose of getting the tenements vacated from the non co-operative members

- 8) A corpus fund, as may be decided by MHADA, shall be created by the Developer which will remain with societies for its maintenance.

SCHEDULE

The following provisions shall be applicable only for Low Cost Housing Schemes i.e. Economically Weaker Sections and Low Income Group Housing Schemes only undertaken by Maharashtra Housing & Area Development Authority (MHADA)

1. Minimum Plot Size :-

- (a) In the case of a growing house for EWS and LIG category a plot of 25 sq. m., a room of minimum size of 5.57 sq.m. (60 sq.ft) with toilet arrangement in the first phase shall be permitted. In the second phase, one room of 9.30 sq.m. (100 sq.ft.) may be allowed to be added. However, commencement and occupation certificates shall be granted initially to the first phase only and subsequent certificates for second phase issued as required.
- (b) **Multi-purpose rooms:-** A multi-purpose room shall be allowed with size upto 12.5 sq.m. with a minimum width of 2.4 m.
- (c) **Cooking space (alcove) :-** Provision of separate kitchen shall not be necessary. However, cooking space shall be allowed with a minimum size of 2.4 sq.m. with minimum width of 1.2m.
- (d) **Combined toilet :-** A combined toilet shall be permitted for more than one tenement with a minimum area of 1.85 sq.m. with minimum width of one meter.
- (e) **Height :-** The average height for a habitable room with sloping roof shall be minimum 2.5 m. with minimum height of 2 m. at the eaves. In the case of a flat roof, minimum clear height shall be 2.6 m. for a habitable room. Kitchen areas shall have minimum clear height/average height of 2.4 m. and bath and water closet (without loft) shall have a clear minimum height of 2.2 m.
- (f) **Plinth :-** The minimum plinth height shall be 30 cm. and in areas subject to flooding the plinth shall be higher than the high flood level.

2. External walls :- 115 mm, thick external brick wall without plaster shall be permitted

3. Staircases :- Single flight staircases without landing between the two floors shall be permitted.

4. Front open space :- The front open space from roads having width of 9.14 m. and below shall be a minimum of 1.5 m for buildings with height of upto 10 m.

5. Open space (side and rear) :- The distance between two ground floor structures shall be of a minimum of 4.5 m for purpose of light and ventilation of habitable rooms. In case of toilets deriving light and ventilation from open space, the distance between the two ground floor structures shall be a minimum of 1.5 m.

6. Pathways :-

The widths of pathways shall be as follows :-

- (i) 1.5 m. width of pathways upto 20 m. in length;
(ii) 2.0 m. width for pathways upto 30 m. in length;
(iii) 2.5 m. width for pathways upto 40 m. in length;
(iv) 3.0 m. width for pathways upto 50 m. in length

7. **Flushing cistern** :- In water closets, flushing cistern shall not be essential and toilets without this provision may be permitted
8. **Water closet pan size** :- The water closet seat shall be of a minimum of 0.46 m. (18 inches) in length.
9. **Septic tank and leaching pits (soak pits).**-A septic tank shall be provided with capacity of 141.6 litres (five cubic feet) per capita. Where the municipal services are likely to be available within four to five years or so, pour flush water seal latrines (NEERI type) shall be permitted where the municipal sewerage system is not available and the water table in the area is not high.
10. **Convenience shopping** :- Convenience Shopping as defined in these Regulations shall be permitted along layout roads with width of 12.2 m. to 18.49 m. provided that a minimum set-back of 1.5m and a minimum plot area of 25.2 sq.m is available and is provided.
11. **Recreation Ground:** - In the layouts, provision for recreation ground shall be on the lines prescribed in these Regulations
12. **Ancillary structures** :- Ancillary structures such as underground tank, overhead tank, substations etc. shall be permissible in the compulsory recreation open space subject to the condition that not more than 10 percent of such space shall be utilised for such purposes.
13. Other provisions of these regulations shall continue to be applicable for such schemes.

24.5 Biotechnology Units/ Parks:

Subject to approval by Director of Industries, the Authority/Collector, in consultation with Director of Town Planning, may permit the floor space indices specified in these regulations to be exceeded to the extent of 100% over and above the permissible FSI (including for Biotechnology Units/Parks located in NDZ / Green Zone / Agriculture Zone proposed in the Development Plan/Regional Plan) for biotechnology units/ parks subject to following conditions:

- (i) Out of total built up area minimum 90% shall be used for Biotechnology purpose and maximum 10% (by deducting parking spaces) shall be used for ancillary users such as specified in the Govt. Resolution of Industry, Energy & Labour Department No. BTP 2008/CR-1608/Ind-2, dated 10/2/2009, as amended from time to time.
- (ii) Additional FSI to Biotechnology units would be available to Biotechnology Parks duly approved by the Directorate of Industries and after observance of all the regulations of environment
- (iii) Parking spaces, as per the provision of Development Control Regulations shall be provided subject to minimum requirement of one parking space per 100sq.m. built-up area

24.6 Buildings of Police Department:

In case of buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra for use as their Staff Quarters, the Authority/Collector, in consultation with Divisional Head of Town Planning, may permit the Floor Space Index to be exceeded up to 2.5 subject to following conditions:

- (i) It shall be permissible to submit a composite scheme for the development / redevelopment of land of Department of Police, Police Housing Corporation, Jail and Home Guard. For the utilisation of permissible commercial user under D.C. Regulations; commercial potential of one plot can be shifted to other plot, provided the aggregate FSI on any plot shall not exceed 2.5.

- (ii) For reconstruction / redevelopment of the buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra, constructed prior to 1940; the FSI shall be 2.5 or consumed Floor Space Index of existing old building plus 50% incentive FSI, whichever is more.
- (iii) In the cases of development or redevelopment of land of Department of Police, Police Housing Corporation and Home Guard, commercial user may be permitted up to 25% of the total permissible built-up area.
- (iv) Such 2.50 FSI shall be used for development and construction of buildings for police department only.

24.7 Information Technology Establishment:-

Subject to approval by Director of Industries, the Authority/Collector, in consultation with Divisional Head of concerned division of the Town Planning Department, may permit the floor spaces indices specified in these regulations to be exceeded to the extent of 100% over and above the permissible FSI (including IT/ITES units located in Residential / Industrial Zone / NDZ / Green Zone / Agriculture Zone proposed in the Development Plan) subject to following conditions:-

- i) 100% additional FSI shall be made available to all IT/ITES units in public IT Parks.
- ii) 100% additional FSI shall be made available to all registered IT/ITES units located in private IT Parks approved by the Directorate of Industries.
- iii) Permission for erecting towers and antenna up to the height permitted by the Civil Aviation Department shall be granted by Authority/Collector as per the procedure followed for development permission.
- iv) Additional FSI to IT/ITES units would be available only upon full utilisation of basic admissible FSI.
- v) The additional FSI shall be granted on payment of premium. Such premium shall be recovered at the rate of 25% of the present day market value of the land under reference as indicated in the Ready Reckoner or as decided by the government from time to time.
- vi) In the event, the developer comes forward for provision of such off site infrastructure at his own cost, then the Authority/Collector may determine the estimated cost of the works and shall also prescribe the standards for the work. After completion of the works, the Authority/Collector shall verify as to whether the same is as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the Authority/Collector
- vii) While developing site for IT/ITES with additional FSI, users ancillary to the principal users as may be approved by the Directorate of Industries, shall also be allowed.

24.8 Religious Building:

The **Authority/Collector**, in consultation with the Director of Town Planning, Maharashtra State, Pune may permit the floor space indices to be exceeded in respect of buildings in independent plots for religious purpose of registered Public Trust by 0.50 FSI subject to following terms & condition

- i) The religious building shall be on independent plot.
- ii) No Objection Certificate shall be obtained from concerned Police Authority and Collector

before applying for permission.

- iii) Additional FSI shall be used for religious purpose only ancillary residential user may be permissible within 10% of total area. No commercial user shall be permissible.
- iv) The additional FSI shall be permissible to existing authorised religious users subject to structural stability.
- v) The additional FSI shall be permissible subject to payment of premium of 25% of ready reckoner value of respective year or as decided by the government from time to time.
- vi) The minimum area of plot shall be 500 sq.m.
- vii) The proposal shall be consistent with the Development Plan /Regional Plan proposals.

24.9 YatriNiwas, Youth Hostel:

The **Authority/Collector**, in consultation with the Director of Town Planning, Maharashtra State may permit the floor space indices to be exceeded by 0.5 in respect of buildings to be constructed by charitable trusts for yatriniwas, youth hostel subject to following conditions

- i) The building shall be on independent plot having minimum plot area of 1000 sq.mt.
- ii) The additional FSI shall be permissible subject to payment of premium of 25% of ready reckoner value of respective year or as decided by the government from time to time.

24.10 The Land in possession of Maharashtra State Road Transport Corporation:-

Land in possession of Maharashtra State Road Transport Corporation shall be allowed to be developed for additional 0.5 FSI over and above the permissible FSI subject to following condition:

- i) Out of total FSI, maximum 1.00 FSI shall be allowed to be developed for commercial use and remaining FSI shall be for the selfuse of the said Corporation permissible as per the Development Plan / Regional Plan.
- ii) For additional 0.5 FSI, premium shall not be charged.

24.11 Redevelopment of existing buildings:

While reconstructing any existing building in whole or in part, the permissible FSI for reconstruction shall be limited to authorisedlyutilised FSI, additional FSI, if any.

24.12 Redevelopment of dangerous buildings with tenants:

Reconstruction in whole or in part of any user which existed prior to these regulations which has ceased to exist in consequence of accidental fire / natural collapse or demolition for the reasons of the same having been declared unsafe by or under a lawful order of the Authority/Collector shall be allowed with FSI of original authorised building or FSI Permissible as per these regulations, whichever is maximum plus 15% incentive FSI and shall be subject to following conditions:

- (a) The new building may be permitted to be reconstructed in pursuance of an agreement to be executed on stamp paper by at least 70 percent of the owners in the original building with developer. Such agreement shall make a provision for accommodation for the all owners in the new building on agreed terms and a copy of such agreement shall be deposited with the Authority/Collector before granting permission of the new building.

24.13 Basic shelter for urban poor

Any housing scheme undertaken by public authority, government / semi government organisation, under the basic shelter for urban poor or similar programme / scheme of the Central / State Government, may be allowed FSI upto 2.5, subject to following condition:

- (i) The said scheme shall be for EWS/LIG housing

PART IX FIRE PROTECTION REQUIREMENTS

25.1 General

In addition to the general provisions given in these regulations, the Authority may insist on suitable protection measures given in this chapter for buildings covered by Regulation No.6.2.6.1. Further such buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with the provisions of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 as amended from time to time and requirements given in Part IV of National Building Code, 2005.

25.2 Construction materials

- 25.2.1 All materials of constructions in load bearing elements, stairways and corridors and facades shall be non-combustible.
- 25.2.2 The interior finish materials shall not have a flame spread ability rating exceeding Class I (see 3.4.15.2 of Part 4 of National Building Code)
- 25.2.3 The internal walls or staircase shall be of brick or reinforced concrete with a minimum of 2 h. fire rating.
- 25.2.4 The staircase shall be ventilated to the atmosphere at each landing and a vent at the top; the vent openings shall be of 0.5sq.m in the external wall and the top. If the staircase cannot be ventilated, because of location or other reasons, a positive pressure 50 Pa shall be maintained inside. The mechanism for pressurising the staircase shall operate automatically with the fire alarm. The roof of the shaft shall be 1 m. above the surrounding roof. Glazing or glass bricks, if used in staircase, shall have fire resistance rating of minimum 2 h.

25.3 Lifts

General requirements of lifts shall be as follows:

- a) Walls of lift enclosures shall have a fire rating of 2 h; lifts shall have a vent at the top of area not less than 0.2 sq.m.
- b) Lift motor room shall be located preferably on top of the shaft and separated from the shaft by the floor of the room.
- c) Landing doors in lift enclosures shall have a fire resistance of not less than 1 h.
- d) The number of lifts in one row for a lift bank shall not exceed 4 and the total number of lifts in the bank (of two rows) shall not exceed 8. A wall of 2 h. fire rating shall separate individual shafts in a bank.
- e) Lift car door shall have a fire resistance rating of half an hour.
- f) Collapsible gates shall not be permitted for lifts and shall have solid doors with fire resistance of at least 1 h.
- g) If the lift shaft and lobby is in the core of the building, a positive pressure between 25 and 30 Pa shall be maintained in the lobby and a positive pressure of 50 Pa shall be maintained in the lift shaft. The mechanism for pressurisation shall act automatically with the fire alarm; it shall be possible to operate this mechanically also.
- h) Exit from the lift lobby, if located in the core of the building, shall be through a self-closing smoke stop door of half an hour fire resistance.

- i) Lifts shall not normally communicate with the basement; if, however, lifts are in communication, the lift lobby of the basements shall be pressurised as in (g), with self-closing door as in (h).
- j) Grounding switch(es), at ground floor level, shall be provided on all the lifts to enable the fire service to ground the lifts.
- k) Telephone or other communication facilities shall be provided in lift cars for building of 30 m. in height and above. Communication system for lifts shall be connected to fire control room for the building.
- l) Suitable arrangements such as providing slope in the floor of lift lobby, shall be made to prevent water used during fire fighting, etc., at any landing from entering the lift shafts.
- m) A sign shall be posted and maintained on every floor at or near the lift indicating that in case of fire, occupants shall use the stairs unless instructed otherwise. The sign shall also contain a plan for each floor showing the locations of the stairways. Alternate source of power supply shall be provided for all the lifts through a manually operated changeover switch.
- n) **Fire Lifts** – Following details shall apply for a fire lift :
 - i) To enable fire services personnel to reach the upper floors with the minimum delay, one fire lift per 1200 sq.m. of floor area shall be provided and shall be available for the exclusive use of the firemen in an emergency.
 - ii) The lift shall have a floor area of not less than 1.4 sq.m. It shall have loading capacity of not less than 545 kg (8 persons lift) with automatic closing doors of minimum 0.8 m. width.
 - iii) The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire, that is, within the lift shaft. Lights and fans in the elevators having wooden paneling or sheet steel construction shall be operated on 24 V supply.
 - iv) Fire fighting lift should be provided with a ceiling hatch for use in case of emergency, so that when the car gets stuck up, it shall be easily openable.
 - v) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand-still with door open.
 - vi) The operation of a fire lift is by a simple toggle or two-button switch situated in a glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call-points will become inoperative and the lift will be on car control only or on a priority control device. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.
 - vii) The words 'Fire Lift' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
 - viii) The speed of the fire lift shall be such that it can reach the top floor from ground level within 1 minute.

25.4 Basements –

25.4.1 Each basement shall be separately ventilated. Vents with cross-sectional area (aggregate) not less than 2.5 percent of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills or breakable stall board lights or pavement lights or by way of

shafts. Alternatively, a system of air inlets shall be provided at basement floor level and smoke outlets at basement ceiling level. Inlets and extracts may be terminated at ground level with stall board or pavement lights as before, but ducts to convey fresh air to the basement floor level have to be laid. Stall board and pavement lights should be in positions easily accessible to the fire brigade and clearly marked 'SMOKE OUTLET' or 'AIR INLET' with an indication of area served at or near the opening.

25.4.2) The staircase of basements shall be of enclosed type having fire resistance of not less than 2 h and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper storeys of the building and shall communicate with basement through a lobby provided with fire resisting self closing doors of 1 h resistance. For travel distance, see Regulation No19.3.1. If the travel distance exceeds as given therein, additional staircases shall be provided at proper places.

25.4.3) In multi-storey basements, intake ducts may serve all basement levels, but each basement levels and basement compartment shall have separate smoke outlet duct or ducts. Ducts so provided shall have the same fire resistance rating as the compartment itself. Fire rating may be taken as the required smoke extraction time for smoke extraction ducts.

25.4.4) Mechanical extractors for smoke venting system from lower basement levels shall also be provided. The system shall be of such design as to operate on actuation of heat / smoke sensitive detectors or sprinklers, if installed, and shall have a considerably superior performance compared to the standard units. It shall also have an arrangement to start it manually.

25.4.4.1) Mechanical extractors shall have an internal locking arrangement, so that extractors shall continue to operate and supply fans shall stop automatically with the actuation of fire detectors.

25.4.4.2) Mechanical extractors shall be designated to permit 30 air changes per hour in case of fire or distress call. However, for normal operation, air changes schedule shall be as given in Part 8, Building Services, Section 3, Air-conditioning, Heating and Mechanical Ventilation of National Building Code.

25.4.4.3) Mechanical extractors shall have an alternative source of supply.

25.4.5) Ventilating ducts shall be integrated with the structure and made out of brick masonry or reinforced cement concrete as far as possible and when this duct crosses the transformer area or electrical switchboard, fire dampers shall be provided.

25.4.6) Use of basements for kitchens working on gas fuel shall not be permitted, unless air conditioned. The basement shall not be permitted below the ward block of a hospital/nursing home unless it is fully sprinkled building services such as electrical sub-stations, boiler rooms in basements shall comply with the provisions of the Indian Electricity Act / Rules.

25.4.7) If cutouts are provided from basements to the upper floors or to the atmospheres, all sides cutout openings in the basements shall be protected by sprinkler head at close spacing so as to form a water curtain in the event of a fire.

25.4.8) Openable windows on external wall shall be fitted with such locks that can be opened by a fireman's axe.

25.4.9) All floors shall be compartmented with area not exceeding 750 sq.m by a separation wall with 2 h fire rating, for floors with sprinklers the area may be increased by 50 percent. In long building, the fire separation walls shall be at distances not exceeding 40 m. For departmental stores, shopping centers and basements, the area may be reduced to 500 sq.m for compartmentation. Where this is not possible, the spacing of the sprinklers, care should be taken to prevent spray from one sprinkler impeding the performance of an adjacent sprinkler head.

25.4.10) It is essential to make provisions for drainage of any such water on all floors to prevent or minimise water damage of the contents. The drain pipes should be provided on the external wall for drainage of water from all floors. On large area floors, several such pipes may be necessary which should be spaced 30 m. apart. Care shall be taken to ensure that the construction of the drain pipe does not allow spread fire / smoke from floor to floor.

25.5 Service Ducts/Shafts

- a) Service ducts and shafts shall be enclosed by walls of 2 h and doors of 1 h. fire rating. All such ducts/shafts shall be properly sealed and fire stopped at all floor levels.
- b) A vent opening at the top of the service shaft shall be provided having between one-fourth and one-half of the area of the shaft.

25.6 Refuse chutes

shall have opening at least 1 m. above roof level for venting purpose and they shall have an enclosure wall of non-combustible material with fire resistance of not less than 2 h. They shall not be located within the staircase enclosure or service shafts, or air-conditioning shafts inspection panel and doors shall be tight fitting with 1 h fire resistance; the chutes should be as far away as possible from exit.

25.7 Refuge Area

Provisions contained in 19.4.8 shall apply for all buildings except multi-family dwellings. Refuge area of not less than 15 sq.m shall be provided on the external walls.

25.8 Electrical services

Electrical services shall conform to the following :

- (a) The electric distribution cables / wiring shall be laid in a separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits;
- (b) Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electrical cables; use of bus ducts / solid rising mains instead of cables is preferred;
- (c) Separate circuits for fire fighting pumps, lifts, staircases and corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fire in one circuit will not affect the

others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed. Master switches controlling essential service circuits shall be clearly labelled;

- (d) The inspection panel doors and any other opening in the shaft shall be provided with air-tight fire doors having fire resistance of not less than 2 h;
- (e) Medium and low voltage wiring running in shafts, and within false ceiling shall run in metal conduit. Any 230 V wiring for lighting or other services above false ceiling, shall have 660 V grade insulation. The false ceiling including all fixtures used for its suspension, shall be of non-combustible material and shall provide adequate fire resistance to the ceiling in order to prevent spread of fire across ceiling. Reference may be made to good practice;
- (f) An independent and well ventilated service room shall be provided on the ground level or first basement with direct access from outside or from the corridor for the purpose of termination of electric supply from the licensees' service and alternative supply cables. The doors provided for the service room shall have fire resistance of not less than 2 h.
Note : If service room is located at the first basement, it should have automatic fire extinguishing system.
- (g) If the licensees agree to provide meters on upper floors, the licensees' cable shall be segregated from consumers' cable by providing a partition in the duct. Meter rooms on upper floors shall not open into staircase enclosures and shall be ventilated directly to open air outside; and
- (h) Suitable circuit breakers shall be provided at the appropriate points.

25.9 Gas supply

Gas supply shall conform to the following:

- a) Town Gas / L.P. Gas Supply Pipes – Where gas pipes are run in buildings, the same shall be run in separate shafts exclusively for this purpose and these shall be on external walls, away from the staircases. There shall be no interconnection of this shaft with the rest of the floors. LPG distribution pipes shall always be below the false ceiling. The length of these pipes shall be as short as possible. In the case of kitchen cooking range area, apart from providing hood, covering the entire cooking range, the exhaust system should be designed to take care of 30 cu.m. per minute per sq.m. of hood protected area. It should have grease filters using metallic grill to trap oil vapours escaping into the fume hood.
Note : For detailed information on gas pipe installations, reference may be made to Para.9 'Plumbing Services, Section 3 Gas Supply', of National Building Code of India.
- b) All wiring in fume hoods shall be of fiberglass insulation. Thermal detectors shall be installed into fume hoods of large kitchens for hotels, hospitals and similar areas located in high rise buildings. Arrangements shall be made for automatic tripping of the exhaust fan in case of fire. If LPG is used, the same shall be shut off. The voltage shall be of 24 V or 100 V dc operated with the external rectifier. The valve shall be of the hand re-set type and shall be located in an area segregated from cooking ranges. Valves shall be easily accessible. The hood shall have manual facility for steam or carbon dioxide gas injection, depending on duty condition; and
- c) Gas meters shall be housed in a suitably constructed metal cupboard located in a well-ventilated space, keeping in view the fact that LPG is heavier than air and town gas is lighter than air.

25.10 Illumination of Means of Exit

Staircase and corridor lights shall conform to the following:

- a) The staircase and corridor lighting shall be on separate circuits and shall be independently connected so as it could be operated by one switch installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points, if any. It should be of miniature circuit breaker type of switch so as to avoid replacement of fuse in case of crisis;
- b) Staircase and corridor lighting shall also be connected to alternative supply. The alternative source of supply may be provided by battery continuously trickle charged from the electric mains;
- c) Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installed in the staircase and the corridor does not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand-by supply.
- d) Emergency lights shall be provided in the staircase and corridor; and
- e) All wires and other accessories used for emergency light shall have fire retardant property.

25.11 A stand-by electric generator

A stand-by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump, pressurisation fans and blowers, smoke extraction and damper systems in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machines and circuits stated above simultaneously. If the stand-by pump is driven by diesel engine, the generator supply need not be connected to the stand-by pump. Where parallel HV / LV supply from a separate sub-station is provided with appropriate transformer for emergency, the provision of generator may be waived in consultation with the Authority.

25.12 Transformers

Transformers shall conform to the following:

- a) A sub-station or a switch-station with oil filled equipment shall not be located in the building. The sub-station structure shall have separate fire resisting walls/surroundings and shall necessarily be located at the periphery of the floor having separate access from fire escape staircase. The outside walls, ceiling, floor, openings including doors and windows to the sub-station area shall be provided with a fire resisting door of 2 h fire rating. Direct access to the transformer room shall be provided, preferably from outside fire escape staircase.
- b) The sub-station area needs to be maintained at negative air pressures and area in sub-station shall not be used as storage / dump areas.
- c) When housed inside the building, the transformer shall be of dry type and shall be cut off from the other portion of premises by walls/ doors / cutouts having fire resistance rating of 4 h.

25.13 Air-conditioning

Air-conditioning shall conform to the following:

- a) Escape routes like staircases, common corridors, lift lobbies, etc. shall not be used as return air passage.
- b) The ducting shall be constructed of substantial gauge metal in accordance with good practice.
- c) Wherever the ducts pass through fire walls or floors, the opening around the ducts shall be sealed with materials having fire resistance rating of the compartment.

- d) Where duct crosses a compartment which is fire rated, the ducts shall be fire rated for same fire rating. Further depending on services passing around the duct work, which may get affected in case of fire temperature rising, the ducts shall be insulated.
- e) As far as possible, metallic ducts shall be used even for the return air instead of space above the false ceiling.
- f) Where plenum is used for return air passage, ceiling and its fixtures shall be of non-combustible material.
- g) The materials used for insulating the duct system (inside or outside) shall be of non-combustible material, glass wool shall not be wrapped or secured by any material of combustible nature.
- h) Area more than 750 sq.m. on individual floor shall be segregated by a fire wall and automatic fire dampers for isolation shall be provided.
- j) Air ducts serving main floor areas, corridors, etc. shall not pass through the staircase enclosure.
- k) The air-handling units shall be separate for each floor and air ducts for every floor shall be separated and in no way inter-connected with the ducting of any other floor.
- m) If the air-handling unit serves more than one floor, the recommendations given above shall be compiled with in addition to the conditions given below:
 - i) Proper arrangements by way of automatic fire dampers working on smoke detector / or fusible link for isolating all ducting at every floor from the main riser shall be made.
 - ii) When the automatic fire alarm operates, the respective air-handling units of the air-conditioning system shall automatically be switched off.
- n) The vertical shaft for treated fresh air shall be of masonry construction.
- o) The air filters of the air-handling units shall be of non-combustible materials.
- p) The air-handling unit room shall not be used for storage of any combustible materials.
- q) Inspection panels shall be provided in the main trunking to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.
- r) No combustible material shall be fixed nearer than 150 mm to any duct unless such duct is properly enclosed and protected with non-combustible material (glass wool or spyglass with neoprene facing enclosed and wrapped with aluminum sheeting) at least 3.2 mm thick and which would not readily conduct heat.
- s) **Fire Dampers:**
 - i) These shall be located in conditioned air ducts and return air ducts/ passages at the following points:
 - a) At the fire separation wall.
 - b) Where ducts/passages enter the central vertical shaft.
 - c) Where the ducts pass through floors.
 - d) At the inlet of supply air duct and the return air duct of each compartment on every floor.
 - ii) The dampers shall operate automatically and shall simultaneously switch off the air-handling fans. Manual operation facilities shall also be provided. (**Note-** For blowers, where extraction system and duct accumulators are used, dampers shall be provided).
 - iii) Fire/smoke dampers (for smoke extraction shafts) for buildings more than 24 m in height.
 - a) For apartment houses in non-ventilated lobbies / corridors operated by fusible link / smoke detectors and with manual control.
 - b) For other buildings on operation of smoke detection system and with manual control.
 - iv) Automatic fire dampers shall be so arranged as to close by gravity in the direction of air movement and to remain tightly closed on operation of a fusible link / smoke detector.

25.14 Provisions of boiler and boiler rooms

Provisions of boiler and boiler rooms shall conform to Indian Boiler Act. Further, the following additional aspects may be taken into account in the location of boiler room:

- a) The boilers shall not be allowed in sub-basement, may be allowed in the basements away from the escape routes.
- b) The boilers shall be installed in a fire resisting room of 4 h fire resistance rating and this room shall be situated on the periphery of the basement. Catch-pits shall be provided at the low level.
- c) Entry to this room shall be provided with a composite door of 2 h fire resistance.
- d) The boiler room shall be provided with fresh air inlets and smoke exhausts directly to the atmosphere.
- e) The furnace oil tank for the boiler, if located in the adjoining room shall be separated by fire resisting wall of 4 h rating. The entrance to this room shall be provided with double composite doors. A curb of suitable height shall be provided at the entrance in order to prevent the flow of oil into the boiler room in case of tank rupture.
- f) Foam inlets shall be provided on the external walls of the building near the ground level to enable the fire services to use foam in case of fire.

25.15 Provision of first-aid and fire fighting appliances

The first-aid fire fighting equipment shall be provided on all floors, including basements, lift rooms, etc. in accordance with good practice in consultation with the Authority.

25.16 Fire alarm system :

25.16.1) All buildings with heights of 15 m or above shall be equipped with manually operated electrical fire alarm (MOEFA) system automatic fire alarm system in accordance with good practice. However, apartment buildings between 15 m and 30 m in height may be exempted from the installation of automatic fire alarm system provided the local fire brigade is suitably equipped for dealing with fire in a building of 15 m in height or above and in the opinion of the Authority, such building does not constitute a hazard to the safety of the adjacent property or occupants of the building itself.

25.16.1.1) Manually operated electrical fire alarm system shall be installed in a building with one or more call boxes located at each floor. The call boxes shall conform of good practice.

25.16.1.2) The installation of call boxes in hostels and such other places where these are likely to be misused shall as far as possible be provided. Location of call boxes in dwelling units shall preferably be inside the building.

25.17 Lightning protection of buildings

The lightning protection for buildings shall be provided as given in Para.8 'Building Services, Section 2, Electrical Installations' of National Building Code of India.

25.18 Fire control room

For all buildings 15 m in height or above and apartment buildings with a height of 30 m and above, there shall be a control room on the entrance floor of the building with communication system (suitable public address system) to all floors and facilities for receiving the message from different floors. Details of all floor plans alongwith the details of fire fighting equipment and installations shall be maintained in the fire control room. The fire control room shall also have facilities to detect the fire on any floor through indicator board connections; fire detection and alarm systems on all floors. The fire staff in-charge of the fire control room shall be responsible for the maintenance of the various services and fire fighting equipment and installations in co-ordination with security,

electrical and civil staff of the building.

25.19 Fire officer for hotels, business and mercantile buildings with height more than 30 m

25.19.1)A qualified Fire Officer with experience of not less than 3 years shall be appointed who will be available on the premises.

25.19.2)The Fire Officer shall:

- i) maintain the firefighting equipment in good working condition at all times,
- ii) prepare fire orders and fire operational plans and get them promulgated,
- iii) impart regular training to the occupants of the buildings in the use of firefighting equipment's provided on the premises and keep them informed about the fire emergency evacuation plan,
- iv) keep proper liaison with City Fire Brigade, and
- v) ensure that all fire precautionary measures are observed at the times.

Note: Competent Authority having jurisdiction may insist on compliance of the above rule in case of buildings having very large areas even if the height is less than 30 m

25.20 House keeping

To eliminate fire hazards, good housekeeping, both inside and outside the building, shall be strictly maintained by the occupants and / or the owner of the building.

25.21 Fire drills and fire orders

Fire notices/orders shall be prepared to fulfill the requirements of firefighting and evacuation from the buildings in the event of fire and other emergency. The occupants shall be made thoroughly conversant with their actions in the event of emergency, by displaying fire notices at vantage points and through regular training. Such notices should be displayed prominently in broad lettering.

For guidelines for fire drills and evacuation procedures for high-rise buildings, Annexure E of National Building Code of India may be referred.

25.22 Compartmentation

The building shall be suitably compartmentalised so that fire/smoke remain confined to the area where fire incident has occurred and does not spread to the remaining part of the building.

25.23 Helipad

For high-rise buildings above 60 m in height, provision for helipad should be made.

25.24 Materials for interior decoration / furnishing

The use of materials, which are combustible in nature and may spread toxic fume / gases should not be used for interior decoration / furnishing, etc.

For various types of occupancies, requirements given in National Building Code, Part IV shall be followed.

PART VII
STRUCTURAL SAFETY, WATER SUPPLY, DRAINAGE & SANITARY
REQUIREMENTS, OUTDOOR DISPLAY AND OTHER SERVICES

26.0 STRUCTURAL DESIGN

- 26.1** The structural design of foundations, elements made of masonry, timber, plain concrete; reinforced concrete, pre-stressed concrete and structural steel shall be carried out in accordance with Part 6. Structural design Section 1-Loads, courses and effects, Section 2- Soils and Foundation, Section 3— Timber and Bamboo, Section 4-Masonry, Section 5-Concrete, Section 6-Steel, Section-7 Prefabrication, systems building and mixed / composite construction of National Building Code of India, amended from time to time.

27.0 QUALITY OF MATERIALS AND WORKMANSHIP

- 27.1** All materials and workmanship shall be of good quality conforming generally to accepted standards of Public Works Department of Maharashtra and Indian Standard Specifications and Codes as included in Part 5 - Building Materials and Part 7 - Construction Practices and Safety of National Building Code of India, amended from time to time
- 27.2** All borrow pits dug in the course of construction and repair of buildings, roads, embankments etc. shall be deep and connected with each other in the formation of a drain directed towards the lowest level and properly stopped for discharge into a river stream, channel or drain and no person shall create any isolated borrow pit which is likely to cause accumulation of water which may breed mosquitoes.

28.0 ALTERNATIVE MATERIALS, METHODS OF DESIGN & CONSTRUCTION AND TESTS

- 28.1** The provision of the regulations are not intended to prevent the use of any material or method of design or construction not specifically prescribed by the regulations, provided any such alternative has been approved.
- 28.1.1** The provision of these regulations is also not intended to prevent the adoption for architectural planning and layout conceived as an integrated development scheme.
- 28.2** The authority may approve any such alternative provided it is found that the proposed alternative is satisfactory and conform to the provisions of relevant parts regarding material, design, and construction and that material, method or work offered is, for the purpose intended, at least equivalent to that prescribed in the rules in quality, strength, compatibility, effectiveness, fire rating and resistance, durability and safety.
- 28.3 Tests:** Whenever there is insufficient evidence of compliance with the provisions of the regulations of evidence that any material or method of design or construction does not conform to the requirements of the rules or in order to substantiate claims for alternative materials, design or methods of construction, the Authority/Collector may require tests sufficient in advance as proof of compliance. These tests shall be made by an approved agency at the expense of the owner
- 28.3.1** Test method shall be as specified by the regulations for the materials or design or construction in question. If there are no appropriate test methods specified in the regulations, the Authority shall determine the test procedure. For methods of tests for building materials; reference may be made to relevant Indian standards as given the National Building Code of India, published by the Bureau of

Indian Standards. The latest version of the National building Code of India shall be taken into account at the time of enforcement of these rules.

- 28.3.2** Copies of the results of all such tests shall be retained by the authority for a period of not less than two year after the acceptance of the alternative material.

29.0 BUILDING SERVICES

- 29.1** The planning, design and installation of electrical installations, air-conditioning and heating work shall be carried out in accordance with Part 8 - Building Services, Section 2-Electrical and allied Installations, Section 3 Air Conditioning, heating and mechanical ventilation of National building Code of India, amended from time to time.
- 29.2** The planning design including the number of lifts, type of lifts, capacity of lifts depending on occupancy of building; population on each floor based on occupant load, height of building shall be in accordance with Section-5 installation of Lifts and Escalators of National Building Code of India, amended from time to time. In existing buildings, in case of proposal for one additional floor, existing lift may not be raised to the additional floor.
- 29.2.1 Maintenance of Lift in working order:** The lifts shall be maintained in working order in line with provisions of Regulation P-4.

30.0 WATER SUPPLY, DRAINAGE AND SANITARY REQUIREMENTS.

- 30.1** The planning, design, construction and installation of water supply, drainage and sanitation and gas supply systems shall be in accordance with the provisions of Part 9 - Plumbing Services- Section 1 Water Supply, Drainage and Sanitation, Section 2 – Gas supply of National Building Code of India as amended from time to time.
- 30.2 Requirements of water supply in building.**
The total requirements of water supply shall be calculated based on the population as given below:

Occupancy	Basis
Residential Building	5 persons per tenement
Other Buildings	No. of persons on occupant load and area of floors given in Table 10.

- 30.2.1.** The requirements of water supply for various occupancies shall be as given in Table 15, 16 and 17 or as specified by the Authority/Collector from time to time.

Table No. 15		
PER CAPITA WATER REQUIREMENTS FOR VARIOUS OCCUPANCIES/USES		
Sr. No	Type of Occupancy	Consumption per head per day (in liters)
1	Residential	
	(a) in living units	135
	(b) Hotels with lodging accommodation (per bed)	180

2	Educational:	
	(a) Day Schools	45
	(b) Boarding Schools	135
3	Institutional (Medical Hospitals):	
	(a) No. of beds not exceeding 100	340
	(b) No. of beds exceeding 100	450
	(c) Medical quarters and hostels	135
4	Assembly-Cinema theatres, auditorium etc. (per seat of accommodation).	15
5	Government and Semi-public business.	45
6	Mercantile (Commercial)	
	(a) Restaurants (per seat)	70
	(b) Other business buildings.	45
7	Industrial	
	(a) Factories where bathrooms are to be provided	45
	(b) Factories where no bath-rooms are required to be provided.	30
8	Storage (including warehousing)	30
9	Hazardous	30
10	Intermediate / Stations (excluding mail and express stops).	45 (25)*
11	Junction Stations	70 (45)*
12	Terminal / Stations.	45
13	International and domestic Airports.	70

The value in parenthesis is for stations where bathing facilities are not provided.

NOTE: The number of persons for Sr. No. (10) to (13) shall be determined by the average No. of passengers: handled by the station daily; due consideration may be given to the staff and workers likely to use the facilities.

Table No. 16		
FLUSHING STORAGE CAPACITIES		
Sr.No.	Classification of building	Storage capacity.
(1)	(2)	(3)
1	For tenements having common convenience	900 liters net per w. c. seat.
2	For residential premises other than tenements having common convenience	270 liters net for one w. c. seat and 180 liters for each additional seat in the same flat.
3	For Factories and Workshops	900 liters per w. c. seat and 180 liters per urinal seat.
4	For cinemas, public assembly halls, etc.	900 liters per w. c. seat and 350 liters per urinal seat.

Table No. 17			
DOMESTIC STORAGE CAPACITIES			
Sr. No.	No. of Floors	Storage Capacity	Remarks
(1)	(2)	(3)	(4)
For premises occupied as tenements with common conveniences			
1.	Floor (Ground)	NIL	Provided no down take fittings are installed.
2.	Floors 1, 2, 3, 4, 5 and upper floors	500* liters	per tenements
For premises occupied as Flats or blocks			
1.	Floor (Ground)	NIL	Provided no down take fittings are installed.
2.	Floors 1,2,3,4,5 and upper floors	500* liters.	
NOTE 1:	If the premises are situated at a place higher than the road level in the front of the premises, storage at ground level shall be provided on the same line as on floor 1.		
NOTE 2 :	The above storage may be permitted to be installed provided that the total domestic storage calculated on the above basis is not less than the storage calculation on the number of down take fittings according to the scales given.		
	Down take taps		70 liters each
	Showers		135 liters each
	Bathtubs		200 liters each
	*Subject to provisions of water supply and drainage rules.		

31.0 DRAINAGE AND SANITATION REQUIREMENTS

31.1 General

There should be at least one water tap and arrangement for drainage in the vicinity of each water-closet or group of water-closets in all the buildings.

31.1.1 Each family dwelling unit on premises (abutting on a sewer or with a private sewage disposal system) shall have, at least, one water-closet and one kitchen type sink. A bath or shower shall also be installed to meet the basic requirement of sanitation and personal hygiene.

31.1.2 All other structures for human occupancy or use on premises, abutting on a sewer or with a private sewage disposal system, shall have adequate sanitary facilities, but in no case less than one water-closet and one other fixture for cleaning purposes.

31.2 For Residences

31.2.1 Dwelling with individual convenience shall have at least the following fitments:

- a) One bathroom provided with a tap and a floor trap,
- b) One water-closet with flushing apparatus with an ablution tap; and
- c) One tap with a floor trap or a sink in kitchen or wash place.

31.2.2 Dwelling without individual conveniences shall have the following fitments:

- a) One water tap with floor trap in each tenement,
- b) One water-closet with flushing apparatus and one ablution tap, bath for every two tenements, and
- c) One bath with water tap and floor trap for every two tenements.

31.3 For Buildings Other than Residences

31.3.1 The requirements for fitments for drainage and sanitation in the case of buildings other than residences shall be in accordance with Table 18 to Table 31. The following shall be, in addition, taken into consideration:

- a) The figures shown are based upon one (1) fixture being the minimum required for the number of persons indicated or part thereof.
 - b) Building categories not included in the tables shall be considered separately by Authority/Collector
 - c) Drinking fountains shall not be installed in the toilets.
 - d) Where there is the danger of exposure to skin contamination with poisonous, infectious or irritating material, washbasin with eye wash jet and an emergency shower located in an area accessible at all times with the passage / right of way suitable for access to a wheel chair, shall be provided.
 - e) When applying the provision of these tables for providing the number of fixtures, consideration shall be given to the accessibility of the fixtures. Using purely numerical basis may not result in an installation suited to the need of a specific building. For example, schools should be provided with toilet facilities on each floor. Similarly toilet facilities shall be provided for temporary workmen employed in any establishment according to the needs; and in any case one WC and one washbasin shall be provided.
 - f) All buildings used for human habitation for dwelling work, occupation, medical care or any purpose detailed in the various tables, abutting a public sewer or a private sewage disposal system, shall be provided with minimum sanitary facilities as per the schedule in the tables. In case the disposal facilities are not available, they shall be provided as a part of the building design for ensuring high standards of sanitary conditions in accordance with this section.
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- g) Workplaces where crèches are provided, they shall be provided with one WC for 10 persons or part thereof, one washbasin for 15 persons or part thereof, one kitchen sink with floor tap for preparing food / milk preparations. The sink provided shall be with a drinking water tap.
- h) In all types of buildings, individual toilets and pantry should be provided for executives and for meeting / seminar / conference rooms, etc. as per the user requirement.
- j) Where food is consumed indoors, water stations may be provided in place of drinking water fountains.

32.0 SIGNS AND OUTDOOR DISPLAY STRUCTURES

- 32.1** The display of advertising signs on buildings and land shall be in accordance with Part 10, Section 2 "Signs and outdoor display structures" of National Building Code of India as amended from time to time.
- 32.2** Prohibition of advertising signs and outdoor display structure in certain cases - Notwithstanding the provisions of sub-regulations no advertising sign or outdoor display structures shall be permitted on buildings of architectural, aesthetical, historical or heritage importance as may be decided by the Authority/Collector or on Government Buildings save that in the case of Government buildings only advertising signs or outdoor display structure may be permitted if they relate to the activities for the said buildings' own purposes or related programmers.

**Table 18
Office Buildings**

Sr. No	Fixtures	Public Toilets		Staff Toilets	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Executive Rooms and Conference Halls in Office Buildings Toilet suite comprising one WC, one washbasin (with optional shower stall if building is used round the clock at user's option) Pantry optional as per user requirement	Unit could be common for Male / Female or separate depending on the number of user of each facility		For individual officer rooms	
ii)	Main Office Toilets for Staff and Visitors	1 per 25	1 per 15	1 per 25	1 per 15
	a) Water-closet	1 per 25	1 per 15	1 per 25	1 per 15
	b) Ablution tap with each water-closet	1 in each water-closet			
	c) Urinals	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-	Nil up to 6	-
	Add @ 3% for	101-200			
	Add @ 2.5 %	Over 200			
	d) Washbasins	1 per 25	1 per 25	1 per 25	1 per 25
	e) Drinking water fountain	1 per 100	1 per 100	1 per 100	1 per 100
	f) Cleaner's sink	1 per floor			

**Table 19
Factories**

Sr. No.	Fixtures	Offices/Visitors		Workers	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Water-closets (Workers & Staff)	1 for up to 25 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 15 2 for 16-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100
	For persons 101-200 add	3 %	5 %	3 %	5 %
	For persons over 200 add	2.5 %	4 %	2.5 %	4 %
ii)	Ablution tap	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet
iii)	Urinals	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-
	For persons 101-200 add	3 %		3 %	
	For persons over 200 add	2.5 %		2.5 %	
iv)	Washbasins Washbasins in rows or troughs and taps spaced 750 mm c/c	1 per 25 or part thereof	1 per 25 or part thereof	1 per 25 or part thereof	1 per 25 or part thereof
v)	Drinking water fountain	1 per every 100 or part thereof with minimum one on each floor		1 per every 100 or part thereof with minimum one on each floor	
vi)	Cleaner's sink	1 on each floor	1 on each floor	1 on each floor	1 on each floor
vii)	Showers/Bathing rooms	As per trade requirements			
viii)	Emergency shower and eye wash fountain	-	-	1 per every shop floor per 500 persons	
NOTE – For factories requiring workers to be engaged in dirty and dangerous operations or requiring them to being extremely clean and sanitized conditions additional and separate (if required so) toilet facilities and if required by applicable Industrial and Safety Laws and the Factories Act must be provided in consultation with the user.					

Table 20
Cinema, Multiplex Cinema, Concerts and Convention Halls, Theatres

Sr. No.	Fixtures	Public		Staff	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Water-closets	1 per 100 up to 400 Over 400, add at 1 per 250 or part thereof	3 per 100 up to 200 Over 200, add at 2 per 100 or part thereof	1 for up to 15	1 for up to 12
ii)	Ablution tap	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet
iii)	Urinals	1 per 25 or part thereof	-	Nil up to 6 1 for 7-20 2 for 21-45	-
iv)	Washbasins	1 per 200 or part thereof		1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
v)	Drinking water fountain	1 per 100 persons or part thereof			
vi)	Cleaner's sink	1 per floor			
vii)	Showers/Bathing rooms	As per trade requirements			
	NOTES -	1) Some WC's may be European style if desired			
		2) Male population may be assumed as two-third and female population as one-third.			

Table 21
Art Galleries, Libraries and Museums

Sr. No.	Fixtures	Public		Staff	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Water-closets	1 per 200 up to 400 Over 400 add at 1 per 250 or part thereof	1 per 100 up to 200 Over 200 add at 1 per 150 or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
ii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
iii)	Urinals	1 per 50	-	Nil up to 6 1 per 7-20 2 per 21-45	-
iv)	Washbasins	1 for every 200 or part thereof. For over 400, add at 1 per 250 persons or part thereof	1 for every 200 or part thereof. For over 200, add at 1 per 150 persons or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
v)	Drinking water fountain	1 per 100 persons or part thereof			
vi)	Cleaner's sink	1 per floor, Min			
vii)	Showers/Bathing rooms	As per trade requirements			

NOTES - 1) Some WC's may be European style if desired.
2) Male population may be assumed as two-third and female population as one-third.

Table 22
Hospitals with Indoor Patient Wards

Sr. No.	Fixtures	Patient Toilets		Staff Toilets	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Toilet suite comprising one WC and one washbasin and shower stall	Private room with up to 4 patients		For individual doctor's / officer's rooms	
For General Wards, Hospital Staff and Visitors					
ii)	Water-closets	1 per 8 beds or part thereof	1 per 8 beds or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
iii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
iv)	Urinals	1 per 30 beds	-	Nil up to 6 1 for 7 to 20 2 for 21-45	-
v)	Washbasins	2 for every 30 beds or part thereof. Add 1 per additional 30 beds or part thereof		1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
vi)	Drinking water fountain	1 per ward		1 per 100 persons or part thereof	
vii)	Cleaner's sink	1 per ward		-	
viii)	Bed pan sink	1 per ward		-	
ix)	Kitchen sink	1 per ward		-	

- NOTES -**
- 1) Some WC's may be European style if desired.
 - 2) Male population may be assumed as two-third and female population as one-third.
 - 3) Provision for additional and special hospital fittings where required shall be made.

Table 23
Hospitals - Outdoor Patient Department

Sr. No.	Fixtures	Patient Toilets		Staff Toilets	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Toilet suite comprising one WC and one washbasin (with optional shower stall if building used for 24 h)	For up to 4 patients		For individual doctor's/officer's rooms	
ii)	Water-closets	1 per 100 persons or part thereof	2 per 100 persons or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
iii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
iv)	Urinals	1 per 50 persons or part thereof	-	Nil up to 6 1 per 7 to 20 2 per 21-45	-
v)	Washbasins	1 per 100 persons or part thereof	2 per 100 persons or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
vi)	Drinking water fountain	1 per 500 persons or part thereof		1 per 100 persons or part thereof	

Notes - 1) Some WC's may be European style if desired. 2) Male population may be assumed as two-third and female population as one-third.
3) Provision for additional and special hospital fittings where required shall be made.

Table 24
Hospitals' Administrative Buildings

Sr. No.	Fixtures	Staff Toilets	
		Male	Female
1	2	3	4
i)	Toilet suite comprising one WC and one washbasin (with optional shower stall if building used for 24 h)	For individual doctor's/officer's rooms	
ii)	Water-closets	1per 25 persons or part thereof	1per 15 persons or part thereof
iii)	Ablution tap	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals	
iv)	Urinals	Nil up to 6 1 per 7 to 20 2 per 21-45	-
v)	Washbasins	1per 25 persons or part thereof	1per 25 persons or part thereof
vi)	Drinking water fountain	1 per 100 persons or part thereof	
vii)	Cleaner's sink	1 per floor, Min	
viii)	Kitchen sink	1 per floor, Min	

note - Some WC's may be European style if desired.

**Table 25
Hospitals' Staff Quarters and Nurses Homes**

Sr. No.	Fixtures	Staff Quarters		Nurses Homes	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Water-closets	1 per 4 persons or part thereof	1per 4 persons or part thereof	1 per 4 persons or part thereof 2 for 16-35	1per 4 persons or part thereof 2 for 16-35
ii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
iii)	Washbasins	1 per 8 persons or part thereof	1 per 8 persons or part thereof		
iv)	Bath (Showers)	1 per 4 persons or part thereof	1 per 4 persons or part thereof		
v)	Drinking water fountain	1 per 100 persons or part thereof, minimum 1 per floor	1 per 100 persons or part thereof, minimum 1 per floor		
vi)	Cleaner's sink	1 per Floor	1 per Floor		

NOTES -

1) Some WC's may be European style if desired. 2) For independent housing units fixtures shall be provided as for residences.

Table 26-Hotels

Sr. No.	Fixtures	Public Rooms		Non-Residential Staff	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Toilet suite comprising one WC, washbasin with shower or a bath tub	Individual guest rooms with attached toilets		-	
Guest Rooms with Common Facilities					
ii)	Water-closets	1 per 100 persons up to 400 Over 400 add at 1 per 250 or part thereof	2 per 100 persons up to 200 Over 200 add at 1 per 100 or part thereof	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100
iii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
iv)	Urinals	1 per 50 persons or part thereof	-	Nil up to 6 1 for 7 to 20 2 for 21-45 3 for 46-70 4 for 71-100	-
v)	Washbasins	1 per WC/Urinal	1 per WC	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57
vi)	Bath (Showers)	1 per 10 persons or part thereof		-	-
vii)	Cleaner's sink	1 per 30 rooms, minimum 1 per floor			
viii)	Kitchen sink	1 per kitchen			
Notes :-	1) Some WC's may be European style if desired. 2) Male population may be assumed as two-third and female population as one-third. 3) Provision for additional and special hospital fittings where required shall be made.				

**Table 27
Restaurants**

Sr. No.	Fixtures	Public Rooms		Non-Residential Staff	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Water-closets	1 per 50 seats up to 200 Over 200 add at 1 per 100 or part thereof	2 per 50 seats up to 200 Over 200 add at 1 per 100 or part thereof	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100
ii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.			
iii)	Urinals	1 per 50 persons or part thereof	----	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	----
iv)	Washbasins	1 per WC	1 per WC	1 per WC	1 per WC
v)	Cleaner's sink	1 per restaurant			
vi)	Kitchen sink /Dish washer	1 per kitchen			

- NOTES: 1) Some WC's may be European style if desired.
2) Male population may be assumed as two-third and female population as one-third.
3) Provision for additional and special fittings where required shall be made.

Table 28
Schools and Educational Institutions

Sr.No.	Fixtures	Nursery School	Non-Residential		Residential	
			Boys	Girls	Boys	Girls
1	2	3	4	5	6	7
i)	Water-closets	1 per 15 pupils or part thereof	1 for 40 pupils or part thereof	1 per 25 pupils or part thereof	1 per 8 pupils or part thereof	1 per 6 pupils or part thereof
ii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.				
iii)	Urinals	----	1 per 20 pupils or part thereof	----	1 per 25 pupils or part thereof	----
iv)	Washbasins	1 per 15 pupils or part thereof	1 per 60 pupils or part thereof	1 per 40 pupils or part thereof	1 per 8 pupils or part thereof	1 per 6 pupils or part thereof
v)	Bath/Showers	1 per 40 pupils or part thereof	----	----	1 per 8 pupils or part thereof	1 per 6 pupils or part thereof
vi)	Drinking water fountain or taps	1 per 50 pupils or part thereof	1 per 50 pupils or part thereof	1 per 50 pupils or part thereof	1 per 50 pupils or part thereof	1 per 50 pupils or part thereof
vi)	Cleaner's Sink	1 per floor				

NOTES: 1) Some WC's may be European style if desired. 2) For teaching staff, the schedule of fixtures to be provided shall be the same as in case of office building

**Table 29
Hostels**

Sr.No.	Fixtures	Resident		Non-Resident		Visitor/Common Rooms	
		Male	Female	Male	Female	Male	Female
1	2	3	4	5	6	7	8
i)	Water-closet	1 per 8 or part thereof	1 per 6 or part thereof	1 for upto 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for upto 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100	1 per 100 up to 400 Over 400 add at 1 per 250	1 per 200 up to 200 Over 200 add at 1 per 100
ii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.					
iii)	Urinals	1 per 25 or part thereof	----	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	----	1 per 50 or part thereof	----
iv)	Washbasins	1 per 8 persons or part thereof	1 per 6 persons or part thereof	----	----	----	----
v)	Bath/Showers	1 per 8 persons or part thereof	1 per 6 persons or part thereof	----	----	----	----
vi)	Cleaner's Sink	1 per floor					

NOTE -Some WC's may be European style if desired.

Table 30
Mercantile Buildings, Commercial Complexes, Shopping Malls, Fruit & Vegetable Markets

Sr.No.	Fixtures	Shop Owners		Common Toilets in Market/ MallBuilding		Public Toilet for Floating Population	
		Male	Female	Male	Female	Male	Female
1	2	3	4	5	6	7	8
i)	Water-closets	1 per 8 persons or part thereof		1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100	1 per 50 (Minimum 2)	1 per 50 (Minimum 2)
ii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided in receiving / sale area of each shop and for every 50 persons or part thereof in the vicinity of water-closets and urinals.					
iii)	Urinals	----	----	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	----	1 per 50	----
iv)	Washbasins	1 per 8 persons or part thereof		1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57	----	----
v)	Bath / Showers	1 per 8 persons or part thereof	1 per 6 persons or part thereof	----	----	1 per 50 persons	1 per 50 persons

NOTES: 1) Toilet facilities for individual buildings in a market should be taken same as that for office buildings.

2) Common toilets in the market buildings provide facilities for persons working in shops and their regular visitors.

3) Special toilet facilities for a large floating population of out of town buyers/sellers, labour, drivers of vehicles for whom special toilet (public toilets).

Table 31
Airports and Railway Stations

Sr.No.	Fixtures	Junction Stations, Intermediate Stations and Bus Stations		Terminal Railway and Bus Stations		Domestic and International Airports	
		Male	Female	Male	Female	Male	Female
1	2	3	4	5	6	7	8
i)	Water-closet	3 for up to 1000 Add 1 per additional 1000 or part thereof	4 for up to 1000 Add 1 per additional 1000 or part thereof	4 for up to 1000 Add 1 per additional 1000 or part thereof	5 for up to 1000 Add 1 per additional 1000 or part thereof	Minimum 2 For 200 2 For 400 9 For 600 12 For 800 16 For 1000 18	Minimum 2 For 200 2 For 400 9 For 600 12 For 800 16 For 1000 18
ii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.					
iii)	Urinals	4 for up to 1000 Add 1 per additional 1000	----	6 for up to 1000 Add 1 per additional 1000	----	1 per 40 or part thereof	----
iv)	Washbasins	1 per WC / Urinal	1 per WC	1 per WC / Urinal	1 per WC	1 per WC / Urinal	1 per WC
v)	Bath/Showers	2 per 1000		3 per 1000		4 per 1000	
vi)	Drinking water fountain or taps (in common lobby for male/ female)	2 per 1000 or part thereof		3 per 1000 or part thereof		4 per 1000 or part thereof	
vii)	Cleaner's sink	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's
viii)	Toilet for Disabled	1 per 4000	1 per 4000	1 per 4000	1 per 4000	1 per 4000 (Minimum 1)	1 per 4000 (Minimum 1)
NOTES:	1) Some WC's may be European style if desired. 2) Male population may be assumed as three-fifth and female population as two-fifth. 3) Separate provision shall be made for staff and workers.						

PART VIII
SPECIAL PROVISIONS IN CERTAIN BUILDINGS

33.0 PROVISION OF FACILITIES FOR PHYSICALLY HANDICAPPED PERSONS:

1. Definitions

2.1. Non-ambulatory Disabilities: – Impairments that, regardless of cause or manifestation, for all practical purposes, confine individuals to wheelchairs.

2.2. Semi - ambulatory Disabilities: - Impairments that cause individuals to walk with difficulty or insecurity, individuals using braces or crutches, amputees, arthritics, spastics, and those with pulmonary and cardiac ills may be semi-ambulatory.

2.3 Hearing Disabilities:- Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.

2.4 Sight Disabilities: - Total blindness or impairments, which affect sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.

2.5 Wheel Chair: - Chair used by disabled people for mobility. The standard size of wheel chair shall be taken as 1050 mm x 750 mm.

3. Scope

These regulations are applicable to all buildings and facilities used by the public such as educational, institutional, assembly, commercial, business, mercantile buildings constructed on plot having an area of more than 2000 sq.m. It does not apply to private and public residences.

4. Site development

Level of the roads, access paths and parking areas shall be described in the plan along with specification of the materials.

4.1. Access Path / Walk Way: - Access path from plot 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 visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emits different sound to guide visually impaired persons; hereinafter referred to as “guiding floor material” (Annexure-I). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

4.2. Parking: For parking of vehicles of handicapped people, the following provisions shall be made-

- i) Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30.0 m. from building entrance.
- ii) The width of parking bay shall be minimum 3.6 meter.
- iii) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
- iv) Guiding floor materials shall be provided or a device, which guides visually impaired persons with audible signals, or other devices, which serves the same purpose, shall be provided.

5. Building requirements

The specified facilities for the buildings for physically handicapped persons shall be as follows:

1. Approach to plinth level
2. Corridor connecting the entrance/exit for the handicapped.

3. Stair-ways
4. Lift
5. Toilet
6. Drinking Water

5.1. Approach to plinth level - Every building 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.

5.1.1. Ramped Approach – Ramp shall be finished with non-slip material to enter the building. Minimum width of ramp shall be 1800mm with maximum gradient 1:12. Length of ramp shall not exceed 9.0 meter having 800mm high hand rail on both sides extending 300mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50mm.

5.1.2. Stepped Approach:- For stepped approach size of tread shall not be less than 300mm and maximum riser shall be 150mm. Provision of 800mm high hand rail on both sides of the stepped approach similar to the ramped approach.

5.1.3. Exit/Entrance Door:- Minimum & clear opening of the entrance door shall be 900mm and it shall not be provided with a step that obstructs the passage of a wheel chair user. Threshold shall not be raised more than 12mm.

5.1.4. Entrance Landing:- Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800mm x 2000mm. The entrance landing that adjoins the top end of a slope shall be provided with floor materials to attract the attention of visually impaired person's (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emits different sound to guide visually impaired persons hereinafter referred to as "guiding floor material" (Annexure-I). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

5.2. Corridor connecting the entrance / exit for the handicapped: The corridor connecting the entrance / exit for handicapped leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:

- a)'Guiding floor materials' shall be provided or device that emits sound to guide visually impaired persons.
- b)The minimum width shall be 1500mm.
- c)In case there is a difference of level, slope ways shall be provided with a slope of 1:12.
- d)Hand rails shall be provided for ramps/slope ways.

5.3. Stair-ways - One of the stair-ways – near the entrance / exit for the handicapped shall have the following provisions:

- a) The minimum width shall be 1350 mm.
- b)Height of the riser shall not be more than 150 mm and width of the tread 300mm. The steps shall not have abrupt (square) nosing.
- c)Maximum number of risers on a flight shall be limited to 12.
- d)Hand rails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight of steps.

5.4. Lifts - Wherever lift is required as per bye-laws, provision of at least one lift shall be made for the wheel chair user with the following cage dimensions of lift recommended for passenger lift of 13 person's capacity of Bureau of Indian Standards.

Clear internal width	1100 mm
Clear internal width	2000 mm
Entrance door width	900 mm

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

5.5 Toilets - One special W.C. in a set of toilets shall be provided for the use of handicapped with essential provision of washbasin near the entrance for the handicapped.

- a) The minimum size shall be 1500 mm x 1750 mm.
- b) Minimum clear opening of the door shall be 900mm and the door shall swing out.
- c) Suitable arrangement of vertical/horizontal handrails with 50mm clearance from wall shall be made in the toilet.
- d) The W.C. seat shall be 500mm from the floor.

5.6 Drinking Water:- Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for them.

5.7 Designing for Children - In the buildings meant for the pre-dominant use of the children, it will be necessary to suitably alter the height of the handrail and other fittings & fixtures, etc.

Explanatory notes:

Guiding / Warning Floor Material:

The floor material 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 material. 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:

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

Proper signage:

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

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high). For visually impaired persons, information board in brail should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking, there should not be any protruding sign which creates obstruction in walking. Public Address System may also be provided in busy public areas.

The symbols/information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International Symbol Mark for wheel chair be installed in a lift, toilet, staircase, parking areas, etc., that have been provided for the handicapped.

34.0 INSTALLATION OF SOLAR ASSISTED WATER HEATING SYSTEM:

1. Solar water heating systems should be made in the building for hospitals, hotels, hostels, guest houses, police men/ army barracks, canteens, laboratories and research institutions, schools and colleges and other institutes.
2. The solar water heating system should be mandatory in the hospitals and hotels, where the hot water requirements are of continuous nature. These buildings must be provided with auxiliary back-up system.
3. The use of solar water heating system is recommended in the following type of buildings in Government/ Semi-Government and Institutional buildings where the hot water requirements may not be continuous/ permanent.
 - i. Guest Houses
 - ii. Police men/Army barracks
 - iii. Canteens
 - iv. Laboratory & Research Institutions where hot water is needed.
 - v. Hostels, Schools, Colleges and Other Institutes.
4. The Installation of the electrical back up in all such water heating system shall be optional depending on the nature of requirements of the hot water.
5. It is suggested that solar heating systems of the capacity of about 100 liters per day based on thermosyphonic with necessary electrical back-up be installed at residential buildings like hostels.
6. In order to facilitate the installation of the solar water heating systems, the new buildings shall have the following provisions:

All such buildings where solar water heating systems are to be installed will have open sunny roof area available for installation of solar water heating system.

 - a) The roof loading adopted in the design of such building should be at least 50 kg per sq. m. for the installation of solar water heating system.
 - b) A solar water heating system can also be integrated with the building design. These either can be put on the parapet or could be integrated with the south facing vertical wall of the building. The best inclination of the collector for regular use throughout the year is equal to the local latitude of the place. The Collectors should be facing south. However, for only winter use the optimum inclination of the Collector would be (Latitude + 15 degrees of the south.). Even if the Collectors are built in south facing vertical wall of building the output from such Collectors during winter month is expected to be within 32% output from the optimum inclined Collector.

- c) All the new buildings to be constructed shall have an installed hot water line from the rooftop and insulated distribution pipelines to each of the points where hot water is required in the building.
- d) The capacity of the solar water heating system to be installed on the building shall be described on the basis of the average occupancy of the building. The norms for hospitals, hotels and other functional buildings are given below:

Sr. No.	Type of Buildings	Capacity recommended - liters per capita per day
1	Hospitals	100
2	Hotels	150
3	Hostels & other such Building	25
4	Canteen	As required
5	Laboratory & Research Institutions	As required

- e) An Open area of 3 sq.m. would be required for installation of a collector which supplies about 100 liters of water per day. At least 60% of the roof area may be utilized for installation of the system.
- f) The specification for the solar water heating system laid down by the Ministry of Non-Conventional Energy Sources can be followed. Flat plate collector conforming to Bureau of Indian Standards - latest standard should be used in all such solar water heating systems.

35.0. RAIN WATER HARVESTING:

The provision for Rain Water Harvesting shall be made as under:

- a) All the layout open spaces/amenity spaces of housing societies and new constructions/reconstruction/ additions on plots having area not less than 500 sq.mt. in non gaothan areas of all towns shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in Schedule.

Provided that the Authority/Collector may approve the Rain Water Harvesting structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good condition for storage of water for nonpotable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs.1000/- per annum for every 100 sq.m. of built-up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these regulations

SCHEDULE

Rain Water Harvesting in a building site includes storage or recharging the ground water by rainwater falling on the terrace or any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface.
 - i) Open well of a minimum 1m dia and 6m in depth into which rain water may be channeled and allowed to filter for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable

- domestic purposes such as washing, flushing and for watering the garden etc.
- ii) Rain Water Harvesting for recharge of groundwater may be done through a bore-well around which a pit of 1m width may be excavated upto a depth of at least 3m and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the bore-well.
 - iii) An impressive surface/underground storage tank of required capacity may be constructed in the setback or other open spaces and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank shall be provided with an overflow.
 - iv) The surplus rain water after storage may be recharged in to ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical conditions, the pits may be of the size of 1.20 m width X 1.20 m length X 2 m to 2.50 m depth. The trenches can be of 0.60 m width X 2 to 6 m length X 1.50 to 2 m depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials :-
 - a) 40 mm stone aggregate as bottom layer upto 50% of the depth.
 - b) 20 mm stone aggregate as lower middle layer upto 20% of the depth.
 - c) Coarse sand as upper middle layer upto 20% of the depth.
 - d) A thin layer of fine sand as top layer.
 - e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
 - f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/ trenches. The projection of the wall above ground shall at least be 15 cm.
 - g) Perforated concrete slabs shall be provided on the pits/trenches.
 - h) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground
- 2) The terrace shall be connected to the open well/bore-well/storage tank/ recharge pit/trench by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washing from roof or terrace catchment, as they would contain undesirable dirt. The mouth of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia. for a roof area of 100 sq.m.
- 3) Rain Water Harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structure shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
- 4) The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose. Provided that when the rain water in exceptional circumstances will be utilised for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for bypassing the first rain water has been provided.
- It will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

PART IX

ADDITIONAL PERMISSIBLE USES IN CERTAIN CATEGORIES

36.0 Commercial use of lands owned by ZillaParishad, PanchayatSamiti& Gram Panchayat:

Notwithstanding anything contained in these Regulations or the Development Plan/Regional Plan, the land owned by ZillaParishad, PanchayatSamiti& Gram Panchayat (excepting the lands reserved for the appropriate authority other than ZillaParishad, PanchayatSamiti& Gram Panchayat) shall be allowed to be developed for commercial use up to the maximum extent of 33% of the Floor Space Index available & subject to the general restrictions applicable otherwise to such development & also in accordance with Rural Development and Water Conservation Departments Resolution No. Sankul 2004/ Pra.Kra.54/ Para – 8, dated 30-04-2004 & as may be modified from time to time subject to the following conditions. –

- i) The lands must be owned by ZillaParishad / PanchayatSamiti / Gram Panchayat as the case may be.
- ii) These lands are not reserved for any other appropriate authority in Development Plan/**Regional Plan** Town Planning Schemes.
- iii) Independent access of appropriate width shall be separately provided for each commercial user and original user.
- iv) Parking requirement as prescribed for each type of user shall have to be provided

37.0. Commercial use of lands in the possession of Maharashtra State Road Transport Corporation

Notwithstanding anything contained in these regulations or the Development Plan/Regional Plan, land in the possession of Maharashtra State Road Transport Corporation shall be allowed to be developed for commercial use to the extent specified in Regulation No.24.10.

38.0. Uses permissible below Flyover.

Garden.

PART X

REGULATIONS FOR SPECIAL ACTIVITIES

39.0. Mining or Quarrying Operations:-

With the prior approval of the Authority/Collector, Mining or Quarrying operations may be permitted on following conditions:

- i) In areas within the region such pits and holes created in the process of mining and quarrying should be appropriately filled up and not left open.
- ii) The site shall be restored so as to make it safe either by raising a garden or in addition by planting fruit growing trees around it or by making it a water reservoir.
- iii) Mining & quarrying operation should be in a controlled manner, such as starting operation initially on a site away from crowded areas and later gradually extending it to the other
- iv) Hill tops and hill slopes from which rain water flow should not be allowed to be used for mining and quarrying.
- v) The natural landscape and environment are not to be adversely affected..
- vi) Quarrying shall be regulated in accordance with the method to be prescribed by the District Collector
- vii) Regulations prescribed by the Revenue authorities regarding the resettlement and restoration of environment shall be strictly followed.
- viii) Quarrying shall not be permitted within 500m from the gaathan / village settlements and from the rivers, forts, historical places and places of tourist interest and within 500 m from the High Tide Line along the coast.
- ix) The conditions prescribed under Maharashtra Minor Mineral Extraction Rules and Regulations shall be observed.

40.0. Erection of mobile towers:

Erection of mobile towers shall be in accordance with the guidelines approved by the Government from time to time in this regards.

PART XI
SPECIAL SCHEMES

41.0. Special Township Projects in Regional Plan area –

Special Township Projects within the Regional Plan area shall be governed by the Regulations applicable with respective Regional Plan area.

42.0 Tourism Development Activities

The Authority / Collector shall allow the development of tourism activities as per following terms & conditions-

General Conditions –

- 1) These guidelines shall be applicable for Tourism Development Zone in No Development Zone & other Zones, too as set out herein below..
- 2) Tourism Development Zone can be developed by individual or company or partnership firm or Government / Semi-government Organisations / Corporations
- 3) Tourism Development Zone Committee – Proposals for lands to be specified as Tourism Development Zone shall be recommended for consideration of Government in Urban Development Department by a committee consisting of -

SR.NO	NAME	POSITION
(i)	Secretary, Tourism Development Department, Mantralaya	Chairman
(ii)	Divisional Commissioner	Member
(iii)	Authority/Collector	Member
(iv)	Deputy Director of Town Planning / Divisional Head of the Town Planning Department	Member
(v)	Representative of Hotel Industries	Member
(vi)	Environmentalist	Member
(vii)	Architect, having 20 years experience in Architectural practices	Member

This Committee may be called “Tourism Development Zone Committee” (TDZC). The Persons at Sr. No. (v), (vi) & (vii) of the Committee may be nominated by Secretary, Tourism Development Department and the tenure of these members shall change after every 3 years, provided however that the same person shall be eligible for reappointment as a member.

4) Size of plot & FSI – Minimum requirements regarding the size of the plot for Tourism Development Zone other features shall be as follows

- i) Tourism Development Zone as identified in Developable Zone shall be granted FSI as permissible for that zone in the sanctioned DCR.
- ii) TDZ area identified in No Development Zone shall be granted FSI as per the Table No.33 given below –

Table No.33

No Development Zone		
Total NDZ holding	Max. TDZ (area permissible fixed)	Max. built up area permissible (FSI)
Area in hectare	Area in hectare	Area in sq. m.
2.00	1.00	5000 square meter
2.00-3.00	1.10	5500 square meter 6000
3.00-4.00	1.20	square meter 7000 square
4.00-5.00	1.40	meter
5.00-6.00	1.60	8000 square meter 8500
6.00-7.00	1.70	square meter
7.00-8.00	1.80	9000 square meter 9500
8.00-9.00	1.90	square meter
9.00-10.00	2.00	10000 square meter
Above 10.00	1/5 th of the holding	Half of the area of TDZ (0.5 FSI of TDZ area.)

Note:

- i) After deducting the area of Tourism Development Zone, remaining land in No Development Zone shall be entitled for FSI as permissible in No Development Zone.
- ii) For plots each more than 2 hectare in area in No development Zone, no sub-division of plots shall be permitted.

5)Smaller Plots: - For existing landholders having smaller plots in No Development Zone, the provisions of promotion of tourism through bed & breakfast type of the arrangement for tourism shall be permissible as recommended by Tourism Development Zone Committee & approved by Government in Urban Development Department. There shall be the same FSI as in No Development Zone for plots, according to Development Control Regulations.

6)Prohibition for inclusion in TDZ - Lands falling in categories specified below shall not be included in Tourism Development Zone and hence shall not be considered for the purpose -

- a) Lands affected beyond permissible levels by pollution in land, water or air, as may be decided and certified by the Maharashtra Pollution Control Board.
- b) Lands covered by mangroves.
- c) Areas from No Development Zone directly abutting the Residential Zone without being separated by road having width not less than 18 m.

7)Infrastructural Facilities – All the infrastructural facilities required in site as specified by **Authority/Collector** and also as suggested by Tourism Development Zone Committee shall be provided by the developer at his own cost on the site. Proper arrangement for treatment and disposal of sewage and sullage and solid waste shall be made to the satisfaction of Authority/Collector & Maharashtra Pollution Control Board. No untreated effluent shall be allowed to pass into the sea or any water body.

8)Reserved sites for TDZ – Where the lands are located in unique/unusual area, particularly suitable for development of tourism in view of existing water body, scenic beauty, tree plantation or geological formation etc. but are designated/ reserved in the Regional Plan for the purpose of park or gardens or recreation ground or private garden or private recreational ground, it can be specified as Tourism Development Zone. The minimum area of such site, however, shall not be less than 1.00 Ha. The floor space index available for development in such a site shall be 0.20. This FSI is to be consumed on only 15% of the area of the lands declared as Tourism Development Zone; out of the site designated for open user such as Recreation Ground, Parks etc

9)Environment & Education – Places where rare species of migratory birds are known to visit and where there is a heritage of flora & fauna shall be given preference for development as Tourism Development Zone. Efforts should be made for creating environmental awareness among the local population & especially among school going children in nearby area.

43.0 Innovative Development Proposals

If any development proposal is submitted by the owner or developer, consisting of new concepts, innovative ideas, then such proposal may be approved by the Authority in consultation with the Director of Town Planning, Maharashtra State, Pune, if it is, otherwise, in accordance with the spirit of these regulations.

PART XII
SUPPLEPAENTARY AND MISCELLANEOUS PROVISIONS

44.0. Clarification.

If any question or dispute arises with regard to interpretation of any of these Regulations the matter shall be referred to the Director of Town Planning, Maharashtra State who after considering the matter and after giving hearing to the parties, if necessary, shall give a decision on the interpretation of the provisions of these Regulations. The decision of the Director of Town Planning, Maharashtra State on the interpretation of these Regulations shall be final and binding on the concerned party or parties.

45.0. Power to delegate.

The Director of Town Planning, Maharashtra State may, by an order, delegate any of the powers under these Regulations, exercisable by him, subject to such conditions, as he may consider appropriate, to any officer of the Directorate of Town Planning, not below the rank of Deputy Director of Town Planning

46.0 Board of Appeals

Any person aggrieved by an order / communication made by an authority/Collector under these Regulations may prefer an appeal before the Board of Appeals. The board shall be constituted at division level consisting of the Divisional Head of Town Planning Department of the concerned division as President and concerned ADTP/TP of the district as a member.

APPENDIX A-1
FORM FOR CONSTRUCTION OF BUILDING OR LAYOUT OF BUILDING /
GROUP HOUSING

Application for permission for development under Section 18 Maharashtra Regional and
Town Planning Act, 1966.

From _____
(Name of the owner)

To,
The Collector,
Dist.-----

Sir,

I intend to carry out the under mentioned development in the site/plot of land, on Plot No..... Town and Revenue S.No.....City Survey No.....Maujesituated at Road / Street Societyin accordance with Section 18 Maharashtra Regional and Town Planning Act, 1966.

I forward herewith the following plans and statements (Item 1 to 6) wherever applicable, in quadruplicate, signed by me (Name in block letters)and the Architect / Licensed Engineer / Structural Engineer / Supervisor, (License No.....), who has prepared the plans, designs and a copy of other statements /documents as applicable

- i) Key Plan (Location Plan);
- ii) Site Plan (in quadruplicate) of the area proposed to be developed;
- iii) a detailed building plan (in quadruplicate) showing the plan, section and elevations of the proposed development work;
- iv) Particulars of development in Form enclosed (to be submitted for development other than individual buildings);
- v) An extract of record of rights, property register card (any other document showing ownership of land to be specified) alongwith consent of co-owners where third party interest is created.
- vi) Attested copy of receipt of payment of scrutiny fees;
- vii) Latest property tax receipt;
- viii) No Objection Certificate, wherever required.

I request that the proposed development/ construction may be approved and permission accorded to me to execute the work

Signature of the Licensed
Surveyor/Architect

Dated _____

Signature of the Licensed

Signature of Owner

Name and address of Owner

Dated _____

Address of Owner _____

FORM GIVING PARTICULARS OF DEVELOPMENT

(PART OF APPENDIX A-.....ITEM 4)

1.	(a) (i) Full Name of Applicant	-----
	(ii) Address of applicant	-----
	(iii) e-mail ID	-----
	(iv) Mobile No.	-----
	(b) Name and address of Architect/ licensed Engineer/ Structural Engineer/ Supervisor employed.	-----
	(c) No. and date of issue of License	-----
2.	Is the plot affected by any reservations or road lines? If yes, are these correctly and clearly marked on the block plan?	-----
3.	(a) What is the total area of the plot according to the document?	-----
	(b) Does it tally with the Revenue/CTS Record	-----
	(c) What is the actual area available on site measured by Architect/licensed Engineer/Structural Engineer / Supervisor	-----
	(d) Is there any deduction in the original area of the plot on account of road lines or reservation. Please state the total area of such deductions?	-----
	(e) If so, what is the net area?	-----
	The permission shall be based on the area whichever is minimum. (Note: Above details shall also be mentioned on building plan submitted for approval)	
4.	Are all plans as required under Regulation No.6.2 enclosed?	-----
5.	(a) Is the plot of a city Triangulation Survey Number, Revenue Survey Number or Hissa Number of a Survey Number or a Final Plot Number of a Town Planning Scheme or a part of an approved layout?	-----
	(b) Please state Sanction Number and Date of Sub-division / Layout	-----
6.	(a) In what zone does the plot fall?	-----
	(b) What is the permissible F.S.I. of the zone?	-----
7.	(a) Is the use of every room in the proposed work marked on the plans?	-----
	(b) Is it in accordance with the regulations?	-----
	(c) Does the use of the building, fall in the category of special types of buildings like, cinema halls, theatres assembly halls, stadia, buildings for religious purpose, hospital buildings, educational buildings, markets and exhibition halls etc.?	-----
8.	If the work is in connection with an industry :	-----
	(a) Please briefly describe the main and accessory process.	-----

	(b) Please state the maximum number of workmen and the total horse power likely to be employed per shift in the factory	-----
	(c) Is the proposal for relocation of an existing industry, if so give the name and address of existing industry?	-----
	(d) Will the building be at 23 m. away from the boundary of a residential and commercial zone?	-----
	(e) Nature and quantum, of industrial waste/effluents and method of disposal.	-----
9.	(a) What is the average?	
	(i) prescribed width of road on which plot is fronting?	
	(ii) existing width of the street? (If the plot abuts on two or more streets, the above information in respect of all streets should be given)	
	(b) What is the height of the building above the average ground level of the plot	
	(c) Does it comply with the Regulation	
10.	(a) If there are existing structures on the plot	
	(i) Are they correctly marked and numbered on the site plan?	
	(ii) Are those proposed to be demolished Immediately and hatched in yellow colour?	
	(iii) What is the plinth area and total floor area of all existing structures to be retained? (Please give details confirming to the plan submitted)	
	(b) What is the plinth area and total floor area of the proposed work? (Please give details confirming to the plan submitted)	
11.	(a) Please state the plinth area and total floor area, existing and proposed (total of Item No.10 (a)(iii) and 10(b))	
	(b) Please state the overall F.S.I. (Item 11 (a) divided by Item 3 (e))	
	(c) Does the work consume the full F.S.I. of the plot, as given in Item 6 (b)?	
	(d) Is the Building proposed with setbacks on upper floors?	
12.	(a) What is the width of the front open space? If the building abuts two or more streets, does the front open space comply with Regulation?	
	(b) Please state which of the following rule is applicable for the front open spaces : Chapter IV and does the front open space comply with that rule?	

13.	(a) What is :									
	(i) the width of the side open space (s)?									
	(ii) the width of the rear open space(s)?									
	(iii) the distance between buildings?									
	(b) Are there two or more wings to the buildings ? If so, are the open spaces separate or distinct for each wing?									
14.	(a) What are the dimensions of the inner or outer chowk?									
	b) (i) Is / are room (s) dependent for its light and ventilation on the chowk ? If so, are the dimensions of the chowk as required for each wing of the building?									
	(ii) If not, is the area equal as per Regulation No.15.2?									
15.	If the height of the building is more than 14 meter above the average ground level, is provision for lifts made ?									
	(a) If so, give details of lift.	<table border="1"> <thead> <tr> <th>Type</th> <th>Passenger Capacity</th> <th>No. of Lifts</th> <th>Type of Doors</th> </tr> </thead> <tbody> <tr> <td>(1)</td> <td>(2)</td> <td>(3)</td> <td>(4)</td> </tr> </tbody> </table>	Type	Passenger Capacity	No. of Lifts	Type of Doors	(1)	(2)	(3)	(4)
	Type	Passenger Capacity	No. of Lifts	Type of Doors						
(1)	(2)	(3)	(4)							
(b) Details of Fire Lift.										
16.	(a) Does the building fall under purview of Regulation No.6.2.6.1?									
	(b) If so, does the proposed fire protection requirements confirm to Part V?									
	(c) If not, give reasons for non conformity									
	(i)									
	(ii)									
17.	(a) (i) What are the requirements of parking spaces under the Regulations ?									
	(ii) How many are proposed?									
	(b) (i) Are loading-unloading spaces necessary?									
	(ii) If so, what is the requirement?									
18.	(a) (i) What are the maximum widths of balconies ?									
	(ii) Will they reduce the required open spaces to less than the provisions of Regulations ?									

	(iii) Do they serve as a passage to any part of the building?	
	(iv) What is their total area?	
	(b) What is the maximum width of weather frames, Sunshades (Chajja), Sun breakers, cornice, eaves or other projection ?	
	(c) (i) Are any porches / Canopies proposed ?	
	(ii) Are they in compliance with Regulation No.15.4.1(b)?	
19.	(a) What is the width of the means of access ?	
	(b) Will it be paved, drained & kept free of encroachment?	
20.	Is recreational or amenity open space provided as required under Regulation No.13.3 & 13.3.11?	
	(a) Are any accessory buildings proposed? If so, for what purpose?	
	(b) What are their heights?	
	(c) Are they 7.5 m away from the street or front 1.5 m. from other boundary?	
	(d) Is their area calculated in F.S.I.?	
21.	(a) What is the proposed height of the compound /boundary wall? Is it at a junction?	
	(b) Is it in compliance with Regulation No.17.16?	
22.	(a) Is the proposal in the Air Port Zone?	
	(b) Is a "No. Objection certificate" for height is obtained?	
23.	Does the proposal fall in any of the restricted zones?	
24.	(a) Does any natural water source pass through the land under development ?	
	(b) Is necessary setback provided as per Regulation No.11.1.(b)?	
25.	Is the plinth level proposed to be above the level of the surrounding ground level?	
26.	The details of the materials to be used in construction with specification are as below:	
	Roofs	
	Floors	
	Walls	
	Columns	
	Any other material	

27.	The number of water closet, urinals, kitchens, washbasins, baths to be provided are as follows –																		
	<table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"></th> <th style="width: 15%;">Water closets</th> <th style="width: 15%;">Baths</th> <th style="width: 15%;">Urinals</th> <th style="width: 15%;">Wash Basins</th> <th style="width: 15%;">Kitchens</th> </tr> </thead> <tbody> <tr> <td>Existing</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Proposed</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Water closets	Baths	Urinals	Wash Basins	Kitchens	Existing						Proposed					
	Water closets	Baths	Urinals	Wash Basins	Kitchens														
Existing																			
Proposed																			
28.	Details of the source of water to be used in the construction																		
29.	Distance from the sewer.																		
30.	How much municipal land will be used for stacking building material?																		
31.	Please explain in detail in what respect the proposal does not comply with the Development Control Regulations and the reasons there for, attaching a separate sheet if necessary.																		

I hereby declare that I am the owner / lessee in possession of the plot on which the work is proposed and that the statements made in this form are true and correct to the best of my knowledge.

Date : / /

Signature of the Applicant.

Address : -----

Form of certificate to be signed by the Architect / Licensed Engineer / Structural Engineer / Supervisor employed by the Applicant

I, (Name.....) have been employed by the applicant as his Architect / Licensed Engineer / Structural Engineer / Supervisor. I have examined the boundaries and the area of the plot and I do hereby certify that I have personally verified and checked all the statements made by the applicant who is the owner/ lessee in possession of the plot as in the above form and found them to be correct.

Date : / /

Signature of Architect /
Licensed Engineer/Structural Engineer/
Supervisor

Address :
E_mail ID :
Mobile No.:

FORM OF STATEMENT 1

[Sr. No. 10 (a) (III)]

Existing Building to be retained

Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors.
(1)	(2)	(3)	(4)	(5)

FORM OF STATEMENT 2

[Sr. No. 10 (b)]

Proposed Building

Building No.	Floor No.	Area of	Total Floor Area of Proposed work	Use / Occupancy of Floors.
(1)	(2)	(3)	(4)	(5)

PROFORMA I
(At Right Hand Top Corners of Site/Building Plan at Floor Level)

A	AREA STATEMENTS	
	1. Area of plot	
	2. Deductions for	
	(a) Road Acquisition Area	
	(b) Proposed Road	
	(c) Any Reservation	
	(Total a+b+c)	
	3. Gross Area of Plot (1-2)	
	4. Deductions for Amenity space, if any	
	5. Net Area of Plots plot= 90% (3-4)	
	6. Addition of area for F.S.I., if any	
	(a)	
	(b)	
	(c)	
	7. Total Area (5+6)	
	*8. Normal F. S.I. Permissible + F.S.I. permissible with payment of premium.	
	*9. Permissible Built-up Area	
	10. Existing Built-up Area.	
	11. Proposed Built-up Area	
12. Excess Balcony Area taken in F.S.I.(As per B (c) Below)		
* 13. Total Built-up Area (10 + 11 + 12)		
* 14. F.S.I. Consumed (13 / 7)		
B.	BALCONY AREA STATEMENT.	
	(a) Permissible Balcony Area per Floor.	
	(b) Proposed Balcony Area per Floor.	
	(c) Excess Balcony Area (Total).	
C.	TDR	
	(a) permissible	
	(b) proposed to be utilised	
D.	PARKING STATEMENT	
	(a) Parking Required	
	Car	
	Scooter/ Motor Cycle,	
	Cycle	
	(b) Garages Permissible	
	(c) Garage Proposed	
	Car	
	Scooter/ Motor Cycle	

	Cycle.	
	(d) Total Parking Provided	

*E.	LOADING/ UNLOADING SPACES	
	Loading/ Unloading required	
	Total Loading / unloading required	

PROFORMA II				
(At Right Hand Bottom Corner of Plans / Below Proforma I)				
Contents of Sheet				
Stamps of Approval of Plans				
*CERTIFICATE OF AREA				
Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.				
Signature of Architect/Licensed Engineer/ Structural Engineer/ Supervisor.				
Description of Proposal & property				
Name of Owner				
Job No.	Drg. No.	Scale	Drawn By	Checked By

APPENDIX A-2

FOR SUB-DIVISION OF LAND AS PLOTTED LAYOUT

Application for permission for development under Section 18 Maharashtra Regional and Town Planning Act, 1966.

From
(Name of the owner)

To,
TheCollector,
Dist.-----

Sir,

I intend to carry out the under mentioned development in the site/plot of land, bearing S.No./Gut No. City Survey No....., Mouje situated at Road / Street in accordance with Section 18 Maharashtra Regional and Town Planning Act, 1966.

I forward herewith the following plans and statements (Item 1 to 6) wherever applicable, in quadruplicate, signed by me (Name in block letters) and the Architect / Licensed Engineer / Structural Engineer / Supervisor (License No.....), who has prepared the plans, designs and a copy of other statements /documents as applicable (Items 7 to 10).

- (1) Key Plan (Location Plan);
- (2) a site plan (in quadruplicate) showing the surrounding land and existing access to the land included in the layout;
- (3) a layout plan (in quadruplicate) showing -
 - (i) sub-divisions of the land or plot with dimensions and area of each of the proposed sub-divisions and its use according to prescribed regulations;
 - (ii) width of the proposed streets; and
 - (iii) dimensions and area of open spaces provided in the layout for the purpose of recreational open space or any like purpose.
- (4) Anextract of record of rights property register card (any other document showing ownership of land to be specified) alongwith consent of co-owners where third party interest is created.
- (5) Attested copy of Receipt for payment of scrutiny fees.
- (6) No Objection Certificate, wherever required.

I request that the proposed layout may please be approved and permission accorded to me to execute the work.

Signature of Owner

Signature of the Licensed
Surveyor/Architect

Name of Owner -----

Address of Owner -----

Dated: / /

**FORM GIVING PARTICULARS OF DEVELOPMENT
(PART OF APPENDIX 1.....ITEM 6)**

1.	(a) (i) Full Name of Applicant	
	(ii) Address of applicant	
	(iii) e-mail ID	
	(iv) Mobile No.	
	(b) Name and address of Architect/ licensed Engineer employed.	
	(c) No. and date of issue of License	
2.	Is the land affected by any reservations or road lines? If yes, are these correctly and clearly marked on the block plan ?	
3.	*(a) What is the total area of the land according to the document?	
	*(b) Does it tally with the Revenue (7/12) /CTS Record	
	*(c) What is the actual area available on site measured by Architect/licensed Engineer.	
	(d) Is there any deduction in original area of the land on account of road lines or reservation. Please state the total area of such deductions?	
	(e) If so, what is the net area?	
4.	* The permission shall be based on the area whichever is minimum	
5.	(a) Is the land of a city Triangulation Survey Number, Revenue Survey Number or Hissa Number of a Survey Number or a Final Plot Number of a Town Planning Scheme?	
	(b) Whether the certified measurement plan of the land issued by the Land Records Department is submitted with the proposal?	
6.	In what zone does the land fall?	
7.	What is the average	
	(i) prescribed width of access road?	
	(ii) existing width of the street?	
8.	Whether the internal roads proposed in the layout conform to the Regulation No.12.	
9.	How much recreational open space is proposed?	
10.	Whether amenity space required is as per regulation? If so, how much is proposed?	
11.	Does the proposal fall in any of the restricted zones?	

12.	Does any natural water source pass through the land under development?	
-----	--	--

I hereby declare that I am the owner / lessee in possession of the plot on which the work is proposed and that the statements made in this form are true and correct to the best of my knowledge.

Date :
Address : -----
E-mail ID : -----
Mobile No. : -----

Signature of the Applicant.

PROFORMA I
(At Right Hand Top Corners of Land Sub-division Layout Plan)

1.	AREA STATEMENTS	
	Area of plot	sq.m.
2.	Deductions for	
	(a) Road Acquisition Area	
	(b) Proposed Road	
	(c) Any Reservation	
	(Total a+b+c)	
3.	Net Gross Area of Plot	(1-2)
4.	Deductions for	
	(a) Recreation Open Space as per Regulation No.13.3	
	(b) Internal Roads.	
	(c) Total	(a+b)
5.	Net Area of Plots	(3 - 4c)

APPENDIX 'B'
FORM OF SUPERVISION

To,
The Collector,
Dist -----

Sir,

I hereby certify that the development/erection/re-erection/demolition or material alteration in/
or Building No _____ on / in Plot No. _____ in Block No. _____
situated at Road / street _____ City Survey No. _____ shall be
carried out under my supervision and I certify that all the materials (types and grade) and the
workmanship of the work shall be generally in accordance with the general specifications submitted
alongwith, and that the work shall be carried out according to the sanctioned plans. I shall be
responsible for the execution of the work in all respects.

Signature of the Architect or Licensed _____

Engineer/Structural Engineer/ Supervisor

Name of Architect or Licensed Engineer/Structural _____

Engineer/ Supervisor (in block letters)

License No. of Architect or Licensed _____

Engineer/Structural Engineer / Supervisor

Address of Architect of Licensed _____

Engineer/Structural Engineer / Supervisor alongwith
mobile No. & e-mail ID _____

Date :

APPENDIX 'C'
**QUALIFICATION, COMPETENCE, DUTIES AND RESPONSIBILITIES ETC. OF LICENSED
TECHNICAL PERSONNEL OR ARCHITECT FOR PREPARATION OF SCHEMES FOR
DEVELOPMENT PERMISSION AND SUPERVISION**

C-1	General
C-1.1	The qualifications of the technical personnel and their competence to carry out different jobs for building permit and supervision for the purpose of licensing by the Authority shall be as given in Regulation No. C-2 to C-6. The procedures for licensing the technical personnel is given in regulation No.C-6.
C-2	ARCHITECT
C-2.1	Qualifications- The Qualifications for licensing of Architect will be the Associate Membership of the Indian Institute of Architects or such Degree or Diploma which makes him eligible for such membership or such qualifications listed in Schedule XIV of Architects Act, 1972 and shall be registered under the Council of Architecture as per Architects Act, 1972.
*C-2.2	Competence of Architect: To carry out work related to development permission as given below and to submit - (a) All plans and information connected with development permission. (b) Structural details and calculations for building on plot upto 500 sq. m. and upto 3 storeys or 11 m. height and (c) Certificate of supervision and completion for all building.
C-3	A)ENGINEER-1
C-3.1	Qualifications- 1)The qualifications for Licensing Engineer will be the corporate membership (Civil) of the Institution of Engineers or such Degree or Diploma in Civil or Structural Engineering; 2) Diploma In Civil Engineering or Equivalent, having experience of 10 years in the field of land and building planning.
*C-3.2	Competence- To carry out work related to development permission as given below and to submit- (a) All plans and related information connected with development permission. (b) Structural details and calculations for building on plot upto 500 sq. m. and upto 5storeys or 16 m. height, and (c) Certificate of supervision and completion for all building.
C-4	STRUCTURAL ENGINEER
	C-4.1 Qualifications- Qualifications for Licensing of structural engineers shall be in the following with minimum 3 years experience in structural engineering practice with designing and field work; (a) Graduate in Civil Engineering of recognised Indian or Foreign University and 'Chartered Engineer or Associated Member in Civil Engineering Division of Institution of Engineers (India) or equivalent Overseas Institution; and

	<p>(b) Associate member in Civil Engineering Division of institution of Engineers (India) or equivalent Overseas: Institution possessing exceptional merits.</p> <p>The 3 years experience shall be relaxed to 2 years in the case of Post-graduate degree of recognised Indian and Foreign University in the Branch of Structural Engineering. In the case of doctorate in Structural Engineering, the experience required would be one year.</p>						
* C-4.2	Competence - To submit the structural details and calculations for all building and supervision.						
*C-4.2.1.	Complicated buildings and sophisticated structures, as decided by the Chief Officer, which are not within the horizontal areas and vertical limits under C-2.2 (b), C-3.2 (b) & C-5.2 (a) (I) shall be designed only by Structural Engineer.						
C-5	SUPERVISOR:						
C-5.1	<p>Qualification</p> <p>(a)For Supervisor 1 :-</p> <p>(i) Three years architectural assistantship or intermediate in architecture with two years experience, or</p> <p>(ii) Diploma in Civil engineering with two year's experience.</p> <p>(b) For Supervisor - 2:-</p> <p>(i) Draftsman in Civil Engineering from ITI with five year's experience under Architect / Engineer.</p>						
C-5.2	<p>Competence</p> <p>(a) For Supervisor-1: To submit -</p> <p>(i) All plans and related information connected with development permission on plot upto 200 sq. m. and upto 2 storeys; and</p> <p>(ii) Certificate as supervision of buildings on plot upto 200 sq. m. and upto 2 storeys and completion thereof.</p> <p>(b) For Supervisor-2 : To submit -</p> <p>(i) All Plans and related information upto 50 sq. m. built up area and upto 2 storeys, and</p> <p>(ii) Certificate of supervision for limits at (i) above and completion thereof.</p>						
C-6.	LICENSING-						
* C-6.1	<p>Technical Personnel to be licensed:-</p> <p>The Qualified technical personnel or group as given in regulations; No C-3, C-4, C-5 shall be licensed with the authority and the license shall be valid for three calendar years ending 31st December after which it shall be renewed annually orevery three years.</p>						
* C-6.2	<p>Fees for Licensing- The annual licensing fees shall be as follows:-</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">For Engineer and structural Engineer</td> <td style="width: 30%;">1000 p.a.</td> </tr> <tr> <td>For supervisor (1)</td> <td>500 p. a.</td> </tr> <tr> <td>For supervisor (2)</td> <td>300 p. a</td> </tr> </table>	For Engineer and structural Engineer	1000 p.a.	For supervisor (1)	500 p. a.	For supervisor (2)	300 p. a
For Engineer and structural Engineer	1000 p.a.						
For supervisor (1)	500 p. a.						
For supervisor (2)	300 p. a						
* C-6.3	<p>Duties and Responsibilities of Licensed Technical Personnel:</p> <p>The duties and responsibilities of licensed technical Personnel shall be as follows:-</p> <p>(1) It will be incumbent on every licensed Technical personnel, in all matters in which he may be professionally consulted or engaged, to assist and co-operate with the Chief Officer of the Municipal Council and other Officers in carrying out and enforcing the provisions of Maharashtra Regional & Town Planning Act, 1966 and of any regulations for the time being in force under the same.</p> <p>(2) Every licensed Technical Personnel shall in every case in which he may be</p>						

professionally consulted or engaged, be responsible, so far as his professional connection with such case extends, for due compliance with the provisions of Maharashtra Regional & Town Planning Act, 1966 and the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965 and of any regulations for the time being in force under the said Act, or such of them as may respectively be applicable to the circumstances of the particular case and in particular it will be obligatory on him to satisfy himself that a qualified and competent Maistry or Inspector of Works is constantly employed and present on the work to supervise the execution of all work and to prevent the use of any defective material therein and the improper execution of any such work.

(3) In every case in which a Licensed Technical Personnel is professionally concerned in connection with any building or work upon any premises, in respect of which a right to require a set-back has accrued or is about to accrue to the Chief Officer under the provisions of relevant Acts or any of them it will be incumbent on such Licensed Technical Personnel to ascertain whether " the regular line of the street" has been prescribed under the provisions of relevant Act; and whether any portion of the said premises is required for the street and no Licensed Technical Personnel must, on any account or under any pretence whatever, be a part to any evasion or attempted evasion of the set-back (if any that may be required).

(4) In every case in which a Licensed Technical Personnel is professionally concerned in connection with any building or work upon any premises designed or intended to be used for any purposes in respect of which the written permission or license of the Chief Officer is prescribed by the said Act at a necessary condition to the establishment or use of such premises for such purpose, it shall be incumbent on such Licensed Technical personnel, so far as his professional connection with such case extends, to see that all conditions prescribed by the said Act, or by any rule for the time being in force there under, in respect or premises designed or intended to be applied to such use, are duly fulfilled or provided for.

(5) A Licensed Technical Personnel shall not carry out any work in connection with any building or other erection on a plot of land leased or agreed to be leased by the Municipal Council in contravention of any term or condition of the lease or agreement for lease.

(6) When Licensed Technical Personnel ceases to be in the employment for the development work, he shall report the fact forthwith to the Chief Officer.

APPENDIX 'D-1'
FORM FOR SANCTION OF BUILDING PERMIT AND
COMMENCEMENT CERTIFICATE

To,

Sir,

With reference to your application No _____, dated _____ for the grant of sanction of Commencement Certificate under Section 18 Maharashtra Regional and Town Planning Act, 1966 to carry out development work / Building on Plot No _____ Revenue Survey No _____, City Survey No _____, mauja _____ situated at Road /Street _____, Society _____ the Commencement Certificate/Building Permit is granted under the said Act, subject to the following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. -----
6. -----
7. -----

Office No.

Office Stamp

Date :

Yours faithfully,

Collector

(Specimen of Stamp of Approval to be marked on building plan)

APPENDIX 'D-2'

FORM FOR TENTATIVE APPROVAL FOR DEMARCATION OF LAND/ SUB-DIVISION LAYOUT

To,

Sir,

With reference to your application No _____, dated _____ for the land sub-division approval, under Section 18 Maharashtra Regional and Town Planning Act, 1966 to carry out development work in respect of land bearing Revenue Survey No _____, City Survey No _____, mauje _____ situated at Road /Street _____, Society _____, it is to inform you that, land sub-division layout is hereby tentatively approved and recommended for demarcation, subject to the following conditions:

1. You will get the land sub-division layout demarcated on the site by the Land Records Department and submit the certified copy to that effect for final approval.
2. It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the Authority/Collector after developing them to the satisfaction of the Authority/Collector.
3. If you wish that the Authority/Collector has to carry out these development works, then you will have to deposit the estimated expenses to the Authority/Collector in advance, as decided by the Authority/Collector.
4. You will have to submit an undertaking in respect of recreational open spaces as stipulated in Regulation.
5. This permission does not entitle you to develop the land which does not vest in you.
6. -----
7. -----

Office No.

Office Stamp

Date :

Yours faithfully,

Collector

(Specimen of Stamp to be marked on land sub-division layout plan recommended for demarcation)

APPENDIX 'D-3'
FORM FOR FINAL APPROVAL TO THE LAND SUB-DIVISION / LAYOUT

To,

Sir,

With reference to your application No. _____, dated _____ for the land sub-division approval, under Section 18 Maharashtra Regional and Town Planning Act, 1966 to carry out development work in respect of land bearing Revenue Survey No _____, City Survey No _____, mauje _____ situated at Road /Street _____, Society _____, the land sub-division layout is finally approved as demarcated under the provision of the Maharashtra Regional and Town Planning Act, 1966 subject to the following conditions:

1.	It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the Authority/Collector after developing them to the satisfaction of the Collector/Authority.
2.	If you wish that the Collector/Authority should carry out these development works, then you will have to deposit the estimated expenses to the Collector/Authority in advance, as decided by the Collector/Authority.
3.	As per the undertaking submitted by you in respect of recreational open space as stipulated in Regulation, the said open space admeasuring ----- sq.m. stand vested in the name of plot holders of the layout or society of the plot holders and you have no right of ownership or interest in the said recreational open space.
4.	This permission does not entitle you to develop the land which does not vest in you.
5.	-----
6.	-----
7.	-----
8.	-----

Office No. ----- Office Stamp

----- Date : -----

Yours faithfully,

Collector/Authority.

**Stamp of approval of land
sub-division layout plan.**

APPENDIX 'E-1'
FORM FOR REFUSAL OF BUILDING PERMIT / COMMENCEMENT CERTIFICATE

To,

Sir,

With reference to your application No. _____ dated _____ for the grant of sanction for the development work / the erection of a building / execution of work on Plot No. _____, Revenue Survey No. _____, City Survey No. _____, mauje _____, situated at Road/Street _____, Society _____, I regret to inform you that the proposal has been refused, on the following grounds and also on grounds mentioned on the reverse page.

1. -----
2. -----
3. -----
4. -----
5. -----
6. -----

Office No.

Office Stamp

Date :

Yours faithfully,

OBJECTIONS

1. Application Form.
2. Plans and Statement.
- *3. Architect
4. Ownership.
5. Plinth Area.
6. Marginal Space.
 - (i) Front Margin
 - (ii) Side Margin

- (iii) Rear Margin
- 7. Floor Areas.
 - (a) Bed Room; Dining Room, Hall.
 - (b) Bath-Room.
 - (c) Kitchen.
 - (d) Any other room.
- 8. Ventilation
- 9. Detached / Semidetached.
- 10. Projection / Balcony.
- 11. Stair Case / Stair Case Landing
- 12. Enclosure / Compound wall.
- 13. Well.
- 14. Porch.
- 15. Canopy.
- 16. Colour Code is not as per building regulations
- 17. Miscellaneous.

Planning Assistant/ Assistant Town Planner/
Engineer, Building Section/Town Planning
Section, _____

APPENDIX 'E-2'

FORM FOR REFUSAL OF LAND SUB-DIVISION / LAYOUT

To,

Sir,

With reference to your application No. _____ dated _____ for the grant of sanction for the development work bearing Revenue Survey No._____, City Survey No._____, mauje_____, situated at Road/Street _____, Society_____, I regret to inform you that the proposal has been refused under the provisions of the Maharashtra Regional and Town Planning Act, 1966 on the following grounds and also on grounds mentioned on the reverse page.

1. -----
2. -----
3. -----
4. -----
5. -----
6. -----

Office memo No. BE

Office Stamp

Date :

Yours faithfully,

Collector/Authority

OBJECTIONS	
1.	Application Form.
2.	Plans and Statement.
*3.	Architect
4.	Ownership.
5.	Road width not as per the regulation.
6.	Cognizance of D.P.Proposals
7.	Required recreational open space
8.	Required amenity space
9.	Miscellaneous

Planning Assistant/ Assistant Town Planner/
Engineer, Building Section/Town Planning
Section, _____

**stamp to be
affixed on the plan**

APPENDIX 'F'
FORM FOR INTIMATION OF COMPLETION OF WORK UPTO PLINTH LEVEL

To,

The Collector

Dist.-----

Sir,

The construction up to plinth / column up to plinth level has been completed in Building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, mauje _____, situated at Road/Street _____, Society _____ in accordance with your permission No _____ dated _____ under my supervision and in accordance with the sanctioned plan.

Please check the completed work and permit me to proceed with the rest of the work.

Yours faithfully

Signature of Architect /Licensed Engineer/
Structural Engineer/Supervisor

Name :

(In Block Letters)

Address :

E-mail ID :

Mobile No.:

Date:

APPENDIX 'G'
FORM OF APPROVAL / DISAPPROVAL OF DEVELOPMENT WORK
UPTO PLINTH LEVEL

To,

Sir,

Please refer to your intimation No _____ dated _____
regarding the completion of construction work upto plinth / column upto plinth level in Building No
_____ Plot No _____, Revenue Survey No. _____, City Survey
No. _____, mauje _____, situated at Road/Street
_____, Society _____ You may proceed / are not allowed to proceed with the
further work as per sanctioned plans / as the construction upto plinth level does / does not confirm to
the sanctioned plans.

Yours faithfully

TheCollector/Authority

Office No.

Office Stamp

Date:

APPENDIX 'H'
FORM FOR COMPLETION CERTIFICATE

To,
Collector/Authority

Sir,

I hereby certify that the erection / re-erection or part/ full development work in / on building / part building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, mauje _____, situated at Road/Street _____, Society _____ has been supervised by me and has been completed on _____ according to the plans sanctioned, vide office communication No _____ dated _____. The work has been completed to the best of my satisfaction. The workmanship and all the materials (type and grade) have been strictly in accordance with general and detailed specifications. No provisions of the Act or the building Regulations, no requisitions made, conditions prescribed or orders issued there under have been transgressed in the course of the work. I am enclosing three copies of the completion plans. The building is fit for occupancy for which it has been erected/ re-erected or altered, constructed and enlarged.

I have to request you to arrange for the inspection & grant permission for the occupation of the building.

Yours faithfully

Signature of Architect /Licensed Engineer/
Structural Engineer/Supervisor

License No. of Architect :

Address of Architect or Licensed Engineer
Structural Engineer / Supervisor :

Name of Architect or Licensed Engineer/
Structural Engineer / Supervisor E-mail ID :

Mobile No. :

Encl : As above.

Date :

(Signature of Owner)

Name of Owner (in Block Letters)

APPENDIX 'I'
FORM FOR OCCUPANCY CERTIFICATE

To,

- i) Owner:
- ii) Architect, Licensed Engineer Structural Engineer / Supervisor

Sir,

The part / full development work / erection re-erection / or alteration in of building / part building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, mauje _____, situated at Road/Street _____, Society _____ completed under the supervision of _____ Architect, Licensed Engineer/ Structural Engineer / Supervisor, / License No _____ may be occupied on the following conditions-

- 1. -----
- 2. -----
- 3. -----
- 4. -----

A set of certified completion plans is returned herewith.

Encl : As above.

Yours faithfully

TheCollector/Authority

Office No.

Office Stamp

Date:

Specimen of Stamp to be marked on the plan

APPENDIX 'J'
FORM FOR REFUSAL OF OCCUPANCY CERTIFICATE

To,

- i) Owner:
- ii) Architect, Licensed Engineer Structural Engineer / Supervisor

Sir,

The part / full development work / erection re-erection / or alteration in of building / part building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, mauje _____, situated at Road/Street _____, Society _____ completed under the supervision of _____ Architect, Licensed Engineer/ Structural Engineer / Supervisor, / License No _____ is not allowed to be occupied because of the following reasons -

1. The construction carried out by you does not conform to the sanctioned plans.
2. -----
3. -----

A set of completion plan is retained with the Municipal Council and remaining sets are regretfully returned herewith.

Encl : As above.

Yours faithfully

The Colector/Authority

Office No.

Office Stamp

Date:

Specimen of Stamp to be marked on the plan

APPENDIX 'K'
FORM OF INDEMNITY FOR PART OCCUPANCY CERTIFICATE
(On Stamp Paper)*

To,
Collector/Authority

Subject:-

Sir,

While thanking you for letting me occupy a portion of the above building before acceptance of the Completion Certificate of the whole building for the plans approved in communication No _____, dated _____ I hereby indemnify the Authority against any risk, damage and danger which may occur to occupants and users of the said portion of the building and also undertake to take necessary security measures for their safety. This undertaking will be binding on me /us, our heirs, administrators and our assignees.

(* Of such value as decided by the Authority)

Yours faithfully,

Signature of Owner

Name of the Owner

Witness:

Address:

Date:

PMRDA DC Rules

**STANDARDISED DEVELOPMENT CONTROL AND PROMOTION
REGULATIONS FOR REGIONAL PLANS
IN MAHARASHTRA**

PUNE METROPOLITAN REGIONAL DEVELOPMENT AUTHORITY



PUNEMETROPOLIS

DRAFT

**DEVELOPMENT CONTROL AND PROMOTION
REGULATIONS FOR PUNE METROPOLITAN
REGIONAL DEVELOPMENT AUTHORITY
(PMRDA) (DCPR-2018)**

Date: February 2018

**Metropolitan Commissioner,
PMRDA**

**DEVELOPMENT CONTROL AND PROMOTION REGULATIONS -2018
FOR PUNE METROPOLITAN REGIONAL DEVELOPMENT AUTHORITY**

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PART-I ADMINISTRATION

1.0 SHORT TITLE, EXTENT, AND COMMENCEMENT

1.1 These Regulations shall be called as —Development Control and Promotion Regulations for **Pune Metropolitan Region (PMR), 2018**, referred to herein after as **these Regulations**.

1.2 **Extent-** These Regulations shall apply to the building activities and development works on lands within the **PMR under the jurisdiction of Pune Metropolitan Regional Development Authority (PMRDA)**.

1.3(a) These Regulations shall come into force from the date of notification.

1.3(b) **Repeal:** These shall replace existing building bye-laws applicable in PMR Area, standardized development control and promotional regulations for regional plan areas in Pune, Maharashtra, Special Regulation related to areas falling under 10 kms from Pune and Pimpri Chinchwad Municipal Corporations, development control rules / regulations of A, B and C municipal councils and the development control regulations of regional plan of Pune region with amendments made to them from time to time, and any guidelines/directions issued by any authorities in the past.

1.4 Provisions in Regional Plan:
Land use zoning provisions in the sanctioned Regional Plan of Pune shall govern unless otherwise specifically mentioned in these regulations. Special Provisions or Express Provisions made or Special Regulations as mentioned in Sanctioned Regional Plan which are not covered under these regulations shall prevail.

1.5 Conflicts in provisions: If there is any conflict between the provisions in sanctioned Regional Plan along with the provisions in the sanctioned Development Control and Promotion Regulations for Regional Plan area in Maharashtra and Development Control and Promotion Regulations for Pune Metropolitan Region (PMR) in that case, the matter shall be referred to the Director of Town Planning M.S., whose decision shall be final. Wherever, there is a discrepancy between the National Building Code and these Regulations, then in such cases these Regulations shall prevail.

1.6 Savings: Notwithstanding anything contained in these regulations, any development permission granted or any development proposal for which any action is taken under the erstwhile Regulations shall be valid and continue to be so valid, unless otherwise specified in these Regulations.

Provided that, permission granted earlier shall be eligible for renewal as per provisions of the Act. Provided further that, the words 'action taken' in this regulation shall also include the issuance of Demand note for granting the development permission;

Provided also that, it shall be permissible for the owner to –

a) either continue to develop the project under the erstwhile regulations in toto and for that limited purpose erstwhile regulation shall remain in force, or

b) apply for grant of revised permission under the new regulations, if the project is on-going and the occupation certificate, has not been granted fully.

2.0 DEFINITIONS:

2.1 General

2.1.1 In these Regulations, unless the context otherwise requires, the definitions given hereunder shall have meaning indicated against each of them.

2.1.2 Words and expressions that are not defined in these regulations shall have the same meaning or sense as in any of following Acts.

- i) The Maharashtra Regional and Town Planning Act, 1966.
- ii) National Building Code (2005 or amended from time to time); however, these regulations shall prevail in case of any overlaps/conflicts.
- iii) Maharashtra Metropolitan Region Development Authority Act, 2017.

2.2 “**Act**”- Act in these Regulations shall mean the Maharashtra Regional and Town Planning Act, 1966;

2.3 “**Annual Statements of Rates**” means *ASR* published by Inspector General of Registration, Maharashtra State, Pune;

2.4 “**Authority**” means Metropolitan Commissioner of PMRDA unless otherwise specified;

2.5 “**Alteration**” means any change in existing authorized building or change from one occupancy to another, or a structural change, such as an addition to the area or height, or the removal of part of a building, or any change to the structure, such as the construction of, cutting into or removal of any wall, column, beam, joist, floor, roof or other support or a change to or closing of any required means of ingress (entry) or egress (exit) as provided under these regulations. However, modification in respect of gardening, white washing, painting, plastering, pointing, paving and retailing shall not be deemed to be alteration;

2.6 “**Advertising Sign**” means any surface or structure with characters, letters or illustrations applied thereto and displayed in any manner whatsoever outdoor for purposes of advertising or to give information regarding or to attract the public to any place for public performance, article or merchandise whatsoever, or is attached to, or forms a part of building, or is connected with any building or is fixed to a tree or to the ground or to any pole, screen, fence or hoarding or displayed in space, in or over any waterbody;

2.7 “**Accessory Building**” means a building separate from the main building on a plot and containing one or more rooms for accessory use such as servant quarters, garage, store rooms etc;

2.8 “**Accessory / Ancillary Use**” means any use of the premises subordinate to the principal use and incidental to the principal use;

2.9 “**Amenity**”-Includes open spaces, parks, recreational facilities and grounds, sports complex, library, hospital, cafeteria, convenience shopping, parking lots, primary and secondary schools, clinics, dispensaries, health club, sub post office, police station, electrical sub stations, ATM’s, banks, electronic cyber library, open market, garbage bins, play grounds, yoga center, gardens, water supply, electric supply, street lighting, sewerage, drainage, public works and other utilities, club house, services and conveniences, fire brigade, staff quarters of PMRDA and a public utility, Student Hostels and working women’s hostel, (in case of Student Hostels, working women’s hostel, the plot shall not be less than 2000 sq. mt. and a minimum of 50% of the plot area shall be used for open users such as open space, parks, recreational facilities, parking lots etc.) and such additional public utility users as decided by the Metropolitan Commissioner of PMRDA.

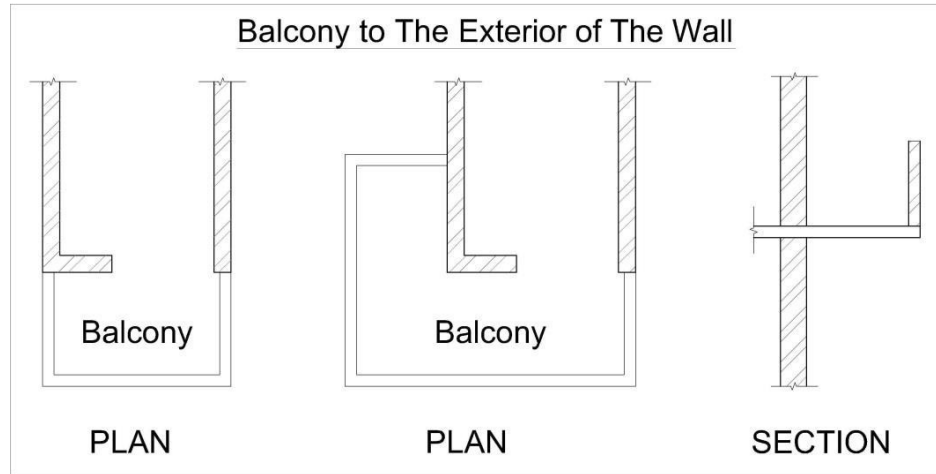
2.10 “**Access**” means a clear approach to a plot or a building;

2.11 “**Architect**” means a person registered with Council of Architecture(COA) as per Architects Act, 1972 as an Architect with a valid (COA) Registration Number;

2.12 “**Architectural projection**” means Chajja, Cornice, Ledge etc. which is a protrusion from the

building facade or window line of the building used for non-habitable uses.;

- 2.13 **“Atrium”** means a sky lighted naturally/mechanically ventilated area in buildings, with no intermediate floors, used as circulation space or entrance *foyer*;
- 2.14 **“Balcony”** means a horizontal cantilever projection, including parapet and handrail balustrade to serve as a passage or sitting out place with at least one side fully open, except being provided with railing or parapet wall for safety;



- 2.15 **“Basement”** means the lower storey of a building below or partly below the ground level with one or more than one levels;
- 2.15.1 **“Building”** means any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof whether used as human habitation or not and includes foundation, plinth, walls, floors, roofs, chimneys, wells, door steps, fencing, plumbing and building services, fixed platforms, verandas, balcony; cornice or projection, part of a building or anything affixed thereto or any wall fence enclosing or intended to enclose any land or space and signs and outdoor display structures. However, tents, shamianas and the tarpaulin shelters erected for temporary and ceremonial occasions with the permission of the Metropolitan Commissioner shall not be considered as building;
- 2.16 **“Built up Area”** means the area covered by a building on all floors including cantilevered portion, mezzanine floors if any but excepting the areas excluded specifically from FSI under these Regulations;
- 2.17 **“Building Line”** means the line upto which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend. It includes the lines prescribed, if any, in any scheme and / or Regional/Development Plan, or under any other law in force;
- 2.18 **“Building Height”** means the vertical distance measured in the case of flat roofs, from the average level of the ground around and contiguous to the building to the terrace of last floor of the building adjacent to the external walls; to the highest point of the building and in the case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof; and in the case of gable facing road, the mid-point between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of measuring heights;
- 2.19 **“Builder / Developer”** means a person who is legally empowered to construct or to execute work on a building unit, building or structure and/or land development or where no person is empowered, the owner of the building unit, building or structure.
- 2.20 **“Bio-Technology Unit”** means an Unit or a Park which is certified as such by the Development Commissioner (Industries);

- 2.21 "Carpet area"** means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or veranda area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
- Explanation.— For the purpose of this clause, the expression "exclusive balcony or veranda area" means the area of the balcony or veranda, as the case may be, which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee; and "exclusive open terrace area" means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee;
- 2.22 "Chajja"** means a sloping or horizontal structural overhang usually provided over openings on external walls to provide protection from sun and rain and for purpose of architectural appearance;
- 2.23 "Chimney"** means an upright shaft containing one or more flues provided for the conveyance to the outer air of any product of combustion resulting from the operation of heat producing appliance or equipment employing solid, liquid or gaseous fuel;
- 2.24 "Cluster"** means any defined area with proper access;
- 2.25 "Control Line"** means a line on either side of a highway or part of highway beyond the building line fixed in respect of such highway by the Highway Authority from time to time;
- 2.26 "Courtyard or Chowk"** means a space permanently open to sky enclosed on sides fully or partially by buildings and may be at ground level or any other level within or adjacent to a building;
- 2.27 "Canopy"** means a projection over any entrance;
- 2.28 "Congested Area"** means the area shown as congested on the Regional/Development Plan;
- 2.29 "Convenience Shopping"** means shops for domestic needs each with carpet area not exceeding 20 sq.m.;
- 2.30 "Corridor"** means a common passage or circulation space including a common entrance hall;
- 2.31 "Detached Building"** means a building whose walls and roofs are independent of any other building with marginal distances on all sides as specified;
- 2.32 "Development"** with its grammatical variations means the carrying out of buildings, engineering, mining or other operations in, or over, or under land or the making of any material change, in any building or land or in the use of any building or land or any material or structural change in any Heritage building or its precinct and includes demolition of any existing building, structure or erection of part of such building, structure of erection and reclamation, redevelopment and layout or sub-division of any land and to develop shall be construed accordingly;
- 2.33 "Regional/Development Plan"** means i) **Development Plan** :-"Development Plan" means a plan for the development of the area within the jurisdiction of a Planning Authority and includes revision of a development plan and proposals of a Special Planning Authority for development of land within its jurisdictions.
ii) **Regional Plan**:-"Regional Plan" means a plan for the development or redevelopment of a region which is approved by the State Government and has come into operation under Maharashtra Regional & Town Planning Act, 1966.
- 2.34 "Dwelling Unit /Tenement"** means an independent housing unit with separate facilities for living, cooking and sanitary requirements;

- 2.35 “Enclosed Stair- case”** means a staircase separated by fire resistant walls and door (s) from the rest of the building;
- 2.36 “Existing Building or Use”** means a building, structure or its use existing authorisedly;
- 2.37 “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;
- 2.37.1 “Vertical Exit”** means exit used for ascension or descension between two or more levels including stairways, smoke proof towers, ramps, escalators and fire escapes;
- 2.37.2 “Horizontal Exit”** means a protected opening through or around a firewall or a bridge connecting two buildings;
- 2.37.3 “Outside Exit”** means an exit from the building to a public way, to an open area leading to a public way, to an enclosed fire resistive passage to a public way;
- 2.39 “External Wall”** means an outer wall of a building, not being a party wall even though adjoining to a wall of another building and also means a wall abutting on an interior open space of any building;
- 2.40 “Escalator”** means a power driven, inclined, continuous stairway used for raising or lowering passengers;
- 2.41 “Fire and/ or Emergency Alarm System”** means an arrangement of call points or detectors, sounders and other equipments for the transmission and indication of alarm signals, for testing of circuits and, whenever required, for the operation of auxiliary services. This device may be workable automatically or manually to alert the occupants in the event of fire or other emergency;
- 2.42 “Fire lift”** means a lift specially designed for use by fire service personnel in the event of fire;
- 2.43 “Fire Proof Door”** means a door or shutter fitted to a wall opening, and constructed and erected with the requirement to check the transmission of heat and fire for a specified period;
- 2.44 “Fire Resisting Material”** means a material which has certain degree of fire resistance;
- 2.45 “Fire Resistance”** means the time during which a material fulfils its function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load or restraint. The fire resistance test of structures shall be done in accordance with "IS -3809 - 1966 Fire Resistance Test of Structures";
- 2.46 “Fire Separation”** means the distance in meters measured from any other building on the site, or from other site, or from the opposite side of a street or other public space to the building;
- 2.47 “Fire Service Inlets”** means a connection provided at the base of a building for pumping up water through in-built fire-fighting arrangements by fire service pumps in accordance with the recommendations of the Fire Services Authority;
- 2.48 “Fire Tower”** means an enclosed staircase which can only be approached from the various floors through landings or lobbies separated from both, the floor areas and the staircase by fire resisting doors and open to the outer air;
- 2.49 “Floor”** means the lower surface in a storey on which one normally walks in a building. The general term floor unless otherwise specifically mentioned shall not refer to a mezzanine floor;

Note - The sequential numbering of floor shall be determined by its relation to the determining entrance level. For floor at or above ground level, with direct entrance from / to road or street shall be termed as ground floor. The other floors above ground floor shall be numbered in sequence as Floor 1, Floor 2, etc., with the number increasing upwards. The stilt shall be termed as stilt floor or Stilt floor 1, Stilt floor 2 etc. and floors above shall be numbered as Floor 1, Floor 2, etc.,

2.50 “Floor space index (F. S. I)” means the quotient obtained by dividing the total built-up area on all floors, excluding exempted areas as given in Regulation no.17.7 by the area of the plot;

$$\text{F.S.I.} = \frac{\text{Total built-up area on all floors}}{\text{Plot area}}$$

- 2.51 “Premium FSI”** means the FSI that may be available on payment of premium as may be prescribed under these regulation;
- 2.52 “Fitness centre”** means and includes the built up premises, including toilet facilities, provided in the building including gymnasium for the benefit of its inmates and for the purpose of fitness, physical exercises, yoga and such other activities as may be permitted by the Commissioner from time to time.
- 2.53 “Footing”** means a foundation unit constructed in brick work, masonry or concrete under the base of a wall or column for the purpose of distributing the load over a large area;
- 2.54 “Foundation”** means that part of the structure which is in direct contact with and transmitting loads to the ground;
- 2.55 “Front Margin”** means the distance between the boundary line of plot abutting the means of access/ road/ street and the building. In case of plots facing two or more means of accesses / roads / streets, the plot shall be deemed to front on all such means of access / road /streets;
- 2.56 “Gallery”** means an intermediate floor or platform projecting from a wall of an auditorium of a hall providing extra floor area, additional seating accommodation etc. These shall also include the structures provided for seating in stadia.
- 2.57 “Garage Private”** means a building or portion thereof, designed and used for parking of privately owned motor driven or other vehicles;
- 2.58 “Garage-Public”** means a building or portion thereof designed as other than a private garage, operated for gain, designed or used for repairing, servicing, hiring, selling or storing or parking motor driven or other vehicles.;
- 2.59 “Group Housing Scheme”** means a building or a group of buildings constructed or to be constructed with one or more floors, consisting of more than one dwelling units and having common service facilities. Common service facilities means facilities like stair case, balcony, corridor, and veranda, lift, etc;
- 2.60 “Ground Level”** means the average level of ground in a plot (Site);
- 2.61 “Guest house”** means a premise for housing the staff of Government, semi –government, public undertaking and private limited company for short duration.
- 2.62 “Habitable Room”** means, a room constructed or intended for human habitation;
- 2.63 “Home Occupation”** means occupation, other than an eating or a drinking place, offering services to the general public, customarily carried out by a member of the family residing on the premises without employing hired labour, and for which there is no display to indicate from the exterior of the building that it is being utilized in whole or in part for any purpose other than a residential or dwelling use, and in connection with which no article or service is sold or exhibited for sale except that which is produced therein, which shall be non-hazardous and not affecting the safety of the inhabitants of the building and the neighbourhood and provided that no mechanical equipment is used except for what is customarily used for purely domestic or household purposes and / or employing licensable goods;

- 2.64 “Information Technology Establishment (ITE)”** means an establishment which is in the business of developing either software or hardware relating to computers or computer technology as approved by Director of Industries;
- 2.65 “Ledge or Tand”** means a shelf like projection, supported in any manner whatsoever, except by vertical supports within a room itself but not having projection wider than 0.60m.;
- 2.66 “Licensed Engineer / Structural Engineer / Supervisor”** means a qualified Engineer/ Structural Engineer / Supervisor licensed by the Metropolitan Commissioner;
- 2.67 “Lift”** means an appliance designed to transport persons or materials between two or more levels in a vertical or substantially, vertical direction, by means of a guided car platform;
- 2.67.1 “Lift Well”** means an unobstructed space within an enclosure provided for the vertical movement of the lift car(s) and any counter weights, including the lift pit and the space for top clearance;
- 2.68 “Loft”** means, an intermediate floor between two floors, with a maximum height of 1.5 m., which is constructed and used for storage purpose, fully defined in regulation no. 18.5;
- 2.69 “Mall”** means a large enclosed shopping area;
- 2.70 “Marginal distance / Set back”** means a minimum distance required to be left open to sky between the boundary of the building plot and the building excluding court yard/chowk, which is an integral part of the plot;
- 2.71 “Mezzanine floor”** means an intermediate floor between two floors of any story, forming an integral part of floor below, overhanging or overlooking a floor beneath, not being a loft between the floor and the ceiling of any storey;
- 2.72 “Means of Access”** shall include the road/street/vehicular access way, pathway upto the plot and to the building within a plot;
- 2.73 “Net plot area”** means the area as per Regulation no.15.7;
- 2.74 “Newly merged area”** means area included in the jurisdiction of PMRDA.
- 2.75 “Non-Combustible Material”** means a material which does not burn nor add heat to a fire when tested for combustibility in accordance with IS: 3808 – 1966 _Method of Test for Combustibility of Building Materials‘;
- 2.76 “Non-conforming User”** means any lawful use / building existed on the Site but which does not conform to the zoning shown on the Regional/Development Plan;
- 2.77 “Occupancy or Use Group”** means the principal occupancy or use for which a building or a part of a building is used, or intended to be used, for the purposes of classification of a building according to the occupancy. Occupancy shall be deemed to include subsidiary occupancies which are contingent upon it. Buildings with mixed occupancies are those buildings in which more than one occupancy are present in different portions of the building. The occupancy classification shall have the meaning given from **2.77.1 to 2.77.13**;
- 2.77.1 “Residential Buildings”** means any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities. It includes one or two or multi-family dwellings, lodging or rooming houses, residential hotels, hostels, dormitories, dharmshalas, apartment houses, flats, service apartment, studio apartment and private garages incidental thereto;

- 2.77.2 “Educational Buildings”** means a building exclusively used for a school or college recognized by the appropriate Board or University, or any other competent authority involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other users incidental thereto such as library, a research institution. It shall also include quarters for essential staff required to reside in the premises and a building used as a hostel attached to an educational institution whether situated in its campus or not and, also includes buildings used for day-care purposes more than 8 hours per week;
- 2.77.3 “Institutional Buildings”** means a building constructed or used by Government, Semi-Government organization or registered trusts or persons and used for medical or other treatment, or an auditorium or complex for cultural and allied activities or for an Hospice care of persons suffering from physical or mental illness, handicap, disease or infirmity, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, houses of correctional detention and reformatories;
- 2.77.4 “Assembly Buildings”** means any building or part of building where groups of people congregate or gather for amusement, recreation or social, religious, patriotic, civil, travel and similar purposes, e.g. theatres, motion picture house, drive-in-theatres, multiplexes, assembly halls, city halls, town halls, auditoria, exhibition halls, museums, mangalkaryalaya, cultural centre, skating rinks, places of worship, dance theatres, club & gymkhana, passenger stations and terminals of air, surface and other public transportation services, recreation piers and stadia having built up area more than 1000 sq.m.;
- 2.77.5 “Business Buildings”** means any building or part of building, which is used for transaction of business for the keeping of accounts and records for similar purposes; offices, banks, professional establishments, I.T. establishments, call centre, offices for private entrepreneurs, court houses, libraries shall be classified in this group in so far as principal function of these is transaction of public business and the keeping of books and records;
- 2.77.6 “Office Building / Premises”** means the premises whose sole or principal use is to be used as an office or for office purpose; —office purposes shall include the purpose of administration, clerical work, handling money, telephone/ telegraph/ computer operations and —clerical work shall include writing, book-keeping, sorting papers, typing, filing, duplicating, drawing of matter for publication and the editorial preparation of matter for publication;
- 2.77.7 “Mercantile (Commercial) Buildings”** means any building or part of a building, which is used as shops, stores, market, malls for display and sale of merchandise either wholesale or retail Office, storage and service facilities incidental to the sale of merchandise and located in the same building shall be included under this group;
- 2.77.8 “Public-Semi-public Building”** means a building constructed or used by Government, Semi Government Organization, Government Undertaking, Local Authorities, for conducting public semi-public use like municipal office, post office, telephone office, etc.;
- 2.77.9 “Wholesale Establishments”** means an establishments wholly or partly engaged in wholesale trade, manufactures, wholesale outlets including related storage facilities, A.P.M.C. establishments, warehouses and establishments engaged in truck transport including truck transport booking agencies;

- 2.77.10 “Industrial Buildings”** means any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated, assembled or processed like assembling plants, laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories etc.;
- 2.77.11 “Storage Buildings”** means any building or part of a building used primarily for the storage or sheltering of goods, wares or merchandise, like ware houses, cold storage, freight depots, transit sheds, godowns, store houses, public garages, hangars, truck terminals, grain elevators, barns and stables;
- 2.77.12 “Hazardous Buildings”** means any building or: part of a building which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and / or which may produce poisonous gases or explosions during storage, handling, manufacturing or processing, which involve highly corrosive, toxic or noxious alkalis, acids or other liquids or chemicals producing flames, fumes and explosive, mixtures of dust or which result in the division of matter into fine particles subject to spontaneous ignition;
- 2.77.13 “Special Buildings”** means
- (i) multi-storied buildings for any user having height more than 15 meter in height measured from ground; or,
 - (ii) buildings for the purposes of educational, assembly, mercantile, institutional, public and semi-public, industrial, storage and for hazardous material, buildings having built-up area more than 500 sq. m on each any floor, irrespective of the height of the building; or,
 - (iii) multi-storied buildings for any user having mixed occupancies, with any of the aforesaid occupancies mentioned in (ii) above, having built-up area more than 500 sq. m on each floor;
- 2.78 “Owner”** means a person who has legal title for land or building;
- 2.79 “Parapet”** means a low wall or railing built along the edge of a roof, terraces, balcony, veranda etc.;
- 2.80 “Parking Space”** means an enclosed or unenclosed, covered or open area sufficient in size to park vehicles. Parking space shall be served by a driveway connecting them with a street or alley and permitting ingress or egress of vehicles;
- 2.81 “Permit / Permission”** means a permission or authorisation in writing by the Authority to carry out the work regulated by these Regulations;
- 2.82 “Plinth”** means a portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground;
- 2.83 “Plot / Site”** means a parcel or piece of land enclosed by definite boundaries;
- 2.84 “Porch”** means a covered surface supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building;
- 2.85 “Podium”** means a continuous projecting base or pedestal around a building, generally used for parking and movement of vehicles, as specified in these regulations;
- 2.86 “Recreational Open Space / Layout open space”** means a statutory common open space kept in any layout or group housing scheme or campus planning, exclusive of margins and approaches, on ground only;

- 2.87 “Record Plan”** means a Plan to be prepared and submitted to the authority on basis of which a final occupancy certificate is issued.;
- 2.88 “Restaurant”** means a premises used for serving food items on commercial basis including cooking facilities and seating arrangements in residential building. And for commercial premises restaurant may be allowed of any built up area situated on any floor with a separate parking and garbage disposal facility.
- 2.89 “Road / Street”** means any highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square place or bridge, whether a thoroughfare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm-water drains, culverts, sidewalks, traffic islands, roadside trees and hedges, retaining walls, fences, barriers and railings within the street lines;
- 2.90 “Road / Street Line”** means the line defining the side limit of a road / street;
- 2.91 “Road/Street Level or Grade”** means the officially established elevation or grade of the centre line of the street upon which a plot fronts and if there is no officially established grade, the existing grade of the street at its mid – points.
- 2.92 “Room Height”** means the vertical distance measured from the finished floor surface to the finished ceiling/ slab surface. In case of pitched roofs, the room height shall be the average height between bottom of the eaves and bottom of ridge;
- 2.93 “Row Housing”** means a row of houses with front and rear marginal distances;
- 2.94 “Semi Detached Building”** means a building detached on three sides with marginal distances as specified;
- 2.95 “Service Apartment”** means a premise in which rooms are let out on short/long term basis.;
- 2.96 “Service Floor”** means a non-habitable floor generally provided in multi-storied buildings and especially in starred hotels where from services like water supply, sewerage disposal system, electricity etc. are co-ordinated/maintained. Height of such floor shall not be more than 1.8m. from floor level to soffit of outer beam and shall not be counted in FSI.
- 2.97 “Site, corner”** means a site at the junction of and fronting on two or more intersecting streets;
- 2.98 “Site, Depth of”** means the mean horizontal distance between the front and rear side boundaries;
- 2.99 “Site, Double Frontage”** means a site, having a frontage on two streets other than a corner plot;
- 2.100 “Site, Interior or Tandem”** means a site, access to which is by a passage from a street whether such passage forms part of the site or not;
- 2.101 “Smoke Stop Door”** means a door for preventing or checking the spread of smoke from one area to another;
- 2.102 “Stair Cover”** means a structure with a covering roof over a stair case and its landing built to enclose only the stair for the purpose of providing protection from weather and not used for human habitation;

- 2.103 “Stilts or Stilt Floors”** means the portion of a building above ground level consisting of structural column supporting the super structure with at least two sides open and without any enclosures for the purpose of parking vehicles, scooters, cycles, etc.;
- 2.104 “Store Room”** means a room used as storage space;
- 2.105 “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;
- 2.106 "Supported Double Height Terrace"** means open terraces with railing having minimum height equal to two floors within building line.
- 2.107 “Telecommunication Cell Site/Base Station (TCS/BS)”** means tower of requisite height and dimensions, delta, single pole antennae, microwave antenna, cabin of requisite dimensions for housing equipment, telecom transceiver machinery, related civil work, requisite wires and cables, power supply equipment, Diesel Generator (DG) Set/ Alternate power supply mechanism, cabin /cupboard for housing any or all of the aforesaid items as necessary;
- 2.108 “Tenement”** means an independent dwelling unit with a kitchen or cooking alcove;
- 2.109 “Terrace”** means a flat, open to sky roof of a building or a part of a building having parapet;
- 2.110 “To Erect” - To erect a building means**
- (a) to erect a new building on any site whether previously built upon or not;
 - (b) to re-erect any building of which portions above the plinth level have been pulled down, burnt or destroyed; and
 - (c) conversion from one occupancy to another;
- 2.111 “Travel Distance”** means the distance from the remotest point on a floor of a building to a place of safety, be it a vertical exit, horizontal exit or an outside exit measured along the line of travel;
- 2.112 “Tower like structure”** means a structure in which the height of the tower like portion is at least twice the width of the broader base;
- 2.113 “Unsafe Building”** means those buildings which are structurally unsafe, unsanitary or not provided with adequate means of ingress or egress 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, dilapidation or abandonment;
- 2.114 “Veranda”** means a covered area with at least one side open to the outside with the exception of 1 m. high parapet on the ground floor to be provided on the open side;
- 2.115 “Water Closet (WC)”** means a privy with arrangement for flushing the pan with water. It does not include a bathroom;
- 2.116 “Water Course”** means a natural channel or an artificial one formed by draining or diversion of a natural channel meant for carrying storm water and waste water;
- “Major Water Course”** means a water course which carried strong water discharging from a contributing area of not less than 160 Ha.;
- “Minor Water Course”** means a water course which is not major;

- 2.117 “Width of Road”** means the whole extent of space within the boundaries of road when applied to a new road, as laid down in the city surveys map or Regional/Development Plan or prescribed road lines by any Act or Law and measured at right angles to the course or intended course of direction of such road whichever is more;
- 2.118 “Window”** means an opening to the outside other than the door which provides all or part of the required natural light, ventilation or both, to the interior space;

3.0 APPLICABILITY OF REGULATIONS

- 3.1** These regulations shall apply to all development, redevelopment, erection and/or re-erection of a building, change of user etc. as well as to the design, construction or reconstruction of, and additions and alteration to a building. These regulations shall also apply to any revision of the development permissions/building permissions granted earlier under any Development Control Regulations. Further, these Regulations shall apply to development work defined in Regulation No.3.2 to 3.5. However, features approved by earlier permission shall remain intact unless it contradicts the provisions of FSI under these regulations.
- 3.2 Construction/ Part Construction** - Where the whole or part of a building is demolished or altered or reconstructed, removed, except where otherwise specifically stipulated, or part is proposed to be newly constructed or revised, these Regulations apply only to the extent of the work involved.
- 3.3 Change of Occupancy / User:** -Where the occupancy or the user of a building is changed, except where otherwise specifically stipulated, these Regulations shall apply to all parts of the building affected by the change.
- 3.4 Reconstruction** - The reconstruction, in whole or part of a building which has ceased to exist due to an accidental fire, natural collapse or demolition, having been declared unsafe, or which is likely to be demolished by or under an order of the PMRDA and for which the necessary certificate has been given by the PMRDA, shall be allowed subject to the provisions in these Regulations.
- 3.5 Revised permission** – Any development permission granted earlier may be revised. While granting the revised permission, the approved plans and commencement certificate of the earlier permission with the owner and office, shall be stamped as **‘CANCELLED’** by the Authority.
- 3.6 Development of sites or land sub-division or amalgamation of land** –Where land is to be developed, sub-divided or two or more plot are to be amalgamated or a layout is to be prepared, these Regulations shall apply to the entire area under development, sub-division, amalgamation and layout.

Provided that, where a part of an existing layout is being altered, these regulations shall apply only to that part which is being altered, without adversely affecting the requirement of layout roads, recreational open space, etc of earlier sanctioned layout.

4.0 INTERPRETATION

Section of general clauses Act, 1897 shall be applicable in case of standard terms and phrases as defined and interpreted therein.

- 4.1** In these Regulations, the use of present tense includes the future tense, the masculine gender includes the feminine and the neutral, the singular number includes the plural and the plural includes the singular. The word "person" includes a corporation/company, "—writing" includes "printing and typing" and "signature" includes thumb impression made by a person who cannot write if his name is written near such thumb impression or digital signature in case of ‘e’ submissions.

- 4.2** Whenever sizes and dimensions of rooms and spaces within buildings are specified, they shall mean clear dimensions unless otherwise specified in these Regulations. However, sizes and dimensions may not be disputed with reference to finished/unfinished surfaces unless it differs overall dimensions of the building.

5.0 DEVELOPMENT PERMISSION AND COMMENCEMENT CERTIFICATE

- 5.1** No person shall carry out any development, in contravention of the Development Plan proposals.
- 5.2** No person shall carry out any development work including development of land by laying out into suitable plots or amalgamation of plots or development of any land as group housing scheme or to erect, re-erect or make alterations or demolish any building or cause the same to be done without first obtaining a separate building permit / commencement certificate for each such development work / building from the Metropolitan Commissioner.
- 5.3** No temporary construction shall be carried out without obtaining prior approval of the Metropolitan Commissioner, which may be granted subject to such conditions as may be deemed necessary by him. However, temporary site office/watchman cabin/labour- material shed/toilet may be constructed without permission after the development permission is granted. These temporary constructions shall be removed after the completion of construction under development permission.

5.4 Development undertaken on behalf of Government -

As per the provisions of Section 58 of The Maharashtra Regional and Town Planning Act, 1966, the office in-charge of the Government Department shall inform in writing to the Metropolitan Commissioner of the intention to carry out its purpose along with details of such development or construction as specified below :-

- i) An official letter by the authorised officer of Government Department addressed to the Metropolitan Commissioner, giving full particulars of the development work or any operational construction.
- ii) Ownership documents and measurement plan issued by the Competent Authority of Land Records Department.
- iii) Development / building plans conforming to the provisions of Regional/Development Plan and these Regulations for the proposed development work to the scale specified in these Regulations.
- iv) The proposals of the Regional/Development Plan or Town Planning Scheme affecting the land.
- v) A Site Plan of the area proposed to be developed to the scale.
- vi) Detailed plan showing the plan, sections and elevations of the proposed development work to the scale, including existing building specified either to be retained or to be demolished.

- 5.4.1** The operational construction of the Government or Government undertaking, whether temporary or permanent which is necessary for the operation, maintenance, development or execution of any of the following services shall be exempted from the provisions of these Regulations:-

- i) Railways;
- ii) National Highways;
- iii) National Waterways;
- iv) Airways and Aerodromes;
- v) Posts and Telegraphs, telephones, wireless, broadcasting and other like forms of communication, excluding mobile towers;
- vi) Regional grid for electricity;
- vii) Defence Authorities;

viii) Any other essential public service as may be notified by the State Government.

All such constructions shall however, conform to the prescribed requirements for the provision of essential services, water supply connection, drains, etc.

5.4.2 However the following constructions of the Government Departments do not come under the purview of operational construction for the purpose of exemption under Regulation no.5.4.1.

- i) New residential building (other than gate lodges, quarters for limited essential operational staff and the like), roads and drains in railway colonies, hospitals, clubs, institutes and schools in case of Railways and commercial development;
- ii) New building, new construction or new installation or any extension thereof, in case of any other services.

5.4.3 However, no permission shall be necessary for the following types of works:-

- i) The carrying out of any works by the Central or State Government or any public sector undertaking or any local authority-
 - (a) required for the maintenance or improvement of highway, road or public street, being works carried out on land within the boundaries of such highway, road or public street; or
 - (b) required for the purpose of inspecting, repairing or renewing any drains, sewers mains, pipes including gas pipes, telephone and electric cables, or other apparatus including the breaking open of any street, or other land for the purpose.
Provided that the concerned authority shall inform the local authority, in writing at the earliest and pay the necessary restoration charges to the PMRDA within a month. The restoration charges shall not be more than the expenditure incurred by the PMRDA to restore the road etc and supervision charges, if any.
- ii) The carrying out of works in compliance with any order or direction made by any Authority under any law for time being in force
- iii) The carrying out of works by any Authority in exercise of its powers under any law for time being in force.
- iv) The excavation (including excavation of wells) made in the ordinary course of agricultural operation.
- v) The construction of a road intended to give access to land solely for agricultural purpose.
- vi) Normal use of land which has been used temporarily for other purposes like marriage pandals or for festive occasions; and
- vii) In case of land normally used for one purpose and occasionally used for any other purpose, such occasional use of land for that other purpose.

6.0 PROCEDURE FOR OBTAINING DEVELOPMENT PERMISSION /BUILDING PERMISSION (COMMENCEMENT CERTIFICATE)

6.1 Notice/ Application - Every person who intends to carry out development and erect, re-erect or make alterations in any place in a building or demolish any building, shall give notice/ application in writing through registered Architect or Licensed Engineer / Structural Engineer / Supervisor, to the Authority of his said intention in the prescribed form (See Appendix A1 or A2)It will be mandatory to submit complete information in the form accompanied with Appendix A-1 and A-2.Such notice shall be accompanied by the payment receipt of required scrutiny fee and any other fee/ charges prescribed by the Metropolitan Commissioner from time to time and the plans and statements in sufficient copies (See Regulation no. 6.1.1), and as per the requirement under Regulation no.6.2 and 6.3. One set of plans shall be retained in the office of the Metropolitan Commissioner for record after the issue of permission or refusal. The plans may be submitted in electronic form as may be specified by the Metropolitan Commissioner from time to time.

Provided that, the applicant owner/developer shall have an option of choosing the process of approvals of Building Permission on Fast Track based on Risk Based categorization as mentioned in Appendix-U.

6.1.1 Copies of Plans and Statements - Four copies of plans and statements shall be made available along with the notice. Where clearance is required from other agencies, number of copies of plans required shall be as decided by the Metropolitan Commissioner.

6.2 Information Accompanying Notice/Application - The Notice/Application shall be accompanied with the key (location plan), site plan, sub-division layout plan/ building plan, services plans, specifications and certificate of supervision and ownership title etc., as prescribed in Regulation no.6.2.1 to 6.2.13.

6.2.1 Size of drawing sheets and colouring of plans.

6.2.1.1 The size of drawing sheets shall be of A0 to A4. If necessary, submission of plans on sheets bigger than A0 size shall also be permissible. Prints of plans shall be on one side of paper only. All dimensions shall be indicated in metric units.

6.2.1.2 Colouring Notations for Plans: - The Plans shall be coloured as specified in following Table:

**Table No.1
COLOURING OF PLANS**

Sr. No.	Item	Site Plan		Building Plan	
		White Plan	Ammonia	White Plan	Ammonia Print
(1)	(2)	(3)	(4)	(5)	(6)
1.	Plot lines	Thick Black	Thick Black	Thick Black	Thick Black
2.	Existing Street	Black	Blue	..	..
3.	Future street if any	Black dotted	Blue dotted	..	..
4.	Permissible Building lines	Thick dotted black	Thick dotted blue	..	..
5.	Existing work	Black (outline)	Blue	Black	Blue
6.	Work proposed to be demolished	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched
7.	Proposed work	Red filled in	Red	Red	Red
8.	Drainage & sewerage work	Red dotted	Red dotted	Red dotted	Red dotted
9.	Water supply work	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin
10.	Deviations from the sanctioned plan	Red hatched	Red hatched	Red hatched	Red hatched
Note:-	For land development/sub-division/layout/building plan, suitable colouring notations shall be used which shall be indexed.				

6.2.2 Ownership title and area - Every application for development permission and commencement certificate shall be accompanied by the following documents for verifying the ownership and area etc. of the land:-

- a) Latest Property card(s) or 7/12 extract(s) of a date not more than one month prior to the

date of submission, power of attorney, wherever applicable.

- b) Measurement Plan of the property issued by Land Record Department.
- c) Statement of area of the holding by triangulation method /CAD (computer added designs and drafting based software) from the qualified licensed technical personnel or architect with an affidavit from the owner with regard to the area in the form prescribed by the Metropolitan Commissioner.
- d) Any other document prescribed by the Metropolitan Commissioner.
- e) Wherever third party interest is created by way of agreement to sale or mortgage etc. the registered consent of such interested persons shall be submitted with the application.
- f) A certified copy of approved sub-division / amalgamation / layout of land from the concerned authority.
- g) In the case of land leased by the Government or local authorities, no objection certificate of Government or such authorities shall be obtained if there is deviation from lease conditions and shall be attached to the application for development permission in respect of such land.

6.2.3 Key Plan or Location Plan - A key plan drawn to a scale of not less than 1:10,000 shall be submitted as a part of building plan / development proposal along with the application for a building permit and commencement certificate; showing the boundary and location of the site with respect to neighbourhood landmarks or with respect to the area within the radius of 200 m. from the site, whichever is more.

6.2.4 Site Plan - The site plan shall be submitted with an application for building permission drawn to a scale of 1:500 or more as may be decided by the Metropolitan Commissioner. This plan shall be based on the measurement plan duly authenticated by the appropriate officer of the Department of Land Records. This plan shall have the following details:-

- a) The boundaries of the site and of any contiguous land belonging to the neighbouring owners;
- b) The position of the site in relation to neighbouring streets;
- c) The name of the street, if any, from which the building is proposed to derive access;
- d) All existing buildings contained in the site with their names (where the buildings are given names) and their property numbers;
- e) The position of the building and of other buildings, if any, which the applicant intends to erect, upon his contiguous land referred to in (a) above in relation to:
 - (i) The boundaries of the site and, in a case where the site has been partitioned, the boundaries of the portions owned by others;
 - (ii) All adjacent streets, buildings (with number of storeys and height) and premises within a distance of 12 m. of the work site and of the contiguous land (if any) referred to in (a)
- f) The means of access from the street to the building and to all other buildings (if any) which the applicant intends to erect upon.
- g) The space to be left around the building to secure free circulation of air, admission of light and access;
- h) The width of the street (if any) in front and the street (if any) at the side of or near the building, including the proposed roads;
- i) The direction of the north line relative to the plan of the building;

- j) Any existing physical features, such as wells, tanks, drains, pipe lines, high tension line, railway line, trees, etc.;
- k) The ground area of the whole property and the break-up of the built-up area on each floor;
- l) A plan indicating parking spaces as required and provided under these regulations;
- m) Overhead electric supply lines, if any, including space for electrical transformer / sub-station according to these regulations or as per the requirements of the electric distribution company.
- n) Any water course existing on Site or adjacent to site;
- o) Existing alignments of water supply and drainage line;
- p) Such other particulars as may be prescribed by the Metropolitan Commissioner.

6.2.5 (i) Sub-Division/ Layout Plan– In the case of development of land, the notice shall be accompanied by the sub-division/ layout plan which shall be drawn to a scale of not less than 1:500, however, for layout having areas of 4.0 ha. and above, the plan shall be drawn to a scale of not less than 1:1000, containing the following:

- (a) Scale used and north point;
- (b) The location of all proposed and existing roads with their existing /proposed widths within the land;
- (c) Dimension of plots;
- (d) The location of drains, sewers, public facilities and services, electrical lines, natural water courses, water bodies and streams etc.
- (e) Table indicating size, area and use of all plots in the sub-division/ layout plan;
- (f) The statement indicating the total area of the site, area utilized under roads, recreational open spaces, amenity spaces, playground, recreation spaces and Regional/Development Plan reservations/ roads, schools, shopping and other public places along with their percentage with reference to the total area of the site proposed to be sub-divided / laid out;
- (g) In case of plots which are sub-divided in built-up areas, in addition to the above, the means of access to the sub-division from existing streets;
- (h) Contour plan of site, wherever necessary.

(ii) Amalgamation Plan:-Where two or more plots / holdings are to be amalgamated, plan showing such amalgamation drawn to a scale not less than 1:500. Instead of submitting a separate plan, such amalgamation may be allowed to be shown on building / layout-plan itself. However, 7/12 extract or property card of amalgamated plot shall be submitted before occupation certificate.

6.2.6 Building Plan - The plans of the buildings with elevations and sections accompanying the notice shall be drawn to a scale of 1:100 or to a scale as may be directed by the Metropolitan Commissioner and shall

- a) include floor plans of all floors together with the built-up area, clearly indicating the sizes of rooms and the position and width of staircases, ramps and other exit ways, lift- wells, lift machine rooms and lift pit details. It shall also include ground floor plan as well as basement plans and shall indicate the details of parking spaces, loading and unloading spaces provided around and within building as also the access ways and the appurtenant open spaces with projections in dotted lines, distance from any building existing on the plot in figured dimensions along with accessory building;
- b) show the statement of built-up area and Carpet area of every flat or shop or any unit along with proportionate common built-up area attached to it and area of balcony and double

- height terraces, if any attached to the said unit;
- c) show the use or occupancy of all parts of the building;
- d) show exact location of essential services e.g. wc, sink, bath and the like;
- e) include sectional drawings of the building showing all sectional details including staircase;
- f) show all street elevations;
- g) give dimensions of the projected portions beyond the permissible building line;
- h) include terrace plan indicating the drainage and the slopes of the roof;
- i) give indications of the north point relative to the plans; and
- j) give dimensions and details of doors, windows and ventilators.
- k) give such other particulars as may be required to explain the proposal.

6.2.6.1 Building Plans for Special Buildings :-

The following additional information shall be furnished/indicated in the Building Plans of Special Building as mention in regulation no 2.77.13 in addition to the items (a) to (k) of Regulation no. 6.2.6.:-

- (a) access to fire appliances/vehicles with details of vehicular turning circle and clear motorable access way around the building of minimum 6 m. width;
- (b) size (width) of main and alternate staircases, wherever necessary, along with balcony approach, corridor, ventilated lobby approach;
- (c) location and details of lift enclosures;.
- (d) location and size of fire lift;
- (e) smoke stop lobby/door, where provided;
- (f) refuse chutes, refuse chamber, service duct, etc.;
- (g) vehicular parking spaces;
- (h) refuge area, if any;
- (i) details of Building Services :-Air-conditioning system with position of fire dampers, mechanical ventilation system, electrical services, boilers, gas pipes etc.,
- (j) details of exits including provision of ramps, etc. for hospitals and buildings requiring special fire protection measures,
- (k) location of generator, transformer and switch gear room;
- (l) smoke exhauster system, if any;
- (m) details of fire alarm system network;
- (n) location of centralized control, connecting all fire alarm systems, built in fire protection arrangements and public address system etc.
- (o) location and dimensions of static water storage tank and pump room along with fire service inlets for mobile pump and water storage tank;
- (p) location and details of fixed fire protection installations such as sprinklers, wet risers, hose reels, drenchers, CO2 installation etc.;
- (q) location and details of first aid, fire fighting equipment's /installations.
- (r) certificate of structural engineer about structural and earth-quake safety;

Provided that, the provision of fire escape stair case shall be made as per Regulation No.18.28.4

6.2.7 Service Plan - Plans, elevations and sections of water supply, grey water supply, sewage disposal system and details of building services, where required by the Metropolitan Commissioner, shall be made available on a scale not less than 1:100 in general and 1:1000 for layouts.

6.2.8 Supervision - The notice shall be further accompanied by a certificate of supervision in the prescribed form given in Appendix B, by a licensed Architect/ Engineer/ Structural Engineer, as

the case may be. In the event of the said licensed technical personnel ceasing to be employed for the development work, further development work shall stand suspended till a new licensed technical person is appointed.

6.2.9 Building/ Layout Permission Fee- The notice shall be accompanied by receipt of Building/ Layout Permission Fee. The building permission fee or layout /subdivision of land fees shall be as decided by the Metropolitan Commissioner from time to time. Provided that, such fees shall not be applicable for the development proposals implemented by Government / Government departments or Public Authorities of State or Central Government.

6.2.10 Development Charges- Development charges as required under Section 124A of the Act shall be deposited with the Planning Authority before issue of development permission/ commencement certificate. In case of revised permission where no development is carried out in pursuance of the earlier permission, amount of difference of development charges, if any, shall be levied and recovered. In case of revised permission, where development is commenced in pursuance of earlier permission, development charges shall be levied on the land and built-up area, over and above the area covered in the earlier permission.

6.2.11 Premium charges - Premium charges as may be required to be recovered under these regulations shall be paid to the Planning Authority before issue of development permission/ commencement certificate. The amount of premium collected shall be kept in a separate development fund called as **PMRDA Infrastructure fund'** and shall be utilized for the purpose of developing new/ up-gradation of infrastructure as well as implementation of Regional/Development Plan proposals and creation of civic amenities.

6.2.12 Tax clearance – Deleted

6.2.13 The notice/application shall be further accompanied by a certificate of supervision in the prescribed form as given in Appendix B, by a licensed Architect or Licensed Engineer / Structural Engineer / as the case may be. In the event of the said licensed technical personnel ceasing to be employed for the development work, further development work shall stand suspended till a new licensed technical person is appointed

6.3 Signing the Plan -

All the plans shall be duly signed by the owner, co-owner, if any, and the Architect or Licensed Engineer / Structural Engineer / Supervisor and shall indicate his name, address and license number allotted by the Authority.

6.4 Qualification and Competence of the Architect / Licensed Engineer / Structural Engineer/ Supervisor -

Architect/ Engineer/Structural Engineer/ Supervisor referred to in regulation no 6.3 shall be registered / licensed by the Metropolitan Commissioner as competent to plan and carry out various works as given in Appendix "C". The qualification and procedure for registration and licensing of the Engineer / Structural Engineer / Supervisor / Developer shall be as given in **Appendix- "C"**. Architects registered with council of Architecture shall not be required to register with the Authority.

6.5 Discretionary Powers:-

6.5.1 Interpretation.

In conformity with the intent and spirit of these regulations, the Metropolitan Commissioner may by order in writing -;

- (i) decide on matters where it is alleged that there is an error in any order, requirement decision, and determination on interpretation made by him or officer authorised by him in the

application of these regulations.

- (ii) decide the extent of the proposal of regional/development plan with respect to survey number, where boundaries of the survey number shown on development plan varies with the boundaries as per revenue record/ measurement plan/ city survey sheets.
- (iii) determine and establish the location of zonal boundaries in exceptional cases, or in cases of doubt or controversy;
- (iv) decide the alignment of regional/development plan road, where the street layout actually on the ground varies from the street layout as shown on the Regional/Development Plan;
- (v) decide the alignment of blue and red flood line on Regional/development plan where it varies with the said lines given by the irrigation department or any other Government institutions dealing with the subject, from time to time;
- (vi) authorise erection of a building or use of premises for a public service undertaking for public utility purposes only, where he finds such authorisation to be reasonably necessary for the public convenience and welfare, even if it is not permitted in any Land Use Classification,
- (vii) modify the limit of a zone where the boundary line of the zone divides the plot. In such cases, the zone over the larger portion of the plot having area more 50% shall be considered.

6.5.2 Relaxation:

In specific cases, where a clearly demonstrable hardship is caused, the Metropolitan Commissioner by order in writing and subject to payment of premium; if any, may permit any of the dimensions / provision prescribed by these regulations to be modified provided the relaxation sought does not violate the health safety, fire safety, structural safety and public safety of the inhabitants of the buildings and the neighbourhood. However, no relaxation for the setback required from the road boundary (front marginal distance), F.S.I. or minimum required parking shall be granted under any circumstances, unless otherwise specified in these regulations.

While granting such relaxation, conditions may be imposed on size, cost or duration of the structure, abrogation of claim of compensation, payment of deposit and its forfeiture for noncompliance.

6.5.3 Temporary Constructions- The Metropolitan Commissioner may grant permission for temporary construction for a period not exceeding six months at a time and in the aggregate not exceeding for a period of one year, such a permission may be given by him for the construction of the following, viz.: -

- (i) Structures for protection from the rain or covering of the terraces during the monsoon only.
- (ii) Pandals for fairs, ceremonies, religious function, etc.
- (iii) Structures for godowns/storage of construction materials within the site.
- (iv) Temporary site offices and watchman chowkies within the site only during the phase of construction of the main building.
- (v) Structures of exhibitions/ circuses etc.
- (vi) Structures for storage of machinery, before installation for factories in industrial lands within the site.
- (vii) Structures for ancillary works for quarrying operations in conforming zones.
- (viii) Government milk booths , telephone booths and ATM Centers.
- (ix) Transit accommodation for persons to be rehabilitated in a new construction.
- (x) Structures for educational and medical facilities within the site of the proposed building during the phase of planning and constructing the said permanent buildings.

(xi) Ready mix concrete plant.

Provided that, temporary constructions for structures etc. mentioned at (iii), (iv), (vi), (ix) (x) and (xi) may be permitted to be continued temporarily by the Metropolitan Commissioner, but in any case not beyond completion of construction of the main structure or building and that structure in (vii) and (viii) may be continued on annual renewal basis by the Metropolitan Commissioner beyond a period of one year.

6.5.4 Delegation of Powers- Except the discretionary powers, and where the Metropolitan Commissioner's special permission is expressly stipulated, the powers or functions vested in him/her by these Regulations may be delegated to any official under his/her control, subject to his/her revision if necessary and to such conditions and limitations, if any, as he/she may prescribe.

6.5.5 Drafting error –Draftsman errors which are required to be corrected as per actual situation on site or as per the city survey record or sanctioned layout etc. may be corrected by the Metropolitan Commissioner, after consultation with the Director of Town Planning, Maharashtra State, Pune. The 'draftsman's errors' shall include errors on Regional / Development Plan in respect of typographical errors in S.No./G.No./C.T.S. No./F.P.No., errors in boundaries of such land parcels, errors in showing alignment of existing Nalas, river, canal, lake and like water bodies, etc. by taking into account a Revenue/Land Record or as the case may be, the record of concerned Town Planning Scheme.

6.6 Grant or Refusal of permission

6.6.1 After receipt of the notice/ application as mentioned in Regulation No. 6.1 above, the Authority may either sanction or refuse the plans or may sanction them with such modifications or directions as it may deem necessary after having recovered the necessary charges and there upon shall communicate its decision to the person giving the notice in the prescribed form given in Appendix D1/D2/D3 and E1/E2 as the case may be. Such approval shall also be deemed to have been granted under relevant provisions of the PMRDA.

6.6.2 (i) In case of special buildings, the building scheme shall also be subject to the norms of Maharashtra Fire Prevention and Life Safety Act, 2006 and shall also be subject to the scrutiny of the Chief Fire Officer, of the PMRDA and the sanction / development permission shall be issued by the Metropolitan Commissioner after the clearance from the Chief Fire Officer of the PMRDA.

(ii) In case of land subdivision or plotted layout, tentative layout shall be recommended for demarcation at first instance. After having demarcated the layout by the Land Records Department, the owner shall submit the demarcated layout for final approval to the Authority and the Authority shall examine the provision laid down in Regulation no.6.8 and grant final approval if it is in accordance with the layout recommended for demarcation and confirming to the regulations. This shall also be mandatory to Group Housing Scheme where roads in the adjoining layouts/Regional Plan/ Development Plan roads are to be coordinated and/or amenity space is to be earmarked.

6.6.3 If within sixty (60) days of receipt of the notice, the Authority fails to intimate in writing to the person who has given the notice, of its refusal or sanction or sanction with such modifications or directions, the notice with its plans and statements shall be deemed to have been sanctioned.

Provided, nothing shall be construed to authorise any person to do anything on the site of the work in contravention or against the terms of lease or titles of the land.

Provided further that, the development proposal, for which the permission was applied for, is

strictly in conformity with the requirements of provisions of these regulations, or regulations framed in this behalf under any law for the time being in force and the same in no way violates either provisions of any draft or final plan or proposals published by means of notice, submitted for sanction under the Act.

Provided further that, any development carried out in pursuance of such deemed permission which is in contravention of the provisions mentioned above, shall be deemed to be an unauthorised development for purposes of Sections 52 to 57 of the Maharashtra Regional and Town Planning Act, 1966 and other relevant Acts.

Provided further that, upon receipt of intimation of any claim for deemed permission, the Authority shall within fifteen days from the date of receipt of such claim, communicate its remarks, if any, regarding deemed permission to the applicant, failing which, the proposal shall be approved and commencement certificate and one set of duly approved plans for proposed development shall be issued to the applicant within fifteen days thereafter.

Provided further that, necessary explanation shall be called from the concerned officer of the Authority for not processing and disposing of the proposal within 60 days.

- 6.6.4** After the plan has been scrutinised and objections have been pointed out, the owner giving notice shall modify the plan, comply with the objections raised and resubmit it. The prints of plans submitted for final approval, shall not contain superimposed corrections. The authority shall grant or refuse the commencement certificate / building permit within 60 days from the date of resubmission. No new objections shall be raised when they are resubmitted after compliance of earlier objections, except in circumstances to be quoted for additional compliances.

6.7 Commencement of work

The commencement certificate/development permission shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid, then the Authority may condone the delay for submission of application for renewal by charging necessary fees; but in any case, commencement certificate shall not be renewed beyond 4 years from the date of commencement certificate/ development permission.

Provided that, no such renewal shall be necessary if the work is commenced within the period of valid permission and such permission shall remain valid till the work is completed.

For the purpose of this regulation, "**Commencement**" shall mean as under: -

(a)	For layout, sub-division and amalgamation	Final demarcation and provision of water bound macadam roads complete.
(b)	For a building work including additions and alterations.	Construction of basement upto ground level slab or construction of building at plinth level whichever is minimum.
(c)	For bridges and overhead tanks construction.	Foundation and work up to the base floor.
(d)	For underground works	Foundation and work upto floor of underground floor.

- 6.8** In case of land subdivision / group housing schemes, it shall be the responsibility of the owner / developer to construct all infrastructure including roads with asphaltting, storm water drains, sewer lines, water supply lines, development of recreational open spaces etc. In case of land subdivision, these works shall generally be completed within two years and phase wise building

permission shall be granted depending upon the percentage of infrastructure work completed. The layout plots should be released for construction in stages according to infrastructure work completed. The condition to that effect shall be incorporated in the commencement certificate. In case of group housing scheme, these works shall be completed before completion of the project and occupancy certificate shall be granted phase wise as per completion of infrastructure work.

After handing over roads and infrastructure to the PMRDA on completion of scheme, the responsibility of maintenance of such road and infrastructure shall lie with the PMRDA.

7.0 PROCEDURE DURING CONSTRUCTION

7.1 Owner / Architect / Developer / Engineer / Structural Engineer / Supervisor or any licensed Technical persons' liability: - Neither the grant of permission nor approval of the drawing nor inspection by the Authority during erection of the building, shall in any way relieve the Owner / Architect / Developer / Engineer / Structural Engineer / Supervisor or any licensed Technical persons of such building / development, from full responsibility for carrying out the work in accordance with these Regulations and safety norms as prescribed by the Bureau of Indian Standards.

7.2 Documents at site –

- (i) **Development Permission:** The person to whom a development permission is issued shall during construction, keep -
 - (a) posted at a conspicuous place on the site for which permission has been issued, a copy of a development permission; and
 - (b) a copy of the approved drawings on the site for which the permission was granted.
- (ii) **Display board:** Display board mentioning name of the owner, name of architect, name of structural engineer, except for small individual plot holders.

7.3.1 Plinth Checking- the owner shall give notice in prescribed form given in Appendix-F to the Authority after the completion of work upto plinth level with a view to enable the Authority to ensure that the work is carried out in accordance with the sanctioned plans. The Authority shall carry out inspection jointly with Architect / liasoning technical person within 7 days from the receipt of such notice and decide the application. If it is sanctioned then, the Authority shall grant such certificate as prescribed in Appendix-G.

Provided that, if the Authority has not taken decision on such application within a period as stipulated above, the permission shall be deemed to have been granted. In such circumstances, the applicant shall get the plinth checked from the registered Technical Personnel along with correctness certificate and submit it to the Authority for record. Thereafter no separate permission shall be required from the Authority for continuing of work. Such certificate shall clearly indicate the correctness of execution of plinth on site in consonance with the sanctioned plan.

7.3.2 Deviation during constructions-If during construction of a building any departure of a substantial nature from the sanctioned plans is intended by way of internal or external additions, sanction of the Authority shall be necessary. A revised plan showing the deviation shall be submitted and the procedure laid down for the original plans shall apply to all such amended plans. Any work done in contravention of the sanctioned plans, except any changes made within the internal layout of a residential or commercial unit which do not violate FSI or other regulations, without prior approval of the Metropolitan Commissioner shall be deemed as unauthorised. However, any changes made within the internal layout of a residential or commercial unit, which do not violate FSI or other regulations, shall not be treated as unauthorised. Such changes shall be incorporated in plan along with completion certificate.

7.4 Completion Certificate - The owner through his licensed surveyor / engineer / structural engineer / supervisor or his architect, as the case may be, who has supervised the construction,

shall furnish a building completion certificate to the Authority in the form in Appendix 'H'. This certificate shall be accompanied by three sets of plans of the completed development, the certificate about the operation of the lift from consultant and certificate of structural stability / compliance issued by R.C.C. consultant, wherever necessary.

In case of special buildings, the completion certificate shall also be accompanied with the NOC along with completion plans from Chief Fire Officer of PMRDA.

7.5 Occupancy certificate - The Metropolitan Commissioner after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans, issue an occupancy certificate in the form in Appendix- I or refuse to sanction the occupancy certificate in Appendix –J within 8 days from the date of receipt of the said completion certificate, failing which the work shall be deemed to have been approved for occupation, provided the construction conforms to the sanctioned plans. One set of plans, certified by the Metropolitan Commissioner, shall be returned to the owner along with the occupancy certificate. Where the occupancy certificate is refused or rejected, the reasons for refusal or rejection shall be given in intimation of the rejection or the refusal.

The applicant may request for deemed occupancy certificate if eligible as above. Metropolitan Commissioner shall issue the deemed occupancy certificate within 8 days of the application.

7.6 Part occupancy certificate:- When requested by the holder of the development permission, the Authority may issue a part occupancy certificate for a building or part thereof, before completion of the entire work, as per development permission, provided sufficient precautionary measures are taken by the holder to ensure public safety and health. The occupancy certificate shall be subject to the owners indemnifying the Authority in the form in Appendix `K'.

8.0 INSPECTION

The Authority shall have the power to carry out inspection of the work under the provisions of the Act, at various stages to ascertain whether the work is proceeding as per the provisions of regulations and sanctioned plan.

9.0 UNSAFE BUILDINGS

All unsafe buildings shall be considered to constitute danger to public safety and hygiene and sanitation and shall be restored by repairs or demolished or dealt with as otherwise directed by the Metropolitan Commissioner. The redevelopment of such buildings shall be as per the provisions stipulated in these regulations.

10.0 OFFENCES AND PENALTIES

10.1 Offences and penalties:- Any person who contravenes any of the provisions of these regulations / any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and appliances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall:

- (a) be guilty of an offence and upon conviction shall be punished with a fine as fixed by the Metropolitan Commissioner and as stipulated in Section 52 of The Maharashtra Regional and Town Planning Act, 1966;
- (b) be subject to further suitable actions including demolition of unauthorised works, as stipulated under Section 53 of The Maharashtra Regional and Town Planning Act, 1966;
- (c) in case of Licensed Engineer / Structural Engineer / Supervisor, subject to suitable action against him which may include cancellation of license and debarring him from further

practice/ business for a period as decided by the Authority;

- (d) in case of registered architects, subject to action of the Council of Architecture as per the provisions of Architects Act, 1972 on the report of the Metropolitan Commissioner.

10.2. Revocation of Permission:-

- 1) Without prejudice to the powers of revocation conferred by Section 51 of the Act the Authority may, after giving the opportunity of being heard, revoke any development permission issued under these regulations where it is noticed by it that there had been any false statement or any misrepresentation of material fact in the application on the basis of which the development permission was issued and thereupon the whole work carried out in pursuance of such permission shall be treated as unauthorised.
- 2) In the case of revocation of the permission under sub- regulation (1), no compensation shall be paid.
- 3) Further the concerned person/applicant is subject to proceedings under the Indian Penal Code for making false statement before the public Authority. However, the decision to file a case shall be done under the express permission of the Metropolitan Commissioner.

11.0 AMENDMENT TO APPENDICES

The Metropolitan Commissioner shall be authorised to amend the **Appendices A to K** (except Appendix C) in these regulations, as and when necessary.

12.0 Provision with respect to NBC

Any aspect not covered in these regulations or in particular the planning, design and construction of building and its appurtenant services shall be done to the satisfaction of Metropolitan Commissioner for which, the NBC shall be reference document for conformity regarding the various aspect. The latest version to the NBC shall be referred at the time of enforcement of these regulations.

PART II GENERAL LAND DEVELOPMENT REQUIREMENTS

13.0 REQUIREMENTS OF SITE

13.1 SITES NOT ELIGIBLE FOR CONSTRUCTION OF BUILDING:

No piece of land shall be used as a site for the construction of building

- (a) If the Authority considers that the site is insanitary, incapable of being well drained or it is dangerous to construct a building on it;
- (b) If the entire site is within a distance of 9 m. from the edge of water mark of a minor water course (first order stream) and 15 m. from the edge of water mark of a major water course shown on Regional Plan or village/city survey map or otherwise;
Provided that where a minor water course passes through a low lying land without any well- defined banks, the owner of the property may be permitted by the Authority to restrict and or to realign the same within the same land according to cross section available with the PMRDA, modified from time to time without changing the position of the inlet and outlet of the water course. In such case marginal open spaces shall be as required under these regulations subject to minimum 4.50 m. from the edge of the trained nala;
- (c) Notwithstanding anything contained hereinabove, the Authority shall be entitled to take cognizance of the existence of all water courses whether shown on the Regional Plan or not, while sanctioning layouts and no person shall take any action without the permission of the Authority which results in reducing the water way or closing or filling up of any existing water course. If any watercourse, whether shown in the Regional Plan/Revenue Record or not, but existing on the site/land, owned by private person, the area under such water course shall not be deducted for computation of FSI.
- (d) If the owner of the plot has not shown to the satisfaction of the Authority all the measures required to safeguard the construction from constantly getting damped;
- (e) If the building is proposed on any area filled up with carcasses, excreta, filth and offensive matter till the production of certificate from the Competent Authority to the effect that it is safe from the health and sanitary point of view, to be built upon;
- (f) If the use of the site is for the purpose, which will be a source of annoyance to the health and comfort of the inhabitants of the neighbourhood;
- (g) If the plot has not been approved as a building site by the Metropolitan Commissioner;
- (h) If the proposed use of land or occupancy of the building on the site does not conform to the land use proposals in the Regional/Development Plans or Zoning Regulations;
- (i) If the level of the site is less than prescribed datum level depending on topography and drainage aspects;
- (j) If it doesn't derive access from an authorised street/means of access described in these Regulations;
- (k) If the land is within a prohibited distance from the Defence Establishments as decided by The Ministry of Defence, Government of India;
- (l) If it is within the river / lake boundary and blue flood line of the river (prohibitive zone);
- (m) If the site is hilly and having gradient more than 1:5 whether shown on the Regional Plan or not;
- (n) If the site is not developable / buildable by virtue of restrictions imposed under any law or guidelines of any Government department.

- 13.2 Distance of site from Electric Lines:** No structure including verandah or balcony shall be allowed to be erected or re-erected or any additions or alterations made to a building on a site within the distance quoted in Table No. 2 below in accordance with the prevailing Indian Electricity Rules and its amendments from time to time between the building and any overhead electric supply line. Amenity space shall not be shown under the overhead electric supply lines.

Table No. 2

Electric Lines	Vertically	Horizontally
	(m.)	(m.)
- 1 -	-2-	-3-
(a) Low and medium voltage Lines and Service Lines.	2.5	1.2
(b) High voltage lines up to and including 33,000 V.	3.7	2
(c) Extra High voltage beyond 33,000 V.	3.7	2
	(Plus 0.3 m. for every additional 33,000 V. or part thereof)	(Plus 0.3 m. for every additional 33,000 V. or part thereof)
Note: The minimum clearance specified above shall be measured from maximum sag for vertical clearance and from maximum deflection due to wind pressure for horizontal clearance.		

13.3 CONSTRUCTION WITHIN FLOOD LINE:

- i) Area between the river bank and blue flood line (Flood line towards the river bank) shall be prohibited zone for any construction except parking, open vegetable market, garden, lawns, open space, cremation and burial ground, or like uses without any form of construction or any form of earthwork with external dumping, provided the land is feasible for such utilization.
- ii) Area between blue flood line and red flood line shall be restrictive zone for the purposes of construction. The construction in the area may be permitted at a height of 0.45 m. above the red flood line.
- iii) If the area between the river bank and blue flood line or red flood line forms the part of the entire plot in developable zone i.e. residential, commercial, public-semi-public, industrial, then, FSI of this part of land may be allowed to be utilised on remaining land.
- iv) The blue and red flood line shall be as marked by the Irrigation Department or any other Government institutions dealing with the subject.

13.4 DEVELOPMENT WITHIN 30 M. FROM RAILWAY BOUNDARY:

Any construction within 30 m. from railway boundary shall be subject to restrictions as may be specified by the Railway Authority from time to time.

13.5 ENVIRONMENTAL COMPLIANCE:

Environment compliance/implementation of Green norms shall be carried out as per the provisions of Government Notifications issued from time to time.

13.6 RESTRICTIONS IN THE VICINITY OF AIRPORT:

Height restriction in the vicinity as well as the funnel of the Airport, as may be specified by the concerned authority from time to time, shall be observed.

13.7 RESTRICTIONS IN THE VICINITY OF ANCIENT MONUMENTS:

- 1) The Restrictions for Development in the vicinity of the declared monuments as prescribed under the Ancient Monuments and Archaeological Sites and Remains Act, 1958 and amendments made to it from time to time shall be observed.
- 2) The Restrictions for Development in the vicinity of the ancient monuments as prescribed under Ancient Monuments and Archaeological Sites and Remains Act, 1960 and amendments made to it from time to time shall be observed.

13.8 DEVELOPMENT ALONG HIGHWAYS / CLASSIFIED ROADS:

The development along the highways shall be subject to the provisions of National Highways Act, 1956 and State Highways Act, 1955 and orders issued by Ministry of Surface Transport, GoI and Public Works Department of the State Government, in these regards, from time to time.

A service road of 12 m. wide shall be provided along National and State Highways on both sides. These service roads may not be provided in piecemeal where authorized development / construction have already been taken place without the provisions of service road.

13.9 DISTANCE FROM LAND FILL SITES:

For any residential/commercial development, segregating distance from the land fill site (as determined by the Competent Authority) shall be observed as specified under Solid Waste Management Rules in force from time to time or as specified by Competent Authority.

13.10 AUTHORITIES TO SUPPLY COMPLETE INFORMATION TO THE PMRDA:

The PMRDA shall obtain information on restrictions to be imposed on developments from the concerned Government agencies as per their respective legislations/regulations/rules as mentioned above. This information shall be published by the PMRDA on its portal/website as and when it is updated by the concerned department. However, it is the duty of the applicant to ensure that restrictions informed by the authorities are followed scrupulously. The Metropolitan Commissioner shall ensure compliance of the restriction informed by the concerned authorities while sanctioning the development permission.

14.0 MEANS OF ACCESS

- 14.1 Every plot / building whether existing or proposed, shall have means of access as required in these Regulations.
- 14.2 Every person who erects a building shall not at any time erect or cause or permit to erect or re-erect any building which in any way encroaches upon or diminishes the area set apart as means of access.

14.3 Width of Means of Access:-

A) For Residential Development -The plots shall abut on a public means of access like street / road. Minimum width of access / layout road / internal road in any development proposal / subdivision / group housing shall be as given in Table No.3.

Table No-3

S.No.	Length of Means of access in mt	Width of Means of access in mt
i	upto150	9.00
ii	above 150 and to upto300	12.00
iii	more than 300	15.00

B) For Other than Residential Development –The minimum width of access / layout road / internal road in any development proposal other than residential (for commercial/industrial use) shall be as given in Table No.3(a).

Table 3(a)		
Sr. no.	Length of Mean of Access in m.	Width of Means of Access in m.
i	Upto 75	12
ii	75 to 150	15
iii	Above 150	18 or more

NOTE -1 The means of access shall be clear of required marginal open spaces from the existing building line. In no case, development on plots shall be permitted unless it is accessible by the authorized public street existing prior to coming in to force of these Regulations or road from the layout sanctioned prior to these Regulations.

- 14.3.1 Pathways:** -A pedestrian approach to the buildings from road / street / internal means of access wherever necessary, shall be through paved pathway of width not less than 2.0 m., 3.0 & 4.5 m. provided its length measured from exit way of the building is not more than 20 m. 40 m and 60m. respectively from the main / internal means of access. If the length is more than 60 m., then regular street as provided in Table No.3 shall be necessary. This provision shall also apply to group housing scheme or layout of building for other uses except development under regulation no.21.4.
- 14.3.2** The length of means of access shall be determined by the distance from the farthest plot (building) to the public street. The length of the subsidiary access way shall be measured from the point of its origin to the next wider road on which it meets.
- 14.3.3** In the interest of general development of an area, the Metropolitan Commissioner may require the means of access to be of larger width than that required under regulation No. 14.3.
- 14.3.4** In case where a private passage is unrestrictedly used by public for more than 10 years as a means of access of width not less than 9 m. to a number of plots, the Metropolitan Commissioner may take steps including improvement under, the provision of relevant Act to declare it as a public street
- 14.3.5** In congested areas in the case of plots facing street / means of access less than 4.5 m. in width the plot boundary shall be shifted to be away by 2.25 m. from the central line of the street/ means of access way to give rise to a new street / means of access way of width of 4.5 m. clear from the structural projections.
- 14.4.** Means of access shall be levelled, metalled, flagged, paved, sewered, drained, channelled, lighted, laid with water supply line and provided with trees for shade (wherever necessary) to the satisfaction of the Authority, free of encroachment and shall be maintained in a condition to the satisfaction of the Metropolitan Commissioner.
- 14.4.1.** If any private street or any other means of access to a building is not constructed & maintained as specified above, the authority may by written notice require the owner or owners of the several premises fronting or adjoining the said street or other means of access or abutting thereon or to which access is obtained through such street or other means of access or which shall benefit by works executed to carry out any or more of the aforesaid requirements in such manner and within such time as the authority shall direct. If the owner or owners fail to comply with this direction, the authority

may arrange for its execution and recover the expenses incurred from the owner/ owners.

- 14.5. Access from the Highways/classified roads: Generally the plot / building along Highway and classified roads shall derive access from service road. However, highway amenities like petrol pump; hotel etc. may have an access direct from Highways and such other roads having a width of 30 m. or more. The above will be subject to the provisions of State Highways Act, 1965 and National Highway Act 1956. Provided that in suitable cases, the planning authority may suspend the operation of this rule till service roads are provided.
- 14.6. For building identified in Regulation No. 6.2.6.1, the following additional provisions of means of access shall be ensured;
 - (a) The width of the main street on which the building abuts shall not be less than 12 m. and one end of this street shall join another street of width not less than 12 m. in width subject to Regulation No.14.3.
 - (b) The approach to the building and open spaces on its all sides (see Regulation No. 17.1, 17.2 and 17.3) shall be minimum 6 m. and the layout for the same shall be approved in consultation with the Fire Officer, Fire Brigade Authority and the same shall be of hard surface capable of taking the weight of fire engine, weighing up to 45 tones. The said open space shall be kept free of obstructions and shall be motorable.
 - (c) Main entrances to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 4.5 m. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire engine / fire service vehicles. If main entrance at boundary wall is built over, the minimum clearance shall be 4.5 m.

15.0 REGULATIONS FOR LAND SUB -DIVISION AND LAYOUT

15.1 Layout or Sub-division proposal shall be submitted for the following:

- (i) When more than one building excepting for accessory buildings in the case of residential building is proposed on any land, the owner of the land shall submit proposal for proper layout of building or sub-division of his entire contiguous holding.
- (ii) When development and redevelopment of any tract of land which includes division and sub- division or amalgamation of plots for various land uses within a colony.
- (iii) When group housing scheme or campus /cluster planning of any use is proposed.

15.2 Roads / streets in Land Sub-division or Layout.

15.2.1 The width of roads/ streets/ public and internal access way including pathway shall conform to provisions of Regulation No. 14.3 to 14.6.

15.2.2 In addition to the provisions of Regulation No. 14.3 Cul-de-sacs giving access to plots and extending upto 150 m. normally and 275 m. maximum with an additional turning space at 150 m. shall be allowed only in residential area, provided that Cul-de-sacs would be permissible only on straight roads and further provided that cul-de-sacs ends shall be higher in level than the level of starting point. The turning space, in any case shall be not less than 81 sq. m. in area with no dimension being less than 9 m.

15.2.3 **Intersection of Roads:-** At junctions of roads meeting at right angles, the rounding off at the intersection shall be done, unless otherwise directed by the Metropolitan Commissioner, with the tangent length from the point of intersection to the curve being 1/2 the road width across the direction of tangent as given below: The building shall also set back at required marginal distance from this rounding off.

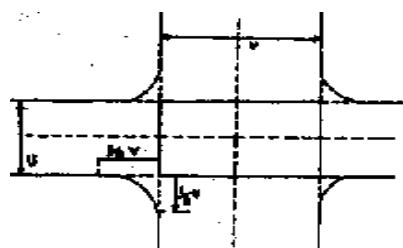


Fig. 1- Rounding off intersections at junctions

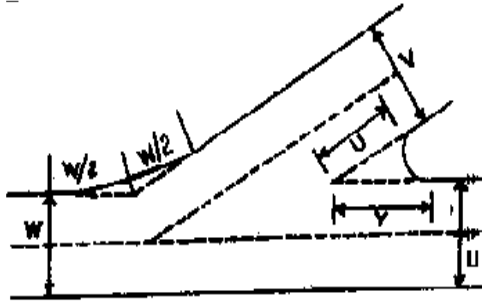


Fig.2. - Rounding off intersection at junctions.

- 15.2.3.1** For junctions of road meetings at less than 60 degrees, the rounding off or cut or similar treatment shall have tangent length of U and V from the intersections point as shown in diagram 2. The tangent length at obtuse angle junction shall be equal to half the width of the road from which the vehicle enters as shown in diagram 2. Provided however, that the radius for the junction rounding shall not be less than 6 m.
- 15.2.3.2** While granting the development permission for land sub-division or group housing/campus planning, it shall be necessary to coordinate the roads in the adjoining lands. Also, proper hierarchy of roads shall be maintained while deciding width of road in addition to the regulations no. 14.0 and 15.2. The design of roads in PMRDA area shall be as per Annexure I.
- 15.2.3.3** Whenever called upon by the Metropolitan Commissioner to do so, areas under roads shall be handed over to the Metropolitan Commissioner by way of deed after development of the same for which nominal amount of Re 1/- shall be paid by the Authority.

15.3 Recreational open spaces:

15.3.1.1 In any layout or subdivision or any development of land for any use/zone admeasuring 0.20 Ha. or more, after deducting D.P / R.P. road and reservation area, if any, 10% of the net plot area shall be reserved as recreational open space, which shall as far as possible be provided in one place. In case of land admeasuring more than 0.8 ha. recreational open space may be allowed to be reserved at different locations in the same layout provided that the size and other dimensions conform to the provisions herein below.

- i) The above-mentioned area of 0.2 Ha. shall be measured with reference to original holding as on 11th January 1967 and not with reference to sub-divided holding in revenue / city survey record thereafter without the permission under the Maharashtra Regional & Town Planning Act, 1966. However, this provision shall not be applicable to plots compulsorily got subdivided below 0.4 hec due to the DP reservations / RP/DP Roads/ Road widening/deemed reservations or any other proposal of the PMRDA.

For the land which are sub-divided after 11th January 1967 without taking prior permission from the Planning Authority and having plot area below 0.20 hectare, prior to the coming in to force of these regulations, the applicant may adopt any option of -

- a) providing 10% open space subject to minimum 200 sq. m., or
 - b) availing the reduced FSI on such land to 75% of the basic FSI as otherwise permissible. In such cases premium FSI or loading of TDR shall be permissible on such plot proportionately.
- ii) For the plots having area upto 0.20 Ha., regularised under the Maharashtra Gunthewari Development (Regularisation, Upgradation and Control) Act, 2001, no such open space shall be required for the development permission on such plot having area upto 0.20 Ha.
 - iii) Notwithstanding anything contained in the definition of —Open Space in this regulation, such recreational open space may be permitted on podium in congested / non congested area subject to Regulation no.18.12

Provided that, in case of lands declared surplus or retainable under Urban Land (C & R) Act, 1976, if the entire retainable holding or entire surplus holding independently admeasures 0.2Ha., or more, then 10% recreational open space shall be necessary in respective holding.

Provided further that such recreational open space shall also be necessary for group housing scheme or campus/ cluster planning for any use / zone.

Provided further that, no such open space shall be necessary in case of layout or subdivision of plots from already sanctioned layout by the Authority where the requisite recreational open space has already been left in the sanctioned layout.

Provided further that no such open space shall be necessary for development of the reservations in the Regional/Development Plans designated for the purpose other than residential.

In case of development of land for educational purpose, in lieu of 10% recreational open space, atleast 40% of the gross area, excluding the area under Regional/Development Plan road and reservations in Regional/Development Plan, (or as decided by the Government from time to time) shall be earmarked for playground. Notwithstanding anything contained in this regulation, the shape and location of such open space shall be such that it can be properly used as playground. Provided that, the area of such playground shall not be deducted for computation of FSI.

15.3.2 The owner shall give an undertaking that the recreational open space shall be for the common use of all the residents or occupants of the layout / building unit.

- a) On sanction of the development permission, the recreational open space shall deemed to have vested in the society / association of the residents / occupants except otherwise specified. In case such society or association is yet to be formed, the owner shall give undertaking to the Metropolitan Commissioner that he will transfer the recreational opens pace to the society/ association whenever it is formed. The recreational open space shall not be sold / leased out / allotted/ transferred for any purpose, to any other person and it shall not be put to any other user except for the common use of residents/ occupants as mentioned in Regulation no.15.3.7.
- b) If the Metropolitan Commissioner is convinced that, such open space is being used in violation of the provisions as prescribed in these regulations, then, he shall take over possession of such land of recreational open space for maintaining it for the uses permissible in these regulation, subject to condition that it shall not be further handed over or allotted to any person/institute/authority to that effect.

Provided that, it shall not bar to return the possession of such open space to the original society/ association of plot owners, after taking due undertaking to that effect.

15.3.3 No permission shall be granted to delete / reduce open spaces of the existing sanctioned layout/ subdivision. However, while revising the layout, such recreational open space may be rearranged without decrease in area subject to minimum prescribed area under these Regulations with the consent of plot / tenement holders / co-owners.

15.3.4 The open spaces shall be exclusive of means of accesses / internal roads / designations or reservations in Regional/Development Plan roads and areas for road widening.

15.3.5 Such recreational open space may be allowed to be earmarked, partly or fully, in green belt area shown on the Regional/Development Plan after leaving distance of 15 m. from river and 9.0m. from nala, provided, such recreational space is sizable as required under this regulation. Provided that, the only user and concerned structures as may be permissible under the regulation no.19.8 in respect of Green belt, may be permitted in such open space.

15.3.6 Minimum dimensions -The minimum dimensions of such recreational open space shall be not less than 10m. and if the average width of such recreational open space is less than 20m. the length thereof shall not exceed 2 ½ times the average width.

15.3.7 Structures permitted in Open Space- If required, structure and uses which can be permitted without counting in FSI in the recreational open spaces shall be as under:

- 1) There may be maximum two storeyed structure with maximum 15% built up area of recreational open space, out of which maximum 10% built up area shall be allowed on

- ground floor and remaining can be permitted on 1st floor.
- 2) The structures used for the purpose of pavilion, gymnasium, fitness centre, club house, vipashyana and yoga centre, crèche, kindergarten, library, water tank, (underground or elevated), electric substation, generator set, pump houses, garbage treatment, public health out post/ centre or other structures for the purpose of sports and recreational activity (indoor or outdoor stadiums, etc. as per availability of area) may be permitted.
 - 3) The remaining area of the recreational open space shall be kept open to sky and properly accessible to all members as a place of recreation, garden, or a playground without any obstructions. At least 20% of the open spaces as required by these regulations shall be made of pervious material. Use of grass pavers, paver blocks with at least 50% opening, landscape would be considered as pervious surface.
 - 4) No detached toilet block shall be permitted.
 - 5) A swimming pool may also be permitted in such a recreational open space. The ownership of such structures and other appurtenant users shall vest in all the owners on account of whose cumulative holdings, the recreational open space is required to be kept in the land.
 - 6) The proposal for the construction of such structure should come as a proposal from the owner/s, owners' society / societies or federation of owners' societies and shall be meant for the beneficial use of the owners / members of such society / societies / federation of societies.
 - 7) The remaining area of the recreational open space shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a playground.
 - 8) The owners' society / societies, the federation of the owners' societies shall submit to the Authority, a registered undertaking agreeing to the conditions in (5) & (6) above while obtaining permission for the above said construction.

15.3.8 Every plot meant for a recreational open space shall have an independent means of access. In case of group housing scheme, if such recreational open space is surrounded by buildings and is meant for use by the occupants of those buildings, then independent means of access may not be insisted.

15.4 PROVISION FOR AMENITY SPACE

In any layout or sub division of plots or development proposal for residential/commercial users, having area 0.4 ha. or more, amenity space of 15% on gross area excluding area under Regional Plan road and reservation in Regional Plan/Development Plan, if any, shall be provided while granting permission to the layout / development proposal. These Amenity Space shall be deemed to be for public purpose for the use of PMRDA and Floor Space Index (FSI) in lieu thereof may be made available in-situ (on remaining land). The calculation of this in-situ FSI shall be shown on the layout / building plan. If the owner desires to have TDR against it, instead of in-situ FSI, then he may be awarded TDR. The generation of TDR or in-situ FSI shall be equivalent to the quantum mentioned in Regulation no. 46.0 in respect of TDR.

Provided that, the Metropolitan Commissioner shall ensure that amenity space shall be earmarked in the layout so that after amalgamating the amenity spaces in the adjacent layouts, it becomes larger in area. It shall be approachable by minimum 12 m. wide road except the cases where 12 m. approach road to the site is not available.

Provided that, in case of sub-division of land admeasuring 8000 sq. m. or more in area in an industrial zone, 5 percent of the total area in addition to 10 percent stipulated in Regulation No 15.3.1, shall be reserved as amenity open space which, shall also serve as general parking space. When the additional amenity open space exceeds 1500 sq. m., the excess area may be

used for construction of buildings for banks, canteens, welfare centre, health centre, offices, convenient shopping, crèches and other common purposes considered necessary for industrial users as approved by the Metropolitan Commissioner. However, this regulation shall not be applicable to Regulation no.19.6(v), (i.e. Regulation for allowing Residential /Commercial user in Industrial Zone), wherein separate provision for land for public amenities / utilities is made.

Provided that, it shall not be necessary to provide such Amenity space, if the land is proposed to be developed for IT or ITES users only and having area upto 2.00 Hectare.

Provided further that, this regulation shall not be applicable where entire development permission is for amenities specified in definition of amenity space.

Provided further that, this regulation shall not be applicable for revision of earlier sanctioned development permissions granted under the regulations in force prior to these regulations, where no such amenity space is provided, or such amenity space is allowed to be developed by the owner in earlier sanctioned development permission.

Provided further that, the option of development of amenity space by the owner or handing over of amenity space to PMRDA shall be open to the owner in case of earlier approved layouts/development permissions, subject to the written permission for the specific public use as defined in regulation no. 2.9.

Provided further that, the entire amenity space required to be shown as above shall be shown at a single location.

However, if some amenity space is provided in the earlier permission, then quantum of such amenity space in the revised permission –

- i) shall be limited to the area provided in earlier permission.
- ii) shall not be reduced even though area of such amenity space is more than what is specified in this regulation.

15.4.1 DEVELOPMENT OF AMENITY SPACE

Development of amenity space may be carried out by the PMRDA either on its own or through the private participation for monetization of land. The priority for development of particular amenity in particular Residential area shall be decided by the Metropolitan Commissioner. Amenity Space may be allowed to be utilized for uses mentioned in these regulations as per 2.9

15.5 PROVISION FOR ELECTRIC SUB-STATION

In case of development/re-development of any land, building or premises mentioned below, provision for electric sub-stations may be made as under.

Sr. No.	Plot Area	Maximum requirements
1	Plot above 2000 sq.m.	One single transformer sub-station of the size of 5m.x5m. and height of not more than 5m.
2	Layout or sub-division of a plot measuring 2 .0 ha. or more.	A suitable site for an electric sub-station.

Provided that the sub-station, if required, may be constructed in such a manner that it is away from main building at a distance of at least 3 m. and does not affect the required side marginal distances or prescribed width of internal access or larger open space.

15.6 PLOT AREA, PLOT WIDTH FOR VARIOUS USES:

Minimum plot areas and widths for various uses shall be as given below in the **Table No.4**

Table No. 4				
MINIMUM PLOT AREA, MINIMUM WIDTH, FOR VARIOUS USES				
Sr. No.	Uses	Plot area (in sq.m.)	Min. Plot Width	Type of Development
(1)	(2)	(3)	(4)	(5)
1	Residential and Commercial (except those in 2,3 & 4 below)	i) 30 and above but upto 125	As per Table No. 16	Row
		ii) Above 100 but less than 250		Semi-detached/ Detached
		iii) 250 & above		Detached
2	Plots in EWS Housing / High Density Housing / Sites and Services/ Slum Up-gradation / Reconstruction Scheme by public authority.	25 and above but upto 125	As per Table No.16	Row
3	Auto Fuel Filling station -			
	(a) Without service bay	510	16.75 m	Detached
	(b) With service bay	1100	30.5 m	Detached.
4.	Industrial	300	10 m	Detached.
<p>Note : In case of sr.no.1, pattern of development permissible within a plot shall be shown in dotted line while approving the layout. However change in pattern may be permitted in future, if it fits in to above pattern of development and does not disturb the overall pattern of development already approved.</p>				

15.7 NET PLOT AREA AND COMPUTATION OF FSI

For the purpose of computing FSI/Built-up area, **the net area of the plot** shall be as under:

- i) In case of a plotted layout/sub-division /group housing scheme / any development, net area shall be the balance plot area, after deducting the area covered by amenity space under Regulation no 15.4 which is deemed reservations and Regional/Development Plan proposals, if any, from the total area of plot.
- ii) For the purpose of computation of FSI/built-up area, the net area of the plot shall only be considered.
- iii) In case of plotted layout, the basic FSI of such net area shall be distributed on all plots on pro-rata basis or on certain plots to which land owner desires, subject to maximum receiving potential prescribed in these regulations.
- iv) In case of plots from already approved layouts, the plot area shall be treated as net plot area.
- v) The above regulations in respect of net plot area and computation of FSI shall apply to proposals in all land use zones.

15.8 Relocation of DP / RP Sites / DP / RP Proposals while approving the layout of land:

If the land proposed to be laid out for any development is affected by any reservations for public purposes, the Metropolitan commissioner may allow adjustment in the location of such reservation to suit development without altering the area of such reservation. Provided that no such shifting of the reservations shall be permitted:

- (a) if the reservation proposed to be relocated is in parts;

- (b) beyond 200 mts. of the location in the Development Plan / Regional Plan;
- (c) beyond the holding of the owner in which such reservation is located;
- (d) unless the alternative location and size is at least similar to the location and size of the development plan / regional plan as regards access, levels, etc.;
- (e) unless the relocation is within area covered by the layout or development permission under sanction; and
- (f) if the reservation is already shifted under these regulations.
- (g) if the land is reserved in view of its geographical location like eco sensitive, Nala, training reservation etc.

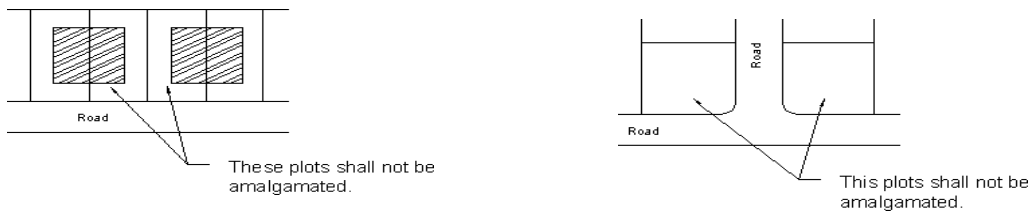
The Development Plan / Regional Plan shall be deemed to be modified to that extent.

15.9 Adjustment of the boundaries of the reservation: The Metropolitan Commissioner with the consent of the owner may adjust the boundaries of the reservation in the same land and location provided that the area of such reservation is not reduced.

15.10 AMALGAMATION OF PLOTS

Amalgamation of plots shall be permissible if they are contiguous permissible subject to following:

- a) Amalgamation of plot having incompatible zoning in Regional/Development Plan shall not be allowed.
- b) Amalgamation of plot which is not desirable from planning point of view (eg. as shown in below) shall not be permitted.



16.0 LAND USE CLASSIFICATION AND PERMISSIBLE USES

- (1) In case of Development / re-development of any land, building or premises, the intended use shall conform to the land use, purpose of designation, allocation or reservation, assigned to it in the Regional Plan as the case may be, unless specified otherwise.
- (2) **Lawful existing non-conforming uses** - Any lawful non-conforming use of premises existing prior to the date of enforcement of these regulations, shall continue and may be allowed to be expanded within the holding in the original sanction, unless in the opinion of the Metropolitan Commissioner the activity poses danger to public safety and/ or life and that when a building, containing non-conforming use is pulled down or has fallen down, the use of the new building shall be in conformity with these Regulations or with lawful existing use.

Provided further, that non-conforming cattle stables and industries causing nuisance shall be shifted to a conforming area within such period as may be decided by the Metropolitan Commissioner.

- (3) **Existing features shown on Regional Plan** – The existing features shown on Regional Plan are indicative and stand modified on Regional Plan as per actual position. Mention of particular use on Regional Plan, shall not bar the owner from permission allowed in the zone shown for such land. Also, boundaries of s. no./gat. no, alignment of existing road / nalla, water bodies and other physical features of land shall be as per measurement plan of Land Records Department.
- (4) **Development of Parking** – The Metropolitan Commissioner may develop any land in any developable zone, owned by or in possession of the PMRDA, for public parking single or multi-storeyed, underground or above ground.

- (5) **Discontinuance of Zoning in pursuance of existing use**– If any land is shown in Public semi –public zone, Public Utility, because of the activity existed there-on, such lands shall be deemed to have been shown in the adjacent predominant Zone after such activity ceases to exist and thereupon, the development shall be permissible as per the adjoining predominant zone, with the special permission of Metropolitan Commissioner.
- (6) **Development permission granted as per the I to R provisions** - In industrial zone on which Residential/ Commercial permission is granted is deemed to be converted into Residential/ Commercial zone to the extent of that area, after issuance of full and final occupation certificate to the project.

17.0 OPEN SPACE, SETBACK AREA AND HEIGHT LIMITATIONS

17.1 Exterior Open Spaces:

Provisions for open spaces at the front side/sides and rear of the building shall be as given in Part IV of these Regulations.

17.2 Buildings Abutting Two or More Streets:

When a Building abuts two or more streets, the setbacks from the streets shall be such as if the building is fronting on each such street.

17.3 Marginal distances for Buildings of Higher Heights

- (a) **Front Margin** - Front margin shall be as given below with reference to height of building

i)	Height above 15 m. & upto 24 m.	4.5 m for residential and 6.00 m. for residential with mix use
ii)	Height above 24 m. & upto 36 m.	6.0 m.
iii)	Height above 36 m. & upto 50 m.	9.00 m.

Provided that, in case of group housing scheme where building abuts on internal road, the minimum 3.0 m. set back from internal road or distance between two buildings whichever is more shall be provided. For Regional /development plan road or classified road or through road, passing through Group Housing Scheme or any deemed public road, the setback as prescribed in the regulations shall be provided.

- (b)**Side or rear marginal distance** - Side or rear marginal distance **in relation to the height** of the building for light and ventilation shall be as below

The marginal distance on all sides shall be as per **Table No. 16** for building height 15.0 m. and below. For height more than 15.0 m., the marginal distance on all sides except the front side of a building shall be minimum **H/4** (Where H = Height of the building above ground level) subject to a minimum of 3.0 m. for residential building, 4.5 m. for commercial building and 6.0 m. for special building mentioned in definition no. 2.77.13. Provided that such marginal distance shall be subject to maximum of 16.0 m. If the land owner wishes to keep higher margins he may be allowed to do so.

Provided further that the building height for the purposes of this regulation and for calculating the marginal distances shall be exclusive of height of parking floors upto 6.0 m.

Provided also that, for building having shops / commercial user on any floor, 50% of front marginal distances shall be made available exclusively for pedestrians.

17.3.1 In case of layout of two or more buildings of any users:-

i) Distance between two buildings- The distance between two buildings shall be the side/rear marginal distance required for the taller building between the two adjoining buildings.

ii) Provided that, the path way / internal road may be allowed to be proposed in such marginal distance by keeping 3.0 m. distance on both side from such internal road.

Provided also that, where rooms do not derive light and ventilation from the exterior open space, the distance between the two buildings may be reduced by 1 m. subject to a minimum of 3 m. (if necessary 6.0 m. in case of special building) and maximum of 8.0 m. No projections shall be permitted in this exterior space.

17.3.2 In case of group housing scheme where building abuts on internal road, the minimum 3.0 m. set back from internal road or distance between two buildings whichever is more shall be provided. For Regional/Development Plan road or classified road or through road, passing through Group Housing Scheme, the setback as prescribed in the regulations shall be provided.

17.4 Interior & Exterior chowk:

17.4.1 (a) Interior chowk: Wherever habitable rooms or kitchen derives ventilation from inner chowk or interior open space, the size of such interior open space shall not be less than 3m. x 3m. upto height of 18m. and for height more than 18m., the interior open space shall not be less than $H/6$ m. x $H/6$ m. where H = height of highest wall of the chowk.

(b) Exterior chowk: The minimum width of the exterior chowk for the purpose of light and ventilation, shall not be less than 2.4 m. and depth shall not exceed 2 times the width, for buildings upto 17m. height and for height more than 17m., the exterior open space shall not be less than $H/7$ m. x $H/7$ m. where H = height of highest wall of the chowk. If the width of the exterior chowk is less than 2.4 m. it shall be treated as a notch and shall not be considered for deriving ventilation.

However, for (a) and (b) above maximum distance shall be subject to the maximum limit prescribed for distance between two buildings.

17.4.2 Where only water closet, bathroom, combined bathroom and water closet are abutting on the interior open space, the size of the interior open space shall be in line with the provision for ventilation shaft as given in Regulation no.18.15.ii)

17.5 Area and Height limitations - The area and height limitations, height of buildings, floor space index, abutting different road widths shall be as given in Part IV and Regulation No. 15.6.

17.6 Permissible Structures / Projections in marginal open spaces/ distances

The following projections shall be permissible in marginal distances:

(a) Projections into distances: - Every open space provided either interior or exterior shall be kept free from any erection thereon and shall be open to the sky and no cornice, chajja, roof or weather shade more than 0.75 m. wide shall overhang or project over the said marginal distances so as to reduce the width to less than the minimum required. However, sloping/horizontal chajja provided over balcony/ gallery etc. may be permitted upto balcony projections at horizontal level.

(b) Balconies - as specified in regulation no 18.13

(c) A canopy not exceeding 5m. in length and 2.5 m. in width in the form of cantilever and unenclosed over the main entrance providing a minimum clear height of 2.40 m. below the beam bottom of canopy. The canopy shall not have access from upper floors (above floors), for using as sitting out place. There shall be a minimum clearance of 1.5 m. between the plot boundaries and canopy. Provided that, more than one canopy may be allowed in case of special buildings, as per requirement.

(d) A projection of maximum 30 cm. on roof top terrace level may be allowed throughout the periphery of the building. In case of pitched roof projection of maximum 45 cm. at rooftop terrace level

throughout periphery of the building shall be allowed.

(e) Accessory buildings:- The following accessory buildings may be permitted in the marginal open spaces :-

i) In an existing building where toilet is not provided, a single storeyed toilet subject to a maximum area of 4.0 sq. m. in the rear or side open space and at a distance of 7.5 m. from the road line or the front boundary and 1.5 m. from other boundaries may be permissible. The Commissioner may reduce 1.5 m. margin in exceptional cases to avoid hardship.

ii) Parking lock up garage not exceeding 2.4 m. in height shall be permissible in the rear corner of the plot with independent bungalow. Parking lock up garage when attached to main building shall be 7.5 m. away from the road line and shall be of such constructions giving fire resistance of 2 hours. The area of sanitary blocks and parking lock up garage shall be taken into account for the calculation of FSI.

iii) Suction tanks, soak pits, pump room (maximum 10 sq.m.), electric cabin of sub-station of gen-set area, electric meter room as per requirements, garbage shaft for wet and dry garbage separately with collection chamber, space required for fire hydrants, electrical and water-fittings, water tanks, dustbins etc.

iv) One watchman's cabin / booth not more than 5 sq. m. in built up area having min. 1.80 m. width or diameter. Cabin / booth shall be as per as possible at the entrance to the campus.

Note :- When a building abuts falling on three or more roads then above mentioned user, except (iv), shall be permissible in front setback facing the smaller road of less important from traffic point of view.

f) "Ramp" for basement in side and rear marginal distances subject to provisions under these regulations.

g) Fire escape staircase of single flight not less than 1.2 m.

h) Staircase mid-landing of 1.2 m. width with clear minimum headway of 2.1 m. below the mid-landing. However, clear distance from edge of landing to the plot boundary shall not be less than 1.8 mt.

i) Architectural projections - Architectural projections upto 1m. which will not reduce the side marginal spaces by 3 m., sky signs and Hoardings as per the policy approved by the Metropolitan Commissioner.

j) Construction of ottas, railings, barricades or supporting columns for canopy or porch shall not be permitted within the minimum required front marginal distances. However, steps may be permitted within 1.2 m. from the building line.

k) Supported double height terraces (within the building line) as mentioned in regulation no.18.26

l) Open parking spaces excluding the area under the fire driveways.

17.7 Exclusion of structures / projections for FSI calculation

i) Structures/ Projections /features / ornamental projection of glass façade permitted in marginal open spaces as mentioned in Regulation No.17.6 (a),(b),(c),(d) , (e)(iii), (f), (g), (h),(i), (j), (k).

ii) Stilt / Multi-storied floors /podium/ basement used as parking including passage therein.

iii) Areas covered by Porches, Entrance lobby / foyer, canopies, Air conditioning / air handling plant rooms, lift well, machine room and service floor of height not exceeding 1.8 m. for hospitals, shopping malls, plazas and Star category hotels (rating with three stars and above) on payment of premium as may be decided by the Commissioner.

iv) Area of structure for an effluent treatment plant as required as per the requirements of the Maharashtra Pollution Control Board or other relevant authorities.

- v) Rockery, Well and well structures, plant, Nursery, Water pool platform around a tree, Fountain bench, Chabutara with open top and unenclosed sides, Ramps, Compound wall, Gate slide / swing, Steps outside the buildings, Domestic working place (open to sky), Overhead water tank on top of the building, Stair Case, Refuge area for high rise buildings as specified in Regulation No. 18.28.6
- vi) Telecommunication tower, antenna and allied activities.
- vii) Atrium in shopping malls, public buildings on payment of premium as may be decided by the Metropolitan Commissioner.
- viii) Open to sky swimming pool of the top terrace and top most podium.
- ix) Structures permissible in recreational open space as per regulation No.15.3.7

17.8 Height of Building

17.8.1 (a) Height of building is allowed to the extent that is required to consume the maximum building potential on plot as given in the table under regulation no. 17.1 & 17.3, subject to other restrictions as per these regulations, and prior approval of Chief Fire Officer, PMRDA, if required under this regulation.

Notwithstanding anything contained in these regulations, for the building having height more than 36.0 mt., the minimum road width shall be 12.0 mtr. and for building having height equal to or more than 50.0 m., the minimum road width shall be 15.0 mtr.

17.9 Height Exemptions -

The appurtenant structures such as roof tanks and their supports, ventilating, air-conditioning, lift rooms and similar service equipment, stair cover, chimneys and parapet walls and architectural features not exceeding 1.20 m. in height and **Parking floors not exceeding 6.0 m in height**, shall not be included in computation of height of building **for the purposes of marginal distances only**.

17.10 Deleted

17.11 PARKING, LOADING AND UNLOADING SPACES: -

17.11.1 Parking spaces –

Wherever a property is to be developed or redeveloped, parking spaces at the scale laid down in these Regulations shall be provided. When additions are made to an existing building, the new parking requirements will be reckoned with reference to the additional space only and not to the whole of building but this concession shall not apply where the use is changed. The provisions for parking of vehicles shall be as given in Table No.7 & 8. Area required for parking spaces shall be increased by 50 % for PMRDA area.

17.11.2 General space requirements:-

- (i) **Types:** The parking spaces mentioned below include parking spaces in basements or on a floor supported by stilts, or on upper floors, covered or uncovered spaces in the plot and / or lock up garages. The height of the stilt shall generally be allowed upto 3 m.
- (iii) **Size of parking space:** The minimum sizes of parking spaces to be provided shall be as shown below in **Table No.6:-**

Table No- 6		
S.No.	Type of Vehicle	Minimum Size/ area of parking space
(1)	(2)	(3)
(a)	Motor vehicle	2.5 m X 5 m
(b)	Scooter, Motor Cycle.	1.0 m. x 2.0 m.
(c)	Bicycle	0.50 m x 1.4 m.
(d)	Transport vehicle	3.75 m. X 7.5 m.
Note:	In the case of parking spaces for motor vehicle, upto 50 percent of the prescribed space may be of the size of 2.3 m. X 4.5 m.	

- (iii) **Marking of parking spaces:** Parking space shall be paved and clearly marked for different types of vehicles.
- (iv) **Maneuvering and other ancillary spaces:** Off street parking space must have adequate vehicular access to a street and the area shall be exclusive of drives, aisles and such other provisions required for adequate maneuvering of vehicles.
- (v) **Ramps for Basement parking :-** Ramps for parking in basement should conform to the requirement of Regulation No.18.11

Table No 7
Off Street Parking Spaces

Sr. No.	Occupancy	One parking Space for every	Congested Area			Non Congested Area		
			Car	Scooter	Cycle	Car	Scooter	Cycle
1	2	3	4	5	6	7	8	9
1	Residential i) Multi family residential	(a) 2 Tenements having built-up area more than 100sq.m.	1	1	1	1	2	2
		(b) 3 tenements having built-up area between 50 to 100sq.m.	0	2	4	1	3	3
		(c) 4 tenements having built-up are upto50 sq.m.	0	4	4	0	5	5
	ii) Lodging establishments tourist homes, hotels with lodging accommodation.	(a) For every five guest rooms	1	2	2	1	3	3
	iii) Restaurants	(a) For hotel, eating houses 25sq.m. of area of restaurant including kitchen, pantry hall, dining rooms etc.	0	1	2	1	1	1
2	Institutional (Hospital, Medical Institutions)	For 100 sq.m. carpet area or fraction thereof.	1	2	2	1	4	4
3.	Assembly (theatres, cinema houses, concert halls, auditoria, assembly halls including those of college and hostels)	For every 40 Seats.	1	2	5	1	5	5
4.	MangalKaryalaya / Marriage Halls, Cultural Halls	For every 100 sq.m. built up area or fraction thereof.	1	2	3	2	4	6

5	Educational – i)Primary School	100 sq.m.built up area or fraction thereof the administration area.	0	2	2	1	2	2
	ii)Secondary School	100 sq.m.built up area or fraction thereof of the entire built up area.	0	1	4	0	2	8
	iii) College	100 sq.m.built up area or fraction thereof the administration area and public service area.	0	2	5	1	2	8
6.	Government or semipublic or private business buildings.	100 sq. m. built up area or fraction thereof	1	1	2	1	3	3
7.	Mercantile (markets, department al stores, shops and other Commercial users) including wholesale markets	100 sq. m. built up area or fraction thereof	1	1	2	1	3	3
8.	Industrial	300 sq. m.built up area or fraction thereof	0	2	2	1	3	3
9.	Storage (any type)	300 sq. m.built up area or fraction thereof	0	1	1	1	1	1
9.	Plots less than 200 sq.m. (any use)		0	1	1	0	1	1
Note-1) Plots upto 100 sq. m. as in the case of shops, row houses parking space need not be insisted.								
2) Fraction of parking unit need not be provided. However, in case where proportional number of vehicles is less than 1 (i.e. fraction) it will be rounded to the next full number.								
3)In case of independent single family residential bungalows having plot area upto 300 sq. m., parking space need not be insisted separately.								
4)Further a garage shall be allowed in rear or side marginal distance at one corner having minimum dimension of 2.5 m. x 5.0 m. & maximum dimension 3 m. x 6 m. i.e. minimum 12.5 sq.m. and maximum 18.0 sq.m. built up area.								
5)Mechanical Parking shall be permissible in case of parking provided over and above the requisite parking requirements stipulated under these regulations.								

**Table No 8
Off Street Parking Spaces**



For Township Projects Under Part IX

1981

Sr. No.	Occupancy	One parking Space for every	Congested Area			Non Congested Area		
			Car	Scooter	Cycle	Car	Scooter	Cycle
1	2	3	4	5	6	7	8	9
1	Residential i) Multi family residential	(a) 2 Tenements having built-up area more than 100sq.m.	1	2	2	2	2	2
		(b) 3 tenements having built-up area between 50 to 100sq.m.	0	3	4	1	4	4
		(c) 4 tenements having built-up are upto50 sq.m.	0	4	4	0	5	5
	ii)Lodging establishments tourist homes, hotels with lodging accommodation.	(a) For every five guest rooms	1	3	3	2	3	3
	iii) Restaurants	(a) For hotel, eating houses 25sq.m. of area of restaurant including kitchen, pantry hall, dining rooms etc.	0	2	2	1	2	2
2	Institutional (Hospital, Medical Institutions)	For 100 sq.m. carpet area or fraction thereof.	2	2	3	2	5	5
3.	Assembly (theatres, cinema houses, concert halls, auditoria, assembly halls including those of college and hostels)	For every 40 Seats.	1	2	5	2	7	7
4.	Mangal Karyalaya / Marriage Halls, Cultural Halls	For every 100 sq.m. built up Area or fraction thereof	1	4	4	2	8	8
5.	Educational – i)Primary School	100 sq.m.built up area or fraction thereof the administration area.	0	3	3	1	4	4
	ii)Secondary School	100 sq.m.built up area or fraction thereof of the entire built up area.	0	1	5	0	2	10

	iii) College	100 sq.m.built up area or fraction thereof the administration area and public service area.	0	2	6	1	4	10
								1982
6.	Government or semipublic or private business buildings.	100 sq. m. built up area or fraction thereof	1	2	4	2	4	4
7.	Mercantile (markets, department al stores, shops and other Commercials users) including wholesale markets	100 sq. m. built up area or fraction thereof	1	3	3	1	4	4
8.	Industrial	300 sq. m.built up area or fraction thereof	1	2	2	1	4	4
9.	Storage (any type)	300 sq. m.built up area or fraction thereof	0	2	2	1	2	2
9.	Plots less than 200 sq.m. (any use)		0	1	1	0	1	1

Note 1. -For plots upto 100 sq. m. as in the case of shops, row houses parking space need not be insisted.

Note 2.- Fraction of parking unit need not be provided. However, in case where proportional number of vehicles is less than 1 (i.e. fraction) it will be rounded to the next full number.

Note 3 :- In case of independent single family residential bungalows having plot area upto 300 sq. m., parking space need not be insisted separately.

Note 4 :- Further a garage shall be allowed in rear or side marginal distance at one corner having minimum dimension of 2.5 m. x 5.0 m. & maximum dimension 3 m. x 6 m. i.e. minimum 12.5 sq.m. and maximum 18.0 sq.m. built up area.

Note 5 - Mechanical Parking shall be permissible in case of parking provided over and above the requisite parking requirements stipulated under these regulation.

17.11.3 Off street parking space shall be provided with adequate vehicular access to a street, and the area of drives, aisles and such other provisions required for adequate maneuvering of vehicle shall be exclusive of the parking space stipulated in these regulations.

17.11.4 To meet the parking requirements as per these regulations, common parking area for group of buildings, open or multi-storeyed, may be allowed in the same premises.

17.11.5 In addition to the parking spaces provided for building of Mercantile (Commercial) like office, market, departmental store, shopping mall and building of industrial and storage, loading and unloading spaces shall be provided at the rate of one space for each 1000 sq. m. of floor area or fraction thereof exceeding the first 200 sq. m. of floor area, shall be provided. The space shall not be less than 3.75 m. x 7.5 m.

17.11.6 Parking lock up garages shall be included in the calculation for floor space for F.S.I. calculations.

- 17.11.7 The space to be left out for parking as given in this Regulation shall be in addition to the marginal distances left out for lighting and ventilation purposes. However, those spaces may be used for parking provided minimum distance of 3 m. (6.0 m. in case of special building) around the buildings is kept free of any parking or loading and unloading spaces. Such parking area may be allowed to cover on top by sheet roofing so as not to infringe the marginal distances to be kept open.
- 17.11.8 In case of parking spaces provided in basements, at least two separate ramps of adequate width and slope for entry and exit (as per Regulation No. 18.11) shall be provided preferably at opposite ends.
- 17.11.9 In case of Special Townships Areas, in addition to the regular parking area as per Regulation No.17.11, a space of 3.0 m. wide strip along the road on front shall be provided as visitors parking for the buildings with commercial or any use mixed with commercial. In such case, minimum front margin shall be 6.0 m. inclusive of 3.0 m. wide strip as above irrespective of the lesser front margin requirement in the applicable regulations.

18.0 REQUIREMENTS OF PARTS OF BUILDINGS:

This part sets out the standard space requirements of various parts of building, light and ventilation, the building services, fire safety, etc. The following parts of a building, wherever present, shall conform to the requirements given herein:

18.1 Plinth

- 18.1.1 The plinth of building shall be so located with respect to the surrounding ground level that adequate drainage of the site is assured. The height of the plinth shall not be less than 45 cm above the surrounding ground level. In areas subjected to flooding, the height of the plinth shall be at least 45cm. above the high flood level or greater than 45 cm. as may be decided by the Planning Authority in deserving cases.
- 18.1.2 **Interior Courtyards:** Every interior Courtyard shall be raised at least 0.15 m. above the surrounding ground level and shall be satisfactorily drained.
- 18.1.3 In the case of special housing schemes undertaken by public agencies for low income group and economically weaker section of society, the minimum height of plinth shall be not less than 30 cm.

18.2 Habitable Rooms

18.2.1 Size and dimension of Habitable Rooms

Internal dimensions and size of rooms for various uses and occupancies shall be as in table no.9 below.

Table No.9			
No	Occupancy	Minimum Area in sq. m.	Minimum width in m.
(1)	(2)	(3)	(4)
1	a) Any habitable room in residential building / room from any other occupancy like hostels, residential hotel, lodging & boarding/housing etc except kitchen.	9.5	2.4
	b) Any Habitable room from any other occupancy like hostels, residential hotel, lodging & boarding-houses etc.	9.5	2.4

2	Room in a single – room tenement in Housing scheme for EWS & LIG.	12.5	3.0
3	a) Room in two-room tenements-		
	i) one of the rooms	9.5	2.4
	ii) other room	7.5	2.4
	b) Room in a two-room tenement in Housing scheme for EWS & LIG		
	i) one of the room	9.0	2.5
	ii) other room	6.5	2.1
4	Single bedded room in a hostel of a recognized educational institutions	7.5	2.4
5	a) Shop in R 1 zone	6.0	1.8
	b) Shop in other than R 1 zones	10	2.0
6	Class room in an educational building	38	5.5
7	Institutional building (Hospital)		
	a) Special room	9.5	3
	b) General Ward	40	5.5
8	Cinema Hall, auditorium assembly hall etc.	In conformity with the Maharashtra Cinema Rules	

Note : Where enclosed balcony area is to be counted in minimum dimensions required for a room, then such enclosed width shall not be more than 1/3 of the dimension of that room.

18.2.2 Height of Habitable Rooms

The minimum and maximum height of a habitable room shall be given in Table No. 10 hereunder:

Table No. 10			
Height of Habitable Rooms			
No.	Occupancy	Minimum Height (m)	Maximum Height (m)
(1)	(2)	(3)	(4)
1	Flat Roof -		
	a) Any habitable room	2.75	4.2
	b) Habitable room in LIG Housing	2.6	4.2
	c) Air-conditioned habitable room	2.4	4.2

	d) Assembly Halls, Residential Hotels of 3 star category and above, Institutional, Educational, Industrial, Hazardous or storage occupancies, Departmental Stores, Malls, IT Buildings, Office Buildings, Entrance Halls and Lobbies to department stores and assembly halls.	3.6	4.2 Subject to written permission of the Metropolitan Commissioner greater height may be permitted.
	e) shops	3.0	4.2
2	Pitched roof-		
	a) Any habitable room	2.75	4.2
	b) Habitable room in EWS / LIG Housing.	2.6(average with 2.0 m. at the lowest point)	4.2(average with 3.2 m. at the lowest point)

Provided that -

- i) the minimum head-way under any beam shall be 2.4m.
- ii) in all occupancies, except those included in serial no. 1 (d) in the Table above, any height in excess of 4.2 m. shall be deemed to have consumed additional FSI of 50 % of the relevant floor area.

18.3 Kitchen

18.3.1 Kitchen size -

- i) The area of the kitchen where separate dining area is provided shall be not less than 5.5sq.m. with a minimum width of 1.8m, where a kitchen, which is intended for use as a dining area also, shall have a floor area of not less than 7.5 sq.m. with a minimum width of 2.1m.
- ii) In case of special housing scheme for low income group and economically weaker section of the society, PMAY, the size of a cooking alcove serving as cooking space shall not be less than 2.4sq.m. with a minimum width of 1.2m.. The size of individual kitchen provided in a two-roomed house shall be not less than 3sq.m. with a minimum width of 1.5 m.

18.3.2 Height: The room height of a kitchen measured from the surface of the floor to the lowest point in the ceiling (bottom of slab) shall not be less than 2.75 m.

18.3.3 Other Requirement: Every room to be used as kitchen shall have-

- i) unless separately provided, means for the washing of kitchen utensils which shall lead directly or through a sink to grated and trapped connection to the waste pipe;
- ii) an impermeable floor;
- iii) a flue, if found necessary,
- iv) window of not less than 1 sq.m. in area, opening directly on to an interior or exterior open space (in case of naturally ventilated space).

18.3.4 Requirements regarding pantry:-

A pantry shall have –

- i) A floor area of not less than 3 sq.m. with the smaller side not less than 1.4 m.
- ii) A sink for the cleaning of kitchen's utensils which shall drain through a grated and trapped connection to the waste water pipe where water borne sewerage system is not available and the grated connection shall be made to the pucca surface drain leading to soak pit. or other approved system of disposal; and
- iii) An impermeable floor and an impermeable dado 0.9 m. high.

18.4 Bath Rooms, Water Closets, Combined bath room and water closet

18.4.1 Size of bathroom and water closet -

- i) The size of a bathroom shall be not less than 1.5 sq.m. with a minimum width 1.0 m. The size of a water closet shall be not less than 1.0 sq.m with a minimum width of 0.9m. The minimum area of a combined bathroom and water-closet shall be 2.4 sq.m. with a minimum width of 1.0 m.
- ii) In the case of EWS/LIG/PMAY housing scheme the sizes of bathroom and water-closets shall be as follows:-
 - a) The size of independent water-closet shall be at least 0.90sq.m. with minimum width of 0.9m.
 - b) The size of independent bathroom shall be at least 1.20sq.m. with a minimum width of 1.00m
 - c) The size of combined bathroom & water-closet shall be atleast 1.80sq.m. with minimum width of 1.0m.

18.4.2 Height:- 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 be not less than 2.1 m.

18.4.3 Other Requirements - Every bathroom or water closet shall -

- i. be so situated that at least one of its walls shall open to external air unless mechanically ventilated;
- ii. 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;
- iii. have platform or seat made of water-tight non-absorbent material;
- iv. 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;
- v. every water closet and/or a set of urinals shall have a flushing cistern of adequate capacity attached to it. In EWS/LIG/PMAY housing, however, no such flushing cistern need be provided;
- vi. be provided with an impervious floor covering sloping towards the drain with a suitable grade and not towards veranda or any other room;
- vii. in High Density housing, pour flush water seal latrines (NEERI type) may be permitted when the sewerage system is not available and the water table in the area is nothigh;
- viii. all the sewerage outlets shall be connected to the sewerage system. Where no such systems exist a septic tank shall be provided within the plot conforming to the appropriate standardized issued by NBC / CPHEEO.
- ix. have a window or ventilator, opening to a shaft or open space, of area not less than 0.3 sq.m. with side not less than 0.3m, unless mechanically ventilated.

18.4.4 Restriction on use of room containing water closet.

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. Every room containing water closet shall have a door completely closing the entrance to it.

18.5 Ledge or Tand / Loft :-

Location and extent - Lofts may be provided over kitchen, habitable rooms, bathrooms, water closets, and corridor within a tenement in residential buildings, over shops and in industrial building, as mentioned in below Table No.11 subject to the following restrictions-

- i) The clear head room under the loft shall not be less than 2.2 m.
- ii) Loft in commercial areas and industrial building shall be located 2 m. away from the entrance.
- iii) Loft shall not interfere with the ventilation of the room under any circumstances.
- iv) The minimum headroom of Ledge or Tand / Loft shall be 2.2m.
- v) The maximum height between loft and ceiling shall be 1.5m.

Table No. 11		
Provision of Loft		
Sr. No.	Rooms over which Permitted	Maximum Coverage (Percentage to area or room below)
(1)	(2)	(3)
1	Kitchen/Habitable room	25
2	Bathroom, water closet, corridor	100
3	Shops with width up to 3m.	33
4	Shops with width exceeding 3m.	50
5	Industrial	33

18.6 Mezzanine floor

18.6.1 Size of mezzanine floor : The minimum size of a mezzanine floor, if it is used as a habitable room shall not be less than 9.50 sq.m. The aggregate area of the mezzanine floor shall not exceed 50 % of the built up area of that floor.

Note :- Mezzanine floor area shall be counted towards FSI

18.6.2 Height -The minimum height of a mezzanine floor shall be 2.2 mt. The headroom under mezzanine room shall not be less than 2.20 mt.

18.6.3 Other Requirements of mezzanine floor :

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

- i) it conforms to the standards of living rooms as regards lighting and ventilation in case the size of mezzanine floor is 9.50 sq.m. or more.
- ii) it is so constructed as not to interfere, under any circumstances, with the ventilation of the space over & under it.
- iii) such mezzanine floor or any part thereof will not be used as a kitchen. iv) it is at least 1.8 mt. away from front wall of such rooms.
- v) access to the mezzanine floor is from within the respective room only.
- vi) in no case shall a mezzanine floor be closed so as to make it liable to be converted into unventilated compartments.

18.7 Store Room :-

18.7.1 Size :- The floor area of a store room in a residential building where light ventilation and height are provided at standards lower than as required for living room shall not be more than 3 sq. m. One or more store rooms may be allowed considering size of flat. Prayer/Pooja room may be allowed in same manner.

18.7.2 Height- The height of a store room shall not be less than 2.20m.

18.8 Garage

18.8.1 Size of private Garage :- The size of a garage in individual residential building shall be not less than 2.5 m. X 5 m. and not more than 3 mt. X 6 mt. The garage, if located in the side open space, shall not be constructed within 3.0m. from the main building, but at least 7.5mt away from any access road.

18.8.2 Size of Public Garage. The size of a public garage shall be calculated based on the number of vehicles to be parked.

18.8.3 Height of private Garage :-The minimum and maximum height of garage shall be 2.4 mt. and 2.75 mt. respectively.

18.8.4 Plinth of private Garage :-The plinth of garage located at ground level shall not be less than 15 cm. above the surrounding ground level.

18.8.5 Set back of Private Garage :-

The garage shall setback behind the building line for the street / road on to which the plot abut, and shall not be located affecting the access ways to the building. If the garage is not set-back as aforesaid, the Planning Authority may require the owner or occupier of the garage to discontinue use, of premises or to take such other measures as the Planning Authority may consider necessary in order to prevent danger or obstruction to traffic along the street.

18.8.6 Location of Garage in case of Corner Site:

When the site fronts on two streets, the location of a garage (in a corner plot) (if provided within the marginal distances) shall be on diagonally opposite the point of intersections.

18.9 Roofs

The roof of a building shall be so constructed or framed as to permit effective drainage of the rain water there from 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 or foundations of the building or those of an adjacent building.

The Metropolitan Commissioner may require rain water pipes to be connected to a storm water drain through a covered channel formed beneath the public footpath or in any other approved manner, if not used for rain water harvesting

Rainwater pipes shall be affixed to the outside of the walls of the building or in recesses or cut formed in such walls.

Top Terrace of a building shall not be sub-divided and it shall have only common access. However, intermediate terraces may be allowed to be attached with flat.

18.10 Basement

One or more basements may be permissible for following uses and shall be constructed after leaving the prescribed set-back / required front open space / required front margin, and prescribed building lines:

- a) storage of household or other goods or ordinarily non-combustible material;
- b) strong rooms, bank lockers, safe deposit vaults, radio/laser therapy unit, mortuary and medical allied uses, etc.;
- c) air-conditioning equipments and other machines used for services and utilities of the building;
- d) parking spaces;
- e) D.G. set room, meter room and Electric substation (which will conform to required safety requirements);
- f) Effluent Treatment Plant, suction tank, pump room;
- g) users strictly ancillary to the Principal user.

Provided that the users mentioned at (a) & (b) above shall be permitted only by counting in F.S.I. subject to the following conditions:

- i) All requirements regarding access, safety (including fire safety), ventilations, etc. shall be complied with.
- ii) All the planning standards (particularly as regarding parking) should be strictly adhered to. The basement shall not be used for residential purpose. iii) Users other than (a) and (b) shall not be counted in FSI.

Provided that,

- i) If the basement is proposed flushing to average surrounding ground level, then such basement can be extended in side and rear margins upto 3 mt. from the plot boundary. If the basement is proposed to be constructed below podium then marginal distances shall be as that of podium.
- ii) Multilevel basements may be permitted if the basement is used for parking. The ramps of minimum 3.0 m. width for entry and exit of vehicles separately shall be provided. In case of bonafide hardship, the Metropolitan Commissioner may allow only one ramp with not less than 6.0 m. in width.

The basement shall have the following requirements -

- (i) Every basement shall be in every part at least 2.4 mt. in height from the floor to the underside of the roof slab or ceiling soffit of beam.
- (ii) Adequate ventilation shall be provided for the basement with a ventilation area not less than 2.5% of the area of the basement. The standard of ventilation shall be the same as required by the particular occupancy according to these regulations. Any deficiency may be met by providing additional adequate mechanical ventilation in the form of blowers, exhaust fans, air conditioning systems etc.
- (iii) The minimum height of the ceiling of any basement shall ordinarily be 0.9 mt. and maximum shall be 1.2 mt. above the average surrounding ground level. However it does not apply to the mechanically ventilated basements. In such cases, basement may also be allowed flushing to the average ground level.
- (iv) Adequate arrangement shall be made such that surface drainage does not enter the basement.
- (v) The walls and floor of the basement shall be water-tight and be so designed that the effect of the surrounding soil and moisture, if any, is taken into account in design and adequate damp proofing treatment is given; and
- (vi) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous the same shall be of enclosed type serving as a fire separation from the basement floor and higher floors Open ramps shall be permitted if they are constructed within the building line subject to the provision of (iv) above.

18.11 Ramp**A) Non Vehicular Ramp-**

All the requirements of stairways in Regulation No 18.27 shall apply mutatis mutandis to non-vehicular ramp. In addition, the following requirement shall be complied with:

- a) Ramps with a slope of not steeper than 1 in 10 may be substituted for and shall comply with all the applicable requirements of required stairways as to enclosure, capacity and limited dimensions. In certain cases steeper slopes may be permitted but in no case greater than 1 in 8. Ramps shall be surfaced with approved non-slip slipping material. Provided that in the case of public offices, hospitals, assembly halls, etc. the slope of the ramp shall not be more than 1: 12.
- b) The minimum width of the ramps in hospitals shall be 2.25 m.
- c) Handrails shall be provided on both sides of the ramp.
- d) Ramps shall lead directly to outside open space at ground level or courtyards or safe place.
- e) For building above 24 m. in height access to ramps from any floor of the building shall be through smoke stop door.
- f) When there is a difference in level between connected areas for horizontal exits, ramps not more than 1 in 10 slope shall be provided; steps shall not be used.
- g) For High Rise building, if marginal open space is greater than minimum 6 m. then ramps may be permitted.

B) Ramp to basements and upper Storeys for vehicles-

For parking spaces in a basement and upper floors, at least two ramps of minimum 3.00mt. width or one ramp of 6.00 meter width and slope not more than 1:10 shall be provided preferably at the opposite ends.

C) In case of special building mentioned in Regulation No 2.77.13, ramp may be permitted in the side and rear marginal distances after leaving 6.0 mt distance from the plot boundary for movement of fire-fighting vehicles. Provided that when a building abutting 3 or more roads, then ramps may be allowed in front marginal distances facing the smaller road or less important road from traffic point of view.

18.12 Podium

Podium for parking of the vehicle may be permitted with following requirements / conditions

- i) Height of podium shall be at least 2.4 m. in height from the floor to the soffit of beam;
- ii) Podium shall not be provided in front setback space. Podium shall be allowed at a distance of **6.00 m.** from the plot boundary;
- iii) Podium shall only be used for parking and it shall be designed to take load of fire engine;
- iv) Podium shall be permissible for plots admeasuring 2000 sq.m. and above;
- v) Podium shall be permissible for joining two or more separate buildings in a plot buildings or wings of buildings subject to availability of manoeuvring space for Fire Engine. In such case the distance between two buildings/wings of the building shall be provided as otherwise required under these regulations;
- vi) The consent from the Chief Fire Officer, PMRDA shall be necessary before permitting the aforesaid podium;
- vii) For the plots having area 2000Sq.m. or more, recreational open space may be permitted on Podium subject to condition that out of required open/recreational space , at least 50% shall be provided on ground.

18.13 Balcony

Balcony or balconies of a minimum width 1.00m. and maximum of 2.00m. may be permitted at any floor except ground floor, not more than 15% of the built up area of the same floor and such balcony projection shall be subject to the following conditions:

- (i) No balcony shall reduce the marginal open space to less than 3 m. upto 24 m. building height. For height 24 m. and more no balcony shall reduce the marginal open space to less than 6mt;
- (ii) No balcony shall be allowed on ground floor which shall reduce minimum required front setback or marginal distance;
- (iii) The width of the balcony shall be measured perpendicular to the building up to the outermost edge of balcony;
- (iv) The balcony should not be enclosed and declaration regarding this shall be submitted by the owner/developer/Architect at the time of approval to the building permission and the same shall be mention in the agreement or sale deed;
- (v) Nothing shall be allowed beyond the outer edge of balcony.

18.14 Stilt-

Stilt may be permitted on any floor subject to height of floor upto the soffit of the beam shall not be less than 2.4 m. In case of stilt on ground floor, plinth shall not be more than 15 cm from surrounding ground level.

18.15 Lighting and Ventilation of Rooms

i) Adequacy and manner of provision-

The minimum aggregate area of opening of habitable rooms and kitchens excluding doors shall be not less than 1/10th of floor area.

No portion of a room shall be assumed to be lighted if it is more than 7.5 m. from the opening assumed for lighting / ventilation of the portion, provided additional depth of any room beyond 7.5 m. may be permitted subject to provision of proportionate increase in the opening.

Where the lighting and ventilation requirements are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per latest version of Part VIII - Building Services Section, Lighting and Ventilation of National Building Code of India published by the Bureau of Indian Standards. In the case of special types

of buildings requiring artificial lighting and air-conditioning for special types of manufacturing or other process the requirements about natural daylighting and ventilation may be relaxed.

ii) Ventilation Shaft:-

For naturally ventilating the space for water closets and bath room of staircase, if not opening on the exterior side of a building, open on the ventilation shaft, the size of which shall not be less than the values given below in **Table No. 12**

Table No. 12		
Height of building in m.	Size of ventilation in sq. m	Minimum width of shaft in m.
Up to 10	1.2	0.90
Up to 12	2.4	1.20
Up to 18	4.0	1.50
Up to 24	5.4	1.80
Up to 30	8.0	2.40
Above 30	9.0	3.0

- iii)** Artificial Lightning and Mechanical ventilation - where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured through artificial lighting and mechanical ventilation in accordance with the provisions of Part 8, Building Services- Section 1, Lighting and Ventilation, **National Building Code of India, 2005.**
- iv)** In residential lodging hotels and other establishments where attached toilets are provided with mechanical ventilation system the size of ventilation shaft prescribed in this regulation stand relaxed.

18.16 Overhead Tanks:

Every overhead water storage tank shall be maintained in a perfectly mosquito-proof condition by providing a properly fitting hinged cover and every tank more than 1.5 m. in height shall be provided with a permanently fixed iron ladder.

18.17 Parapet

Parapet walls and handrails provided on the edges of roof terraces, balcony etc. shall not be less than 1.05 mt. and not more than 1.20 mt. in height from the finished floor level.

18.18 Cabin:

Where cabins are provided, a clear passage not less than 0.9 m. wide will be maintained. The size of a cabin shall not be less than 3 sq.m. and the distance from the farthest space of cabin to the nearest exit shall not be more than 18.5 mt if the cabin does not derive direct light and ventilation from any open spaces / mechanical means, its maximum height shall be 2.2 m.

18.19 Society Office:

In the case of multi-storied multi-family dwelling apartments constructed for co-operative housing societies or apartment owner's co-operative societies, a Society Office upto 12 sq.m. shall be provided on the ground floor or uppermost floor. If the number of flats are more than 20 the maximum size of the Society Office shall be of dimension of 20 sq.m.

18.20 Wells

Wells intended for supply of water for human consumption or domestic purposes may be permitted at suitable place.

18.20.1 Requirements: The well shall:

- (a) have minimum internal diameter of not less than 1 m.;
- (b) be constructed to a height not less than 1 m. above the surrounding ground level to form a parapet or curb and to prevent surface water from following into a well, and shall be surrounded with a paving constructed of impervious material which shall extend for a distance of not less than 1.8 m. in every direction from the parapet or the curb forming the well head and the upper surface for such paving shall be sloped away from a well;
- (c) be a sound and permanent construction (PUCCA) throughout. Temporary exposed (KUTCHA) wells shall only be permitted in fields or gardens for purposes of irrigation; and;
- (d) the interior surface of the lining or walls of the well shall be rendered impervious for depth of not less than 1.8 m. measured from the level of the ground immediately adjoining the well-head.

18.21 Septic Tanks

Every building, group of buildings together shall be either connected to the public Drainage system or provided with sub-soil dispersion system in the form of septic tank which shall be governed by the following or any other alternative design and specifications

1. Design of septic tank:-

Where a septic tank is used for sewage disposal, the location, design and construction of the septic tank shall conform to requirements of the following Regulation

2. Location of Septic Tanks and Subsurface Absorption System:- A subsoil dispersion system shall not be closer than 18.00 m. of any source of drinking water such as well, to mitigate the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building as economically feasible but not closer than 6 m. to avoid damage to the structures.

3. Requirements:

- (a) **Dimensions of Septic Tanks:** Septic tanks shall have minimum width of 75 cm., minimum depth of 1 m. below the water level and a minimum liquid capacity of 1 cu.m. Length of tanks shall be 2 to 4 times the width;
- (b) Septic tanks may be constructed of brick work, stone masonry, concrete or other suitable materials;
- (c) Under no circumstances should effluent from a septic tank be allowed into an open channel drain or body of water without adequate treatment;
- (d) Minimum nominal diameter of pipe shall be 100 mm. further, at junctions of pipes in manholes; direction of flow from a branch connection should not make an angle exceeding 45 degree with the direction of flow in the main pipe;
- (e) The gradients of land drains under drainage as well as the bottom of dispersion trenches and soak way should be between 1:300 and 1:400;
- (f) Every septic tank shall be provided with ventilating pipe of at least 50 mm diameter. The top of the pipe shall be provided with a suitable cage of mosquito proof wire mesh. The ventilating pipe shall extend to a height, which would cause no smell nuisance to any building in the area. Generally, the ventilating pipe may extend to a height of about 2 m. when the septic tank is at least 15 m. away from the nearest building and to a height of 2 m. above the top of the building when it is located closer than 15 m;
- (g) When the disposal of septic tank effluent is to seepage pit, the seepage pit may be of any suitable shape with the least cross sectional dimension of 90 cm. and not less than 100 cm. in depth below the invert level of the inlet pipe. The pit may be lined with stone, brick or concrete blocks with dry open joints which should be backed with at least 7.5 cm. of clean coarse aggregate. The lining above the inlet level should be finished with mortar. In the case of pits of large dimensions, the top portion may be narrowed to reduce the size of the RCC

cover slabs. Where no lining is used, especially near trees, the entire pit should be filled with loose stones. A masonry ring may be constructed at the top of pit to prevent damage by flooding of the pit by surface run off. The inlet pipe may be taken down to a depth of 90 cm. from the top as an anti-mosquito measure;

- (h) When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm. deep and 30 to 100 cm. wide excavated to a slight gradient and shall be provided with 15 to 25 cm. of washed gravel of crushed stones. Open jointed pipes placed inside the trench shall be made of unglazed earthenware clay or concrete and shall have minimum internal diameter of 75 to 100 mm. No dispersion trench should not be longer than 30 m. and trenches should not be placed closer than 1.8 mt.

18.22 Boundary Wall

The requirements of the boundary wall are given below:

- (a) Except with the special permission of the Metropolitan Commissioner the maximum height of the compound wall shall be 1.5 m. above the centre line of the front street. Compound wall upto 2:4 m. height may be permitted if the top 0.9 mt is of open type construction (railings). However Metropolitan Commissioner may allow the plinth and the boundary wall up to 0.90 m. above ground level and balance height may be of open railing or as decided by him;
- (b) In case of corner plot the height of boundary wall shall be restricted to 0.75 m. for a length equal to fanning of the road on the front and side of the intersections and balance height of 0.75 m. if required in accordance with (a) may be made of open construction (railings);
- (c) However, the provisions of (a) and (b) are not applicable to boundary wall of jails. In industrial buildings, electric sub stations, transformer stations institutional buildings like sanatoria, hospitals, industrial buildings like workshops, factories and educational buildings like schools, colleges, including the hostels, and other uses of public utility undertakings. Height upto 2.4 m. to boundary walls of these types of building may be permitted by the Metropolitan Commissioner.

18.23 Letter Box Room

A letter box of appropriate dimensions shall be provided on the ground floor of residential and commercial buildings with five and more storeys.

18.24 Meter Rooms

For all buildings above 15 m in height and in special occupancies, like educational, assembly, institutional, industrial, storage, hazardous and mixed occupancies with any of the aforesaid occupancies having area more than 500sq.m. on each floor, provision shall be made for an independent and ventilated meter (service) room, as per requirements of electric (service) supply undertakings on the ground floor with direct access from outside for the purpose of termination of electric supply from the licensee's service and alternative supply cables. The door/doors provided for the service room shall have fire resistance of not less than two hours.

18.25 Chimneys

Chimneys, where provided, shall conform to the requirements of IS: 1646-1960 Indian Standard Code of Practice for Fire Safety of Building. Provided that the Chimneys shall be built at least 0.9 m. above flat roof. In the case of sloping roofs, the chimney top shall not be less than, 0:6 m. above the ridge of the roof in which the chimney penetrates.

18.26 Supported Double Height Terrace (within the building line)

Supported double height terraces (open terraces with railing having minimum height equal to two floors) within the building line, not exceeding 20% of the built up area of the same floor may be permitted without counting in FSI subject to payment of premium as decided by Metropolitan Commissioner.

18.27 EXIT REQUIREMENTS

18.27.1 General-The following general requirements shall apply to exits.

- (a) An exit may be a doorway; corridor, passageway(s) to an internal staircase, or external staircase, or to a VERANDA or terrace(s), which have access to the street, or to the roof of a building or a refuge area. An exit may also include a horizontal exit leading to an adjoining building at the same level;
- (b) Lifts and escalators shall not be considered as exits;
- (c) Every exit, exit access or exit discharge shall be continuously maintained free of all obstructions or impediments to full use in the case of fire or other emergency;
- (d) Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of occupants in case of fire or other emergency;
- (e) In every building, exits shall comply with the minimum requirements of this part, except those not accessible for general public use;
- (f) No building shall be altered to reduce the number, width or protection of exits to less than that required;
- (g) Exits shall be clearly visible and the routes to reach the exits shall be clearly marked and sign posted to guide the occupants to the floor concerned;
- (h) The floors of area covered for the means of exit shall be properly illuminated;
- (i) All exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to a street and;
- (j) Exits shall be so arranged that they shall be reached without passing through another occupied unit.

18.27.2 Types of exits -

Exits shall be either of horizontal or vertical type. An exit may be doorway, corridor, and passageways to an internal staircase or external staircase, ramps or to a veranda and/or terraces which have access to the street or to roof of a building. An exit may also include a horizontal exit leading to an adjoining building at the same level. Lifts and escalators shall not be considered as exits.

18.27.3 Number and Size of Exits

The requisite number and size of various exits shall be provided, based on number of occupants in each room and floor based on the occupant load, capacity of exits; travel distance and height of building as per provisions of Regulation no. 18.27.5 to 18.27.8

18.27.4 Arrangement of Exits

Exits shall be so located so that the travel distance on the floor shall not exceed 22.5 m. for residential, education, institutional and hazardous occupancies and 30 m. for assembly business, mercantile, industrial, storage & hazardous occupancies. Wherever more than one exit is required for a floor of a building, they shall be placed as remote from each other as possible. All the exits shall be accessible from the entire floor area at all floor levels.

18.27.5 Occupant Load -

For determining the exits required the number of persons within any floor area or the occupant load shall be based on the actual number of occupants but in no case, less than that specified in **Table No. 13** below:

Table No. 13 Occupant Load		
Sr. No.	Group of Occupancy	Occupant Load floor Area in sq.mt. per person
(1)	(2)	(3)
1	Residential	12.5
2	Educational	4.00
3	Institutional	15 (See Note-1)
4	Assembly	
	(a) with fixed or loose seats and dance floors	0.6 (See Note-2)
	(b) without seating facilities including dining rooms	1.5 (See Note-2)
5	Mercantile	
	(a) Street floor and sales basement	3
	(b) Upper sale floors	6
6	Business and industrial	10
7	Storage	30
8	Hazardous	10

Note 1 - Occupant load in dormitory portions of homes for the aged, orphanages, asylums, etc. where sleeping accommodation is provided shall be calculated at not less than 7.5 sq.m. floor area per person.

Note 2 - The gross area shall include, in addition to the main assembly room or space, any occupied connecting room or space in the same storey or in the storeys above or below where entrance is common to such rooms and spaces and they are available for use by the occupants of the assembly space. No deductions shall be made in the gross area for corridors, closets or other sub-divisions. The area shall include all space serving the particular assembly occupancy.

18.27.6 Capacity of Exits -

- 1) Occupants per unit exit width shall be in accordance with **Table No.14**

Table No. 14				
Occupants per Unit Exit Width				
Sr.No.	Group or Occupancy	Number of Occupants		
		Stairways	Ramps	Doors
1	Residential	25	50	75
2	Educational	25	50	75
3	Institutional	25	50	75
4	Assembly	40	50	60
5	Business	50	60	75
6	Mercantile	50	60	75
7	Industrial	50	60	75
8	Storage	50	60	75
9	Hazardous	25	30	40

- 2) For the dormitory portions of homes for the aged, orphanages, mental hospitals, etc. these multipliers will be doubled.
- 3) The gross floor area shall include, in addition to the main assembly rooms or space, any occupied connecting room or space in the same storey or in the storey above or below where entrance is common to such rooms and space and they are available for use by the occupants of the assembly place.
- 4) No deductions shall be made in the gross area of the corridors, closets or other sub-divisions; the area shall include all space serving the particular assembly occupancy shall be reckoned.

18.27.7 Provision for Staircase-

All buildings having height more than ground floor shall have provision of staircase. The special buildings shall have two staircases out of which one shall be fire escape staircase. They shall be of enclosed type. At least one of them shall be 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.

Provided that for purely residential building/residential building along with ground floor mix use having height upto 24 meters and built up area on any floor does not exceed 500 sq.mts. an additional staircase shall not be insisted. Provided also that in such cases width of stair case shall be minimum 1.50 mt.

18.27.8 Width of Stairways-

Notwithstanding anything contained in regulations, the following minimum width provision shall be made for staircases flight/corridor.

Table No. 15		
Type of Building	Built-up area on floor served by single staircase	
	upto 5 sq.m.	More than 500 sq.m.
Multi-Storeyed Residential Buildings	1.20 m.	1.50 m
Residential Hotel Buildings	1.50 m.	1.80 m
Assembly buildings like auditoria, theatres, Cinemas etc., Mangalkaryalaya, marriage halls.	1.80 m.	2.00 m.
Institutional Buildings like hospitals & Educational	2.00 m.	2.30 m.
All other public buildings including commercial buildings.	1.50 m.	1.80 m.

Note:-

- i) for individual house and row housing with 2 storey's, the minimum shall be 0.75m.
- ii) The width of the mid-landing/quarter landing should not be more than 1.5 times and the floor landing should not be more than two times of the width of the stair flight.

18.28 Other Requirements of Individual Exits- The detailed requirements of individual exits are given in Regulation no. **18.28.1 to 18.28.8.**

18.28.1 Doorways:

- (i) Every exit doorway shall open into an enclosed stairway, a horizontal exit or a corridor or passage way providing continuous and protected means of egress;
- (ii) No exit doorway shall be less than 90 cm in width in case of residential and 100 cm. in width in case of other buildings. Doorways shall be not less than 200 cm. in height. Doorways for bathrooms, water closet, stores etc. shall be not less than 75 cm. wide;
- (iii) Exit doorways shall open outwards, that is away from the room but shall not obstruct the travel along any exit. No door, when open, shall reduce the required width of stairway or landing to less than 90 cm. Overhead or sliding doors shall not be installed;
- (iv) Exit door shall not open immediately upon a flight of stairs, a landing equal to at least the width of the door shall be provided in the stairway at each doorway. Level of landing shall be the same as that of the floor which it serves;
- v) Exit doorway shall be openable from the side which they serve without the use of a key;
- vi) Mirrors shall not be placed in exit ways or exit doors to avoid confusion regarding the direction of exit.

18.28.2 Revolving Doors :

Revolving doors shall not be used as required exits except in residential, business and mercantile occupancies, but shall not constitute more than half the total required door width.

18.28.3 Stairways:

- i) Interior stair shall be constructed of non-combustible materials throughout;
- ii) Interior staircase shall be constructed as a self-contained unit with at least one side adjacent to an external wall and shall be completely enclosed;
- iii) A staircase shall not be arranged around a lift shaft;
- iv) Hollow combustible construction shall not be permitted;
- v) The minimum width of treads without nosing shall be 25 cm. for an internal staircase for residential buildings. In the case of other buildings, the minimum treads shall be 30 cm. The treads shall be constructed and maintained in a manner to prevent slipping;
- vi) The maximum height of riser shall be 19 cm. in the case of residential buildings and 15 cm. in the case of other buildings. They shall be limited to 15 per flight;
- vii) Handrails shall be provided with a minimum height of 100 cm. from the centre of tread, to the top of the handrails. Balusters / railing shall be provided such that the width of staircase does not reduce;
- viii) Floor indicator - The number of each floor shall be conspicuously painted in figures at least 15 cm. large on the wall facing the flights of a stairway or at such suitable place as is distinctly visible from the flights;
- ix) The minimum headroom in a passage under the landing of a staircase shall be 2.2 m;
- x) For building more than 15m. in height or more access to main staircase shall be gained through at least half an hour fire resisting automatic closing doors placed in the enclosing wall of the staircase. It shall be a swing type door opening in the direction of the escape;
- xi) No living space, store or other fire risk spaces shall open directly into the external staircase;
- xii) External exit door of staircase enclosure at ground level shall open directly to the open spaces or should be reached without passing through any door other than a door provided to form a large lobby;
- xiii) In the case of assembly, institutional, residential hotels, industrial and hazardous occupancies, the exit sign with arrow indicating the way to the escape route shall be provided at a height of 0.5m. from the floor level on the wall and shall be illuminated by electric light connected to corridor circuits. All exit way marking signs should be flush with the wall and so designed that no mechanical damage shall occur to them due to moving of furniture or other heavy equipments. Further all landings of floor shall have floor indication boards indicating the floor number. The floor indication board shall be placed on the wall immediately facing the flight of stairs and nearest to the landing. It shall be of size not less than 0.5m. x 0.5m;
- xiv) In case of single staircase it shall terminate at the ground floor level and the access to the basement shall be by a separate staircase. Wherever the building is served by more than one staircase, one of the staircases may lead to basement levels, provided the same is separated at ground level by either a ventilated lobby or cut-off screen wall without opening, having a fire resistance of not less than 2 hours with discharge point at two different ends or through enclosures. It shall also be cut off from the basement areas at various basement levels by a protected and ventilated lobby / lobbies.

18.28.4 Fire escape or external stairs –

Fire escape staircase, when provided, shall comply the following:

- i) External stairs shall always be kept in sound operable conditions;
- ii) All external stairs shall be directly connected to the ground;
- iii) Entrance to the external stairs shall be separate and remote from the internal staircase;
- iv) Care shall be taken to ensure that no wall opening or window opens on to or close to an external stair;
- v) The route to the external stairs shall be free of obstructions at all times;
- vi) The external stairs shall be constructed of non-combustible materials, and any doorway leading it shall have the required fire resistance;
- vii) No external staircase, used as a fire escape, shall be inclined at an angle greater than 45 degree from the horizontal;

- viii) External stairs shall have straight flight not less than 1250 mm wide with 250 mm treads and risers not more than 190 mm. The number of risers shall be limited to 15 per flight;
- ix) Handrails shall be of a height not less than 1000 mm and not exceeding 1200 mm. There shall be provisions of balusters with maximum gap of 150 mm.
- x) The use of spiral staircase shall be limited to low occupant load and to a building not exceeding 9 m in height. A spiral stair case shall be not less than 1500 mm in diameter and shall be designed to give adequate headroom;
- xi) Unprotected steel frame staircase will not be accepted as means of escape. However, steel staircase in an enclosed fire rated compartment of 2 h will be accepted as means of escape.

18.28.5 Corridors and passageways:

- i) The minimum width of a corridor shall not be less than 75cm. in the case of 2 storeys row housing residential buildings and 100cm. In the case of other buildings and actual width shall be calculated based on the provision of Regulations No 18.27.3 to 18.27.5 (both inclusive);
- ii) Where there is more than one staircase serving a building, there shall be at least one smoke-stop door in the space between the staircases;
- iii) Exit corridors & passageways shall be of width not less than the aggregate required width of exit doorways leading from them in the direction of travel of the exterior/stairways;
- iv) Where stairways discharge through corridors & passageways the height of the corridors & passageways shall not be less than 2.4 mt;
- v) All means of exit including staircases, lifts, lobbies & corridors shall be adequately ventilated.

18.28.6 Refuge Area

For buildings more than 24 m in height, refuge area of 15 sq.m. or an area equivalent to 0.3 sq.m. per person to accommodate the occupants of two consecutive floors whichever is higher shall be provided as under:

The refuge area shall be provided on the periphery of the floor or preferably on a cantilever projection and open to air at least on one side protected with suitable railings.

- a) For floors above 24 m and upto 39 m—One refuge area on the floor immediately above 24m.
- b) For floors above 39 m—One refuge area on the floor immediately above 39 m and so on after every 15 m. Refuge area provided in excess of the requirements shall be counted towards FSI. However, area remained in excess because of planning constraints shall not more than 10% of required refuge area shall not be counted in FSI.

18.28.7 Lifts and Escalators:-

a) Lifts :-

Provision of lift shall be made for all buildings more than 15mt in height. In case the height of the building is more than 24.0 mt , at least two lifts shall be provided. However, in the case of a proposal to add one additional floor to an existing building having a lift, it will not be necessary to raise the existing lift to the additional floor.

- (a) All the floors shall be accessible for 24 hours by the lifts. The lifts provided in the buildings shall not be considered as a means of escape in case of emergency;
- (b) Grounding switch at ground floor level to enable the fire service to ground the lift cars in any emergency shall also be provided;
- (c) The lift machine room shall be separate and no other machinery shall be installed therein;
- (d) The planning and design of lifts including their number, type and capacity depending on the occupancy of the building, the population of each floor based on the occupant load and the building height shall be in accordance with **Section 5 - Installation of Lifts and Escalators of Part 8- Building Services, of the National Building Code of India, 2005.**

b) Escalators :

Escalators may be permitted in addition to required lifts. Such escalators may be permitted in atrium area in shopping malls / public buildings.

18.28.8 Fire Lift

Where applicable, fire lifts shall be provided with a minimum capacity for 8 passengers and fully automated with emergency switch on ground level. In general, buildings 15 m in height or above shall be provided with fire lifts. In case of fire, only fireman shall operate the fire lift. In normal course, it may be used by other persons. Each fire lift shall be equipped with suitable inter- communication equipment for communicating with the control room on the ground floor of the building. The number and location of fire lifts in a building shall be decided after taking into consideration various factors like building population, floor area, compartmentation, etc.

18.28.9 FIRE PROTECTION REQUIREMENTS

All buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with Part IV of Fire Protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act, 2006, as prescribed in Part VI of these Regulations. The provisions of Part VI shall deem to be modified time to time as per the Fire Protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act, 2006. In case of special buildings, the building schemes shall also be cleared by the Chief Fire Officer of the PMRDA.

18.29 Additional requirements in case of Housing Schemes:

Following amenities shall be provided in a housing scheme and shall not be counted in FSI:

- i. Fitness Centre, Crèche, society office cum letter box room, laundry room, admeasuring area of about 20 sq.m. in schemes having minimum 100 flats and thereafter additional 20 sq.m. area for every 300 flats.
- ii. Sanitary block for servants having maximum area of 3.00 sq.m. in schemes having minimum 100 flats and thereafter additional 3.00 sq.m. area for every 200 flats.
- iii. Drivers room of size 12 sq.m. with attached toilet in schemes having minimum 100 flats and thereafter additional 10 sq.m. area for every 300 flats.

PART – III
LAND USE CLASSIFICATION AND PERMISSIBLE USES.

19.1 RESIDENTIAL ZONE - R 1

Residential Zone R1 includes Residential plots abutting on roads below 9 m. in congested area and below 12 m. width in outside congested area.

19.1.1 The following uses and accessory uses to the principal use shall be permitted in buildings or premises in Zone R1, subject to other regulations:

- (i) Any residences.
- (ii) Hostels for students / working men/women, with or without boarding facilities.
- (iii) Old age home in independent building on road having width 9.00 meter and above,
- (iv) Customary Home occupation i.e. occupations customarily carried out by the members of the household without employing hired labour and shall include stitching, embroidery, button making etc. with or without motive power. If motive power is used, the total electricity load should not exceed 1 HP.
- (v) Medical and Dental Practitioner's Dispensaries including pathological laboratory, diagnostic clinics, polyclinics, counselling centre, clinics, to be permitted on any floor. Maternity homes, clinics, nursing home with indoor patients on ground or stilt floor or on first floor with separate means of access of staircase from within the building or outside, may be permitted but not within the prescribed marginal open spaces in any case and with the special permission of Commissioner. Maternity Homes and Hospitals are permitted for maximum 20 beds.
- (vi) Professional Offices in residential tenement for own purpose not exceeding carpet area of 50 sq. m. each.
- (vii) Community halls, welfare centre, gymnasias (each not exceeding 150 sq.m.)
- (viii) Primary and nursery schools including students' hostels in independent buildings, on widths of roads 9.00 m. or above and nursery schools on road having width 6.00 meter or above.
- (ix) Crèche, Day-care centre in an independent building or parts of building upto 50 sq.m.
- (x) Private coaching classes, mess in an independent building or parts of building upto 50 sq.m. with strictly subjected to separate parking facility in the same premises.
- (xi) Religious buildings.
- (xii) Public/ City Libraries and Museums in independent building or on any floor of the building with special permission of Metropolitan Commissioner if the user will not create nuisance to the occupant of the building.
- (xiii) Club Houses or gymkhanas, not conducted as a business, on independent plots which may have an extension counter or only branch of a bank, in such club-houses or gymkhana.
- (xiv) Public Parks or Private Parks, gardens, Yoga Centres and play field in independent plots not being used for business purpose, but not amusement parks.
- (xv) Bus shelters, Taxi-Rickshaw stands trolley bus shelters, Railway Station, Metro station, BRT stand, cycle stand.
- (xvi) Convenience shops not more than 20 sq. m., each only on ground floor, for the purposes of food grain shops (Ration shops). Pan shops Tobacconist, Shops for collection and distribution of cloths and other materials for cleaning and dyeing establishments, Darners, Tailors, Groceries, Confectionery and other general provisions. Hair dressing saloon and Beauty Parlour, bicycle hire and repair, Hat repair, shoe repair and shining shops, vegetable and fruit stalls/ shops, fish or/and meat shops, Milk shops, Floweriest, Bangles and Newspaper stalls, wood, coal and fuel merchants, Book and stationery etc. Medicine and Chemist shops, watch & mobile repairs and motorcycle repair shops. The Commissioner may from time to time add or alter or amend the above list.
- (xvii) Police Station, police chowky, Government and Metropolitan sub-offices, posts and Telegraph Offices, Branch offices of Banks, with safe Deposit Vaults, Electrical substations, Fire Aid posts along with home-guards and Civil Defence Centres, essential Public utility and Pumping stations and water installations and ancillary structures thereof required to cater to the local area.

- (xviii) Electronic Industry of the Assembly type (not manufacturing type) with the following restrictions –
 - (a) Motive Power shall not exceed 1 H.P.
 - (b) Area occupied shall not exceed 100 sq.m.
- (xix) Information technology establishment (ITE) (pertaining to software only) on the plots/ premises fronting on roads having width 9.00 m. and above.
- (xx) Flour mill and wet / dry masala grinding / book binding subject to following conditions:
 - (a) It is located on ground floor.
 - (b) Adequate care has been taken in structural design.
 - (c) It does not cause any nuisance to the neighbour and residents of upper floor.
 - (d) Power requirement does not exceed 10 hp. Additional H.P. if required, may be granted with special written permission of Commissioner.
- (xxi) Places for disposal, for human bodies, like Burial grounds, cremation grounds on a road having width of 9 m. and above subject to the approval from PMRDA.
- (xxii) Agricultural, horticultural and allied uses (except agro-based industries).
- (xxiii) Raisin Production
- (xxiv) Roads, bridges, culverts and construction of any modes of transportation.
- (xxv) Any other use allowed in consultation with the Metropolitan Commissioner, PMRDA in accordance with the intend and spirit of these Regulations.

19.2 RESIDENTIAL ZONE R-2

Residential Zone R2 includes Residential plots abutting on road having existing or proposed width 9 m. and above in congested area and 12 m. and above in outside congested area

19.2.1 In this zone the following uses, along with their ancillary uses, mix uses may be permitted:

- i) All uses permissible in R-1 shall be permitted in R-2 zone, without restrictions on built-up area.
- ii) Shopping malls, Stores or shops for the conduct of retail business including departmental stores. Storage and sale of combustible materials shall not normally be permitted except with the special permission of the concerned authority.
- iii) Any activity of Government or semi- Government and of their authorities, including offices, training centres and like uses.
- iv) Personal service establishments: professional offices.
- v) Radio broadcasting stations and studio, telephone exchanges, mobile towers.
- vi) Frozen food lockers, fast food and vending stalls.
- vii) Tailor shops, embroidery shops and button – hole making shops, not employing more than 9 persons with individual motors not exceeding 1 H. P. and total H. P. not exceeding 3.
- viii) Cleaning and pressing establishments for clothes not employing solvents with flash point lower than 1380F machines with dry load capacity exceeding 30 kg and more than 9 persons and provided that total power requirement does not exceed 4 KW;
- ix) Shops for goldsmiths, locksmiths, watch and clock repairs, optical glass grinding and repairs, musical instrument repairs, picture framing, radio and household appliances repairs, upholstery and diamond cutting and polishing not employing, more than 9 persons with individual motors not exceeding 1 H. P. and total H. P. not exceeding 3 H. P.
- x) Coffee grinding with electric motive power not exceeding 1 H.P.
- xi) Bakeries with no floor above not occupying for production and area in excess of 75 sq.m. and not employing more than 9 persons ,provided that the power requirements does not exceed 4KW.
- xii) Printing press as per table of service industries, posters, flex board printing shops.
- xiii) Electronic industry of assembly type (and not manufacturing type)
- xiv) Diamond cutting and polishing; not employing more than 6persons with motive power and exceeding 1/2 H.P.
- xv) Auto part stores and show rooms for motor vehicles and machinery.

- xxvi) Sale of used or second hand goods or merchandise (not junk, cotton waste, rage or other materials of offensive nature).
- xxvii) Club houses or other recreational activities, conducted as business.
- xxviii) Storage of furniture and household goods.
- xix) Repairs to all household articles (excluding auto vehicle).
- xx) Veterinary dispensaries and hospitals.
- xxi) Animal pounds.
- xxii) Repair, cleaning shops and analytical, experimental or testing laboratories not employing more than 15 persons in the industrial activity but not including cleaning and dyeing establishment using a cleaning or dyeing fluid having a flash point lower than 60 degree C. and machines with dry load capacity of 30 kg. for any establishment carrying on activities that are noxious or offensive because of emission of odour, dust, smoke, gas, noise or vibration or other-wise dangerous to public health and safety, provided that the motive power requirement of such establishment does not exceed 10 H. P.
- xxiii) Accessory uses customarily incidental to any permitted principal use including storage space, upto 50% of the total floor area used for the principal use.
- xxiv) Paper box manufacturing including paper cutting, not employing more than 9 persons, with motive power not exceeding 5 H. P. and area not more than 50 sq. m.
- xxv) Mattress making and cotton cleaning, not employing more than 9 persons with motive power not exceeding 3 H.P. and area not more than 50 sq. m.
- xxvi) Establishment requiring power for sealing tin, packages, etc. not employing more than 9 persons, with motive power not exceeding 3 H.P.
- xxvii) Commercial halls, exhibition halls, community halls, welfare centre, gymnasias, etc.
- xxviii) Air-conditioned Cinema theatres & Multiplex.
- xxix) Art galleries, aquariums;
- xxx) Museums in independent structures or restricted to ground floors or on first floor in a stilted building;
- xxxi) Research, experimental and testing laboratories not involving any danger of fire or explosion nor of any noxious nature and located on a site not less than 4 Ha. in area and when the laboratory is kept at least 30 m. from any of the boundaries of the site and the necessary residential buildings 30 m from the laboratory.
- xxxii) Restaurants, eating houses, cafeteria, ice - cream and milk bars.
- xxxiii) Establishment for preparation and sale of eatables not occupying for production an area in excess of 75 sq. m. per establishment and not employing more than 9 persons. Sugarcane and fruit juice crushers not employing more than 6 persons with 1.5 H.P. with area not more than 25 sq.m. shall also come under that sub regulation
- xxxiv) Repairing garages not employing more than 9 persons and 2 H.P. motive power in the industrial activity with no floor above.
- xxxv) Battery charging and repairing, not employing more than 6 persons with an area not more than 25 sq.m. and not more than 2 chargers with power not exceeding 5 KW.
- xxxvi) Photographic studios and laboratories with not more than 50 sq. m. area, not employing more than 9 persons and not using power more than 3 H. P.
- xxxvii) Showroom for Distribution and sale of LPG;
- xxxviii) Coal and Firewood Shops.
- xxxix) Group medical centres, Polyclinics, on separate floors, preferably ground floor, pathology laboratories.
- xl) Residential Hotels, Boarding and Lodging shall be permitted in independent building or parts of building, but on separate floors.
- xli) Book Depot, Medicine and chemist shops.
- xlii) Business/ corporate office on any floor.
- xliii) IT buildings & office buildings
- xliv) Office and showroom of LPG cylinders, not exceeding 100 kg.in aggregate, without storage of cylinders.
- xlv) Photographic studios and laboratories not using power more than 5 H.P. and employing not more than 9 persons;
- xlvi) Highway amenities as permitted in Agriculture zone with FSI at par with residential zone.

- xlvi) Trade or other similar schools not involving any danger of fire or explosion nor of offensive noise, vibration, smoke, dust, odour, glare, heat or other objectionable influences
- xlviii) Repairing garages
- xlix) Yoga centres
- xlx) All other commercial users as may be deemed fit by the Metropolitan Commissioner.

Note: The Metropolitan Commissioner may from time to time add to amend the above list in consultation with Director of Town Planning, Maharashtra State, Pune.

19.2.2 The following uses shall be permitted only if it is conducted in independent premises / building:

The following uses shall be permitted in independent premises / building:

- i) Drive - in - theatres, theatres, cinema houses multiplex, club houses, assembly or concert halls, Mangal karyalaya, dance and music studios and such other places of entertainment.
- ii) Petrol filling and CNG service stations with ancillary facilities including convenience shopping.
- iii) Colleges, Secondary Schools, Trade or other similar schools.
- iv) Storage and sale of kerosene not exceeding 1000 liters in groceries and approved ration shops on retail basis.
- v) Bulk storage and sale of kerosene not exceeding 13000 liters in separate godowns confirming to the existing regulations of Chief Controller of Explosives, Government of India, provided further that the applicant shall make adequate fire fighting arrangements at his cost in his plot to the entire satisfaction of the Metropolitan Commissioner.
- vi) Storage and sale of LPG in cylinders not exceeding 6300 kg. in a separate godown confirming to the existing regulations of Chief Controller of Explosives, Government of India provided further that the applicant shall make adequate fire fighting arrangements at his cost in his plot to the entire satisfaction of the Metropolitan Commissioner.
- vii) Parking of automobiles and other light vehicles on open plots even as a business.
- viii) General Agriculture and Horticulture, domestic poultry upto the use of 20 birds per plot and with a space requirement of 0.25 sq. m. per bird.
- ix) Correctional and mental institutions, institutions for the children, the aged or widows, sanatoria and hospitals in independent building facing on roads of width not less than 15 m. (except veterinary hospitals) provided that those principally for contagious diseases, the insane or for correctional purposes shall be located not less than 45 m. from any residential premises.
- x) Residential hotels of 2 to 5 star categories.
- xi) Vegetable, fruit, flour, fish or meat market place
- xii) Service Industries- The Service Industries may be permitted in independent building (independent designated plot) in R2 and Commercial zones along with the limitation of area, maximum number of persons to be employed, maximum permissible power requirement and the special conditions if any as given in Appendix – L, for service industries. The Service Industries shall also be permissible in the buffer zone falling within 5 km distance from the PMC and PCMC Boundaries.

Note: - Drive-in theatres, theatres, cinemas, club-houses, assembly or concert halls and such other places of entertainment shall be allowed on roads having width exceeding 15m and more. These users may be permitted in combination with permissible non-residential uses except that of petrol pump, with the special permission of the Metropolitan Commissioner. However, in the case of a cinema/theatre the front open space shall be minimum 12m. and the side and rear open spaces shall not be less than 6m. Provided that, in the case of development and/or re-development of a cinema/theatre the user as mentioned above may be permitted in combination with the permissible users in a residential R-2 zone.

However, residential user in combination with that of a cinema/theatre may not be allowed in the same building.

Provided further that, on plot/lands where there is an existing cinema Theatres, redevelopment of the plots shall be allowed subject to the condition that at least 1/3rd of the existing seats shall be retained, which shall not be below 150 seats and may be developed in combination with user permissible in R2 zone. Provided also that, if redevelopment of existing cinema theatre is not possible considering the other requirement in these regulations, in such case user permissible in adjoining land shall be permissible with the special permission of Metropolitan Commissioner.

19.3 SLUM IMPROVEMENT ZONE - Deleted

19.4 COMMERCIAL ZONE

19.4.1 In commercial zones, buildings or premises shall be used only for the uses and purposes given in Regulation No. 19.4.2 subject to the following conditions:

- (a) all goods offered for sale shall be displayed within the building excluding passages;
- (b) when the commercial zone boundary falls short of a street, the frontage along such street shall not be permitted to be developed for uses which would not be permissible along such streets and;
- (c) when user other than those permissible in a residential zone without a shop line (R1) have an access from the side or rear open spaces, the width of the such open spaces shall not be less than 7m.

19.4.2 Uses Permissible in Commercial Zone :

- i) Any use permitted in residential zone without area and floor restrictions.
- ii) Club, business houses, veterinary- dispensaries, testing labs, paper and plastic packing bags and boxes manufacturing, mattress making.
- iii) Business Offices and exchanges.
- iv) Whole -sale establishments with storage area not exceeding 200 sq. m. subject to fire protection requirements.
- v) Public utility buildings.
- vi) Headquarters organizations.

19.5 CENTRAL BUSINESS DISTRICT ZONE – Deleted

19.6 INDUSTRIAL ZONE

Industries shall include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated, assembled or processed, for example assembly plants, laboratories, dry cleaning plants, power plants, pumping station; smoke houses, laundries, gas plants, refineries, dairies and saw - mills.

The following users shall be permissible in Industrial Zone.

- i) The service industries as listed in Appendix –L without restrictions on power requirement, employment, floor area and other restrictions.
- ii) Any industry / industries may be permitted only if the location is appropriate and is not likely to cause nuisance or hazard to adjoining owners. Minimum buffer open space / set back (which may include marginal distance and road width if any) from the boundary of industrial zone to residential or habitable zone/ use, shall not be less than

23 m. such buffer open space shall be kept in the land falling in the industrial zone.

Provided that, the area under such buffer setback shall not be deducted for computation of FSI.

Provided further that, if the land under industrial zone is utilized entirely for IT / ITES purposes, such buffer open space shall not be necessary.

- iii) Building or premises in industrial zone may be used for any industrial as well as accessory uses like banks, canteens, welfare centre and such other common purposes considered necessary for the industrial workers, quarters of watchmen, caretakers or other essential staff required to be maintained on the premises. Such residential/commercial/other uses may be permitted up to 25% of the total proposed built-up area of such industrial use.

Provided that, the Industries shall also be permissible in the buffer zone falling within 5 km distance from the PMC and PCMC Boundaries.

- iv) Following uses may also be permitted (Subject to provisions of separate entry & exit) to such users:

- (a) Parking lots,
- (b) Building of public utility concerns,
- (c) The buildings of Banks,
- (d) Residential Hotels, Restaurants,
- (e) Storage Buildings,
- (f) Drive-in -Theatres, cinema or theatres, subject to provision of provision of the Maharashtra Cinemas (Regulation) Act,
- (g) Highway amenities as permitted in Agriculture zone with FSI at par with Industrial zone,
- (h) Industrial training centre/ institute,
- (i) Information Technology Establishments. (IT/ITES),
- (j) Bio technology units,
- (k) Petrol pumps and service Station.

v) Allowing Residential / Commercial User In Industrial Zone (I to R Provision):-

- a) With previous approval of the Metropolitan Commissioner in consultation with the Divisional Head of concerned division of the Town Planning Directorate and on such conditions as deemed appropriate by him, the existing or newly built-up area of Industrial unit, in the Industrial zone may be permitted to be utilised for residential or commercial purposes.
- b) With the previous approval of the Metropolitan Commissioner, in consultation with the Divisional Head of Town Planning Directorate, the lands in the Industrial Zone including lands in industrial zone in Town Planning Scheme area, may be utilised for any of the permissible users in the Residential and Commercial Zone subject to the following conditions:
 - i) Such user shall be allowed only on payments of Premium at the rate 20 % of the land value arrived as per Annual Statement of rates (without considering the guidelines therein) of the respective year.
 - ii) The Residential/ Commercial user in respect of industries which are not in operation shall not be permitted unless NOC from Labour Commissioner, Maharashtra State, Mumbai stating that all legal dues have been paid to the workers or satisfactory arrangement between management and workers have been made, is obtained. However, in respect of any open land in the

- Industrial Zone where industry never existed, NOC from Labour Commissioner shall not be required.
- iii) In the layout or sub-division of such land admeasuring upto 2 Ha., 10% land for public utilities and amenities, like electric sub-station, bus-station, sub-post office, police out- post and such other amenities/utilities as may be considered necessary shall be provided.
 - iv) In such layouts of sub-division having area more than 2 Ha. and upto 5 hect., 20% land shall be provided for public utilities and amenities like electric sub-station, bus-station, sub- post office, police out- post, garden, playground, school, dispensary and such other amenities/utilities as may be considered necessary.
 - v) In such layout or sub division each more than 5Ha. in area, 25% land for public utilities and amenities like electric, sub-station, bus- station, sub-post office, police out post, garden, playground, school dispensary and such other amenities shall be provided.
 - vi) With the special written permission of the Metropolitan Commissioner, the land having area up to 0.20 hectare in size which are allocated for industrial use may be permitted to be used for Residential purpose or any other permissible users in Residential Zone. Provided that, in such case the owner / developer shall be required to provide either by providing 10% amenity space in the form of open land or 5% built up space in the proposed construction at appropriate location preferably on ground floor.
 - vii) The land under public utility / amenity shall be handed over to the Authority in lieu of FSI / TDR with proper access and basic land development. These areas will be in addition to the recreational space as required to be provided under these regulations.

Provided that, at least 50% of total land provided for public amenity/ utility space shall be reserved for unbuildable purposes such as garden, recreational ground, etc.

Provided also that irrespective of land use zone, where the provisions of Development Control and Promotion Regulations provide for amenity Space in Residential area which is more than what is stipulated in these regulations, then Amenity Space which is more shall only be provided.

- c) The required segregating distance between Industrial Zone and the area over which Residential use is permitted under this regulation, shall be provided within such land intended to be used for residential or commercial purpose.
- d) Such residential or local commercial development shall be allowed within the permissible FSI of the nearby Residential or Commercial Zone.
- e) Provision for Amenity Spaces shall be considered to be reservations in the Regional Plan and Transferable Development Rights against such amenity as per Regulation No.15.4 may be given or FSI of the same equivalent to the TDR quantum shall be available for utilisation on the remaining land. Moreover, the owner shall be entitled to develop remaining land with permissible TDR potential including the land under amenity space subject to maximum permissible limit of FSI (Maximum Building Potential) as mentioned in Regulation No.20.3.
provided that,

- i) Residential/Commercial user may be allowed on the part area of the land holding subject to the condition that total area of the entire land holding shall be considered for deciding the percentage of the land to be reserved for public amenity/ utility spaces, as per these regulations.
- ii) If Regional Plan/Development Plan Reservations (excluding RP/DP Road/Road widening) are in the land under I to R conversions, then such reservation may be adjusted in amenity space as mentioned in the following manner:
 - a) If the area under Regional Plan/Development Plan reservation is less than the required area of public amenity space as per the said regulation, then only the difference between the area shall be provided for public amenity spaces.
 - b) If the area under Regional Plan/Development Plan reservation is more than the required area of public amenity spaces as per the said regulation, then the area for public amenity spaces shall be provided equal to Regional Plan/Development Plan reservation area.
- iii) Out of the total area proposed to be utilised for residential development, 20% of the same shall be built for residential tenements having built up area 30 sq.m. and upto 50 sq.m. or in the plotted development, 20 % area shall be of plots upto 150 sq.m.
- iv) While allowing such conversion minimum 20 % built up area shall be used for offices and commercial purpose.

19.7 AGRICULTURAL ZONE / NO DEVELOPMENT ZONE

The following uses shall be permissible:-

- (i) All agricultural uses including stabling of Cattles up to the limit of 10 animals per hectare.
- (ii) Poultry Farms.
- (iii) Public/semi-public sector utility establishments such as electric sub-stations, receiving stations, switch yards, over-head line corridors, radio and television stations, receiving stations, main stations for public gas distribution, sewage treatment and disposal works, water works along with residential quarters for essential staff required for such works, with the special permission of Metropolitan Commissioner.
- (iv) Garden, forestry, nursery, public parks, private parks; play fields, summer camps for recreation of all types.
- (v) Golf Course and Links, Race tracks, and shooting ranges with necessary safety measures.
- (vi) L.P.G. Godown, subject to following conditions:
 - a) Area of plot shall not be less than 1000 Sq.m.
 - b) The maximum permissible FSI shall be 20% on this plot.
 - c) Only ground floor structure shall be permissible.
 - d) It is necessary to obtain —No Objection Certificatel from Controller of Explosives and competent fire authority.
- (vii) Petrol/ Diesel /LPG /CNG, Pump subject to FSI upto 20% on gross area and subject to other provisions prescribed in regulations for special occupancies.
- (viii) Pottery manufacture.
- (ix) Storage and drying of fertilizer.
- (x) **Farm houses** subject to following conditions:-
 - (a) Minimum plot area under above use shall be 0.4 Ha.
 - (b) The land in which it is to be constructed is actually put under agricultural use.
 - (c) Farm house shall be permitted by the Metropolitan Commissioner only after the requisite permission for farm house is obtained by the owner from the Metropolitan Commissioner under the provisions of Maharashtra Land Revenue Code, 1966 and attested certified copy of such permission is attached with the application under

Section 44 of the The Maharashtra Regional and Town Planning Act, 1966.

- (d) The FSI shall not exceed 0.0375 subject to a maximum built up area of 400 sq.m. in any case. Only ground floor structure with or without stilt shall be permissible.
- (xi) Swimming pools / sports and games, health clubs, cafeteria, canteen, tennis courts, etc.
- (xii) Amusement park.
- a) Amusement park with minimum plot area of 1.00 hect. With recreational and amusement devices like a giant wheel, roller coaster, merry-go-round or similar rides both indoor and outdoor, oceanic -park, swimming pool, magic mountain and lake, ethnic village, shops for souvenirs/citations, toys, goods, as principal uses and ancillary activities such as administrative offices, exhibition hall or auditorium, open air theatre, essential staff quarters, store buildings, fast food shops, museum, souvenir and small shops, ancillary structures to swimming pool ancillary constructions. Maximum permissible FSI shall be 0.20 .i.e. FSI of 0.15 for principal activity and 0.05 for ancillary activities.
 - b) The required infrastructure, like proper and adequate access to the park, water supply, sanitation, conservancy services, sewage disposal and adequate off-street parking will have to be provided and maintained by the promoters of the project at their cost and to the satisfaction of the Metropolitan Commissioner.
 - c) The promoters of the project shall provide adequate facilities for collection and disposal of garbage at their cost, and to the satisfaction of the Metropolitan Commissioner and will keep, at all times, the entire environment clean, neat and hygienic.
 - d) Structures permitted in the amusement park (except those intended for park apparatus, entertainment such as magic mountain etc. and other equipment) should be ground floor structures, with the construction blending with the surrounding environment and landscape.
 - e) Except for minor dressing, hills and natural features, if any, shall be maintained in their natural condition and beautified with planting of trees etc.
 - f) All trees already growing on the land shall be preserved to the extent possible, except that if it becomes necessary to cut any tree, the required permission of the Metropolitan Commissioner should be obtained under the relevant Act. At least 5 trees (of indigenous species) per 100 sq. m. shall be planted and grown within the area of the park.
 - g) Sufficient parking facilities and ancillary facilities for cars, buses, transport vehicles etc. shall be provided on site as prescribed by and to the satisfaction of the Metropolitan Commissioner.
 - h) The promoters of the project will prepare a suitable layout with appropriate landscaping of the recreational and other facilities and obtain approval of the Metropolitan Commissioner.
 - i) The development shall be regulated according to other requirements of these and all applicable rules and Regulations and subject to all other clearances as may be required.
 - j) Proper arrangements for safety, Regulations of traffic approaches to the park etc. shall be made to the satisfaction of the Metropolitan Commissioner and Police, from the law and order and traffic aspects.
- (xiii) Mobile Phone Towers with ancillary equipment as specified in Regulation no.45.0
- (xiv) The following users shall be permitted as per the policies decided by the Government from time to time:
- a) IT/ITES parks/units in no development zone.
 - b) Research and Development institutions / Centers on following conditions:
 1. The area of land shall be minimum 10 hectare.
 2. FSI permissible shall be maximum 0.20 on gross plot area after deducting area under R.P. Road/D.P. Road/ Reservation/deemed reservation, if any.
 3. Construction of staff quarters related to such institutions/center shall be permissible to the extent of 50% of the total proposed built-up area for such institution/center.
 4. Trees of indigenous species shall be planted at the rate of 500 trees per hectare.
 5. Research and Development of hazardous chemical and explosives may

be permitted with the special permission of Metropolitan Commissioner which may be granted after compliance of all safety measures and certification from concerned Government Authorities.

c) Bio-technology unit / B.T. Park.

d) Integrated highways amenities such as motels, way-side restaurants, fuel pumps, service stations, restroom and canteen for employees working on site and truck drivers, service godowns, factory outlets, highway malls, hyper market along with public conveniences like toilets, trauma centre, medicine shop, bank ATMs and like activities with FSI of 0.5 on gross area.

The Integrated highways amenities shall be allowed subject to following conditions:

a) Minimum area of plot shall be 10000 Sq.mt.

b) 10 % amenity space shall be provided which shall be handed over to planning authority.

- (xv) Ancillary service industries for agriculture produce marketing and management, ancillary service uses for agro related products like flowers, fruits, vegetables, poultry products, marine products, related collection centres, auction hall, godowns, grading services and packing units, knowledge parks, cold storages, utility services (like banking, insurance, post office services) as service industries for agriculture produce marketing on the land owned by individuals / organizations with FSI of 0.20
- (xvi) Solid waste management, land fill sites, bio-gas plants, power generation from waste.
- (xvii) Power generation from non-conventional sources of energy. Area covered under solar panels shall not be counted in FSI.
- (xviii) Brick, tile manufacture.
- (xix) Fish Farming.
- (xx) Religious buildings subject to conditions as may be prescribed by Planning Authority.
- (xxi) Slaughter house or Facilities for processing and disposal of dead animals with the special permission of PMRDA.
- (xxii) Cemeteries and crematoria and structure incidental thereto.
- (xxiii) Mangal karyalaya / lawns.
 - a) Minimum area for mangal karyalaya shall be 0.40 hect. with FSI of 0.20. It may be permitted along with essential guest rooms not exceeding 30% of the area of mangal karyalaya. Area for parking shall be 40% of gross area which shall be properly earmarked and bounded by bifurcating wall.
 - b) Lawns for ceremony shall be 0.80 hect. with FSI of 0.10. Area for parking shall be 40% of gross area.
 - c) The plot for mangal karyalaya or lawn shall abut on road having width of minimum 15m.
 - d) Such user (Mangal karyalaya and Lawns) shall be allowed only on payments of premium at the rate 10 % of the land value arrived as per Annual Statement of rates (without considering the guidelines therein) of the respective year.
- (xxiv) Bus Terminus.
- (xxv) public or private road.
- (xxvi) In the villages where no specific residential zone is shown, residential development may be permitted -
 - a. within a belt of 500 meters from the gaathan limits of settlements having a population of less than or equal to 5000 as per the latest Census and,
 - b. within a belt of 1500 meters from the gaathan limits in the case of non-municipal settlements having a population of more than 5000 as per the latest Census.
 - c. in case of settlements of both the categories, mentioned above, falling in the planning areas of Zone Plans, such distance from the gaathan limits shall be 500 meters only.
 - d. in the case of village settlements in the western ghat hilly area of the district, such residential development may be restricted to a belt of 200 meters from the gaathan limits.

For the purpose of this regulation, Western Ghat area shall be the area as declared and notified by the Ministry of Environment and Forests Department, New Delhi vide their Notification No.F.No.1-4/ 2012-RE(Pt.) Dt.13/11/2013 and amended from time to time.

Provided that such Residential development in the aforesaid belt in all the categories mentioned above (i) to (iv) shall not be permissible on lands which deserve preservation or protection from environmental considerations, viz, hills and hill-tops, and belts of 200 meters from the H.F.L.s of major lakes etc.

Provided further that for the Residential Zone available considering latest population as mentioned in (i) to (iii) above, the Metropolitan Commissioner shall prepare proper road network plan for the villages falling under their jurisdiction considering the existing roads and sanctioned Regional Plan proposals within a stipulated time of six months from the date of sanction of this modification and take preliminary approval from Director of Town Planning, Maharashtra State, Pune and submit the same to the State Government for modification to the Regional Plan under Section 20 of MR & TP Act, 1966. The Developer / Land Owners shall incorporate such proposed road network in their development proposals. However the sanctioning process of plans shall not be stopped during the course of preparation of such road network plan. Such road network subsequently be incorporated while preparing Development Plan for the PMRDA area.

Notwithstanding anything contained in the above regulation, such residential development in Agriculture/No development Zone shall be permitted only on payment of premium of the total area of land. Such premium shall be calculated considering 30 % rate of the said land as prescribed in the Annual Statement of Rates of the year granting such residential developments.

Provided further that where more than 50 percent of area of the Survey Number/Gat Number is covered within the above peripheral distance then the remaining whole of such Survey Number / Gat Number within one ownership shall be considered for development on payment of premium as above.

Provided further that, the "distance from gaathan" criteria shall also be applicable to the plots from the nearest gaathan of any village.

- (xxvii) Development of buildings of educational and medical institutions, run by Government / Public Authorities or run by Public Charitable Trusts may be permitted in Agriculture / No Development Zone with built up area upto 1/5th (i.e. 20%) of the net plot area, having at the most ground plus one storey, subject to plantation of trees at the rate of 5 trees per Are on the plot.

Provided that additional FSI over and above the basic FST permissible above may be granted by the Metropolitan Commissioner as per the following Table and subject to the conditions mentioned below: -

Sr. No.	Land Fronting on Road	Basic Permissible FSI on Net Plot Area	Additional FSI*	Maximum Permissible FSI	Note
1	2	3	4	5	6
1	Road having width of 12 mt. and above but less than 18 mt.	0.2	0.5	0.7	The building height above 15 mt. subject to maximum upto 30 mt. or as mentioned in Maharashtra Fire Prevention and Life Safety Measure Act, 2006 shall be allowed after clearance / No Objection Certificate from the Fire Advisor/Chief Fire Officer
2	Road having width of 18 mt. above	0.2	0.8	1.0	

Conditions:-

- (a) The additional FSI as mentioned in Column No. 4 of the Table above is to be granted only on payment of premium calculated considering 30% rate of the said land as prescribed in the Annual Statement of Rates (ASR) of the year of granting such

additional FSI. The Land Area considered for premium shall be equal to additional FSI / Built-Up area granted.

- (b) In case the educational use involves the nursery and elementary Schools, such nursery and elementary Schools shall be housed in single building with maximum Ground+ 2 floor.
- (c) Regulation No. 21 of the Standardised Development Control and Promotion Regulations shall apply to the above buildings constructed under this Regulation.

xxviii) Additional FSI in Agriculture / No-Development Zone for three stars and above category Hotels along National and State Highways shall be permissible subject to following conditions: -

- (a) Development of buildings for three stars and above category Hotels in No Development Zone along National and State Highways shall be permissible on independent plot upto FSI limit of 0.10 on gross plot area.
- (b) Additional FSI upto 0.90 on gross plot area, over and above the basic FSI permissible under clause (a) above, may be granted by the Metropolitan Commissioner on payment of premium calculated considering 35% rate of the said land as prescribed in the Annual Statement of Rates (ASR) for the year in which such additional FSI is granted. The land area considered for premium shall be equal to additional FSI/Built-Up area granted.
- (c) All other regulations, as applicable to Residential Zone, shall apply to the layout and buildings constructed under this Regulation.

19.8 GREEN BELT

19.8.1 Following uses shall be permissible

- (i) Agriculture,
- (ii) Tree Plantation, Gardens, Landscaping, public park Landscaping, Forestry and Nursery etc.
- (iii) River front development by Metropolitan PMRDA, or any institution authorised on behalf of Metropolitan Commissioner, PMRDA.
- (iv) Development of pedestrian pathways, Jogging track, Cycle track, Boat club etc.
- (v) Swimming pool, club house, recreational facilities after leaving marginal distance of 15 m. belt along river bank and 9.0m. from river and nalas, respectively subject to FSI of 10% with ground floor structure only, provided that no such construction shall be allowed within the blue line.
- (vi) Public toilets as per requirement, provided that no such construction shall be allowed within the blue line.
- (vii) Recreational open space of any layout/ sub-division/ development proposals, if submitted along with the developable land adjoining to such green belt, after leaving marginal distances of minimum 15m. and 9.0m. from river and nalas, respectively, (clarification – it is clarified that the FSI of the land under green belt zone shall be permissible to be utilized on the land adjoining but outside such green belt zone.)

19.8.2 The users and its extent shall be permissible in such Recreational open space, as prescribed in the regulation of Green Belt as mentioned above, provided that no such construction shall be allowed within the blue line.

19.8.3 If the land under green belt zone, excepting open space therein if any, is required by Metropolitan Commissioner for the public purposes mentioned above, the owner shall hand over the possession of such land for the development and maintenance of public purposes. Thereafter, such land shall remain open and accessible to general public for recreational activities.

Provided that, FSI of such land under Green Belt zone shall be permissible only after handing over such land to the PMRDA free of cost and free from encumbrances.

19.8.4 The side/rear marginal distances for the proposed building adjoining to river / nala shall be maximum of-side / rear marginal distance, to be measured from river/nala, as required according to height of building or 4.5 m. from the dividing line between green belt zone and the other developable zone.

19.9 Hill Top & Hill Slope Zone in PMR: These areas shall be exclusively used for tree plantation & no construction of any sort including farmhouse/forest house shall be permitted in this zone.

19.10 PUBLIC /SEMI PUBLIC ZONE.

A) User to be permitted- The following uses shall be permissible:

- (i) Schools, Colleges, Educational Complex, Training institutions, Hostels for students and essential staff quarters.
- (ii) Home for the aged, Hospitals, Sanatoria, Dispensary, Maternity Homes, Health Centre, and related health facilities with ancillary structures like quarters, Dharmashala, veterinary hospital, etc,
- (iii) Offices and essential staff quarters of the Government/ Semi Government and/or its authority/ Local Self-Government.
- (iv) Public/semi-public sector utility and transport establishments / institutions of research, education and health
- (v) Library, Mangal karyalaya, Gymnasium, Gymkhana, Stadium, Community hall, Civic and Cultural Centres, Religious Structures, auditorium etc.
- (vi) Commercial use upto 15% of proposed built-up area by considering the permissible basic FSI, subject to following conditions
 - a) Shop/permit rooms for liquor/wine/beer, pan, cigarette, tobacco, lottery tickets and such other uses which do not serve public purpose, similarly storage of domestic gas cylinders, kerosene etc., which are dangerous to public health, shall not be permitted.
 - b) Additional F. S. I., if otherwise permissible under these regulations, shall be permitted only on the plot area remained after deducting the notional plot area utilised for commercial user.
 - c) The Metropolitan Commissioner shall not allow sub - division of S. No. / Gat No. / Plot No. on which such a Development which may cause/ has taken place/ would take place.
 - d) The retail commercial user is permitted upto a depth of 12 m. or in separate building
 - e) The plots in which there is an existing development; such commercial use shall be restricted to maximum 15% of the existing and proposed development taken together.
 - f) The land owner / developer / institution shall give guarantee in writing to the Metropolitan Commissioner for following all the stipulated conditions scrupulously. Provided that, in case of lands owned by Zilla Parishad and Panchayat Samiti, which are earmarked as public and semi-public zone, the limit of such commercial user shall be upto 33%.
- (vii) Petrol/LPG/CNG Pumps as per Regulation no.20.2.2(5).
- (viii) Nursery, crèches, Spastic rehabilitation centres, orphanages, hostel for Autistic persons and Mentally Retarded persons.
- (ix) Fire stations,
- (x) Traffic and Transport related facilities,
- (xi) Student Hostels and working women's hostel, Special Housing Schemes such as EWS, HDH, PMAY, Old Age Homes and such additional public utility users as decided by the Metropolitan Commissioner of PMRDA.

B) In case any private property is included within the boundary of public and semi-public use and if the owner can establish that the private/ individual ownership of land vest with him, the land use existing/ adjoining to the PSP zone shall be assigned to this piece of land with special written permission of the Metropolitan Commissioner.

19.11 TRAFFIC AND TRANSPORTATION ZONE – Deleted

19.12 DEFENCE ZONE - The developments as may be required by the Ministry of Defence or its Authorities, as per their requirements, shall only be permissible on the lands owned and possessed by the Ministry of Defence or its Authorities.

19.13 FOREST ZONE - The developments as may be required by the Ministry of Forest or its Authorities, as per their requirements shall only be permissible on the lands owned and possessed by the Ministry/ Department of Forest or its Authorities.

19.14 RESTRICTIVE ZONE – The area affected by the notification under Works of Defence Act- 1903, is earmarked in the Regional Plan as such and no any development in contravention with the notification shall be permissible.

Provided that, it shall be permissible to treat the area under such restrictive zone as marginal distance at time of construction of any building proposed on contiguous unaffected area.

Provided further that, it shall be permissible to utilise the FSI and also the receiving potential of the land under this zone, as otherwise permissible, on the remaining contiguous unaffected land of the same land owner.

19.15 AFFORESTATION ZONE: The following uses shall be permissible:

In addition to the plantation of trees, forest houses, farm houses meant for the servants/technicians/owner and for storing of fertilizes/forest tourist etc., may be permitted subject to the following regulations-

- A. Building for the residential purposes such as forest house, farm house shall have built-up area not exceeding 100 sq.mt. provided that, forest plot area is not less than 0.4 hect., Additional area of 50 sq.mt. may also be permitted for ancillary users. Structures to be erected for these purposes should be of ground floor only and should not have height more than 5 mt. and should be of such material as would blend with the surroundings:

Provided further that, no forest house, farm house should be permitted unless owner has planted at least 800 trees per hect. (or such lesser nos. on the basis of the species selected and approved by the forest department), and only after such trees are reared for one year.

Provided further that, no forest house, farm house will be permitted i) within distance of 100 mtrs, from H.F.L./F.S.L. of the lake ii) and on hill slope steeper than 1:5. Layout of the forest houses may be permitted for areas more than 0.4 hect.

B. Tourist Resort Complexes as per Regulation No. 38.8.

C. Land in the afforestation zone may be permitted to be used for agricultural purposes.

D. Construction of buildings including quarters for essential staff for public utility concerns such as electrical substations, receiving stations, chilling plants, waterworks, sewage disposal works etc.

E. Construction of any communication route, road, railway, airstrips, electric lines etc.

F. In a village, residential development may be permitted within a belt of 200 mts. of gaathan limit along with social amenities necessary with such development. Such developments shall be governed by the Regulations laid under the Residential Zone of these Regulations, provided that the restrictions as laid down in Regulation No. 13.1 (SITES NOT ELIGIBLE

FOR CONSTRUCTION OF BUILDING) shall apply to these developments.

- G. Ropeway Projects as stipulated in Regulation No. 40.2
- H. Planetarium / Astronomical / Astrophysical facilities / projects as stipulated in Regulation No. 40.3
- I. Trekking Routes / nature trails / nature walks as stipulated in Regulation No. 40.4.
- J. Uses stipulated in 19.7 (xiv. d)
- K. Registered Public & Private Institutions of repute, mainly engaged in community development, Human Resources Development & ancillary Development, rural upliftment, public health, education & charitable activities may be permitted with F.S.I. restricted to 0.20 of net plot area with structures not more than ground plus one storeyed and trees are planted at the rate of 500 trees per hectare.

PART - IV
GENERAL BUILDING REQUIREMENTS –
SETBACK, MARGINAL DISTANCE, HEIGHT AND PERMISSIBLE FSI

20.0 GENERAL

Following regulations for congested area shall be applicable for the lands included in congested area as shown on the plan. For the areas outside congested area in the development plan, regulation for outside-congested area shall apply. However, in congested area, if the original land holding is more than 0.40 Hect., then regulations of non-congested area shall apply.

20.1 REGULATIONS FOR CONGESTED AREA

20.1.1 MARGINAL OPEN SPACES, AREA AND HEIGHT LIMITATIONS AND PERMISSIBLE FSI FOR BUILDINGS SITUATED WITHIN CONGESTED AREA

20.1.2 RESIDENTIAL BUILDINGS

(a) Floor Space Index.

Maximum permissible FSI shall be 1.50 for purely residential building and in case of mix residential with commercial or other user, additional FSI, limited to 0.5 only in R-2 zone for non-residential user may be permitted

(b) Marginal Open Spaces/Setback - The minimum front setback from the existing or proposed road shall be as under:-

S.No.	Road width	For Purely Residential	For Mixed Users
(i)	For streets 7.5 m. to less than 12 m. in width	1.00 m.	2.00 m.
(ii)	For streets 12 m to less than 18 m. in width	1.50 m	2.50 m.
(iii)	For streets 18 m & above in width	2.00 m	3.00 m

(c) Side & rear open spaces in meter shall be as below :

Residential Plot Area	Side	Rear
Upto 250 sq. m	0.00	0.00
Above 250 & upto 500 sq. m	1.00	1.00
Above 500 sq. m. & upto 1000 sq.m	2.00	2.00
Above 1000 sq.m.	As per regulation no. 15	

NOTE :-

- i) For light and ventilation, provisions in Regulation No.17.4 shall apply.
- ii) For common wall construction, length of common wall shall not be more than 8 m.

d) For streets less than 7.5 m. in width, no setback shall be prescribed subject to condition that no lane shall be less than 4.5 m. in width clear of structural projection. For lanes less than 4.5 m. in width, a setback of 2.25 m. shall be prescribed from the centre line of such lane. Streets less than 4.5 m. shall be treated as lanes only when they serve as access to the properties fronting on them

e) Structural projections such as balconies, cornices, weather sheds, roof projections etc. shall be allowed in the setback distance prescribed above as per regulation No. 17.6.

f) Height- The height of the building shall be governed by Regulation No. 17.8.

g) Ground Coverage-The maximum ground coverage shall be 60% of the net plot area

- 20.1.3 Cinema Theatre, multiplex, assembly-building, shopping malls and like buildings:** For these buildings, regulations prescribed in non- congested area, except FSI, shall apply.
- 20.1.4 Educational, Medical, Institutional, Commercial, Mercantile, and Other Buildings:**
- (a) **Floor Space Index** - Maximum FSI permissible shall be 2.00.
 - (b) **Open Space** - For these buildings open spaces shall be 3 m. on all sides.
 - (c) **Ground Coverage** – The maximum ground coverage shall be 50% of the net plot area
- 20.1.5** Pathway for access to the internal building or interior part of the building. The pathway shall not be less than 3.6m. (12 ft) in width.
- 20.1.6** If the width of property is less than 3.6 m. (12 ft), the entire ground floor shall be on stilts.
- 20.1.7** Front open space as prescribed by the Highway or any other rules shall be applicable if they are over and above as prescribed in these regulations.
- 20.1.8** The provisions mentioned in above Rule No.20.1.1 to 20.1.6 may be relaxed by the Metropolitan Commissioner in consultation with the Divisional Head of concerned division of the Town Planning Department, Pune, in special circumstances.

20.2 REGULATIONS FOR OUTSIDE CONGESTED AREA.

20.2.1 Marginal Distances for Residential Buildings Height 15 mt. and Below.

The provisions for minimum marginal distances as given in **Table No. 16 below** shall apply for the Residential buildings, Residential with mix uses permissible in non-congested areas and ancillary Residential buildings permissible in industrial zones having height upto 15 m. and below.

Table No. 16							
Sr. No.	Description of the road	Min Plot Size in Sq. m.	Min width of plot in meter	Min set back from road side in meter	Min. side margins in meter	Min. rear margins in meter	remarks
1	NH/SH	450	15	6.0 mt. for NH and 4.5 m. for SH or as specified by Highway rule whichever is more	3.0	3.0	--
2	MDR/ODR	450	15	6.00 mt. or as specified by Highway rule whichever is more	3.0	3.0	--
3	Roads 24 meters and above	300	12	4.50 mt for residential & 6.00 m. for residential with mix use	3.00	3.0	--
4	Roads of width below 24 m and upto 18 m.	250	10	4.50 mt for residential & 6.00 m. for residential with mix use	3.00	3.0	--
5	Roads of width below 18 m. and upto 15 m.	250	10	3.00 mt for residential & 4.50 m. for residential with mix use	2.25	2.25	--
6	Roads of width below 15 m. and above 9 m.	150	8	3.00 mt for residential & 4.50 m. for residential with mix use	1.50 (in case of semi-detached building, only one side open space shall be permissible)	1.50	Side and rear margins shall be 2.25 m. for building more than G+2 or stilt + 3 structure

7	Road of width upto 9 mt.	100	7	3.00	1.50 (in case of semi-detached building, only one side open space shall be permissible)	1.50	--do-
8	Row Housing on roads of 12 mt. and below	30 to 125	3.50	2.25	0.00(In case of corner plot, 1.50 or building line of adjoining road whichever is more)	1.50	Side and rear margins in this row only for G+1 or stilt + 2 structure
9	Row Housing for EWS/LIG/Slum Up gradation etc. by public authority.	20 to 50	3.00	0.90 mt from pathway or 2.25 mt from road boundary	0.00(In case of corner plot, 1.50 or building line of adjoining road whichever is more)	0.90m	Side and rear margins in this row only for G+1 or stilt + 1 structure

Note-

- (1) Higher height may be permitted subject to marginal distance mentioned in Regulation No.17.3.
- (2) The minimum area of plots fronting on service roads along highways shall be with reference to the width of service road.
- (3) For semidetached buildings, side margin shall be on one side only.
- (4) Row-housing plots at the junction of two roads shall be larger to maintain the setback from both roads. Not more than 12 and not less than 3 plots shall be allowed in each block of row housing. Each block shall be separated from the other by 6 m. road or 6 m. side margin distance of the plot or space including side marginal distance of the plot.
- (5) No garage shall be permitted in a building having stilt or basement provided for parking.
- (6) Construction of ottas, railings, barricades or supporting columns for canopy or porch shall not be allowed in front marginal distances. However, steps may be permitted within 1.2 m. from the building line. Also supporting columns for canopy or porch may be allowed within building line.
- (7) In no case ribbon development rules shall be relaxed without consent of the Highway Authority.
- (8) In case of special building, marginal distances shall be as per said regulations.
- (9) The plot width to depth ratio shall be 1:1.5 to 1:2.5, as far as possible in case of plotted layout development permission.
- (10) In Public Housing Schemes for E.W.S. undertaken by government or semi-government organizations, marginal distances shall be as per their respective schemes and rules.
- (11) The front setback set-out in already approved and partially developed layouts / schemes, may be retained as per said approval, so as to maintain the building line.

- (12) The pattern of development like semi-detached, row housing, etc. in already approved layout shall be as per said approved layout.
- (13) Where commencement certificate is granted prior to publication of any draft/ revision of Regional/ Development Plan and the said plot is affected by new road proposed in the Revised Regional/Development Plan, then front margin stands relaxed to that extent.

20.2.2 Other Buildings: The Provision as given in Table No.17. below shall apply for different categories of other buildings.

Table No. 17				
Sr. no.	Type of building	minimum road width required	Minimum marginal distances	Other stipulations
1	2	3	4	5
1	Medical buildings			
	a) Hospital, Maternity Homes, Health Club, Public Semi-public buildings being special building	12 m.	6 m. on all sides	Other requirements shall be as mentioned in the table no.20 of regulation no.21.1
	b) Hospital, Maternity Homes, Health Club, Public Semi-public buildings not being special buildings	12 m.	Margins as per Table no. 16	Other requirements shall be as mentioned in the table no.20 of regulation no.21.1
	c) Clinics on plot upto area 300 sq.m.	9 m.	Margins as per Table no. 16	
2.	Educational buildings			
	a) Pre-primary School	6m.	Margins as per Table no. 16	Other requirements shall be as mentioned in the table no.20 of regulation no.21.1
	b) Primary School	9m.	4.5m. on all sides	
	c) Other Educational Buildings	12 m.	6.00 m. on all sides	
3.	Cinema Theatre/ Drama Theatre/ Assembly Hall/ Multiplex / Shopping Malls	15 m.	Front – 12 m. (only on one major road) Remaining 6 m. on all sides	Construction of Cinema Theatre/Multiplex shall confirm to the provisions of Maharashtra Cinema (Regulations) Rules, 1966 and as amended from time to time.
4.	Mangal karyalaya like buildings	12 m.	Front – 12 m. (only on one major road) Remaining 6 m. on all sides	-

5.	Petrol/Fuel Filling Stations with or without service bays	12 m.	6.00 m. on all sides	<p>1) Fuel filling station shall not be permitted within a distance of 90 meter from the nearest gate of school, hospital and theatre, place of assembly or stadium.</p> <p>2) In the case of kiosks and other buildings for sales office, snack bars etc. within the plot for fuel filling stations, the setbacks from the boundaries shall be 4.50 m. Further the other clearances for the installations shall be as per the Petroleum Rules of 1937.</p>
6.	Mercantile/ Business/ hotel/ Commercial/ mix use with residential buildings.	12	Front 6.00 m. Side & rear 4.5 m.	<p>i) Shops may also be allowed fronting side and rear margins.</p> <p>ii) Minimum area of Shops shall be 6 Sq.mt with a minimum width of 2.00 m.</p>
7.	Stadium / Pavilion	12	6 m. on all sides	<p>Covered portion shall not exceed 20 % of plot area. The spectators' gallery of the stadium shall not be counted towards FSI. Shops below spectator's gallery may be permissible.</p>

NOTE:

- i) In case of plots fronting on National Highway, State Highway and Major District Roads, the building line shall be as per Ribbon Development Rules as given in Table above, whichever is more.
- ii) Side and rear marginal distances mentioned in above Table shall be subject to Regulation No.17.3, whichever is more.
- iii) In case of special building, marginal distances shall be as per said regulations.

20.3 PERMISSIBLE FSI:-

Permissible basic FSI, additional FSI on payment of premium, Permissible TDR Loading on a plot in non-congested area for **Residential and Residential with mix uses** shall be as per the following Table No. 18

Table No. 18					
Sr.no.	Road width in meter	Basic FSI	Additional FSI on payment of premium	Maximum permissible TDR loading	Maximum building potential on plot
1	2	3	4	5	6
1	Below 9.0 meter	1.0	0.20	0.00	1.20
2	9.00 meter and upto 12.00 meter	1.0	0.20	0.20	1.40
3	12.00 meter and upto 15.00 meter	1.00	0.20	0.30	1.50
4	15.00 meter and upto 24.00 meter	1.10	0.20	0.40	1.70
5	24.00 meter and upto 30.00 meter	1.20	0.20	0.50	1.90
6	30.00 meter and above	1.20	0.20	0.60	2.00

Note-

- i) The above FSI shall be applicable for existing as well as proposed roads, provided that the plot is physically made accessible as per Regulation No. 14.3.
- ii) The Premium FSI shall not be allowed without utilization of TDR.
- iii) Maximum permissible building potential on plot mentioned at column no.6 shall be inclusive of FSI allowed for handing over RP/DP Road and the Amenity Space to the PMRDA. Such in-situ FSI may be considered as a part of maximum permissible TDR loading given in column no. 5.
- iv) The restrictions of road width mentioned above shall not be applicable in cases where, the permissible FSI is more than the basic FSI in various schemes such as, MHADA buildings, MRTs and BRTs routes, TPS Area and any special projects of Govt. of Maharashtra/Public Undertakings etc.
- v) The maximum limits of FSI prescribed above shall be applicable to fresh permission and also to an existing building which has not been granted full occupation certificate but subject to production of stability certificate from structural engineer in respect of such existing building. However, in no case the rights of the flat owner / unit holders shall be adversely affected.
- vi) **Premium** - Rate of premium for the additional FSI as mentioned in column no 4 above shall be decided by Government from time to time. The premium collected shall be shared 50:50 between State Government & PMRDA respectively. The premium of the Government shall be deposited by the planning authority in a Government head account.
- vii) The Metropolitan Commissioner shall deposit the amount collected through the charges for premium in a separate development fund called as — PMRDA Infrastructure fund and shall utilize the same only for the purpose of developing new/ up-gradation of infrastructure as well as implementation of Regional Plan/Development Plan proposals and creation of civic amenities.
- viii) Basic FSI for the plots of sizes having area up to 0.2 ha shall be 0.75 and the values of column no. 4, 5 and 6 shall vary proportionately.

20.4 INDUSTRIAL BUILDINGS

Minimum plot area, marginal space, Permissible FSI, Additional FSI with payment of premium for industrial building shall be as per the Table No. 19 given below:-

Minimum plot area, marginal space, Permissible FSI-

Table No. 19						
Sr. No.	Min. road width	Plot Size in sq.m.	Basic Permissible FSI	Additional FSI on payment of premium	Min. Front Margins	Min. Side & Rear Margins
1	2	3	4	5	6	7
1	12m.	Upto1000	1.10	0.20	4.50	3.00
2	12m.	1001 to 5000	1.10	0.20	6.00	4.50
3	12m.	5000 and above	1.10	0.20	9.00	6.00

Note-

- i) In case of plots fronting on National Highway, State Highway and Major District Roads, the building line / control line shall be as per Ribbon Development Rules as given in Table above, whichever is more.
- ii) Front, side and rear marginal open spaces shall be as per above Table.
- iii) Minimum and maximum height shall be 3.60 m. & 4.2 m. respectively for industrial buildings. The greater height maybe permitted as per the requirement.
- iv) In addition of provisions of these regulations, regulations prescribed under Factory Act shall be applicable.
- v) **Premium** - Rate of premium for the additional FSI as mentioned in column no 5 above shall be decided by Government from time to time. The premium collected shall be shared 50:50 between State Government & PMRDA respectively. The premium of the Government shall be deposited by the planning authority in a Government head account
- vi) **Buffer open space**-For construction of industrial building, buffer open space of 23 m. wide shall be left from residential or incompatible zone, wherever necessary. Such buffer open space shall be part of sizable required recreational open space. Roads and marginal distance is may also be treated as a part of Buffer open space. However, area of such buffer open space shall be counted in gross area for computation of FSI. Where green belt is shown in Regional/Development Plan between residential and industrial zone, area of such green belt shall be counted in gross area for calculation of FSI. Provided also that marginal distance for a building shall not be exclusive of buffer open space. The floor height for industrial building shall be as per requirement.

20.5 FSI of Green Belt

FSI of the green belt zone shown on the regional plan/development plan may be allowed on remaining land of the owner by counting area of green belt in gross area of plot subject to condition that the area shall always be under tree cover. The owner shall plant trees in this area with proper planning at the rate of minimum 100 trees per hectare and should have been survived for at least one year prior to issuance of occupation certificate.

Provided that, such FSI shall not be allowed if such green belt area is included in recreational open space to be left as per regulation no. 15.3.5

PART - V
HIGHER FSI FOR CERTAIN USERS

21.0 GENERAL

Additional/higher Floor space index may be allowed in certain categories in non-congested area, except as otherwise specified and subject to following conditions:

- a) Permissible **additional FSI** for the buildings as mentioned in Table no. 20 shall be the maximum permissible building potential according to road width as mentioned in Table no. 18 of Regulation no. 20.3 (wherever applicable) **minus** Basic FSI. No restriction to avail the additional FSI in the form of FSI only.
- b) Such additional FSI shall be available for use for which additional FSI is granted only and other permissible uses shall be allowed within the basic Permissible FSI.
- c) **Premium** –Premium for additional F.S.I. shall be per column 4 of the table. Rate of the premium is based on the land rate mentioned in ASR for respective S.No./CTS No. The premium collected shall be shared 50:50 between State Government & PMRDA respectively. Premium to be paid to the Government shall be deposited in the concerned Account Head of Urban Development Department at Government Treasury by the Planning Authority. The following quantum of premium shall be subject to the orders of the Government from time to time.
- d) The additional FSI shall also be permissible to existing authorised users subject to structural stability.
- e) The other conditions as mentioned in the Government Directives issued under section 154 of the M.R.&T.P.Act 1966 vide Resolution no TPS-1815/2647/CR-13/15/UD 13/Dated 14/03/2016 shall also be applicable.
- f) If the owner / developer desire to avail such additional FSI in future for new buildings , then while seeking building permission at first instance, the building plan shall be submitted considering the Marginal distances as required for the height of buildings for such additional FSI. No condonation in the required open spaces, parking and other requirements in these regulations shall be allowed. However for the existing building proposals, such condition need not be insisted. But proposal shall be cleared only after strictly confirming structural and fire safety norms.
- g) Exit Requirements, Requirements of Water Supply, Drainage and Sanitation Parking spaces requirements, Fire provision requirements shall conform the provisions as mentioned in these regulations
- h) No Amenity Spaces shall be required to be provided for the uses mention in Table No.20, except at sr.no.(I)

Table No. 20												
21.1 - Permissible Marginal spaces, permissible basic FSI, Additional FSI for buildings in non-congested area												
Categories of the other buildings	Basic FSI	additional FSI	Rate of the Premium	Conditions if any,								
1	2	3	4	5								
A) Educational	As per Regulation No. 20.3, wherever required	Maximum Building Potential limit as per road width as mentioned in Table No. 18 (wherever required) minus basic FSI	10 %	Educational building excepting buildings for Pre-primary School, nursery Kinder garden and Special Educational Institute for Physically handicapped/Mentally ill. a) if the total area of the plot is not less than 0.4 hect. except lands reserved in Regional/Development Plan, and for the redevelopment of existing Municipal Schools, b) area as mentioned below is available for playground.								
i) Pre-primary School, nursery Kinder garden and Special Educational Institute for Physically handicapped/Mentally ill.												
ii) Primary School					As per Regulation No. 20.3 wherever required	20 %	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Sr.No.</th> <th style="text-align: center;">Area of land</th> <th style="text-align: center;">Area of Play Ground</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">(i)</td> <td style="text-align: center;">Upto 5 Hect.</td> <td style="text-align: center;">40%</td> </tr> <tr> <td style="text-align: center;">(ii)</td> <td style="text-align: center;">Above 5 Hect.</td> <td style="text-align: center;">For first 5 hect. 40% and for remaining 20%</td> </tr> </tbody> </table>	Sr.No.	Area of land	Area of Play Ground	(i)	Upto 5 Hect.
Sr.No.	Area of land	Area of Play Ground										
(i)	Upto 5 Hect.	40%										
(ii)	Above 5 Hect.	For first 5 hect. 40% and for remaining 20%										
iii) Other Educational Buildings including boys/ girls / youth hostels within 500 m. periphery from the recognised educational institutions.	As per Regulation No. 20.3 wherever required	30 %	Provided that, it shall not be necessary to increase area of existing playground; if any, when utilisation of additional FSI as otherwise permissible in these regulations, is proposed on upper floor of existing building. Provided further that, in case of existing building wherein utilisation of additional FSI is proposed, area of playground shall not be less than 40% or the existing area of playground whichever is minimum. Provided further that, in case of existing building wherein utilisation of additional FSI on upper floors is not possible and it is necessary to expand the existing building to accommodate number of students, then in such exceptional circumstances, area of playground may be permitted to be reduced, with the prior permission of Government.									

				<p>Other Conditions-</p> <ul style="list-style-type: none">i) The Educational Institute shall be of Government/Semi Government public authorities, Charitable Institutions or Private Institutionsii) Educational buildings shall not be permissible within 60 m. from the existing assembly building and 90 m. from the existing petrol pump.iii) Educational building shall only be permitted if 40% area is available for playground. However, this provision shall not be applicable to already approved existing building wherein construction of additional floor is proposed.iv) No classroom shall admeasure less than 38 sq. m. with a minimum dimension of 5.50 m. The height of any classroom shall not be less than 3.60 m.v) While granting Additional FSI to Educational Institutions offering primary and secondary education 5 % seats shall be reserved for admission for Government nominees. Deputy Director, Education Department shall be competent to decide such nominations. However, this condition shall not be applicable for Higher Education, Technical Education and Medical Education.vi) As and when required, some rooms of Educational Buildings shall be made available to the Government by the concerned institutions.vii) The Educational Institution shall maintain records regarding free / concessional education rendered to the needy persons, which shall
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				<p>be made available to the Director of School Education, Higher and Technical Education on demand.</p> <p>viii) The Director of School Education, Government of Maharashtra shall be the competent authority to monitor as to whether the Educational Institution is observing the terms and conditions referred to at (i), (ii) and (iii) above and, in case of any breach thereof or in case the Education being rendered by the Educational Institution are not to the satisfaction of the said Department, the Director of School Education shall have the right to suitably penalise the Education Institution.</p> <p>ix) The Educational Institution shall file an undertaking that it shall abide by the above enumerated terms and conditions.</p> <p>x) Adequate Parking facilities as required per prevailing Development Control Regulation shall be provided.</p> <p>xi) While granting occupation certificate the Metropolitan Commissioner shall intimate to the Director of school Education for compliance of afore said condition along with copy of occupation certificate and plan.</p> <p>xii) Maximum of height of Educational building shall be as per The Maharashtra Fire protection and Life Safety Measure, Act, 2006</p> <p>xiii) Hostels shall not be misused and converted into other use. If it is found that the hostels are used for other purpose, Metropolitan Commissioner Authorised to take action as per the law.</p>
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<p>B)Medical Institutions- Hospital, Maternity Homes, Health Club, buildings</p>	<p>As per Regulation No. 20.3, wherever required</p>	<p>Maximum Building Potential limit as per road width as mention in Table No. 18 (wherever required) minus basic FSI</p>	<p>i)No premium for Government, Semi Government, public authorities, hospitals.</p>	<p>i) The Medical Institutions of Government, Semi Government, public authorities, Charitable Institutions or private owner. ii) Free medical treatment to the extent of atleast 20% of the total number of beds shall be given to persons from Economically Weaker Sections of society or to persons below the poverty line. In addition, 10% of the total number of patients in OPD shall be provided treatment at concessional rates, viz. rates that are being charged in government hospitals. The Medical Institution shall furnish the requisite periodical statements to the Director of Health Services in this regard. iii) The Medical Institution shall maintain records regarding free/concessional medical treatment rendered to the needy persons, which shall be made available to the Director of Health Services on demand. iv) Any Special ward in the hospital building shall not admeasure less than 9.0. sq.m. in area with no side less than 3 m. v) Area of the general wards shall not admeasure less than 40 sq. m. with no side less than 5.5. m. vi) Every building shall have a refuge collection area of minimum 7.50 sq. m. size with cover on top and unclosed on at least three sides. The same shall not be allowed in marginal open spaces. Modern method of incineration of the refuge may be adopted.</p>
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		<p>However maximum building potential shall be consider as 4.00 for Government Hospitals and 3.00 for other hospitals subject to Roads width 18 mt and more.</p>	<p>ii) 30% for Charitable Institutions iii) 40% for private hospitals</p>	<p>vii) Minimum and maximum height shall be 3.00 m. & 4.2 m. respectively. The greater height may be permitted by the Authority as per the requirement. viii) The Director of Health Services, Government of Maharashtra shall be the Competent Authority to monitor as to whether the Medical Institution is observing the terms and conditions referred above and in case of any breach thereof or in case the medical services being rendered by the Medical Institution are not to the satisfaction of the Director of Health Services, the Director of Health Services shall have the right to suitably penalise the Medical Institution. ix) While granting occupation certificate the Metropolitan Commissioner shall intimate to the Director of Health Services, Government of Maharashtra for compliance of afore said condition along with copy of occupation certificate and plan. x) Maximum of height of building for hospitals, sanatorium and nursing homes, shall be as per The Maharashtra Fire protection and Life Safety Measure, Act, 2006.</p>
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<p>C) Institutional buildings/ Nationalised banks/ District Banks/ Central Bank/ Scheduled Bank/ Co- operative Bank.</p>	<p>As per Regulation No. 20.3 wherever required</p>	<p>Maximum Building Potential limit as per road width as mention in Table No. 18 (wherever required) minus basic FSI</p>	<p>30%</p>	<p>i) The institutional Buildings shall be of Government, Semi Government, public authorities or registered Charitable Institutions. ii) Minimum and maximum height shall be 3.60 m. & 4.2 m. respectively. The greater height may be permitted by the Authority as per the requirement.</p>
<p>D) Starred category hotels (two star and above)</p>	<p>(As per Regulation No. 20.3 wherever required</p>	<p>Maximum Building Potential limit as per road width as mention in Table No. 18 (wherever required) minus basic FSI. However maximum building potential shall be consider as 3.00 for Roads having width 18 mt. and more.</p>	<p>40% (up to four star) 50 % (five star and above)</p>	<p>i) The star category hotels shall be constructed on independent plot. ii) Certificate from the Tourism Department, GOI shall be necessary. iii) Minimum and maximum height shall be 3.60 m. & 4.2 m. respectively. The greater height may be permitted by the Authority as per the requirement. iv) While granting Additional FSI to starred category Residential Hotels 5% of rooms shall be reserved for Government nominees free of cost. Provided that such rooms be reserved for a period of not exceeding thirty days in a calendar year in a particular hotel. The head of respective authorities shall be competent to decide and monitor whether the institution is observing the terms and conditions as mentioned. v) While granting occupation certificate the Metropolitan Commissioner shall intimate to the Competent Authority for compliance of afore said condition along with copy of occupation certificate and plan.</p>

E)Buildings of Government and Semi-Government Offices, Local Authorities and Public Sector Undertakings:	As per Regulation No. 20.3 wherever required	Maximum Building Potential limit as per road width as mention in Table No. 18(wherever required) minus basic FSI. However maximum building potential shall be consider as 4.00 for Roads having width 18 mt and more.	Government and Semi-Gove Office – Local Authorities – Nil. Public Sector – 30%	i) The Metropolitan Commissioner with the previous approval of State Govt. may exceed the additional FSI. ii) Minimum and maximum room height shall be 3.60 m. & 4.2 m. respectively. The greater height may be permitted by the Authority as per the requirement.
F)Religious Building:	As per Regulation No. 20.3 wherever required	Maximum Building Potential limit as per road width as mention in Table No. 18(wherever required) minus basic FSI	15%	Structure used for worship like temple, church, mosque, gurudwara, agyari etc. (a) For any construction, addition or alteration or repairs of existing religious building prior permission from Home Department through Urban Development Department of Govt. of Maharashtra shall be mandatory. b) The proposal shall be in consistent with the Regional/Development Plan proposals. c) while granting occupation certificate the Metropolitan Commissioner shall intimate to the concerned Police Authority and Collector along with copy of occupation certificate and plan. d) subject to other conditions as decided by Metropolitan commissioner. e)It shall be necessary to obtain the No-Objection Certificate from concerned Police Authority and Collector, before grant of permission. f) Other ancillary user like, administration office, Dharmashala or Accommodation for devotees, eateries, convenience shops, etc.

G) Yatri Niwas, Youth Hostel	As per Regulation No. 20.3 wherever required	Maximum Building Potential limit as per road width as mention in Table No. 18(wherever required) minus basic FSI	15%	i) The building shall be on independent plot having minimum plot area of 1000 sq.mt. ii) Minimum and maximum height shall be 3.00 m. & 4.2 m. respectively. The greater height may be permitted by the Authority as per the requirement.
H) The Land in possession of Maharashtra State Road Transport Corporation, PMPML Pune, Metro Station	As per Regulation No. 20.3 wherever required	Additional FSI 0.5 over and above the basic permissible FSI.	No premium	Out of total FSI, maximum 1.00 FSI shall be allowed to be developed for commercial use and remaining FSI shall be for the self-use of the said principle use. Appropriate land shall be kept open for parking of buses, movement of buses and passengers.
I) Basic shelter for urban poor and Housing schemes developed for backward class of the society.	As per Regulation No. 20.3, wherever required	Maximum Building Potential limit as per road width as mention in Table No. 18(wherever required) minus basic FSI or FSI upto 2.5, whichever is maximum	No premium	Any housing scheme undertaken by planning authority, government / semi government organisation, under the basic shelter for urban poor or similar programme / scheme of the Central / State Government, may be allowed FSI upto 2.5, or as permissible in these regulations whichever is maximum subject to following condition. i) The said scheme shall be for EWS/LIG housing having minimum width of road 9 mt. ii) The scheme shall be implemented by the PMRDA / Government/semi-Government Authority stipulated by the Government, from time to time. iii) The use of the land under the Scheme shall be in consonance with the proposals of the sanctioned regional/development plan. iv) Total permissible floor space index for the scheme shall be 2.50 of the gross plot area (excluding the area affected by the D.P. Reservations) v) The entire 2.50 FSI as made permissible shall be utilised of the scheme only. vi) Amenity spaces as required under these regulation shall be provided under this scheme

21.2 ENTITLEMENT OF FSI FOR ROAD WIDENING OR CONSTRUCTION OF NEW ROADS / SURRENDER OF RESERVED LAND

The Metropolitan Commissioner may permit on the same plot, additional FSI of the area required for road widening or for construction of a new road proposed under the Regional/Development Plan and also for road widening / service road proposed to N.H./S.H./M.D.R./O.D.R. whether shown on Regional Plan or not, if the owner (including the lessee) of such land surrenders such land for road widening or construction of new road without claiming any monetary compensation in lieu thereof and hand over the same free of encumbrances to the satisfaction of the Metropolitan Commissioner. FSI generated against the surrender of land, shall be in proportion to the provisions mentioned in Regulation of TDR and may be utilised on the remaining land. If desired by the owner, TDR may be granted against such surrendered land instead of utilizing FSI on remaining land. Such TDR shall be allowed to be utilised as a Development Rights in accordance with the provisions of regulating Transfer of Development Rights (TDR). Thereafter, the road shall be transferred in the city survey records/revenue records in the name of the PMRDA and shall vest in it becoming part of a public street.

21.3 DEVELOPMENT / REDEVELOPMENT FOR CONSTRUCTION OF STAFF QUARTERS OF THE STATE GOVERNMENT OR ITS STATUTORY BODIES OR PMRDA ON PRIVATE LANDS

21.3.1 Regulation for staff quarters of the State Government or its statutory bodies or PMRDA on land belonging to such Authorities situated in developable zones such as Residential / Public Semi-public etc. except restricted zone such as Green Belt, Agricultural Zone, No development Zone, etc.

21.3.2 The basic FSI specified in these regulations may be allowed to be exceeded as per following table on the gross plot area solely for the project of construction of staff quarters (herein after referred to as —staff quarter project) for the employees of the Government, or its statutory bodies or the PMRDA, on land belonging to such User Authority, by the PWD of the Government of Maharashtra or MHADA or Maharashtra Police Housing Corporation or PMRDA or any other Public Agency nominated by the Government for this purpose, which also include any Special Purpose Vehicle, wherein the Government or a fully owned Company of the Government holds at least 51% equity share (hereinafter collectively referred to as —implementing Public Authority)

Road width and plot area	Maximum permissible FSI including basic FSI
18.0 mt or above minimum plot area 4000 sq.m. and above	2.50
12.0 mt. or above but below 18.0 mt.	2.50

21.3.4 For the purpose of calculating the FSI, the entire area of the plot excluding area under Regional/Development Plan roads and Regional/Development Plan reservations, if any, shall be considered.

21.3.5 The total permissible FSI under this regulation shall be utilised for construction of staff quarters for the User Authority, subject to the following:

21.3.5.1 The area of staff quarters for various categories of employees shall be as per the norms prescribed by the concerned User Authority and in no case shall the area of staff quarters exceed the maximum limit of carpet area as prescribed therein.

ii-a) Metropolitan Commissioner may also permit upto 1/3rd of the total permissible FSI under this regulation for construction of free sale area (hereinafter referred to as —free sale component) to be disposed of by the Implementing Public Authority as provided herein. The free sale component shall preferably be constructed in a separate block. Sub-division of plots shall be permissible on the basis of equitable distribution of FSI, in case construction of free sale component is permitted by the Metropolitan Commissioner.

The free sale component may be utilised for commercial use as per potential of plot as decided by the following committee. The extent of commercial use, if required shall be decided by the said committee strictly within the limits as specified in these regulations

1. Metropolitan Commissioner - Chairman
2. Collector of Concerned District – Member
3. Superintendent of Police, Pune - Member
4. Superintendent Engineer (Pune Circle) – Member

ii-b) If the User Authority required construction of staff quarters to the extent of full permissible FSI, then the User Authority shall pay full cost of construction + 5% of construction cost as establishment charges to the Implementing Public Authority.

ii-c) The flats constructed under the free sale component shall be first offered to the Central Government, its statutory bodies, Central /State PSUs for purchase as staff quarters and if the Central Government or its statutory Bodies or Central /State PSUs do not indicate willingness to purchase the same within the prescribed time limit, such flats shall be sold in open market.

21.3.6 i) Notwithstanding anything contained in these regulations, no amount shall be charged towards Premium, Scrutiny Fee etc., for the projects proposed under this regulation.

21.3.7 For any staff quarters project under this regulations, a development agreement shall be executed between the User Authority and the Implementing Public Authority, which, inter alia, shall authorise the Implementing Authority to dispose of the flats constructed under the free sale component of the project, wherever applicable. Such development agreement shall contain the details regarding the modalities and conditions of transferring such quarters (whether free of cost or on payment/ receipt of certain amount by the User Authority) to the user authority and also conditions modalities of disposing of the flats under the free sale components by the Implementing Public Authority.

21.4 DEVELOPMENT / REDEVELOPMENT OF HOUSING SCHEMES OF MAHARASHTRAHOUSING AND AREA DEVELOPMENT AUTHORITY

Development / re-development of housing schemes of Maharashtra Housing and Area Development Authority shall be subject to the following provision.

1) The FSI for a new scheme of Low Cost Housing, implemented by MHADA departmentally on vacant lands for Economically Weaker Sections (EWS), Low Income Group (LIG) and Middle Income Group (MIG) categories shall be 2.50 on the gross plot area and at least 60% built-up area in such scheme shall be in the form of tenements under the EWS, LIG and MIG categories, as defined by the Government in Housing Department from time to time.

- 2) For redevelopment of existing housing schemes of MHADA, containing (i) EWS/LIG and/or (ii) MIG and/or (iii) HIG houses with carpet area less than the maximum carpet area prescribed for MIG, the total permissible FSI shall be 2.50 on the gross plot area (exclusive of the Fungible FSI).

2.1) Where redevelopment of buildings in existing housing schemes of MHADA is undertaken by the housing co-operative societies or the occupiers of such buildings or by the lessees of MHADA, the Rehabilitation Area Entitlement, Incentive FSI and sharing of balance FSI shall be as follows:-

A) Rehabilitation Area Entitlement:

- i) Under redevelopment of buildings in existing Housing Schemes of MHADA, the entitlement of rehabilitation area for an existing residential tenement shall be equal to sum total of -
- a) a basic entitlement equivalent to the carpet area of the existing tenement plus 35% thereof, subject to a minimum carpet area of 300 sq.ft. and
 - b) an additional entitlement governed by the size of the plot under redevelopment, in accordance with the Table No. 21 below: -

Table No. 21	
Area of the Plot under Redevelopment	Additional Entitlement (As % of the Carpet Area of the Existing Tenement)
Upto 4000 sq.m.	Nil
Above 4000 sq.m. to 2 hect.	15%
Above 2 hect to 5 hect.	25%
Above 5 hect to 10 hect.	35%
Above 10 hect.	45%

Provided that the maximum entitlement of rehabilitation area shall in no case exceed the maximum limit of carpet area prescribed limit for MIG category by the Govt. as applicable on the date of approval of the redevelopment project. Provided further that the entitlement of rehabilitation area as admissible under this regulation shall be exclusive of the area of balcony.

- ii) Under redevelopment of buildings in existing Housing Schemes of MHADA, the entitlement of rehabilitation area of any existing commercial/amenity unit in the Residential Housing Scheme shall be equal to the carpet area of the existing unit plus 20% thereof.

B) Incentive FSI- Incentive FSI admissible against the FSI required for rehabilitation, as calculated in (a) above, shall be based on the ratio (hereinafter referred to as Basic Ratio) of Land Rate (LR) in Rs./Sq.m. of the plot under redevelopment as per the Annual Statements of Rates (ASR) and Rate of Construction (RC)* in Rs./Sq.m. applicable to the area as per the ASR and shall be as given in the Table No.22 below:-

Table No. 22	
Basic Ratio (LR/RC)	Incentive (As % of Admissible Rehabilitation Area)
Above 6.00	40%
Above 4.00 and upto 6.00	50%
Above 2.00 and upto 4.00	60%
Upto 2.00	70%

Explanation:

* RC is the rate of construction in respect of R.C.C. Construction, as published by the Chief Controlling Revenue Authority & Inspector General of Registration, Maharashtra State in the Annual Statements of Rates.

Provided that the above incentive shall be subject to the availability of the FSI on the Plot under redevelopment and its distribution by MHADA.

Provided further that in case there are more than one land rate applicable to different parts of the plot under redevelopment, a weighted average of all applicable rates shall be taken for calculating the Average Land Rate and the Basic Ratio.

Provided further that the Land Rate (LR) and the Rate of Construction (RC) for calculation of the Basic Ratio shall be taken for the year in which the redevelopment project is approved by the authority competent to approve it.

C) Sharing of the Balance FSI: -

The FSI remaining in balance after providing for the rehabilitation and the incentive components, calculated as per (a) and (b) above respectively, shall be shared between the Co-operative Housing Society and MHADA in the form of built-up area, as given in Table No. 23 below and the share of MHADA shall be handed over to MHADA free of cost.

Table No. 23		
Basic Ratio (LR/CR)	Sharing of balance FSI	
	Share of Co-operative Society	Share of MHADA
Above 6.00	30%	70%
Above 4.00 and upto 6.00	35%	65%
Above 2.00 and upto 4.00	40%	60%
Upto 2.00	45%	55%

2.2) Where redevelopment of buildings in the existing Housing Schemes of MHADA is undertaken by MHADA or jointly by the MHADA alongwith the housing societies or the occupiers of such building or by the lessees of MHADA, the Rehabilitation Area Entitlement, incentive FSI and sharing of balance FSI shall be as follows:

A) Rehabilitation Area Entitlement: The Rehabilitation Area Entitlement shall be increased by 10% of the existing carpet area, over and above the Rehabilitation Area Entitlement calculated in (A) of 2.1 above, subject to the maximum of the size of MIG

prescribed by the Government in the Housing Department.

- B) Incentive FSI:** Incentive FSI shall be the same as in (B) of 2.1 above.
- C) Sharing of the balance FSI:** Sharing of the balance FSI shall be the same as in 2.1.
- 3) For the purpose of calculating the FSI, the entire area of the layout including Regional/Development Plan roads and internal roads but excluding the land under the reservation of public amenities shall be considered. Sub-division of plots shall be permissible on the basis of the compulsory open spaces as in these Regulations. For low cost housing schemes of MHADA for EWS/LIG categories, the prevailing Regulations of the DCPR shall apply.

Provided that there shall be no restriction on the utilization of the FSI permissible under this Regulation except for the restrictions under any law, rule or regulation.

- 4) For the purpose of this Regulation the carpet areas for EWS, LIG or MIG tenements shall be as determined by the Government from time to time.
- 5) a) For providing the requisite infrastructure for the increased population, an infrastructure charge at the rate of 7% of the Land Rate as per the ASR of the year of approval of the redevelopment project shall be chargeable for the extra FSI (excluding the fungible FSI) granted over and above the normal FSI admissible for the redevelopment schemes. 50% of the Infrastructure Charge levied and collected by MHADA shall be transferred to the PMRDA for developing necessary off site infrastructure.
- b) No premium shall be charged for the FSI admissible as per the prevailing regulations
- (i) Construction of EWS/LIG and MIG tenements by MHADA on a vacant plot, or
 - (ii) in a redevelopment project for the construction of EWS/LIG and MIG tenements towards the share of MHADA, or
 - (iii) for rehabilitation component of a redevelopment project.
- 6) Notwithstanding anything contained in these Regulations, the relaxation incorporated in the prevailing Regulation shall apply to the Housing Schemes under this Regulation for tenements under EWS/LIG and MIG categories. However, the front open space shall not be less than 3.6m.
- 7) a) In any Redevelopment Scheme where the Co-operative Housing Society Developer appointed by the Co-operative Housing Society has obtained No Objection Certificate from the MHADA, thereby sanctioning additional balance FSI with the consent of 70% of its members and where such NOC holder has made provision for alternative accommodation in the proposed building (including transit accommodation), then it shall be obligatory for all the occupiers / members to participate in the Redevelopment Scheme and vacate the existing tenements for the purpose of redevelopment. In case of failure to vacate the existing tenements, the provisions of section 9A of the MHAD Act mutatis mutandis shall apply for the purpose of getting the tenements vacated from the not co-operative members.
- b) For redevelopment of buildings in any existing Housing Scheme of MHADA under clause 2.2 hereinabove, by MHADA, the consent of the Co-operative Housing Society in the form of a valid Resolution as per the Co-operative Societies Act, 1960 will be sufficient. In respect of members not co-operating as per approval of the redevelopment project, action under section 95(A) of the Maharashtra Housing and Area Development Act, 1976 may be taken by MHADA.

- 8) A corpus fund, as may be decided by MHADA, shall be created by the Developer which shall remain with the Co-operative Housing Societies for the maintenance of the new buildings under the Rehabilitation Component.

21.5 REDEVELOPMENT OF EXISTING BUILDINGS BELONGING TO EWS / LIG GROUPS.

Reconstruction / Redevelopment of **existing buildings of EWS / LIG undertaken by landlord and / or co-operative housing societies and / or occupiers having carpet area of all tenements less than the EWS / LIG norms prescribed by MHADA**, which existed prior to these regulations which has ceased to exist in consequence of accidental fire / natural collapse or demolition for the reasons of the same having been declared unsafe by or under a lawful order of the Metropolitan Commissioner, shall be allowed subject to following conditions:

- 1) FSI to be allowed for such redevelopment proposal shall be base FSI permissible under these regulations or the FSI consumed by the existing authorized building whichever is more. In addition to this minimum 15 sq. m. built up area per Residential flat shall be allowed as incentive to the owner excluding bungalow.
- 2) All the occupants of the old building shall be re-accommodated in the redeveloped building.
- 3) In case of fire gutted buildings, the conditions of more than 30 years age of buildings shall not be made applicable, provided the structural stability certificate from nearest Govt. Engineering College shall be necessary.
- 4) The Committee comprises of the Metropolitan Commissioner, Chief Engineer, PMRDA, Chief Fire Officer, PMRDA and the Head of department structural Engineering of Government Engineering College shall be set-up to decide whether the building is —dangerous or dilapidated or Unsafe.
- 5) Reconstruction of the building on the plots shall conform to the provisions of the sanctioned Regional/Development Plan and sanctioned Development Control and Promotion Regulations.

21.6 REDEVELOPMENT OF OLD DILAPIDATED/DANGEROUS BUILDINGS

Reconstruction / Redevelopment in whole or in part of any tenanted building which existed prior to these regulations which has ceased to exist in consequence of accidental fire / natural collapse or demolition for the reasons of the same having been declared dangerous or dilapidated or Unsafe by or under a lawful order of the Metropolitan Commissioner, shall be allowed subject to following conditions:

- a) Redevelopment of tenanted building undertaken by landlord and / or co-operative housing societies of landlord and / or occupiers shall be allowed, with an FSI equivalent to the Rehab Area plus 50% incentive FSI of the rehab area. Provided that Rehab Area will be the authorisedly utilised Area or 27.87 sq.mt. per tenement whichever is more.

However as per the road width if the potential of the Plot is more than what is mention above, then the balance potential available on plot after deducting rehab and incentive FSI may be allowed to be utilized to that extent by the way of TDR or Additional FSI in 50- 50 proportion subject to limitation of additional FSI as mentioned in Table No. 18, if any.

- b) All the certified tenants of the old building shall be re-accommodated in the redeveloped building. Each **tenant** shall be rehabilitated and given free of cost the carpet area occupied by him for residential purpose in the old building subject to the minimum carpet area of **27.87sq. mt.** or existing carpet area whichever is more **subject to** maximum carpet area upto 70 sq.mt. (753 sqft.) . In case of non-residential occupier the area to be given in the reconstructed building **shall** be equivalent to the area occupied in the old building.

Provided that if the carpet area under Residential use exceeds 70 sq.mt., the cost of construction **for Area exceeding 70 sq.mt.** shall be paid by tenant / occupant to the developer. The cost of construction shall be as per the ready reckoner rate of that year. The carpet area exceeding 70 sq.mt. shall be considered for rehab FSI but shall not be consider for incentive FSI.

- c) In case of fire gutted buildings the conditions of more than 30 years age of buildings shall not be made applicable, provided the structural stability certificate from nearest Govt. Engineering College shall be necessary.
- d) The Committee comprises of M e t r o p o l i t a n Commissioner, Chief Engineer, PMRDA, Metropolitan Planner, PMRDA, Chief Fire Officer, PMRDA and the Head of department structural Engineering of Government Engineering College shall be set-up to decide whether the building is —dangerous or dilapidated or unsafel.

Note-

1. For the purpose of deciding authenticity of the structure if the approved plans of existing structure are not available, the Metropolitan Commissioner shall consider other evidences such as Assessment Record or City Survey Record or Sanad.
2. In case where there are number of buildings. on plot, in such cases, equivalent land component of the buildings which is declared unsafe shall be worked out and incentive FSI shall be based on such land component.
3. Reconstruction of the building on the plot shall conform to the provisions of the sanctioned Regional/Development Plan and sanctioned Development Control and Promotion Regulations.
4. The new building may be permitted to be reconstructed in pursuance of an agreement to be executed on stamp paper by atleast 70 percent of the landlord / occupants in the original building, within the meaning of the Bombay Rents, Hotel and Lodging House Rents Control Act, 1947 or Apartment Act and its related provision and in such agreement provision for accommodation for all occupants in the new building on agreed terms shall be made and a copy of such agreement shall be deposited with the PMRDA before commencement or undertaking reconstruction of the new buildings.
The carpet area of part or parts of the new building intended to be used as non-residential use shall not exceed the carpet area of part or parts of the original building so used
5. No new tenancy shall be created
6. An amount as may be decided by the Government shall be paid by the Owner /Developer / Society as additional Development Cess for the built up area over and above the Base FSI. A corpus fund as decided by the Metropolitan Commissioner is to be created by the Developer which will take care of the maintenance of the building for a period of 10 years.

21.7 REDEVELOPMENT OF EXISTING BUILDINGS

Reconstruction / Redevelopment schemes undertaken by the PMRDA / Owners for the existing residential development.

The FSI to be allowed for such proposal shall be FSI permissible under these regulation no. 20.3 wherever applicable or the FSI consumed by the existing authorized building whichever is more.

21.8 TRANSIT ORIENTED DEVELOPMENT (TOD)

21.8.1 Definitions

- (i) **TOD zone:** - It is the area along/around the proposed MRTS/Metro corridor as will be delineated by PMRDA with approval of the State Government.
- (ii) **Base permissible FSI:** - It is the FSI that is otherwise permissible on any land with respect to zone shown as per the sanctioned Regional/Development Plan and the relevant provision of the Principal DCR excluding the TDR and the premium FSI, redevelopment incentive FSI that can be received.
- (iii) **Gross plot area:** - Gross Plot Area means total area of land after deducting area under reservation or deemed reservation like amenity space if any, area under R.P./D.P. Road and Road widening.
- (iv) **Principal DCPR:** - Principal DCPR means these DC&P Regulations excluding the provisions regarding TOD zone.

21.8.2 Date of coming into force :- The date of coming into force of these regulations shall be the date as notified by the Government.

21.8.3 Maximum Permissible FSI :- The maximum permissible total FSI in TOD zone shall be 4.00 including the base permissible FSI, subject to condition that, the additional FSI over and above the base permissible FSI shall be allowed within the overall limit of maximum permissible FSI, as given in the Table below-

Sr. No.	Road width in m.	Min. Plot Area in sq.m.	Maximum Permissible FSI
1	2	3	4
1	9 m. and up to 12 m.	Below 1000	2.00
2	12 m. and up to 18 m.	1000 or above	2.50
3	18 m. and up to 24 m.	2000 or above	3.00
4	24 m. and up to 30 m.	3000 or above	3.50
5	30 m. and above	4000 or above	4.00

Explanation: -

- 1) The maximum permissible FSI as per the above Table shall be determined by satisfaction of both the criteria's viz. Minimum Road width as well as plot area, simultaneously. However, in case, both these criteria's are not satisfied simultaneously, the maximum permissible FSI shall be the minimum of that permissible against each of these two criteria's, as illustrated below:

Illustrations: -

 Utilization of
FSI

Plot Area in sqm	Road width					
	Less than 9mt.	9 m. and up to 12 m	12 m. and up to 18 m	18 m. and up to 24 m.	24 m. and up to 30 m.	30 m. and above
Below 1000	Principal DCPR	2	2	2	2	2
1000 to below 2000	Principal DCPR	2	2.5	2.5	2.5	2.5
2000 to below 3000	Principal DCPR	2	2.5	3.0	3.0	3.0
3000 to below 4000	Principal DCPR	2	2.5	3.0	3.5	3.5
4000 or above	Principal DCPR	2	2.5	3.0	3.5	4.0

21.8.3.1 Premium to be Paid - Additional FSI over and above base permissible FSI of respective land use zones as per principal DCPR, may be permitted on the payment of premium equivalent as would be decided by Government from time to time.

21.8.3.2 Integrated Mobility Plan:- There shall be an Integrated Mobility Plan envisaging inter-linkages between different modes of mass transport, parking management, traffic management and pedestrianisation.

21.8.3.3 The maximum permissible FSI as given in Table under regulation 21.8.3 shall be calculated on the gross plot area.

21.8.3.4 In case of plot / plots falling partly within the TOD zone, the FSI permissible shall be as follows, provided that the total area of the plot (plot falling within TOD zone plus plot falling outside TOD zone) shall be as prescribed in the table in regulation no. 21.8.3 :-

1. Where 50% or more area of such plot / plots falls within TOD zone, these regulations including FSI shall apply to the total area of such plot / plots.
2. Where less than 50% area of such plot / plots falls within TOD zone, these regulations including FSI shall be applicable to the part of plot / plots falling within TOD zone, whereas for the part of plot / plots falling outside TOD zone, these regulations except provisions regarding FSI shall be applicable. The FSI permissible for the part falling outside TOD zone shall be as per Principal Development Control and Promotion Regulations.

Notwithstanding anything contained in any other provision of this DCPR the Parking, Double height terraces up to 20% and 15% balconies not enclosed, Stair cases, Lift wells with machine rooms, Refuge areas, Voids, Service Floor & Entrance lobbies of the building in TOD zone shall be free of FSI.

Notwithstanding anything contained in any other provisions of these regulations, TDR shall not be allowed to be received on the plots within TOD zone, irrespective of its location in congested area / non congested area as per the Regional/Development Plan of PMRDA.

21.8.4 Tenement Size

For any development or redevelopment within TOD zone, size of tenement shall be minimum 25 sqm and maximum 120 sqm of built-up area and out of total proposed tenements, the tenements equivalent to at least 50% of total FSI shall be of a size equal to or less than 60 sqm. These tenements shall not be allowed to be clubbed/amalgamated in any case.

21.8.5 Permissible mixed use in TOD zone:

Mixed use in the form of residential and commercial may be permissible on the residential plot in TOD zone fronting on the road width of 12 mt. and above.

21.8.6 Other provisions regarding marginal open spaces shall be governed by the proposed height of structure, as given in the provisions 21.8.7 below and should conform to the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 (Maharashtra Act no. III of 2007) as amended from time to time. No building permission shall be issued without NOC of the Chief Fire Officer, PMRDA. Other regulations regarding room sizes, apertures for light and ventilation shall be as per the principal DCPR in force.

21.8.7 Marginal Spaces

Sr. No.	Building Height	Side and Rear Margins	Remark
a	15.0 mt and below	H/2-4	Minimum 3.0 mt. for Residential minimum 4.5 mt. for Commercial and Minimum 6.0 m. for Special Buildings.
b	Above 15.0 mt. and upto 24.0 mt.	H/4	
c	24.0 mt and above	H/5 subject to Maximum 12.0 mt.	

Note- However if Developer / Owner provides more than 12.00 mt. side and rear margins, it shall be permissible.

- 21.8.7.1** No projections shall be allowed in marginal spaces so that minimum 6 mt. marginal spaces remain free from all encumbrances for the movement of fire tenders. In case if ramp is necessary from accessibility, such ramp may be allowed after living 6 mt. clear margin.
- 21.8.7.2** For calculation of marginal distances the height of the parking floors (Maximum two floors above the Ground Level) shall not be taken in account, However height of such parking floors will be counted towards the total height of the building for deciding the building as high rise building and for civil Aviation purpose.
- 21.8.7.3** Car lift / mechanical parking shall be permissible, as per Principal DCPR as amended from time to time.

21.8.8 Parking

Parking in the TOD zone shall be provided as per the table given below:

Sr. No.	Occupancy	One parking space for every	Transit Oriented Development Influence Zone		
			Car	Scooter / Motorcycle	Cycle
1	Residential	For 4 units having carpet area From 25 and upto 40 sq.mt.	0	1	2
		For 2 units above 40 and upto 60 sq.mt.	1	1	2
		For every unit above 60 and upto 80 sq.mt.	1	2	2
		For every unit above 80 sq.mt	1	1	1
2	Govt. & Semi Govt. Private business buildings	100 sq.mt carpet area or fraction thereof	1	2	2

Note: i) Parking spaces for differently – abled persons shall be provided as per Indian Road Congress Code No. IRC 103:2012 in each new construction / development / re-development in the TOD zone.

ii) No on street parking shall be permissible, unless specifically allowed in the integrated mobility plan report.

21.8.8.1 Incentive for providing Public Parking in the area falling within the radius of 200 mt. from the Metro/MRTS Station.

If the owner / developer of the plot falling within the radius of 200 mt. from the Metro Station/MRTS, is willing to provide Public Parking space over and above the parking spaces required as per the table given in regulation No.21.8.8 of these regulations, the same shall be allowed and in that case the premium to be paid by such developer / owner as per regulation No.23.8.3.1 shall be reduced by the amount equal to the premium worked out for 25% of the area earmarked for such additional Public Parking space, subject to following conditions:-

1. Such parking area shall be in the built-up form and shall be handed over to PMRDA free of cost before granting the Occupation Certificate to the project. The PMRDA should enter into an agreement with owner / developer for such parking space at the time of granting Commencement Certificate to the project. Such Public Parking area shall be clearly shown on the proposed building plan / layout and a condition to above effect shall be incorporated in the Commencement Certificate.
2. The parking area shall have independent access from major road adjacent to the plot and with proper entry and exits.
3. The parking area to be made available at individual site shall be at minimum 100 sq.mt. at one place either at Ground floor / Stilt floor or first floor.
4. The maximum parking area that can be provided shall be decided by the Metropolitan Commissioner, PMRDA , as the case may be, on considering the location of such site and the parking requirement.
5. A board showing the location of such public parking space should be displayed at suitable places by the PMRDA.

6. Area covered under such parking shall not be counted towards FSI consumption.
7. Concerned land owner / developer / society / public company shall not be allowed to operate the public parking.
8. The proposed development shall be further subject to such conditions as may be decided by the Metropolitan Commissioner.

21.8.9 In case of metro rail, development or redevelopment, proposed by the Authority / individual applicant / any other Planning Authority, from the edge of the Metro Rail, within 20 mt. distance from the Metro Rail, on its either side, the concerned Planning Authority i.e. the PMRDA before granting such permission for development / redevelopment shall seek prior NOC from the concerned Metro Railway Authority as required under the Metro Railways (Construction of Works) Act, 1978/PMRDA from the point of view of safety of the Metro Railway and such other related matters.

21.8.10 In case of any conflict between these Regulations and any other Regulation/s of the DCPR, these Regulations shall prevail for the TOD zone.

21.8.11 No Compound wall / fencing shall be permissible on the boundary of plot fronting on road and 50% front marginal distance (subject to minimum of 3.0 mt.) shall be kept accessible and to be used as foot paths, for pedestrians. However, it shall be permissible for the applicant to construct / erect fencing, on the boundary, after leaving the space for pedestrians as specified above.

However, for the plots situated on 9mt. and 12mt. wide Roads having 100% residential use therefore above rule shall not be made applicable.

21.8.12 Large wholesale stores, car dealer showrooms, warehouses/storages, auto service centres, Garages etc. shall not be permissible in TOD zone.

21.8.13 Provision of Inclusive housing shall not be applicable in TOD zone.

21.8.14 For Gunthewari development regularized under the provisions of Maharashtra Gunthewari Development Act, 2001 and falling in TOD zone, seeking provisions for redevelopment, these regulations shall apply.

21.8.15 The width of passage shall be minimum 1.5 mt. for residential use & 2.0 mt. for commercial use.

21.9 DEVELOPMENT OF HOUSING FOR EWS/LIG/PMAY

If the owner constructs the housing for EWS / LIG / PMAY in the form of tenements of size upto 60 sq. mt. carpet area on his plot, then he shall be exempted from requirement of premium as mentioned in regulation No. 20.3 Table No. 18 subject to following conditions.

- i) Out of the total tenements, at least 40% tenements shall be of area not more than 30sq.mt.
- ii) Only one tenement should be sold to a family. Adjoining tenement should not be sold to a close relative of such tenement owner. Affidavit to that effect shall be obtained from the land owner / developer and purchaser.
- iii) The size of tenement of 30 or 60 sq. mt. shall be inclusive of common areas like staircases, passages etc. but exclusive of balcony, double height terraces.
- iv) Concessions in marginal spaces may be allowed by the Metropolitan Commissioner.

21.10 REGULATIONS FOR DEVELOPMENT OF INFORMATION TECHNOLOGY ESTABLISHMENT

Development of Information Technology Establishments shall be regulated as per the Information Technology & Information Technology Enabled Services (IT/ITES) Policy 2015 as declared by Industries Department vide Government Resolution No. ITP 2013/CR-265/IND-2 dated 25/08/2015, along with the special regulations sanctioned by the Government vide notification No. TPB 4316/CR-167/2016/(3)/UD-11/dated 15th July, 2016 and amended time to time which are mentioned below:

- 1) The Metropolitan Commissioner may permit additional FSI upto 200 % over and above the basic permissible F.S.I. to all registered Public and Private IT/ITES Parks/AVGC Parks /IT SEZs or IT Parks in SEZs / Stand-alone IT/ITES units in public IT Park (including IT/ITES units located in Residential / Industrial/No Development/ Green/Agriculture Zone or any other land-use zone in which such users are permissible), which have been approved by the Directorate of Industries, proposed to be set up or already set up under present / previous IT/ITES policies, (hereinafter referred to as the "said unit") by charging premium of 30% of the land rate for the said land as prescribed in Annual Statement of Rates for the relevant year of granting such additional F.S.I. for PMRDA

In case of the Navi Mumbai Notified Area, the CIDCO as land owner may recover lease premium for additional F.S.I. if applicable under land disposal policy of CIDCO.

Provided that additional FSI above 100% and upto 200% shall be permissible only on plots having an access road of minimum 18 meters width.

Provided further that, the premium so collected shall be shared between the Planning Authority and the Government in the proportion of 50 : 50. The share of the Government shall be paid to the concerned Branch office of the Town Planning Department. (Explanation: - Premium charges shall be calculated on the value of lands under such zones, determined by considering the land rates of the said land as prescribed in Annual Statement of Rates (ASR). These charges shall be paid at the time of permitting additional F.S.I. by considering the ASR for the relevant year without applying the guidelines)

- 2) No premium shall be chargeable in PMR areas, if they are covered under No Industry Districts and Naxalism affected areas of the State (as defined in the " Package Scheme of Incentives-2013" of the Industries, Energy & Labour Department of the State).
- 3) The total maximum permissible F.S.I. shall not exceed limit of 3.00.
- 4) Maximum 20% of total proposed Built-up area (excluding parking area) inclusive of such additional F.S.I. may be permitted for support services in IT Parks remaining built-up area shall be utilized for IT/ITES.
- 5) New said unit shall allocate at least 2% of the total proposed built-up area, for providing incubation facilities for new units. This area would be treated as a part of the Park to be used for IT activities and eligible for additional FSI benefits accordingly.
- 6) Premium to be received by the Planning Authority as per provisions in this regulation shall be deposited in a separate fund viz. "Critical Infrastructure Fund for IT/ITES Industries" and this fund shall be utilized only for creation of Critical Infrastructure for IT/ITES Industries;

Provided that in the event, the developer come forward for providing such off site infrastructure at his own cost, instead of paying premium as prescribed above, then the Planning Authority may determine the estimated cost of the work by using rates prescribed in District Schedule of Rates (DSR) of the relevant year, in which order for commencement of such work is issued. The Planning Authority shall also prescribe the standards for the work. After completion of the works, the Planning Authority shall verify and satisfy itself that the same is developed as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered from such developer before issuing Occupancy Certificate.

Provided that, in case the cost of work is more than the premium to be recovered, such additional cost to be borne by such developer.

- 7) Permission for erecting towers and antenna up to height permitted by the Civil Aviation Department shall be granted by the Commissioner as per the procedure followed for development permission or otherwise as may be decided by the Government.
- 8) While developing site for IT/ITES with additional FSI, support services as defined in the IT Policy 2015, shall be allowed.
- 9) The sanctioned existing regulations in respect of I.T. Establishments, are proposed to be replaced suitably and for the Planning Authorities, which have no provisions in respect of I.T. Establishments, these regulations shall be proposed to be inserted as new regulations.
- 10) Notwithstanding anything contained in the Development Control Regulations of Planning Authorities, no amenity space is required to be left for development of plot/land upto 2.00 Hect. for IT/ITES.
- 11) Notwithstanding anything mentioned in these Regulations, special provisions mentioned in the existing Regulations of respective Planning Authority, which areas are not covered under these regulations shall continue to prevail unless otherwise specified.
- 12) The Directorate of industries will develop a web portal on which the developer of every IT park will be bound to provide / update detailed information about names of the units in the park, utilization of built-up area and activities being carried out, manpower employed in the It Park for IT/ITES and support services on yearly basis.

If a private IT park has availed additional FSI as per the provisions of IT/ITES policy and subsequently it is found that the built-up space in the park is being used for non IT/ITES / commercial activities / any other activity not permitted as per the IT/ITES policy under which the said park was approved, a penal action as below will be taken, the payment shall be shared between the concerned Planning Authority and the Government in the ratio of 3:1.

- a) The misuse shall be ascertained by physical site verification of the said private IT park by a team of officers from the Directorate of industries and the Planning Authority which has approved the building plans of the said private IT park.
- b) A per day penalty equal to 0.3% of the prevailing ready reckoner value of the built-up area that has been found to be used for non- IT/ITES activities.
- c) The penalty will be recovered from the date of commencement of unauthorized use till the day non IT use continues.

After payment of the penalty to the concerned Planning Authority which has sanctioned the building plans of the concerned private IT park, the said private IT Park will restore the use of premises to the original purpose for which LOI/ Registration was granted.

If the private IT Park fails to pay penalty and / or restore the use to its original intended use, the concerned Planning Authority will take suitable action under the Maharashtra Regional and Town Planning Act 1966, against the erring private IT Park under intimation to the Directorate of Industries. This provision will also be applicable to existing IT Parks.

21.11 REGULATION FOR DEVELOPMENT OF BIOTECHNOLOGY PARKS:

A. DEFINITION-

The Biotechnology Units/ Parks shall mean Biotechnology units/ parks which are certified by the Development Commissioner (Industries) or any officer authorised by him in his behalf. The Biotechnology Park and unit/units outside park shall have minimum land area of 2 acres or 20000 sq.ft. built up area. The said requirement of 20000 sq.ft. shall be as per normal permissible FSI and without considering permissible additional FSI/ TDR/ Free of FSI area.

B. BIOTECHNOLOGY UNITS/ PARKS TO BE ALLOWED IN INDUSTRIAL ZONE-

Biotechnology Units/Parks shall be permitted in Industrial Zone on all plots fronting on roads having width more than 12 meter.

C. BIOTECHNOLOGY UNITS/PARK TO BE ALLOWED IN NO DEVELOPMENT ZONE EARMARKED IN THE REGIONAL/DEVELOPMENT PLAN.

Biotechnology Units/Parks shall be permitted in No Development Zone subject to following conditions: -

- i) Maximum FSI limit shall be 0.20 and as far as possible the development shall be at one place of the total land.
- ii) The ground coverage shall not exceed 10% of the area of the plot.
- iii) Tree plantation shall be done at the rate of 500 Trees/Ha on the remaining land excluding the built up area and the surrounding open space/utility space.
- iv) The maximum height of buildings shall not exceed 24 mt.
- v) Essential residential development for the staff/ officer's accommodation shall be permitted upto the extent of 33% of the permissible built up area.
- vi) These users shall be permitted in No Development Zone, within a distance of 3 km. from the adjoining developable zone.
- vii) Development in plots affected by CRZ area shall be permissible subject to the notification issued by MOEF regarding CRZ.

D. ADDITIONAL FSI TO BIOTECHNOLOGY UNITS / PARK

Subject to approval by Director of Industries, the Commissioner/ Commissioner/ Competent Planning Authority or as the case may permit the floor space indices specified in these regulations to be exceeded to the extent of 100% over and above the permissible FSI (including for Biotechnology Units/Park located in No Development Zone proposed in the Regional/Development Plan) for biotechnology units/parks subject to following conditions:-

- i) Out of total built up area minimum 90% shall be used for Biotechnology purpose and maximum 10% (by deducting parking space) shall be used for ancillary users such as specified in the Govt. Resolution of Industry, Energy and Labour Department. No. BTP 2008/CR-1608/Ind-2, dated 10/2/09.
- ii) Additional FSI to Biotechnology units would be available to Biotechnology Parks duly approved by the Directorate of Industries and after observance of all the regulation of environment.
- iii) Parking spaces, as per the provision of Development Control Regulation shall be provided subject to minimum requirement of one parking space per 100 sq.mt. built up area.

- iv) The additional FSI shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government. Such premium shall be recovered at the rate of 25% of the present day market value of the land under reference as indicated in the Ready Reckoner.
- v) 25% of the total premium shall be paid to the Govt. and remaining 75% amount shall be paid to the said Authority.
- vi) The premium so collected by the Planning Authorities shall be primarily used for development of offsite infrastructure required for the Biotechnology Parks.
- vii) In the event, the developer comes forward for provision of such off site infrastructure at his own cost, then the said Planning Authority shall determine the estimated cost of the works and shall also prescribe the standards for the work. After completion of the works the said Planning Authority shall verify as to whether the same is as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the said Planning Authority.
- viii) No condonation in the required open spaces, parking and other requirement prescribed in the regulations shall be allowed in case of additional FSI.
- ix) Development of biotechnology park shall be done as per the guidelines issued by Industries Department vide the said resolution.

21.12 DEVELOPMENT OF PUBLIC TOILET

The owner if constructs public toilet in addition to the number of toilets required for his proposed development at the location required and as prescribed by the Metropolitan Commissioner, preferably on ground floor having separate access, he may be granted additional FSI equal to the built up area of such additional toilets. Provided such toilet shall be maintained by the owner at his own cost to the satisfaction of Commissioner.

PART – VI

FIRE PROTECTION REQUIREMENTS

22.1 General: All buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with Part IV of Fire Protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act, 2006. as amended from time to time, and Part IV of Fire Protection of National Building Code of India (for the provisions which are not covered in these regulations.) In case of special buildings, the building schemes shall also be cleared by the Fire Officer, Fire Brigade Department of the PMRDA.

22.2 Construction materials

All materials of constructions in load bearing elements, stairways and corridors and facades shall be non-combustible.

The interior finish materials shall not have a flame spread ability rating exceeding Class I (see 3.4.15.2 of Part 4 of National Building Code)

The internal walls or staircase shall be of brick or reinforced concrete with a minimum of 2 h. fire rating.

The staircase shall be ventilated to the atmosphere at each landing and a vent at the top; the vent openings shall be of 0.5sq.m in the external wall and the top. If the staircase cannot be ventilated, because of location or other reasons, a positive pressure 50 Pa shall be maintained inside. The mechanism for pressurizing the staircase shall operate automatically with the fire alarm. The roof of the shaft shall be 1 m. above the surrounding roof. Glazing or glass bricks, if used in staircase, shall have fire resistance rating of minimum 2 h.

22.3 Lifts

General requirements of lifts shall be as follows:

- a) Walls of lift enclosures shall have a fire rating of 2 h; lifts shall have a vent at the top of area not less than 0.2 sq.m.
- b) Lift motor room shall be located preferably on top of the shaft and separated from the shaft by the floor of the room.
- c) Landing doors in lift enclosures shall have a fire resistance of not less than 1 h.
- d) The number of lifts in one row for a lift bank shall not exceed 4 and the total number of lifts in the bank (of two rows) shall not exceed 8. A wall of 2 h. fire rating shall separate individual shafts in a bank.
- e) Lift car door shall have a fire resistance rating of half an hour.
- f) Collapsible gates shall not be permitted for lifts and shall have solid doors with fire resistance of at least 1 h.
- g) If the lift shaft and lobby is in the core of the building, a positive pressure between 25 and 30 Pa shall be maintained in the lobby and a positive pressure of 50 Pa shall be maintained in the lift shaft. The mechanism for pressurization shall act automatically with the fire alarm; it shall be possible to operate this mechanically also.
- h) Exit from the lift lobby, if located in the core of the building, shall be through a self closing smoke stop door of half an hour fire resistance.
- i) Lifts shall not normally communicate with the basement; if, however, lifts are in

- communication, the lift lobby of the basements shall be pressurized as in (g), with self-closing door as in (h)
- j) Grounding switch(es), at ground floor level, shall be provided on all the lifts to enable the fire service to ground the lifts.
 - k) Telephone or other communication facilities shall be provided in lift cars for building of 30 m. in height and above. Communication system for lifts shall be connected to fire control room for the building.
 - l) Suitable arrangements such as providing slope in the floor of lift lobby, shall be made to prevent water used during fire-fighting, etc., at any landing from entering the liftshafts.
 - m) A sign shall be posted and maintained on every floor at or near the lift indicating that in case of fire, occupants shall use the stairs unless instructed otherwise. The sign shall also contain a plan for each floor showing the locations of the stairways. Alternate source of power supply shall be provided for all the lifts through a manually operated changeover switch.
 - n) **Fire Lifts** -Following details shall apply for a fire lift :
 - i) To enable fire services personnel to reach the upper floors with the minimum delay, one fire lift per 1200 sq.m. of floor area shall be provided and shall be available for the exclusive use of the firemen in an emergency.
 - ii) The lift shall have a floor area of not less than 1.4 sq.m. It shall have loading capacity of not less than 545 kg (8 persons lift) with automatic closing doors of minimum 0.8 m. width.
 - iii) The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire, that is, within the lift shaft. Lights and fans in the elevators having wooden paneling or sheet steel construction shall be operated on 24 V supply.
 - iv) Fire-fighting lift should be provided with a ceiling hatch for use in case of emergency, so that when the car gets stuck up, it shall be easily openable.
 - v) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand-still with door open.
 - vi) The operation of a fire lift is by a simple toggle or two-button switch situated in a glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call-points will become inoperative and the lift will be on car control only or on a priority control device. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.
 - vii) The words 'Fire Lift' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
 - viii) The speed of the fire lift shall be such that it can reach the top floor from ground level within 1 minute.

22.4 Basements -

- i) Each basement shall be separately ventilated. Vents with cross-sectional area (aggregate) not less than 2.5% of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills or breakable stall board lights or pavement lights or by way of shafts.

Alternatively, a system of air inlets shall be provided at basement floor level and smoke outlets at basement ceiling level. Inlets and extracts may be terminated at ground level with stall board or pavement lights as before, but ducts to convey fresh air to the basement floor level have to be laid. Stall board and pavement lights should be in positions easily accessible to the fire brigade and clearly marked 'SMOKE OUTLET' or 'AIR INLET' with an indication of area served at or near the opening.

ii) The staircase of basements shall be of enclosed type having fire resistance of not less than 2 h and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper storeys of the building and shall communicate with basement through a lobby provided with fire resisting self-closing doors of 1 h resistance. For travel distance, if the travel distance exceeds as given therein, additional staircases shall be provided at proper places.

iii) In multi-storey basements, intake ducts may serve all basement levels, but each basement levels and basement compartment shall have separate smoke outlet duct or ducts. Ducts so provided shall have the same fire resistance rating as the compartment itself. Fire rating may be taken as the required smoke extraction time for smoke extraction ducts.

iv) Mechanical extractors for smoke venting system from lower basement levels shall also be provided. The system shall be of such design as to operate on actuation of heat / smoke sensitive detectors or sprinklers, if installed, and shall have a considerably superior performance compared to the standard units. It shall also have an arrangement to start it manually.

v) Mechanical extractors shall have an internal locking arrangement, so that extractors shall continue to operate and supply fans shall stop automatically with the actuation of fire detectors.

vi) Mechanical extractors shall be designated to permit 30 air changes per hour in case of fire or distress call. However, for normal operation, air changes schedule shall be as given in Part 8, Building Services, Section 3, Air-conditioning, Heating and Mechanical Ventilation of National Building Code.

vii) Mechanical extractors shall have an alternative source of supply.

viii) Ventilating ducts shall be integrated with the structure and made out of brick masonry or reinforced cement concrete as far as possible and when this duct crosses the transformer area or electrical switchboard, fire dampers shall be provided.

ix) Use of basements for kitchens working on gas fuel shall not be permitted, unless air conditioned. The basement shall not be permitted below the ward block of a hospital/nursing home unless it is fully sprinkled. Building services such as electrical sub-stations, boiler rooms in basements shall comply with the provisions of the Indian Electricity Act / Rules.

x) If cut-outs are provided from basements to the upper floors or to the atmospheres, all sides cut-out openings in the basements shall be protected by sprinkler head at close spacing so as to form a water curtain in the event of a fire.

xi) Openable windows on external wall shall be fitted with such locks that can be opened by a fireman's axe.

xii) All floors shall be compartmented with area not exceeding 750 sq.m. by a separation wall with 2 h fire rating, for floors with sprinklers the area may be increased by 50 percent. In long building, the fire separation walls shall be at distances not exceeding 40 m. For departmental stores, shopping centres and basements, the area may be reduced to 500 sq.m. for compartmentation.

Where this is not possible, the spacing of the sprinklers, care should be taken to prevent spray from one sprinkler impeding the performance of an adjacent sprinkler head.

22.5 Service Ducts/Shafts

- a) Service ducts and shafts shall be enclosed by walls of 2 h and doors of 1 h. fire rating. All such ducts/shafts shall be properly sealed and fire stopped at all floor levels.
- b) A vent opening at the top of the service shaft shall be provided having between one-fourth and one-half of the area of the shaft.

22.6 Refuse chutes

shall have opening at least 1 m. above roof level for venting purpose and they shall have an enclosure wall of non-combustible material with fire resistance of not less than 2 h. They shall not be located within the staircase enclosure or service shafts, or air-conditioning shafts inspection panel and doors shall be tight fitting with 1 h fire resistance; the chutes should be as far away as possible from exit.

22.7 Refuge Area

Provisions contained in Regulation No 18.28.6 shall apply for all buildings -

22.8 Electrical services shall conform to the following :

- (a) The electric distribution cables / wiring shall be laid in a separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits;
- (b) Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electrical cables; use of bus ducts / solid rising mains instead of cables is preferred;
- (c) Separate circuits for fire-fighting pumps, lifts, staircases and corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fire in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed. Master switches controlling essential service circuits shall be clearly labelled;
- (d) The inspection panel doors and any other opening in the shaft shall be provided with air-tight fire doors having fire resistance of not less than 2 h;
- (e) Medium and low voltage wiring running in shafts and within false ceiling shall run in metal conduit. Any 230 V wiring for lighting or other services above false ceiling shall have 660 V grade insulation. The false ceiling including all fixtures used for its suspension, shall be of non-combustible material and shall provide adequate fire resistance to the ceiling in order to prevent spread of fire across ceiling. Reference may be made to good practice;
- (f) An independent and well ventilated service room shall be provided on the ground level or first basement with direct access from outside or from the corridor for the purpose of termination of electric supply from the licensees' service and alternative supply cables. The doors provided for the service room shall have fire resistance of not less than 2 h.

Note : If service room is located at the first basement, it should have automatic fire extinguishing system.

- (g) If the licensees agree to provide meters on upper floors, the licensees' cable shall be segregated from consumers' cable by providing a partition in the duct. Meter rooms on upper floors shall not open into staircase enclosures and shall be ventilated directly to open air outside; and
- (h) Suitable circuit breakers shall be provided at the appropriate points.

22.9 Gas supply shall conform to the following:-

- a) Town Gas / L.P.Gas Supply Pipes – Where gas pipes are run in buildings, the same shall be run in separate shafts exclusively for this purpose and these shall be on external walls, away from the staircases. There shall be no interconnection of this shaft with the rest of the floors. LPG distribution pipes shall always be below the false ceiling. The length of these pipes shall be as short as possible. In the case of kitchen cooking range area, apart from providing hood, covering the entire cooking range, the exhaust system should be designed to take care of 30 cu.m. per minute per sq.m. of hood protected area. It should have grease filters using metallic grill to trap oil vapours escaping into the fume hood.

Note:- For detailed information on gas pipe installations, reference may be made to Para.9 ‘_Plumbing Services, Section 3 Gas Supply’, of National Building Code of India.

- b) All wiring in fume hoods shall be of fibre glass insulation. Thermal detectors shall be installed into fume hoods of large kitchens for hotels, hospitals and similar areas located in high rise buildings. Arrangements shall be made for automatic tripping of the exhaust fan in case of fire. If LPG is used, the same shall be shut off. The voltage shall be of 24 V or 100 V dc operated with the external rectifier. The valve shall be of the hand re-set type and shall be located in an area segregated from cooking ranges. Valves shall be easily accessible. The hood shall have manual facility for steam or carbon dioxide gas injection, depending on duty condition; and
- c) Gas meters shall be housed in a suitably constructed metal cupboard located in a well-ventilated space, keeping in view the fact that LPG is heavier than air and town gas is lighter than air.

22.10 Illumination of means of exit

Staircase and corridor lights shall conform to the following:

- a) The staircase and corridor lighting shall be on separate circuits and shall be independently connected so as it could be operated by one switch installation on the ground floor easily accessible to fire-fighting staff at any time irrespective of the position of the individual control of the light points, if any. It should be of miniature circuit breaker type of switch so as to avoid replacement of fuse in case of crisis;
- b) Staircase and corridor lighting shall also be connected to alternative supply. The alternative source of supply may be provided by battery continuously trickle charged from the electric mains;
- c) Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installed in the staircase and the corridor does not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand-by supply.
- d) Emergency lights shall be provided in the staircase and corridor; and
- e) All wires and other accessories used for emergency light shall have fire retardant property.

22.11 A stand-by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump, pressurisation fans and blowers, smoke extraction and damper systems in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machines and circuits stated above simultaneously. If the stand-by pump is driven by diesel engine, the generator supply need not be connected to the stand-by pump. Where parallel HV / LV supply from a separate sub-station is provided with appropriate transformer for emergency, the provision of generator may be waived in consultation with the Authority.

22.12 Transformers shall conform to the following:-

- a) A sub-station or a switch-station with oil filled equipment shall not be located in the building. The sub-station structure shall have separate fire resisting walls/surroundings and shall necessarily be located at the periphery of the floor having separate access from fire escape staircase. The outside walls, ceiling, floor, openings including doors and windows to the sub-station area shall be provided

with a fire resisting door of 2 h fire rating. Direct access to the transformer room shall be provided, preferably from outside fire escape staircase.

- b) The sub-station area needs to be maintained at negative air pressures and area in sub-station shall not be used as storage / dump areas.
- c) When housed inside the building, the transformer shall be of dry type and shall be cut off from the other portion of premises by walls/ doors / cut-outs having fire resistance rating of 4 h.

22.13 Air-conditioning shall conform to the following:

- a) Escape routes like staircases, common corridors, lift lobbies, etc. shall not be used as return air passage.
- b) The ducting shall be constructed of substantial gauge metal in accordance with good practice.
- c) Wherever the ducts pass through fire walls or floors, the opening around the ducts shall be sealed with materials having fire resistance rating of the compartment.
- d) Where duct crosses a compartment which is fire rated, the ducts shall be fire rated for same fire rating. Further depending on services passing around the duct work, which may get affected in case of fire temperature rising, the ducts shall be insulated.
- e) As far as possible, metallic ducts shall be used even for the return air instead of space above the false ceiling.
- f) Where plenum is used for return air passage, ceiling and its fixtures shall be of non-combustible material.
- g) The materials used for insulating the duct system (inside or outside) shall be of non-combustible material, glass wool shall not be wrapped or secured by any material of combustible nature.
- h) Area more than 750sq.m. on individual floor shall be segregated by a fire wall and automatic fire dampers for isolation shall be provided.
- i) Air ducts serving main floor areas, corridors, etc. shall not pass through the staircase enclosure.
- j) The air-handling units shall be separate for each floor and air ducts for every floor shall be separated and in no way inter-connected with the ducting of any other floor.
- k) If the air-handling unit serves more than one floor, the recommendations given above shall be compiled with in addition to the conditions given below:
 - i) Proper arrangements by way of automatic fire dampers working on smoke detector / or fusible link for isolating all ducting at every floor from the main riser shall be made.
 - ii) When the automatic fire alarm operates, the respective air-handling units of the air-conditioning system shall automatically be switched off.
- l) The vertical shaft for treated fresh air shall be of masonry construction.
- m) The air filters of the air-handling units shall be of non-combustible materials.
- n) The air-handling unit room shall not be used for storage of any combustible materials.
- o) Inspection panels shall be provided in the main trunking to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.
- p) No combustible material shall be fixed nearer than 150 mm to any duct unless such duct is properly enclosed and protected with non-combustible material (glass wool or spyglass with neoprene facing enclosed and wrapped with aluminium sheeting) at least 3.2 mm thick and which would not readily conduct heat.

q) Fire Dampers:-

- 1) These shall be located in conditioned air ducts and return air ducts/ passages at the following points:
 - i) At the fire separation wall.

- ii) Where ducts/passages enter the central vertical shaft.
 - iii) Where the ducts pass through floors.
 - iv) At the inlet of supply air duct and the return air duct of each compartment on every floor.
- 2) The dampers shall operate automatically and shall simultaneously switch off the air-handling fans. Manual operation facilities shall also be provided. (Note- For blowers, where extraction system and duct accumulators are used, dampers shall be provided).
- 3) Fire/smoke dampers (for smoke extraction shafts) for buildings more than 24 m in height.
- a) For apartment houses in non-ventilated lobbies / corridors operated by fusible link / smoke detectors and with manual control.
 - b) For other buildings on operation of smoke detection system and with manual control.
- 4) Automatic fire dampers shall be so arranged as to close by gravity in the direction of air movement and to remain tightly closed on operation of a fusible link / smoke detector.

22.14 Provisions of boiler and boiler rooms shall conform to Indian Boiler Act. Further, the following additional aspects may be taken into account in the location of boiler room:

- a) The boilers shall not be allowed in sub-basement, may be allowed in the basements away from the escape routes.
- b) The boilers shall be installed in a fire resisting room of 4 h fire resistance rating and this room shall be situated on the periphery of the basement. Catch-pits shall be provided at the low level.
- c) Entry to this room shall be provided with a composite door of 2 h fire resistance.
- d) The boiler room shall be provided with fresh air inlets and smoke exhausts directly to the atmosphere.
- e) The furnace oil tank for the boiler, if located in the adjoining room shall be separated by fire resisting wall of 4 h rating. The entrance to this room shall be provided with double composite doors. A curb of suitable height shall be provided at the entrance in order to prevent the flow of oil into the boiler room in case of tank rupture.
- f) Foam inlets shall be provided on the external walls of the building near the ground level to enable the fire services to use foam in case of fire.

22.15 Provision of first-aid and fire-fighting appliances.

The first-aid fire-fighting equipment shall be provided on all floors, including basements, lift rooms, etc. in accordance with good practice in consultation with the Authority.

22.16 Fire alarm system :

- i) All buildings with heights of 15 m or above shall be equipped with manually operated electrical fire alarm (MOEFA) system automatic fire alarm system in accordance with good practice. However, apartment buildings between 15 m and 30 m in height may be exempted from the installation of automatic fire alarm system provided the local fire brigade is suitably equipped for dealing with fire in a building of 15 m in height or above and in the opinion of the Authority, such building does not constitute a hazard to the safety of the adjacent property or occupants of the building itself.
- ii) Manually operated electrical fire alarm system shall be installed in a building with one or more call boxes located at each floor. The call boxes shall conform of good practice.
- iii) The installation of call boxes in hostels and such other places where these are likely to be misused shall as far as possible be provided. Location of call boxes in dwelling units shall preferably be inside the building.

22.17 Lightning protection of buildings:-

The lightning protection for buildings shall be provided as given in Para.8 __Building Services, Section 2, Electrical Installations‘ of National Building Code of India.

22.18 Fire control room:-

For all buildings 15 mt in height or above and apartment buildings with a height of 30 m and above, there shall be a control room on the entrance floor of the building with communication system (suitable public address system) to all floors and facilities for receiving the message from different floors. Details of all floor plans alongwith the details of fire-fighting equipment and installations shall be maintained in the fire control room. The fire control room shall also have facilities to detect the fire on any floor through indicator board connections; fire detection and alarm systems on all floors. The fire staff in-charge of the fire control room shall be responsible for the maintenance of the various services and fire-fighting equipment and installations in co- ordination with security, electrical and civil staff of the building.

22.19 Housekeeping:-

To eliminate fire hazards, good housekeeping, both inside and outside the building, shall be strictly maintained by the occupants and / or the owner of the building.

22.20 Fire drills and fire orders:-

Fire notices/orders shall be prepared to fulfil the requirements of fire-fighting and evacuation from the buildings in the event of fire and other emergency. The occupants shall be made thoroughly conversant with their actions in the event of emergency, by displaying fire notices at vantage points and through regular training. Such notices should be displayed prominently in broad lettering.

For guidelines for fire drills and evacuation procedures for high-rise buildings, Annexure E of National Building Code of India may be referred.

22.21 Compartmentation:-

The building shall be suitably compartmentalized so that fire/smoke remain confined to the area where fire incident has occurred and does not spread to the remaining part of the building.

22.22 Materials for interior decoration /furnishing

The use of materials, which are combustible in nature and may spread toxic fume / gases should not be used for interior decoration / furnishing, etc.

For various types of occupancies, requirements given in National Building Code, Part IV shall be followed.

22.23 Fire Escape Chutes/ Controlled Lowering Device for evacuation:-

(A) High rise building having height more than 70 mt., shall necessarily be provided with;

- (i) fire escape chute shaft/s for every wing adjacent to staircase.
- (ii) Walls of the shaft shall have 4 hours fire resistance.
- (iii) One side of the shaft shall be at external face of the building with proper ventilation.
- (iv) The dimension of the shaft shall not be less than 2.5 m X 1.5m.
- (v) The access to the fire escape chute's shaft shall be made at alternate floor level from staircase mid-landing with self-closing door having fire resistance of at least one hour.
- (vi) The fire chute shall be of staggered type with landing of each section at the vertical height of not more than 21 m.

Alternatively,

(B) For High rise building having height more than 70 mt., —Controlled Lowering Device for evacuation or —External Evacuation System as approved by Chief Fire Officer of PMRDA, shall be provided.

22.24 Fire Check Floor A high rise building having height more than 70 m, shall be provided with fire check floor (entire floor) at every 70 m. level. Height of the fire check floor shall not be more than 1.8 m. The fire check floor shall not be used for any purpose and it shall be the responsibility of the owner/occupier to maintain the same clean and free of encumbrances and encroachments at all times. Periphery of the Fire Check floor shall not be enclosed. Fire Drenchers shall be provided at the periphery of the each fire check floor externally.

22.25 The PMRDA shall charge Fire Infrastructure charges as may be decided by Metropolitan Commissioner with the approval of the Government, such charges shall be deposited in the separate account under the head of Fire Infrastructure charges and such amount shall only be used for establishment and expansion of Fire Infrastructure facilities.

22.26 Fire officer for hotels, business and mercantile buildings with height more than 30 m

22.26.1) A qualified Fire Officer with experience of not less than 3 years shall be appointed who will be available on the premises.

22.26.2) The Fire Officer shall:

- i) maintain the firefighting equipment in good working condition at all times,
- ii) prepare fire orders and fire operational plans and get them promulgated,
- iii) impart regular training to the occupants of the buildings in the use of firefighting equipment's provided on the premises and keep them informed about the fire emergency evacuation plan,
- iv) keep proper liaison with City Fire Brigade, and
- v) ensure that all fire precautionary measures are observed at the times.

Note: Competent Authority having jurisdiction may insist on compliance of the above rule in case of buildings having very large areas even if the height is less than 30 m.

PART – VII**STRUCTURAL SAFETY, WATER SUPPLY, DRAINAGE & SANITARY REQUIREMENTS, OUTDOOR DISPLAY AND OTHER SERVICES****23.0 STRUCTURAL DESIGN**

23.1 The structural design of foundations, elements made of masonry, timber, plain concrete; reinforced concrete, pre-stressed concrete and structural steel shall be carried out in accordance with Part 6. Structural design Section 1-Loads, courses and effects, Section 2-Soils and Foundation, Section-3-Timber and Bamboo, Section 4-Masonry, Section5-Concrete, Section 6-Steel, Section-7-Prefabrication, systems building and mixed / composite construction of National Building Code of India, amended from time to time. Proposed construction shall be as per the norms as specified by Indian Standard Institute, for the resistance of earthquake, Fire Safety and natural calamities. Certificate to that effect shall be submitted by the Licensed Structural Engineer of the developer / land owner, along with the proposal for development permission.

24.0 QUALITY OF MATERIALS AND WORKMANSHIP

24.1 All materials and workmanship shall be of good quality conforming generally to accepted standards of Public Works Department of Maharashtra and Indian Standard Specifications and Codes as included in Part 5 - Building Materials and Part 7 - Construction Practices and Safety of National Building Code of India, amended from time to time

24.2 All borrow pits dug in the course of construction and repair of buildings, roads, embankments etc. shall be deep and connected with each other in the formation of a drain directed towards the lowest level and properly stopped for discharge into a river stream, channel or drain and no person shall create any isolated borrow pit which is likely to cause accumulation of water which may breed mosquitoes.

25.0 ALTERNATIVE MATERIALS, METHODS OF DESIGN & CONSTRUCTION AND TESTS

25.1 The provision of the regulations are not intended to prevent the use of any material or method of design or construction, not specifically prescribed by the regulations, provided any such alternative has been approved.

25.2 The provision of these regulations is also not intended to prevent the adoption for architectural planning and layout conceived as an integrated development scheme.

25.3 The authority may approve any such alternative provided it is found that the proposed alternative is satisfactory and conform to the provisions of relevant parts regarding material, design, and construction and that material, method or work offered is, for the purpose intended, at least equivalent to that prescribed in the rules in quality, strength, compatibility, effectiveness, fire rating and resistance, durability and safety.

25.4 Tests: Whenever there is insufficient evidence of compliance with the provisions of the regulations of evidence that any material or method of design or construction does not conform to the requirements of the rules or in order to substantiate claims for alternative materials, design or methods of construction, the Metropolitan Commissioner may require tests sufficient in advance as proof of compliance. These tests shall be made by an approved agency at the expense of the owner.

25.5 Test method shall be as specified by the regulations for the materials or design or construction in question. If there are no appropriate test methods specified in the regulations, the Authority shall determine the test procedure. For methods of tests for building materials; reference may be made to relevant Indian standards as given the National Building Code of India, published by the Bureau of Indian Standards. The latest version of the National Building Code of India shall be taken into account at the time of enforcement of these rules.

25.6 Copies of the results of all such tests shall be retained by the authority for a period of not less than two years after the acceptance of the alternative material.

26.0 BUILDING SERVICES

- 26.1** The planning, design and installation of electrical installations, air-conditioning and heating work shall be carried out in accordance with Part 8 - Building Services, Section 2-Electrical and allied Installations, Section 3-Air Conditioning, heating and mechanical ventilation of National Building Code of India, amended from time to time.
- 26.2** The planning design including the number of lifts, type of lifts, capacity of lifts depending on occupancy of building; population on each floor based on occupant load, height of building shall be in accordance with Section-5 installation of Lifts and Escalators of National Building Code of India, amended from time to time. In existing buildings, in case of proposal for one additional floor, existing lift may not be raised to the additional floor.
- 26.3** The lifts shall be maintained in working order properly.

27.0 WATER SUPPLY, DRAINAGE AND SANITARY REQUIREMENTS.

27.1 The planning, design, construction and installation of water supply, drainage and sanitation and gas supply systems shall be in accordance with the provisions of Part 9 - Plumbing Services- Section 1 Water Supply, Drainage and Sanitation, Section 2 - Gas supply of National Building Code of India as amended from time to time.

27.2 Requirements of water supply in building.

The total requirements of water supply shall be calculated based on the population as given below:

Occupancy	Basis
Residential Building	5 persons per tenement
Other Buildings	No. of persons on occupant load and area of floors given in Table No.13.

27.2.1 The requirements of water supply for various occupancies shall be as given in Table No.24 and Table No.25 or as specified by the Metropolitan Commissioner from time to time.

Table No. 24		
PER CAPITA WATER REQUIREMENTS FOR VARIOUS OCCUPANCIES/USES		
Sr. No	Type of Occupancy	Consumption per head per day (in liters)
1	Residential	
	(a) in living units	135
	(b) Hotels with lodging accommodation (per bed)	180
2	Educational:	
	(a) Day Schools	45
	(b) Boarding Schools	135
3	Institutional (Medical Hospitals):	
	(a) No. of beds not exceeding 100	340
	(b) No. of beds exceeding 100	450
	(c) Medical quarters and hostels	135
4	Assembly-Cinema theatres, auditorium etc. (per seat of accommodation).	15
5	Government and Semi-public business.	45
6	Mercantile (Commercial)	
	(a) Restaurants (per seat)	70
	(b) Other business buildings.	45
7	Industrial	
	(a) Factories where bathrooms are to be provided	45
	(b) Factories where no bath-rooms are required to be provided.	30
8	Storage (including warehousing)	30
9	Hazardous	30
10	Intermediate / Stations (excluding mail and express stops).	45 (25)*
11	Junction Stations	70 (45)*
12	Terminal / Stations.	45
13	International and domestic Airports.	70

The value in parenthesis is for stations where bathing facilities are not provided.

Note: The number of persons for Sr. No. (10) to (13) shall be determined by the average number of passengers, handled by the station daily; due consideration may be given to the staff and workers likely to use the facilities.

Table No. 25		
FLUSHING STORAGE CAPACITIES		
Sr.No.	Classification of building	Storage capacity.
(1)	(2)	(3)
1	For tenements having common convenience	900 liters net per w. c. seat.
2	For residential premises other than tenements having common convenience	270 liters net for one w. c. seat and 180 liters for each additional seat in the same flat.
3	For Factories and Workshops	900 liters per w. c. seat and 180 liters per urinal seat.
4	For cinemas, public assembly halls, etc.	900 liters per w. c. seat and 350 liters per urinal seat.

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28.0 DRAINAGE AND SANITATION REQUIREMENTS

28.1 General

There should be at least one water tap and arrangement for drainage in the vicinity of each water-closet or group of water-closets in all the buildings.

28.1.1 Each family dwelling unit on premises (abutting on a sewer or with a private sewage disposal system) shall have, at least, one water-closet and one kitchen type sink. A bath or shower shall also be installed to meet the basic requirement of sanitation and personal hygiene.

28.1.2 All other structures for human occupancy or use on premises, abutting on a sewer or with a private sewage disposal system, shall have adequate sanitary facilities, but in no case less than one water-closet and one other fixture for cleaning purposes.

28.2 For Residences

28.2.1 Dwelling with individual convenience shall have at least the following fitments:

- a. One bathroom provided with a tap and a floor trap,
- b. One water-closet with flushing apparatus with an ablution tap; and
- c. One tap with a floor trap or a sink in kitchen or wash place.

28.2.2 Dwelling without individual conveniences shall have the following fitments:

- a. One water tap with floor trap in each tenement,
- b. One water-closet with flushing apparatus and one ablution tap, bath for every two tenements, and
- c. One bath with water tap and floor trap for every two tenements.

28.3 For Buildings Other than Residences

28.3.1 The requirements for fitments for drainage and sanitation in the case of buildings other than residences shall be in accordance with Tables given in Appendix-M (1 to 14). The following shall be, in addition, taken into consideration:

- a) The figures shown are based upon one (1) fixture being the minimum required for the number of persons indicated or part thereof.
- b) Building categories not included in the tables shall be considered separately by the Metropolitan Commissioner.
- c) Drinking fountains shall not be installed in the toilets.
- d) Where there is the danger of exposure to skin contamination with poisonous, infectious or irritating material, washbasin with eye wash jet and an emergency shower located in an area accessible at all times with the passage / right of way suitable for access to a wheel chair, shall be provided.
- e) When applying the provision of these tables for providing the number of fixtures, consideration shall be given to the accessibility of the fixtures. Using purely numerical basis may not result in an installation suited to the need of a specific building. For example, schools should be provided with toilet facilities on each floor. Similarly toilet facilities shall be provided for temporary workmen employed in any establishment according to the needs; and in any case one WC and one washbasin shall be provided.
- f) All buildings used for human habitation for dwelling work, occupation, medical care or any purpose detailed in the various tables, abutting a public sewer or a private sewage disposal system, shall be provided with minimum sanitary facilities as per the schedule in the tables. In case the disposal facilities are not available, they shall be provided as a part of the building design for ensuring high standards of sanitary conditions in accordance with this section.
- g) Workplaces where crèches are provided, they shall be provided with one WC for 10 persons or part thereof, one washbasin for 15 persons or part thereof, one kitchen sink with floor tap for preparing food / milk preparations. The sink provided shall be with a drinking water tap.
- h) In all types of buildings, individual toilets and pantry should be provided for executives and for meeting / seminar / conference rooms, etc. as per the user requirement.
- i) Where food is consumed indoors, water stations may be provided in place of drinking water fountains.

29.0 SIGNS AND OUTDOOR DISPLAY STRUCTURES

- 29.1** The display of advertising signs on buildings and land, shall be in accordance with Part 10, Section-2 "Signs and outdoor display structures" of National Building Code of India as amended from time to time and, shall be in accordance with respective rules/by-laws, directive given by Government, and also rules/by-laws framed by the PMRDA in this regards from time to time.

Prohibition of advertising signs and outdoor display structure in certain cases - Notwithstanding the provisions of sub-regulations no advertising sign or outdoor display structures shall be permitted on buildings of architectural, aesthetical, historical or heritage importance as may be decided by the Commissioner or on Government Buildings save that in the case of Government buildings only advertising signs or outdoor display structure may be permitted if they relate to the activities for the said buildings' own purposes or related programmers.

PART - VIII

SPECIAL PROVISIONS FOR CERTAIN BUILDINGS

30.0 PROVISIONS OF FACILITIES FOR DIFFERENTLY ABLED PERSONS

Provisions for Barrier Free access in buildings for differently abled persons (“Divyang”) shall be as given in **Appendix-N**

31.0 INSTALLATION OF SOLAR ASSISTED WATER HEATING (SWH) SYSTEM/ ROOF TOP PHOTOVOLTAIC (RTPV) SYSTEM

SWH or RTPV systems shall be mandatory in all types of buildings to be constructed on plot area of more than 4000 sq m

In order to facilitate the installation of SWH/RTPV System, the new buildings shall have the following provisions:

- i. All such buildings where SWH/RTPV are to be installed will have open sunny roof area available for the installation of SWH/RTPV.
- ii. The roof loading adopted in the design of such building should be atleast 50 kg per sq.m. for the installation of SWH/RTPV.
- iii. At least 25% of the roof area shall be utilized for installation of the SWH/RTPV system.
- iv. Precaution should be taken that architectural elevation treatment should not cast shadow on terrace space. As far as possible, parapet of south, east and west sides of the terrace shall be of railing type (above 1 feet) such that it will not cast shadow on the solar collectors and maximum terrace space can be utilized.
- v. All such new buildings installed with SWH shall have an installed hot water line from the rooftop and insulated distribution pipelines to each of the points where hot water is required in the building.

32.0 RAIN WATER HARVESTING

The provision for Rain Water Harvesting shall be made as under:

- i. All the layout open spaces/amenity spaces of housing societies and new constructions/ reconstruction/ additions on plots having area not less than 500sq.mt., in non-congested areas shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in Schedule.

Provided that the Commissioner may approve the Rain Water Harvesting structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

- ii. The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting System is maintained in good condition for storage of water for non- potable purposes or recharge of groundwater at all times.
- iii. The Authority may impose a levy of not exceeding Rs.1000/- per annum for every 100 sq.mt. of built-up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these regulations. Failure to provide Rain Water Harvesting System shall deem to be breach of the conditions on which the development permission has been granted.

SCHEDULE

Rain Water Harvesting in a building site includes storage or recharging the ground water by rainwater falling on the terrace or any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface.
 - i) Open well of a minimum 1.00 mt diameter and 6mt in depth into which rain water may be channelled and allowed to filter for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
 - ii) Rain Water Harvesting for recharge of groundwater may be done through a bore-well around which a pit of 1m width may be excavated upto a depth of at least 3m and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore-well.
 - iii) An impressive surface/underground storage tank of required capacity may be constructed in the setback or other open spaces and the rain water may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have drawn-off taps suitably placed so that rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank shall be provided with an overflow.
 - iv) The surplus rain water after storage may be recharged in to ground through percolation pits or trenches or combination of pits and trenches. Depending on the geo-morphological and topographical conditions, the pits may be of the size of 1.20 m width X 1.20 m length X 2 m to 2.50 m depth. The trenches can be of 0.60 m width X 2 to 6 m length X 1.50 to 2 m depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials:
 - a) 40 mm stone aggregate as bottom layer upto 50% of the depth.
 - b) 20 mm stone aggregate as lower middle layer upto 20% of the depth.
 - c) Coarse sand as upper middle layer upto 20% of the depth.
 - d) A thin layer of fine sand as top layer.
 - e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
 - f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/ trenches. The projection of the wall above ground shall at least be 15 cm.
 - g) Perforated concrete slabs shall be provided on the pits/trenches.
 - h) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
 - v) The terrace shall be connected to the open well/bore-well/storage tank/ recharge pit/trench by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washing from roof or terrace catchment, as they would contain undesirable dirt. The mouth of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia. for a roof area of 100 sq.m.

- vi) Rain Water Harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structure shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
- vii) The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose. Provided that when the rain water in exceptional circumstances will be utilised for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for bypassing the first rain water has been provided. Provided further that, it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

33.0 REGULATION FOR WASTE WATER RECYCLING

33.1 Type of Waste Water

The Waste Water is of following types:--

- i. Black Water.- means Waste Water from W.C. Urinals and M.S.W.
- ii. Grey Water.–means Waste Water from Bathrooms, Sinks, Shower and Wash Areas etc.
- iii. Apart from Residential Waste Water, Waste Water generated from Industrial, Medical, Commercial and Waste generated from Garbage shall also be treated as per the guidelines given by the Maharashtra Pollution Control Board.

33.2 APPLICABILITY

These Regulations shall be applicable to all Developments/ Redevelopments/part Developments for the uses as mention under (C-1) to (C-6) shall have the provision for treatment, recycling and reuse of Waste Water. The applicant shall along with his application for obtaining necessary layout approval/ building permission shall submit a plan showing the location of Waste Water Treatment Plant, furnishing details of calculations, references, implementation, etc. This Plan shall accompany with the applicant's commitment to monitor the system periodically from the date of occupation of the respective building.

33.3 REGULATIONS

33.3.1 (C-1) For Layout Approval/Building Permission

- (i) In case of Residential layouts, area admeasuring 10000 sq.m. or more, in addition to 10 % open space, prescribed in the bye- laws, a separate space for Waste Water Treatment and Recycling Plant should be proposed in the layout.
- (ii) On the layout Plan, all Drainage lines, Chambers, Plumbing lines should be marked in different colour and submit the layout for approval to the PMRDA.
- (iii) The Recycled Water shall be used for Gardening, Car Washing, Toilet Flushing, Irrigation, etc. and in no case for drinking, bathing, washing utensils, clothes, etc
- (iv) In the Estimate of Waste Water Recycling Plant only provision for basic civil work and required machinery will be proposed by the PMRDA other than these provisions, additional machinery, plumbing, Water tank pipe, landscape should be provided by Owner or Developer on his Own Cost.
- (v) A clause must be included by the Owner/ Developer in the purchase agreement that the purchaser, Owner of the Premises/Organization or Society of the purchasers shall ensure that:

- a. The Recycled Water is tested every six months either in Municipal Laboratory or in the laboratory approved by PMRDA or by State Government and the result of which shall be made accessible to the Competent Authority/ EHO of the respective Ward Office.
- b. Any recommendation from testing laboratory for any form of corrective measures that are needed to be adopted shall be compiled. Copy of any such recommendation and necessary action taken shall also be sent by the testing laboratories to the Competent Authority/ EHO of respective Wards.
- c. Maintenance of Recycling Plant should be done by the Developer or Housing Society or Owner.

33.3.2 (C-2) Group Housing/Apartment Building

In case of Group Housing if the area admeasuring 4000 sq.m. and above or if consumption of Water is 20,000 litres per day or if a multi-storeyed building where there are 20 or more tenements then Waste Water Recycling Plant as mentioned in (C-1) above should be constructed.

33.3.3 (C-3) Educational, Industrial, Commercial, Government, Semi-Government Organizations, Hotels, Lodgings etc.

For all above buildings having built-up area 1500 sq.m. or more or if Water consumption is 20,000 litre per day whichever is minimum, then provision for Waste Water Treatment Plant as mentioned in (C-1) is applicable.

33.3.4 (C-4) Hospitals

Those Hospitals having 40 or more beds, Waste Water Recycling Plant as mentioned in (C-1) is applicable.

33.3.5 (C-5) Vehicle Servicing Garages

All Vehicle servicing garages shall ensure that the Waste Water generated through washing of vehicles is treated and recycled back for the same use as mentioned in (C-1)

33.3.6 (C-6) Other Hazardous uses

All other Establishments/ Buildings where chances of Waste Water generated containing harmful chemicals, toxins are likely and where such water cannot be directly led into public sewers, the concerned Competent Authority may direct the Owners, users of such Establishments, Buildings to treat their Waste Water as per the directions laid in (C-1)

33.4 INCENTIVE

The Owner/Developer/Society setting up and agreeing to periodically maintain such Waste Water Treatment and Recycling Plant entirely through their own expenditure shall be eligible for an incentive in the form of fiscal benefits in Property Tax to the extent of 5% to Tenement holder/Society.

33.5 Penalty Clause

- (i) Any person / Owner / Developer / Organization / Society violating the provisions of these bye-laws, he shall be fined Rs. 2,500/- on the day of detection and if the violation continues, then he shall be fined Rs.100/- for every day as concrete action after written Notice from PMRDA.
- (ii) If any person / Owner /Developer / Organization / Society fails to operate as determined by the Authorised Officer of the PMRDA and from the observations of test results and/or physical verification of the Recycling plant, then he will be charged a penalty of Rs.300/- per day and disconnection of Water connection also.

34.0 SOLID WASTE MANAGEMENT

It shall be mandatory for:

- i. Housing complexes, Commercial establishments, hostels, hospitals having aggregate built-up area more than 4,000 sq.m. or more;
- ii. All three star or higher category hotels;

to establish a dedicated Solid waste management system to treat 100% wet waste and home-compostable plastic being generated in such buildings.

The treatment of wet waste shall be done through an organic waste composters/ vermiculture pits or other similar technologies of suitable capacity installed through reputed vendors.

The disposal of dry waste, e-waste, hazardous waste shall be carried out through authorised recyclers or any other system as specified by the Metropolitan Commissioner.

35.0 INCENTIVE FOR GREEN BUILDINGS

The PMRDA shall strive to promote green building concepts within the PMR area. In order to do so it may empanel agencies of repute as listed/ recognised by the State / Central Government. The following incentives shall be provided for green rated buildings.

- i. Green buildings shall be entitled for incentive FSI as below:

GRIHA Three star / IGBC Silver or equivalent rating – 3% incentive FSI on basic FSI.
GRIHA Four star / IGBC Gold or equivalent rating – 5% incentive FSI on basic FSI.
GRIHA Five star / IGBC Platinum or equivalent rating – 7% incentive FSI on basic FSI.

Provided, achieving minimum GRIHA Three star / IGBC Silver or equivalent rating for construction projects shall be mandatory for all buildings belonging to Government, Semi- Government, local bodies and public sector undertakings.

- ii. Incentive FSI will be awarded after pre-certification from the empanelled agency. This FSI shall be exclusive of the limits specified in this DCPR.
- iii. In case that the developer fails to achieve committed rating as per pre-certification at the time of final occupancy, a penalty shall be imposed at the rate 2 times of the land cost as per ASR for the incentive FSI for the rating not achieved.

PART - IX
SPECIAL SCHEMES/ ACTIVITIES

36.0 Deleted

37.0 SPECIAL REGULATION FOR DEVELOPMENT OF "INTEGRATED TOWNSHIP PROJECT (ITP)"

37.1.1 Applicability:-

These regulations shall be applicable to the areas under Pune Metropolitan Region under the jurisdiction of the PMRDA. If the ITP falls within the jurisdiction of more than one authority, in such cases the maximum area covered under the one authority shall have control over the entire ITP and the Development Control Regulations of the such Authority shall be applicable.

37.2 Requirements of Site:- The area proposed for Integrated Township shall fulfill the following requirements:-

- i. Any suitable area having area of 40 hect. (100 Acres) or more at one place.
- ii. The area shall be one, contiguous, unbroken and uninterrupted. Provided that, such area if divided by one or more watercourses (such as nalas, canals, etc.), existing or proposed roads of any width or by railways etc., shall be treated as one, contiguous, unbroken and uninterrupted, subject to condition that the Project Proponent/s shall construct necessary connecting roads or bridges as per site requirements at his own cost with due permission from concerned authorities. The Township Area may include Land, within the flood line, Hill Top & Hill Slope Zone as shown on Regional Plan subject to condition as mentioned in clause 37.7.1.3. However total of these areas shall be restricted to Maximum 40% of the total area under ITP.
- iii. The area shall have an access by means of an existing, or proposed road having minimum right of way of 18 m. In case of proposed road, such area shall have an access by existing road having width 12 m. or more only for the purpose of locational clearance of such project to be "Integrated Township Project" (ITP)
- iv. **Such area shall not include the area under:-**
 - a. Notified forest,
 - b. Water bodies like river, creek, canal, reservoir, etc.
 - c. Lands belonging to Tribal
 - d. Notified National Parks
 - e. Defence Estates
 - f. Cantonment Boards
 - g. Eco-sensitive Zone/Area Notified under Environmental (Protection) Act, 1986
 - h. Any restricted area.
 - i. Area of the Regional Plan having special regulation /character e.g. Sector „R of Pune Regional Plan.
 - j. Quarry Zone, notified SEZ, designated port/harbour areas, wildlife Corridor and biospheres reserves, Gaothan/Congested Area.
 - k. The historical and archeological places notified under the relevant act. Heritage properties along with its precincts.
 - l. Any other area that may be declared by the PMRDA/Govt. of Maharashtra from time to time.

37.3 Ownership of Lands:-

The project proponent/s shall have the ownership of all the land parcels under project. (**Explanation** – for this clause, ownership includes rights accrued vide one or more registered Development Agreement/s or Power of Attorney (PoA) for such development and disposal, on behalf of land owner/owners).

37.4 Permission and Declaration of Project by PMRDA:

- 37.4.1** The Project Proponent/s shall apply to the State Government for obtaining permission and declaration of such project to be a “Integrated Township Project”. Such application shall be accompanied by the following attested documents in two sets:-
- a) Details of ownership of land viz. extracts of V.F.No. 7/12 or Property Register Cards, in original having date not more than six months prior to the date of submission. In case of rights accrued through registered Development Agreement or PoA, attested copies of such documents.
 - b) Self-attested list of S.No./G.No./CTS showing name of owner as per record of rights, total area of such land parcel, area owned by the applicant in such land parcel, the name of person/ company owning the Development Rights, area proposed to be included in project from such land parcel.
 - c) Part plan of sanctioned Regional Plan, showing all the lands falling in the project.
 - d) No Objection Certificate from Water Resources Department in respect of lands falling in “Command Area” of any Irrigation Project.
 - e) Village maps showing the lands falling in the project.
 - f) Certificate from concerned Forest Officer not below the rank of Dy. Conservator of Forests, showing that the lands under project do not form part of and not included in reserved forest or protected forest or non-classified forest or not acquired under the provisions of the Maharashtra Private Forest (Acquisition) Act, 1975 and also, confirming that such lands do not form part of the Notified National Parks, prohibited area of Notified Wildlife Sanctuaries and Notified Bird Sanctuaries.
 - g) Certificate from the concerned revenue officer not below the rank of Tahsildar, showing the lands under project do not include lands belonging to tribal.
 - h) Certificate from the Director of Archaeological Department, Maharashtra State, showing that the lands under project do not include monuments notified by the Archaeological Department, Heritage buildings and Precincts. Such certificate should also mention the distance to be kept around such places, if any.
 - i) Receipt of processing fee (non-refundable) paid, at the PMRDA at the rate of Rs.5000/- per ha. for the current year with the yearly rise of Rs.500/- per ha. starting from the month of January every year or as per the rate decided by PMRDA from time to time.
- 37.4.2** On receipt of an application under Clause 37.4.1 above, the Government may, after consulting the Director of Town Planning, by notification in the Official Gazette, grant the locational permission and declare such project to be a “Integrated Township Project”, subject to such general and/or special conditions or, reject the application, under the provisions of Section 18(3)/44(2) of the said Act, within a period of 90 days from the date of receipt of application or reply from the Project Proponent/s in respect of any requisition made by State Government, whichever is later.
- 37.4.3** Every such permission and declaration shall remain in force for a period of two years, if not applied for Letter of Intent under Clause 37.5, from the date of issue of Locational Clearance Notification and thereafter it shall lapse. Provided that, the Director of Town Planning M.S. may, on application made by Project Proponent/s before expiry of the above period extend such period by two years in aggregate. Provided also that, it is not mandatory on Project Proponent/s to submit all the papers afresh as prescribed under Clause 37.4.1, however the affidavit regarding the ownership of land about any dispute shall be mandatory.
- 37.4.4** Such lapse shall not bar any subsequent application for fresh proposal.
- 37.4.5** The Director of Town Planning M.S., on the request of Project Proponent/s, by notification in the Official Gazette, may grant to add or delete any area, not exceeding 25% of the total area under Locational Clearance, subject to condition that the remaining area shall not be less than 40 Hect. The permissible FSI and other parameters shall increase or decrease accordingly.

37.5 Letter of Intent (LOI) by the District Collector:

- 37.5.1** The Project Proponent/s shall apply to the Collector for obtaining the Letter of Intent for such project. Such application shall be accompanied by the documents as prescribed in Clause 37.4.1(a) & 37.4.1(b) and also the documents as may be directed by the Metropolitan Commissioner in respect of ownership only.
- 37.5.2** The Collector shall verify and satisfy himself that Ownership and Development Rights of all the lands under project are with the Project Proponent/s before issuing the Letter of Intent.
- 37.5.3** On receipt of an application under Clause 37.5.1 the Collector shall grant the Letter of Intent for the whole area or separately for any part thereof, which shall not be less than 40 Ha. at the first instance, subject to conditions as may be deemed fit, or reject the application, within a period of 45 days from the date of receipt of application or reply from the Project Proponent/s in respect of any requisition made by the Collector, whichever is later. Provided that, in case of rejection, the Collector shall state the grounds for such refusal.
- 37.5.4** Every such Letter of Intent shall remain in force for a period of two years, if not applied for Development Permission under Clause 37.6, from the date of issue of Letter of Intent, unless renewed. Provided that, the Collector may, on application made by Project Proponent/s before expiry of the above period extend such period by two years in aggregate. Provided also that letter of intent granted by the Collector under earlier regulations may also be extended subject to other conditions of these regulations.

37.6 Master Layout Plan Approval by the Metropolitan Commissioner:

- 37.6.1** The project proponent/s shall apply to the Metropolitan Commissioner for obtaining the approval to the Master Layout Plan of the entire area as per Letter of Intent. Such application shall be accompanied by the documents in two sets as prescribed below:
- a) Attested copy of Gazette Notification issued by the Government under Clause 37.4.2.
 - b) Attested copy of Letter of Intent issued by Metropolitan Commissioner under Clause 37.5.
 - c) Part plan of sanctioned Regional Plan, showing the lands under the Master Layout Plan.
 - d) Village Map showing the lands under the Master Layout Plan.
 - e) In case, project has no access from existing road having right of way of 18 m. then documents showing the ownership of Project Proponent/s in lands proposed for 18 m. wide access road.
 - f) Bank Guarantee of requisite amount as prescribed in Clause 37.12.5
 - g) Undertaking and Affidavit as may be prescribed by PMRDA.
 - h) Copies of Master Layout Plan with or without Building Plans in three sets with sign of
 - i) Owner/developer and architect.
 - j) Contour map showing contour levels of lands under Master Layout Plan. Trueness of the contour shall be certified and attested by the surveying agency and the Project Proponent/s under their signature and seal.
 - k) Coloured satellite image showing lands under Master Layout Plan.
 - l) Phased Programme for development of infrastructure with amenities under project.
- 37.6.2** If the application is not accompanied by the documents mentioned in Clause 37.6.1, the Metropolitan Commissioner shall return the same to the Project Proponent/s immediately within 10 working days at his level only.
- 37.6.3** On receipt of application, complete in all respects, as prescribed under Clause 37.6.1, the Metropolitan Commissioner shall obtain technical consultation within 10 working days from PMRDA's technical team headed by Metropolitan Planner, PMRDA.
- 37.6.4** The technical team of PMRDA, shall send its remarks to the Metropolitan Commissioner within one month from the receipt of proposal from the Metropolitan Commissioner or receipt of reply from the Project Proponent/s in respect of any requisition made by him, whichever is later. Such master layout approval shall be given with the condition that project proponent shall not commence work without environmental clearance. Such environmental clearance shall be submitted at the time of sanction to the building permission.

- 37.6.5 Approval to the Master Plan and Building Plan:** The Metropolitan Commissioner shall grant development permission for master layout or reject the application, under requisite sections of the said Act, within one month from the receipt of technical scrutiny report.
- 37.6.6 Approval to the building plan:-**Detailed building permission under the master layout plan sanctioned as per clause 37.6.5 shall be granted by the PMRDA within 30 days from the receipt of the proposal from the project proponent as mentioned in 37.6.6.1.
- 37.6.6.1** The Project Proponent/s shall apply to the PMRDA for grant of building permission, alongwith all relevant documents and attested copy of Environment Clearance for the project from MoEF or the Authority empowered by the MoEF.
- 37.6.6.2** The Project Proponent/s shall submit the certificate of Architect regarding completion of plinth stating that the construction of plinth is strictly as per the submitted building drawings and also as per the approved building Plans to the PMRDA along with approved Plan. The PMRDA shall verify the same. If it is found that the construction of plinth is not as per the building permission sanctioned, the PMRDA shall reject such plinth checking certificate. In such circumstances, the Project Proponent/s shall demolish the said plinth and also the action against the Project Proponent/s and the concerned architect shall be initiated by the Metropolitan Commissioner. If it is found that the construction of plinth is as per the building permission sanctioned, then grant of plinth checking certificate shall not be necessary.

37.7. Planning Considerations:

37.7.1 Permissibility in respect of Zoning:-

- 37.7.1.1** Notwithstanding anything contained in any regulation for the time being in force, the project to be notified under this regulation may be permissible in any land-use zone/s of sanctioned Regional Plan, excepting areas mentioned in Clause 37.2(iv).
- 37.7.1.2** For the areas falling in zones, other than residential, commercial as per the sanctioned Regional Plan, the Project Proponent/s shall have to pay a premium for permitting project in such zones at the rates prescribed below:-

Sr. No.	Type of Zone	Premium Charges
a.	Afforestation Zone, Hill Top & Hill Slope Zone as shown on Regional Plan (Maximum 40% of the total area under ITP shall be permitted)	20 %
b.	Public / Semi-public Zone, Industrial Zone	10 %
c.	Agriculture/ No Development Zone/ and other zones excepting at Sr. No. a & b above.	15 %

(Explanation: Premium charges shall be calculated by considering the agriculture land rate of the said land as prescribed in Annual Statement of Rates (ASR) without applying the guidelines. Out of total premium 20% shall be paid at the time of Locational Clearance, 20% paid at the time of letter of Intent, 20 % at the time of sanctioning of Master Layout Plan and remaining 40 % shall be in four equal instalments per year)

37.7.1.3 No construction shall be permitted on the lands within the HFL. Also on land in Hill Top & Hill Slope Zone and lands having slope equal to or more than 1:5 in the said Project, whether specifically marked as such on the Regional Plan or not. No development of any sort and activity involving cutting / levelling / filling shall be permissible on such lands. Provided that, it shall be permissible to use such lands for Plantation, Park, Garden purposes, Access road to township development with minimum cutting and other users as otherwise permissible in respective Regional Plans and the FSI of such lands shall be permissible to the extent as prescribed in Clause 37.7.2.

37.7.2 Permissible Floor Space Index (FSI):-

37.7.2.1 Notwithstanding anything contained in any regulation for the time being in force, the basic permissible FSI for such project shall be 1.0, to be calculated on Gross Plot Area under Master Layout Plan without deducting any areas under the slopes, etc.

37.7.2.2 Further, additional built up area as mentioned below shall be permissible on payment of premium at the rate of 20 % of the weighted average land rate of the said land as prescribed in Annual Statement of Rates for the relevant year, without applying the guidelines therein. Such premium shall be paid at the time of Building permission.

Area under Township	Additional built-up area on payment of premium
40 hectand up to 200 Hectare.	Upto 70 % of basic permissible FSI
More than 200 hec. and up to 500 Hectare	Upto 80 % of basic permissible FSI
More than 500 hec.Hectare	Upto 100 % of basic permissible FSI

37.7.2.3 Over and above the FSI as prescribed above, an additional FSI in lieu of construction of tenements for social housing shall be permissible as prescribed in Clause 37.9, without charging premium.

37.7.2.4 It shall be permissible to utilise the maximum permissible built-up area as prescribed above, anywhere in the area under sanctioned Master Layout Plan.

37.7.3 Mandatory Town-Level Amenities - Area and FSI Allocations:- Master Layout Plan shall provide for town-level area and FSI allocation, to be kept at one or more places, as follows:-

a) Spaces for Recreation:-

Sr. No.	Particulars	Minimum Area Required	Conditions
i	Garden/s and Park/s	5% of Master Layout Area.(out of this 50% area may be allowed on Hill Top Hill Slop Zone)	Out of this at least 1000 sq. mt. area shall be kept open for Town Plaza/Town Square. Such area shall be kept open and may be allowed to be proposed at suitable places. Major public amenities/activities shall be cluster around this area.
ii	Play Ground/s	7.5% of Master Layout Area	Maximum 10% of area under Play Ground which may accommodate indoor games, stadiums and allied users only.

(Note: These spaces shall be exclusive of open spaces to be required at sector-level layouts)

b) Spaces for combined School/s (Primary School/s + High School/s) -

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area required
i	for Master Layout area of 40 Ha.	5,000 sq.m.	5,000 sq.m.
ii	for Master Layout area more than 40 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.	

Note:

- i) The requirements prescribed above are by considering School to be run in double shift.
- ii) Requirement of plot area and built up area shall be exclusive of Play Ground spaces. Hence it is mandatory to show separate Play Ground adjoining to school building at the rate of 7 sq. m. / student.

c) Community Health Care Facilities:-

Primary and Secondary Health Care Facilities like Dispensary, Maternity Home, Hospital etc.

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area required
i	for Master Layout area of 40 Ha.	1,000 sq. m.	1500 sq. m.
ii	for Master Layout area more than 40 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.	

d) Community Market:-

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area required
(i)	Mutton Market		
	for Master Layout area up to & inclusive of 200 Ha.	1000 sq. m.	As per requirement
	for Master Layout area more than 200 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.	
(ii)	Fish Market & Vegetable Market		
	for Master Layout area up to & inclusive of 200 Ha.	1000 sq. m.	As per requirement
	for Master Layout area more than 200 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.	

Note: Users mentioned in (i) & (ii) above may be clubbed together for convenience purpose, without altering the requirements in plot area and built-up area.

e) **Public Assembly Facilities:-Town Hall and/or Auditorium including Library**

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area required
(i)	for Master Layout area up to & inclusive of 200 Ha.	15000 sq.mt.	15000 sq.mt.
(ii)	for Master Layout area more than 200 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.	

f) **Economic Activities:-**

Economic activities including users such as Market, Multiplex, Mall, Information Technology & Information Technology enabled Services (IT &ITeS) including SEZs, Essential Shopping, Recreational Centers, Trade & Commerce, Education, Hospitals, Non-polluting Industries, Service Industries, Entertainment, Tourism, Star Category Hotels, Convention Centers, Gymnasiums, Socio-economic activities, such as workshop, hostel for Autistic persons and Mentally Retarded persons except independent residential tenements, etc. as per requirements.

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area required
i	for Master Layout area of 40 Ha.	40,000 sq.m.	80,000 sq.m
ii	for Master Layout area more than 40 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.	

Note-

- i) Users as mentioned in b, c, d, e & f may be clubbed together, in Economic Activities Component, subject to condition that, total built-up area should not be less than the summation of minimum required for all such users, irrespective of their individual plot area requirements.
- ii) The required parking spaces for all such amenities as per norms shall be provided in same plot.

g) **Public Utilities:- For Master Layout area upto & inclusive of 200 Ha.**

Sr. No.	Particulars	Minimum Area Required	Permissible Built-up Area
i	Fire Brigade Station-	3000 sq.m. or as prescribed by the Director of Fire Services, Maharashtra State	As per recommendations of the Director of Fire Services, Maharashtra State.
ii	Sewage Waste Management Project (SWMP)	4000 sq.m.	As per requirements
iii	Cremation Ground	2000 sq.m.	As per requirements
iv	Burial Ground	2000 sq.m.	As per requirements
v	Bus Station / Transport Hub	3000 sq.m.	
vi	Police Station	1000 sq.m.	
vii	Electric Sub-station	As per requirement	
viii	Other Public Utilities	As per requirement	
ix	Public Parking Facilities	As per prevailing DCR	
x	Solid waste management	As per requirement	

Note:

- i) If the facility of Cremation Ground/ Burial Ground is available in the village where the Township is located in such case these requirements need not be insisted subject to NOCs of respective Gram Panchayat.
 - ii) If Police Station is available within 1k.m. area from the proposed Township, then such facility need not to be provided.
- h) Transport & Communication:-**
- i) The entire area of the project shall be well-knitted with proper road pattern, taking into consideration the linkages with existing roads within the project and outside area as well. All such roads shall be developed by the Project Proponent/s as per Annexure I.
 - ii) The width of the -
 - a. Classified Road should not be less than as may be prescribed by concerned public authority;
 - b. Main / Arterial / Ring Road should be minimum right of way of 18 mt.
 - c. Other Sub-Arterial roads, Collector streets, local streets, etc., shall be proposed as per the requirements to cater to the need of occupancies on such roads including for pedestrians.
 - d. Network of cycle track in entire Township area of minimum width of 3 meter shall be provided without clashing the vehicular traffic.
 - iii) It may be permissible for Project Proponent/s, to realign the Regional Plan Roads, and earlier existing roads passing through the project area, without changing the entry and exit points of such roads.
 - iv) All the Regional Plan Roads and all the Main / Arterial / Ring Roads, shall always be open for general public, irrespective of the fact that, they resides in the project ornot.

General Note for Amenities (a) to (h):

- a. The requirements prescribed above for items (a) to (f) are by considering FSI proposed for the project is only 1.0. If the FSI proposed is increased or decreased then the only built up area requirement shall be increased or decreased proportionately.
- b. The requirements prescribed above for items (g) are for Master Layout area up to & inclusive of 200 Ha. It shall be increased or decreased proportionately and may be proposed at one or more locations, as per requirements.

37.7.4 Residential Activities: -

Sr. No.	Particulars	Area	Built-up Area
i	Residential Activities (including Lands required for social housing, infrastructure such as waterstorage, drainage and garbage disposal, etc.)	The land excluding the land excluding the land required for purposes as shown in 37.7.3 (a) to (h). above purposes.as shown in 37.7.3 a to h	Remaining built-up area subject to minimum 60% of the total proposed built-up area.

37.8 Development Control Regulations:-

For those aspects which are not covered under this regulation, the prevailing provisions as prescribed in the DCPR (other than those covered in Appendix “M”) shall apply mutatis mutandis. The provisions of MoEF notifications amended from time to time shall also be applicable. However maximum height of building shall be allowed subject to provisions of National Building Code and Maharashtra Fire Prevention and Life safety measures Act 2006 and also any restriction imposed by Chief Fire Officer of PMRDA.

37.9 Social Housing:-

- 37.9.1** The Master Layout Plan shall provide sufficient space for construction of small tenements for persons from EWS and LIG categories (hereinafter referred to as the “Social Housing Component”), as a social responsibility with FSI as mention in Clause No 37.9.3. Out of this Social Housing Component 25 % FSI shall be utilised exclusively for construction of EWS tenements and remaining 75 % FSI shall be used for LIG tenements. Out of the total tenements constructed as Social Housing component, one third (1/3rd) tenements shall be kept for Rental Housing tenements which will be disposed on Rent only by the project Proponents.
- 37.9.2** Social Housing tenements shall be constructed with carpet area as specified by the MHADA for EWS and LIG category respectively.
- 37.9.3** The minimum Social Housing component shall be constructed at 15% of the Residential basic FSI of the area available for Residential Development as prescribed in Clause 37.7.4 (hereinafter referred to as the “Social Housing component”).
- 37.9.4** Social Housing tenements shall be constructed as per the general and special specifications prescribed by concerned unit of MHADA for their projects.
- 37.9.5** The Project Proponent/s, after getting commencement certificate of Social Housing component as per MHADA as mentioned above shall immediately intimate to MHADA regarding the numbers of Social Housing Component to be disposed by them to the allottee. Upon such intimation, MHADA within a period of six months, from the date of receipt of such intimation after following procedure of lottery system shall prepare the list of the allottee and forward it to the Project Proponent/s. The project proponent shall dispose of such EWS housing tenements to the allottees at the rate fixed by the MHADA from time to time.
- Provided that if the MHADA is unable to provide the list of the allottee as mentioned above then the project proponent shall dispose of such social housing tenements in the market at the rate fixed by the MHADA from time to time.
- 37.9.6** Every Occupation Certificate for the regular tenements shall be granted only along with the Occupation Certificate in proportionate with Social Housing component.
- 37.9.7** Amalgamation of such Social Housing tenements shall not be permitted in any case.
- 37.9.8** The purchaser of tenement under social housing shall deposit an amount equivalent to 10% of the construction cost of tenement, as prescribed in Annual Statement of Rates prevailing at the time of occupation, with the Project Proponent/s as one-time maintenance deposit for onsite infrastructure maintenance.
- 37.9.9** The Project Proponent/s shall maintain the premises and common spaces outside the building/s of social housing including concerned all basic infrastructure and amenities, in good condition in the same manner with the maintenance of remaining area of the project.
- 37.9.10** The purchaser of tenement under social housing shall have to pay all the government taxes, duties like stamp duty, VAT, service tax, etc. at actual, to the Project Proponent/s, as per the requirement, from time to time.

37.10 Liability of Project Proponent/s:-

37.10.1 The entire project shall be an integrated one with all facilities within the boundaries of such project. All the on-site infrastructure i.e. internal roads, approach road, street lights, water supply and drainage system shall be mandatory and constructed / maintained in future by the Project Proponent/s. Proposed internal roads and Open Spaces in the layouts shall be used only for ITP.

37.10.2 The Regional Plan Roads & Reservations which are included in ITP shall be developed by project proponent and after development made available to the general public. Such reservations may be allowed to shift within 500 mtrs (within Township Area Only) by Metropolitan Commissioner, PMRDA.

37.10.3 It shall be the responsibility of the Project Proponent/s to maintain all the infrastructure in good condition at his own cost and management, during and after completion of the project.

Provided that, the Project Proponent/s may handover the infrastructure, for maintenance purpose, only after the completion of the project, to the Urban Local Body, when constituted in the area comprised by the project.

37.10.4 Project Proponent/s shall mandatorily provide facilities for making the project SMART-

- i) The people residing in the project area, an efficient and timely public transportation system up to the nearest public transportation station/hub/depot/stand shall develop or tie with Government / Semi Government or private transport agency for such efficient public transportation. The number of buses and trips will be decided by MSRTC / Local Transport Authority.
- ii) Continuous unobstructed footpath of minimum 1.5 m. width on either sides of all street/ roads width ROW 12 m. or more.
- iii) Dedicated and physically segregated bicycle track with a width of 3 mt. or more ,should be provided for entire Township area.
- iv) Pedestrian friendly pathways, encouragement to non-motorized transport, intelligent traffic management, non -vehicle street / zones, smart parking, energy efficient street lighting visible improvement in the area i.e. replacing overhead electric wiring with underground wiring, encroachment free public areas.
- v) Generation of power through non-conventional energy sources like solar, wind and other shall be mandatorily provided with atleast 10% of total requirement;
- vi) Energy management by adopting advanced technology like installing Solar Water Heating System, Solar Lamps/Lights in common areas, LED Lamps, auto-operated street lights, solar pumps, etc. all external lighting shall be of LED, Solar Water Heating System, Solar Lamp shall be compulsorily provided;
- vii) Effective water management by adopting water harvesting techniques like rain water harvesting, recycling of used water, metered water supply to the users under project, double plumbing pipeline .The recycled water shall be used for flush system, gardening, carwash and industrial use;
- viii) Effective safety & security measures like CCTV surveillance at strategic locations, centralized control room, etc.;
- ix) Smart and fast internet/broad band connectivity to all residence, e-governance online system for grievance redressed;

- x) Citizens participations in decision making about public community issues.
- xi) Real time environmental monitoring i.e. air pollution, noise pollution etc. shall be observed;
- xii) e-DCR for building plans with BIM, 3-D maps on GIS of the utility services network and properties in the city, as recommended by the PMRDA, central command, control and emergency response center for all infrastructure facilities. Project Proponent/s shall also provide urban design concept plans along with Master Plan.
- xiii) It shall be obligatory on the part of Project Proponent/s to provide and be provided for, the infrastructure and green building norms that are necessary as per the guidelines as may be laid down by the PMRDA and Government, under the policy of development of “Smart City” from time to time.

37.10.5 Project Proponent/s shall also mandatorily provide for:-

- a) **Water Supply** - Safe and potable drinking water at the rate of 90 liters per capita per day, exclusive of requirement of water for firefighting and gardening purposes. The storage capacity of the same shall be at least 1.5 times of the actual required quantity as determined by expected population (Resident and Floating) and other uses. The Project Proponent/s would be required to develop proper internal distribution with double pipe plumbing and maintenance system along with smart metering and shall specially undertake rain water harvesting, groundwater recharging and waste water recycling within the project.

Provided that, the Project Proponent/s should not use groundwater as a source of water, to meet the above requirement.

- b) **Drainage and Garbage Disposal:-** The Project Proponent/s shall make suitable and environment friendly arrangements for the disposal and treatment of sewage and solid waste generated in the project at source , as per the norms of the Maharashtra Pollution Control Board. The Project Proponent shall provide zero discharged in ITP for solid as well as liquid based. The Project Proponent/s should provide facilities for water conservation by different means such as Rain Water Harvesting, Recycling of Waste Water, etc. and also set-up, in the project area itself, the Solid Waste Management Project (SWMP) with a sufficient capacity for processing of 100% garbage and solid waste so that it should be zero liquid discharge to city from the area.
- c) **Power:-** The Project Proponent/s shall ensure continuous and quality power supply for the project area. The Project Proponent/s may draw the power from any existing supply system or may go in for arrangement of captive power generation with the approval from the concerned authority. If power is drawn from any existing supply system, the Project Proponent/s shall, before commencement of development, procure a firm commitment of power for the entire Township from the power supply company. It shall be mandatory for the project proponent to adequate infrastructure for generation of minimum of grid interactive 10% power supply from new and renewable energy sources with net metering facility.

37.11 Occupancy Certificate:-

37.11.1 Application for obtaining the Occupancy Certificate for project, in full or part shall be submitted by Project Proponent/s to the PMRDA. Such application shall be accompanied by -

- a) All the relevant documents along with coloured satellite image showing the area under Master Layout Plan;
- b) Documents showing compliance of the conditions prescribed while according sanctions from time to time;

- c) Appropriate declaration/s and undertaking/s made by the Project Proponent/s and his technical personnel/s;
- d) Any other requirement as may be prescribed by the Metropolitan Commissioner.

37.11.2 The Metropolitan Commissioner shall grant Occupancy Certificate or reject the application within one month from the receipt of the application.

37.11.3 The Metropolitan Commissioner, before issuing the Occupancy Certificate for the project as a whole, shall verify and satisfy himself about the completion of erection / development / construction of all the basic required infrastructure in Master Layout plan. In case, an application for part occupancy, such completion shall be as prescribed in phase programme.

37.12 General Stipulations:-

37.12.1 Development of basic infrastructure and amenities shall be completed by the Project Proponent/s to the satisfaction of the Metropolitan Commissioner either for whole or as per phases, of the project.

37.12.2 It shall not be mandatory for the Project Proponent/s to provide Amenity Space as otherwise required as per regulation of Regional Plan, if any.

37.12.3 The Project Proponent/s shall plant indigenous trees at the rate of at least 150 trees per ha. and maintain it properly. The certificate to that effect issued by the Deputy Conservator of Forest or an officer nominated by him for this purpose shall be produced by Project Proponent/s at the time of application for Final Occupation Certificate under Clause 37.11.

37.12.4 All the amounts of scrutiny fees, charges, premium etc. shall be payable to the PMRDA.

37.12.5 The Project Proponent/s shall submit a bank guarantee of an amount equal to the 15% of estimated development cost required for development of the basic infrastructure such as roads, water supply, drainage & garbage disposal, installations for power supply, firebrigade station & fire engines. Such development cost be worked out as per respective phases taking into consideration the phased programme for development of infrastructure with amenities under project as submitted and as required under clause 37.6.1. Certificate regarding estimated development cost shall be produced by the respective Architect of the project.

37.12.6 The Project Proponent/s shall construct and maintain the Fire Station at their cost. The project proponent post a well-trained staff at fire station as per the recommendations of the Chief fire officer of PMRDA. The amount of all expenditure on such staff shall be the responsibility of the Project Proponent/s. After completion of fire station and as per requirement such firebrigade/station shall be handed over to PMRDA on the condition decided by the PMRDA and project proponent.

37.12.7 Developer shall complete the Integrated Township Project within 10 years from the approval to the master plan. However this period of completion may be extended by the PMRDA subject to terms and conditions as may be decided by the PMRDA considering the development of Township. Developer shall develop and maintain the infrastructure up to the completion of the ITP project. Within such period property tax shall be levied by the respective Grampanchayat at 50 % of normal rate as prescribed under the Grampanchayat Act. Respective Grampanchayat shall provide mandatory provisions like Birth and Death Registration Certificate etc. for the same period in such ITP. Provided that the utilities like firebrigade, police station/chauki etc. shall be handed over to the PMRDA as per the terms and conditions to be decided by the PMRDA.

37.12.8 A local Authority shall be formed under section 3 read with section 341 of the Maharashtra Municipal Council, Nagar Panchayat and Industrial Town ship Act 1965 according to population of such town ship. The newly formed respective authority shall take over the operation maintenance of infrastructure in the Integrated Township Project area with the previous approval of Government. However, if the area under ITPs merged in any Local Authority then operation and maintenance of

infrastructure in such Integrated Township Project area shall be made by the respective Local Authority.

37.12.9 Licensing to the Project Proponent/s - The respective Authority shall provide licenses to the Project Proponent/s for telephone Connection, Power and other utilities in the Township area. After granting the license from the respective Authority, the project proponent/s shall provide utilities in the Township area as per the terms and conditions laid down by the PMRDA

37.12.10 It shall be mandatory for the Project Proponent/s to provide atleast 9 mt. wide road to the land not owned by the project proponent which is surrounded by the Township Area

37.13 Special Concessions: -

37.13.1 Deemed conversion for Non-Agricultural (N.A.) Use:-The lands under approved Master Layout Plan shall be considered as deemed N.A. No separate permission shall be required under the provisions of Maharashtra Land Revenue Code, 1966.

37.13.2 Grant of Government land: -The Government land/s, if surrounded by the lands owned by the Project Proponent/s, may preferably be granted to the Project Proponent/s, as per the rules and regulations to that effect, by the Revenue and Forest Department of the State Government. Maximum 10% of the total area under township shall be allowed to be included in such township.

37.13.3 Concession in Stamp Duty: - For the first transaction, from Project Proponent/s to Purchaser, of any unit under any user, from approved Master Layout Plan or subsequent building plan under this Regulation, a concession to the extent of 50% of stamp duty as otherwise required under the Mumbai Stamp Act, shall be granted.

37.13.4 Exemption in payment of Development Charges:-The amount of Development Charges under subsection (3) of Section 124F of the said Act shall be exempted to the extent of 50% for, institution of use or, change of use of any land or building or, development of any land or building, proposed for project undertaken by a Project Proponent/s under this Regulation.

37.13.5 Relaxation from Mumbai Tenancy and Agriculture Land Act:-The condition that, only the agriculturist will be eligible to buy the agriculture land shall not be applicable to the Project Proponent/s for purchasing agriculture land for Integrated Township under this Regulation.

37.13.6 Exemption from Ceiling for holding agriculture land:-The limit for holding agriculture land, stipulated in the Maharashtra Agricultural Lands(Ceiling and Holdings) Act, 1961 shall not be applicable to the Project Proponent/s for development of Integrated Township Project under this Regulation.

37.14 Transition Policy:-

37.14.1 It shall be permissible for the Project Proponent/s, to whom Special Township Project has already been notified, to –

- a) Continue such Integrated Township Project under the erstwhile regulations and for that limited purpose erstwhile regulations for Integrated Township Project shall remain in force; or
- b) Apply for grant of Letter of Intent or Master Layout Plan as the case may be, under this regulation subject to payment of premium as prescribed in Clause 37.7.1 and 37.7.2, wherever applicable.

37.14.2 If in case as described in Clause 37.14.1(b), the construction of the project is on-going, it shall be permissible for the Project Proponent/s to opt for, this regulation subject to payment of premium as prescribed in Clause 37.7.1 and 37.7.2. Premium applicable as mention in clause 37.7.2 Social Housing Component as mention in clause 37.9 and economic activity as mentioned in 37.7.3 (f) shall be calculated on the difference of FSI permissible under clause 37.7.2 and FSI already sanctioned under erstwhile regulations.

37.15 Appeal: - Anyone aggrieved by an order passed under prevailing byelaws may within sixty days of the date of communication of the order prefer an appeal to the Government of Maharashtra.

37.16 Control by the State Government: - The Director of Town Planning M.S. is authorised on behalf of Government to monitor the Township Project who shall submit his report once in six months to the Government.

37.17 REGULATION FOR INCLUSIVE HOUSING

37.17.1 (a) For the sub-division or layout of the land admeasuring **10000 sq.mt.** or more for residential purpose minimum 20% of the net plot area shall have to be provided,

i) Either in the form of developed plots of 30 to 50 sq.mt. size for Economically Weaker Sections/ Low Income Groups (EWS/LIG), (hereinafter referred to as "affordable plots") in which plots of 30 sq.mt. size shall be kept for EWS; or,

ii) In the form of equivalent 20% net plot area, for constructing EWS/LIG tenements;

(b) The Land Owner/Developer shall sell the said affordable plots as mentioned at (i and ii) to MHADA at the land rate prescribed in the Annual Statement of Rates prepared by the Inspector General of Registration, Maharashtra State, Pune. If MHADA declines to purchase the same within a reasonable time of six months, then he can sale the affordable plots in the open market.

37.17.2 For a plot of land, admeasuring **10000 sq.mt.** or more to be developed for a Housing Scheme consisting of one or more buildings (hereinafter referred to as 'the said Scheme'), EWS/LIG Housing in the form of tenements of size ranging between 30 to 50 sq.mt, (hereinafter referred to as 'affordable housing tenements') shall be constructed at least to the extent of 20% of the basic zonal F.S.I., subject to the following conditions:-

a) The built-up area of the EWS/LIG tenements constructed under the Scheme shall not be counted towards F.S.I.

b) The Land Owner / Developer shall construct the stock of the affordable housing tenements in the same plot and the PMRDA shall ensure that the Occupation Certificate for the rest of the development 'under the said Scheme is not, issued till the Occupation Certificate is issued for the Affordable Housing tenements under the said Scheme.

Provided further that the Affordable Housing tenements of equivalent value as per ASR subject to minimum 20 % of built-up area as per original location may also be provided at some other location (s) within the same village.

c) The Project Proponent/s, after getting the Commencement Certificate for the scheme, shall immediately intimate to MHADA regarding the numbers of **affordable housing tenements** to be disposed by them to the allottee. Upon such intimation, MHADA within a period of six months from the date of receipt of such intimation shall duly after following procedure of lottery system prepare the list of the allottee and forward it to the Project Proponent/s. The project proponent shall dispose of such EWS housing tenements to the allottees at the construction cost in ASR applicable to the land under the Scheme plus 20 % additional cost. Out of this 20 % additional cost, 10 % shall be paid to MHADA towards their administration charges.

d) There shall be no obligation to construct affordable Housing tenements in the redevelopment project of any co- operative Housing Society in which the carpet area of all existing individual residential tenements does not exceed 80 sq.mt.

e) In case of Redevelopment of Individual bungalow these provisions shall not apply. However if redevelopment proposed on area more than 10000 sq.mt. these provisions shall be applicable.

f) There shall be no obligation to construct affordable housing tenements in accordance with these provisions in any Housing Scheme or residential development project wherein, owing to the relevant provisions of the Development Control and Promotion Regulations, 20% or more of the basic Zonal FSI is required to be utilized towards construction of residential tenements for the EWS/LIG and also for the development / redevelopment of any land, owned by the Government or any Semi-Government organization. Provided such development / redevelopment is undertaken by the Government or such Semi- Government Organization by itself or through any other agency under BOT or PPP model.

Provided that in case of Development of reservations of Public Housing, Housing for Dishoused, Public Housing / High Density Housing and the EWS/LIG tenements constructed under the provisions of any other Act, these provisions shall not be applicable.

37.17.3 Amalgamation of affordable plots / affordable tenements shall not be allowed.

37.17.4 These provisions shall be applicable prospectively and shall not be applicable to any Housing Scheme or residential development project wherein Commencement Certificate for full area had been issued prior to the date of coming into force of these provisions and was valid on such date. In case of revised approval this provision shall not be applicable. However, in case of part Commencement Certificate or revision of proposal where newly proposed area is more than 10000 sq.mt. then to that extent these regulations shall apply.

38.0 Tourism Development

38.1 The Metropolitan Commissioner, PMRDA shall allow the development of tourism activities as per following terms and conditions.

38.2 These regulations shall be applicable for Tourism Development in No Development Zone as set out herein below.

38.3 Tourism Development Project may be developed by individual or company or partnership firm or Government / Semi-government Organisations / Corporations

38.4 Size of plot & FSI – Minimum requirements regarding the size of the plot for Tourism Development Project and other features, shall be as follows:

i) Tourism Development Project shall be granted FSI as permissible as per Table No. 26 of these regulations.

Table No. 26

No Development Zone		
Total Area	Max. TD Project Area	Max. built up area permissible (FSI)
Area in hectare	Area in hectare	Area in sq. m.
2.0	1.0	5000 square meter
2.00-3.00	1.1	5500 square meter
3.00-4.00	1.2	6000 square meter
4.00-5.00	1.4	7000 square meter
5.00-6.00	1.6	8000 square meter
6.00-7.00	1.7	8500 square meter
7.00-8.00	1.8	9000 square meter
8.00-9.00	1.9	9500 square meter
9.00-10.00	2.0	10000 square meter
Above 10.00	1/5th of the holding	Half of the area of TDZ (0.5 FSI of TDZ area.)

Note:

- i) After deducting the area of Tourism Development, remaining land in No Development shall be entitled for FSI as permissible in respective zones.
- ii) For plots each more than 2 hectares in area in No Development Zone, no sub-division of plots shall be permitted.

38.4(a) Smaller Plots: - For existing landholders having smaller plots in No Development Zone, the provisions of promotion of tourism through bed & breakfast type of the arrangement for tourism shall be permissible. There shall be the same FSI as in No Development Zone for plots, according to Development Control Regulations.

38.5 Prohibition Tourism Development Project - Lands falling in categories specified below shall not be allowed for Tourism Development projects:

- a) Lands affected beyond permissible levels by pollution in land, water or air, as may be decided and certified by the Maharashtra Pollution Control Board.
- b) Areas from No Development Zone directly abutting the Residential Zone without being separated by road having width not less than 18 m.

38.6 Infrastructural Facilities – All the infrastructural facilities required in site as specified by the Metropolitan Commissioner, PMRDA shall be provided by the developer at his own cost on the site. Proper arrangement for treatment and disposal of sewage and sullage and solid waste shall be made to the satisfaction of Metropolitan Commissioner, PMRDA & Maharashtra Pollution Control Board. No untreated effluent shall be allowed to pass into the sea or any water body.

38.6(a) Reserved sites for TDZ – Where the lands are located in unique/unusual area, particularly suitable for development of tourism in view of existing water body, scenic beauty, tree plantation or geological formation etc. but are designated/ reserved in the Regional Plan for the purpose of park or gardens or recreation ground or private garden or private recreational ground, it can be specified as Tourism Development Zone. The minimum area of such site, however, shall not be less than 1.00 Ha. The floor space index available for development in such a site shall be 0.20. This FSI is to be consumed on only 15% of the area of the lands declared as Tourism Development Zone; out of the site designated for open user such as Recreation Ground, Parks etc.

38.7 Environment & Education – Places where rare species of migratory birds are known to visit and where there is a heritage of flora & fauna shall be given preference in development of Tourism Development Projects. Actions shall be taken by the developer for creating environmental awareness among the local population & especially among school going children in nearby area as directed by Metropolitan Commissioner, PMRDA.

38.8 In addition to above tourism development shall be permitted as following as per table no. 27 in the Afforestation Zone:

- i) Permissible Use

The following building user will be permissible in the Tourism Development Zones (T.D.Z.) as indicated in Table No. 27

- a) Conventional hotels, including cottages for Tourist.
 - b) Canteens/restaurants and tea stalls including pan and cigarette booths;
 - c) Baths and toilets for camping sites providing for tents/caravans;
 - d) Public utilities and services like information centre, tourist reception centre, telephone booths, first aid centre, structures for recreation purpose such as health farms, water sports facilities, marine jetties and pontoons for docking of boats, swimming pools, boat house, badminton halls and the like.
- ii) Minimum area of plot and maximum built up area etc, should be governed by the rules given in Table No. 27.

Table No. 27

Sub-Zone	Minimum area of plot/land	Maximum built up area (inclusive of temporary structures)	Maximum height of structures
1	2	3	4
1) Tourism Development Zones around lakes (a belt of 500 mtrs from FSL/HFL of Lake)	1 hect. (0.4 hect in case of development by local residents)	F.S.I. of 0.10 in case of tourist resort with minimum 10 rooms accommodation and ancillary users. Provided further that in case of Tourist Resort	1) Within a belt of 100 to 300 mtrs. From HFL/FSL of the Lake only Ground floor structures with maximum height of 5 mtrs with slooping roof.
		Development undertaken by local residents, concessional FSI of total 0.15 will be permitted for their already developed plots comprising extension of existing building. For Farm House/Forest House development 100 sq.mt. per 0.4 hect. Of plot + 50 sq.mt. per 0.4 hect. For ancillary structures	2) Within a belt of 300 to 500 mtrs. From HFL/FSL of the lake Ground + one with maximum 9 mtr. height.
2) Lands falling within the belt of 200 mtrs to 1.5 km from the historical monuments and places of archeological importance.	1 hect. (0.4 hect) in case of development by local residents.	F.S.I. of 0.10 in case of tourist resort with minimum 10 rooms accommodation and ancillary users. Provided further that in case of Tourist Resort Development undertaken by local residents, concessional FSI of total 0.15 will be permitted for their already developed plots comprising extension of existing building. For Farm House/Forest House development 100 sq.mt. per 0.4 hect. Of plot + 50 sq.mt. per 0.4 hect. For ancillary structures	Ground + one with maximum height of 9 mtrs.

3) Afforestation Zones (except Govt. reserved forests) catchment areas of the lake & area in the 500 mt. to 1500 mt. belt around lakes (where low density is essential).	1 hect.	100 sq. mt. per 0.4 hect. of plot + 50 sq. mt. per 0.4 hect. for ancillary structures.	Only Ground floor ²⁰⁸⁵ with maximum height of 5 mt. and sloping roof.
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- iii) Tree Plantation: Maximum number of appropriate species of trees, preferably 500 trees per hect. (except where the forest department's certificate is obtained about larger area per tree being required for the selected species) should be given only after a certificate from the competent forest authority about the survival of the required number of trees is obtained.
- iv) Further restrictions about building – No building including temporary structures, nor and camping ground will be permitted in areas having slopes steeper than 1 in 5. Similarly, no structures including temporary structures and tents/caravan sites (except boat house and jetties) will be permitted in the belt of 50 mtrs, from the High Flood Level of lakes and 200 mtrs. From boundary of protected monuments and temples of tourist importance. However, temporary removable ground floor structures including tents, camping grounds may be permitted in the belt of 50 mtrs. to 100 mtrs from HFL/FSL of the lake. Provided further that, no toilet Blocks (Bath, W.C.etc) are allowed within 100 mtrs from HFL/FSL of the lake.
- v) Treatment of effluent etc. – Proper arrangement for treatment and disposal of sewage and sillage and solid wastes shall be made to the satisfaction of the Water Pollution Control Board. No treated/untreated effluent should be allowed to pass into the lake waters.
- vi) Open spaces along all sides – Minimum Open Spaces on all sides shall be 10 mtrs.
- vii) No basement shall be allowed in the construction of Tourist Resorts within the belt of 100 to 500 mtrs. from the HFL of the lake.
- viii) In order to prevent clustered development, a notional plot of minimum 1000 sq. mt. shall be designated to each cottage.
- ix) Other features of buildings- Normal Rules shall apply in respect of building features other than the above. However, the construction shall be consistent with the surrounding landscape and local architectural style.

39.0 Innovative Development Proposals: If any development proposal is submitted by the owner or developer, consisting of new concepts, innovative ideas, then such proposal may be approved by the PMRDA in its Authority meeting, if it is, otherwise, in accordance with the spirit of these regulations.

40.1 Research and Development Centers as approved by the authorities identified by the PMRDA in any Zone excluding Hill Top Hill Slope Zone and Eco sensitive zone shall be allowed on following conditions:

- a) The area of land shall be minimum 2 hectare.
- b) The basic permissible FSI shall be as per residential zone and additional incentive FSI of 100% of basic FSI shall be allowed free of premium.
- c) Out of the total allowable FSI, not more than 25 % shall be used for supplementary activities such as office use, staff Quarters, guest houses, convenience shopping, banking, clinics, library, health facilities and other amenities.
- d) At least 80 trees per hectare shall be planted and maintained.
- e) The violation of any of above (a) to (d) clauses shall lead to cancellation of permission.

40.2 Ropeway Projects: The landings of any rope way approved by competent authority shall be allowed in any excluding hill top hill slope / Eco sensitive zone of the plinth area not exceeding 1000 sq.mt. subject to other compliances and other utilities like water, drainage, sanitation as per these regulations.

The pylons/foundations for the rope way may be allowed as per the structural design requirement on the land / water following in any zone provided that the project proponent holds the rights to erect

such structures and also provided that no habitable use is allowed under the pylons.

- a) Following users shall be permitted in the landing areas
 - i) Ticketing,
 - ii) Tourist facilitation center,
 - iii) Service facilities/utilities,
 - iv) Restaurants/cafes,
 - v) Souvenir shops,
 - vi) Museums
 - vii) Amphitheaters.

40.3 Planetarium / Astronomical / Astrophysical Facilities / Projects:

These facilities may be allowed in any zone excluding Hill Top and Eco sensitive zone. It shall be used as an entertainment and learning center featuring shows about *space* in a domed or any specially designed theatre and *star gazing* and any such similar astronomical and astrophysical facilities for laboratory and large-scale research projects as well as for recreation subject to other compliances and other utilities like water, drainage and sanitation as per these regulations

- i. The area shall be minimum 2 hectares.
- ii. Permissible FSI shall not exceed 0.1.
- iii. There shall be no restrictions on sizing of various functional parts for planetarium / Astronomical / Astrophysical facilities only.

40.4 Trekking Routes / Nature Trails / Nature Walks:

These facilities may be allowed in any zone including Hill Top Hill slope and Eco Sensitive zone. One unit of following users shall be permitted along PMRDA recognized nature treks / nature walks at both the ends in case of minimum length of 10 kms and only at the beginning in case of total length not exceeding 5 kms subject to other compliances and other utilities like water, drainage, sanitation as per these regulations.

- a) Utilities including drinking water, toilets,
- b) First aid cabin,
- c) Emergency log room,
- d) Pantry facility not exceeding 10 sqm.

Provided that for every intermediate 10 kms length of trek one unit of utilities mentioned in (a) above may be permitted.

40.5 Proposed Town Planning Scheme (TPS) Area:

40.5.1 These Regulations shall be applicable for the TP Scheme Notified areas in the PMRDA Area.

41.0 SPECIAL REGULATIONS:

41.1 SPECIAL REGULATIONS FOR DEVELOPMENT OF TOURIST RESORTS/ HOLIDAY HOMES/ TOWNSHIP IN HILL STATION TYPE AREAS: The developments under the Hill Station Policy shall be governed by the Special Regulations as sanctioned by Government vide notification no. TPS-1896-1231-CR-123-96-UD 13, dated 26/11/1996 and its amendments by the Government from time to time.

41.2 SPECIAL REGULATIONS FOR DEVELOPMENTS WITHIN 10 KMS OF TAMHINI GHAT: These regulations shall be governed by the Special Regulations as sanctioned by the Government vide notification no. WLP.2012/C.R. 325/F-1 dated 03/05/2013 and its amendments by the Government from time to time.

42.0 Commercial use of lands owned by Zilla Parishad, Panchayat Samiti & Gram Panchayat:

Notwithstanding anything contained in these Regulations or the Development Plan/Regional Plan, the land owned by Zilla Parishad, Panchayat Samiti & Gram Panchayat (excepting the lands reserved for the appropriate authority other than Zilla Parishad, Panchayat Samiti & Gram Panchayat) shall be allowed to be developed for commercial use up to the maximum extent of 33% of the Floor Space Index available & subject to the general restrictions applicable otherwise to such development & also in accordance with Rural Development and Water Conservation Departments Resolution No. Sankul

- 2004/ Pra.Kra.54/ Para – 8, dated 30-04-2004 & as may be modified from time to time subject to the following conditions. –
- i) The lands must be owned by Zilla Parishad / Panchayat Samiti / Gram Panchayat as the case may be.
 - ii) These lands are not reserved for any other appropriate authority in Development Plan/Regional Plan Town Planning Schemes.
 - iii) Independent access of appropriate width shall be separately provided for each commercial user and original user.
 - iv) Parking requirement as prescribed for each type of user shall have to be provided

43.0 CONSERVATION OF HERITAGE BUILDINGS / PRECINCTS / NATURAL FEATURES

43.1 Applicability:

This regulation will apply to those buildings, artefacts, structures, areas and precincts of historic and/or architectural and /or cultural significance (hereinafter as “Listed Buildings/Heritage Buildings and listed precincts/Heritage precincts”) and those natural features of environmental significance including scared graves, hills, hillocks, water bodies(and the areas adjoining the same) etc.

43.2 Preparation of List of Heritage Buildings, Heritage Precincts and Natural Features.

The Metropolitan Commissioner on advice of Heritage Committee shall prepare heritage list and shall issue public notice in the local newspapers declaring his intention to include the buildings, artefacts, areas and precincts of historic and /or cultural significance and the list of natural features of environmental significance, including sacred graves, hills, hillocks, water bodies etc. and invite objections and suggestions from any person in respect of the proposed inclusion within a period of 30 days from the date of such notice.

The Metropolitan Commissioner shall issue notice to the owner of the buildings, artefacts, areas and precincts of historic and/or cultural significance etc. and invite objections and suggestions from such person in respect of proposed inclusion within 30 days from the date of such notice.

The Metropolitan Commissioner, in respect of any objections or suggestions, shall decide the same after giving hearing to the objections and send to the Government for approval. Government will sanction the said heritage list with modification, if required. This list will be called **Final Heritage List**.

Thereafter, the Metropolitan Commissioner may amend the Final Heritage List from time to time as and when required, on the advice of the Heritage Committee. In such case it shall not be necessary to take approval from Government, but the procedure as laid down above in this regulation regarding publication and objection / suggestion shall be followed before finalising it.

43.3 Restriction on development, Redevelopment/repairs etc.

No development or redevelopment or engineering operations or addition, repairs renovation including the painting of buildings, replacement of special features or plastering or demolition of any part thereof of the said listed buildings, or listed precincts or listed natural features shall be allowed except with the prior written permission of the Metropolitan Commissioner. Before granting any such permissions, the Metropolitan Commissioner shall consult the Heritage Conservation Committee to be appointed by the State Government (hereinafter referred to as ‘the said Heritage Conservation Committee’) and shall act on the advice of the Heritage Conservation Committee.

Provided that before granting any permission for demolition or major alterations/addition to listed buildings (or buildings within listed precincts) objections and suggestions from the public shall be invited and duly considered by the Heritage Conservation Committee.

Provided that, in exceptional cases for reasons to be recorded in writing the Metropolitan

Commissioner himself may overrule the advice of the Heritage Conservation Committee.²⁰⁸⁸

If the application for development, alteration, modification of the Heritage precincts or listed building is rejected under this regulation or while granting such permission any conditions are imposed on the owner which deprives him to use the FSI, the said owner shall be compensated by grant of Development Right Certificate.

43.4 Incentive uses for Heritage Buildings.

After the commencement of this Regulation, the Heritage Precincts or the Listed Buildings shall not be permitted to be used for any commercial or office purpose except with the permission of the Heritage Conservation Committee. However, in cases of buildings included in the Heritage Conservation List, if the owner /owners agree to maintain the listed Heritage Building as it is in the existing stage and to preserve its heritage with due repairs, the owner/owners may be allowed with the approval of the Heritage Conservation Committee to convert part of the whole of the non-commercial area to commercial /office use. Provided that, if the heritage building is not maintained suitably or if the heritage value of the building is allowed to be spoiled in any manner, the Metropolitan Commissioner shall withdraw the permission forthwith.

43.5 Grant of Transferable Development Rights to owners/lessees of heritage buildings/heritage precincts.

If the owner is deprived of using FSI on the said plot or development permission is granted to him with conditions which deprive him of use of FSI, then he shall be entitled for TDR as decided by the Commissioner in consultation of Heritage Conservation Committee. The utilization of this TDR shall be as per TDR Regulation.

43.6 Maintaining Skyline

Building included in heritage precincts shall maintain the skyline in the precincts (without any high-rise development) as may be existing in the surrounding area, so as not to demolish or destroy the value and beauty of the said heritage buildings/heritage precincts. The development within the precincts shall be in accordance with the guidelines framed by the Metropolitan Commissioner on the advice of the Heritage Conservation Committee.

43.7 Restrictive Covenants

Regulations existing as on date of this Regulation imposed under covenants terms and conditions, on the leasehold plots either by State Government or by the PMRDA shall continue to be imposed, in addition to the Development Control and Promotion Regulations. However, in case of any conflict with the heritage preservation interest/environmental conservation and the said Development Control and Promotion Regulations, this regulation shall prevail.

43.8 Grading of the listed buildings/Listed Precincts.

The Metropolitan Commissioner shall classify the Heritage Precincts, Heritage Buildings in —Grades such as (I),(II), (III). The meaning of these grades and basic guidelines for development permissions are as follows:

Grade-I	Grade-II	Grade-III
(A) Definitions		
<p>Heritage Grade-I comprises Buildings and precincts of National or Historic importance, excellence in architectural style, design technology and material usage and/or aesthetics; associated with a great historic event, personality, movement or institution. They have been and are the prime landmarks of the city and of National importance.</p>	<p>Heritage Grade –II (A and B) comprises buildings and precincts of Regional importance, possessing special architectural or aesthetic merit, or cultural or historical significance though of a lower scale than Heritage Grade-I. They are local landmarks, which contribute to the image and identity of the region. They may be the work of master craftsmen or may be models of proportion and ornamentation or designed to suit a particular climate.</p>	<p>Heritage Grade –III comprises buildings and precincts of local importance for townscape, they evoke architectural, aesthetic, or sociological interest though not as in Heritage Grade –II. These contribute to determine the character of the locality and can be representative of life-style of a particular community or region and, may also be distinguished by setting on a street line or special character of the façade and uniformity of height width and scale.</p>
(B) Objective		
<p>Heritage Grade-I richly deserves careful preservation.</p>	<p>Heritage Grade-II deserves intelligent conservation.</p>	<p>Heritage Grade-III deserves intelligent conservation (though on a lesser scale than Grade-II and special protection to unique features and attributes.)</p>
(C) Scope for Change		
<p>No interventions be permitted either on exterior or interior unless it is necessary in the interest of strengthening and prolonging the life of the buildings or precincts or any part of features thereof. For this purpose absolutely essential and minimum changes would be allowed and they must be in accordance with the original.</p>	<p>Grade-II (A) Internal changes and adaptive reuse and external changes may by and large be allowed but subject to strict scrutiny. Care would be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade-II</p> <p>Grade-II (B) In addition to the above, extension of Additional building in the same plot or compound, in certain circumstances be allowed, provided that, the extension/additional building is in harmony with (and does not detract from) the existing heritage buildings or precincts especially in terms of height, and facade.</p>	<p>External, internal changes and adaptive reuse would by and large be allowed. Changes can include extensions, and additional buildings in the same plot or compound. However any changes should be such that they do not detract from the existing heritage building/ precinct.</p>

(D) Procedure		
Development permission for the changes would be given by the Metropolitan Commissioner on the advice of the Heritage Conservation Committee.	Development permission for the changes / additional construction would be given by the Metropolitan Commissioner on the advice of Heritage Conservation	Development permission for the changes / additional construction would be given by the Metropolitan Commissioner on the advice of the Heritage Conservation Committee.
(E) Vistas/ Surrounding Development		
All developments in areas surrounding Heritage Grade-I shall be regulated and controlled by ensuring that it does not mark the grandeur of or view from Heritage Grade-I		

43.9 Signs and outdoor display structures

No display or advertising signs and outdoor display structures on listed building and / or the Heritage Precincts shall be permitted except accordance with part X (sign and outdoor display structure) National Building Code of India.

Prohibition of advertising signs and outdoor display structure in certain cases :

Notwithstanding the provisions mentioned above no advertising sign or outdoor display structures shall be permitted on buildings of architectural aesthetic historic or heritage importance as may be decided by the Metropolitan Commissioner, Committee or on Government buildings, save that in the case of Government buildings only advertising signs or outdoor display structures may be permitted if they relate to the activities for the said buildings' own purposes or related programs.

Provided that, if the Heritage Conservation Committee so advises, the Metropolitan Commissioner shall refuse permission for any sign or outdoor display structure.

43.10 Composition of Heritage Conservation Committee

There shall be Heritage Conservation Committee for the PMR. This Committee shall be constituted by the Metropolitan Commissioner. The committee shall comprise of the following members:

i)	Chairman Appointed by the Government	Chairman
ii)	Divisional/ District officer of Archaeological Survey of India	Member
iii)	Divisional/ District officer of Archaeological Survey of Maharashtra	Member
iv)	Joint Director, Town Planning, Pune Division	Member
v)	Conveyor INTAC Pune Chapter	Member
vi)	Heritage Conservation Architect having 10 years of experience and membership of the Council of Architecture	Member
vii)	Historian having experience of 10 years in the field of History.	Member

viii)	Structural Engineer having experience of 10 years and member of Institution of Engineers.	Member	
ix)	Chief Engineer, PMRDA	Member	
x)	Metropolitan Planner, PMRDA	Member secretary	

The tenure of the Members of categories (vi) to (viii) above shall change after every three years provided however that, the same person shall be eligible for reappointment as Member.

The Heritage Conservation Committee shall come into existence with effect from the date of its publication in the official Gazette.

No act of the Committee done in good faith, shall be deemed to be invalid by reason only of some defect subsequently discovered in the organization of the Committee or in the Constitution of the Committee or in the appointment of the Member or on the ground that such member was disqualified for being appointed.

The Chairman and in his absence the chosen Member of the Committee shall preside over the meeting of the Committee.

43.11 The Terms of reference of the Committee :-

- (i) To consider whether development permission should be granted under this Regulation and the conditions of such permission.
- (ii) To prepare a list or supplementary list of building artefacts, structures, areas precincts of historic aesthetic architectural cultural significance and a supplementary list of natural features of environmental significance including scared groves, hills, hillocks etc. water bodies (and the areas adjoining the same) to which this regulation would apply.
- (iii) To consider whether any relaxation, modification, alteration, or variance of any of the Development Control and Promotion Regulations is called for.
- (iv) To suggest amendments, changes or special regulations or modification to regulations for listed buildings and the heritage precincts regulated under these regulations
- (v) To consider on the extent of Development Rights to be granted to the owners of listed Building of the Heritage Precincts.
- (vi) To consider whether Development Rights Certificates may be allowed to be consumed in a heritage precinct.
- (vii) To consider whether to allow commercial /office user of any listed building of Heritage Precincts and when to terminate the same.
- (viii) To regulate erection of outside advertisement/bill boards.
- (ix) To recommend guidelines to be adopted by those private parties who sponsor beautification schemes at public intersection and elsewhere.
- (x) To evaluate the cost of repairs to be given to the owners to bring the existing building back to the original condition. For this purpose, the Committee may suggest ways to raise funds through private sources.
- (xi) To prepare special designs and elements and guidelines for listed buildings and control of height and essential façade characteristics such as maintenance of the buildings and to suggest suitable design adopting new materials for replacements keeping the old form intact to the extent possible.
- (xii) To prepare guideline relating to design elements and conservation principles to be adhered to and to prepare other guideline for the purpose of this regulation.
- (xiii) To consider any other issue as may be required from time to time during course of scrutiny of development permissions and in overall interest of heritage/environmental conservation.

In the absence of Heritage Conservation Committee, the Metropolitan Commissioner shall accord development permissions based on these Regulations.

43.12 Heritage Conservation Fund

1. Heritage buildings included in the said list shall be maintained by the owners of the said buildings themselves, with a view to give monetary help for such maintenance/repairs a separate fund may be created which would be kept at the disposal of the Metropolitan Commissioner, PMRDA, who will utilise these funds on the advice of the Heritage conservation Committee. The commissioner may, in such cases disburse appropriate amount to the owner or may get maintenance/ repair work done through PMRDA.
2. 2% of total development charges collected shall be transferred to the Heritage conservation fund.
3. The Metropolitan Commissioner shall have right to remove any unauthorized construction in the property enlisted as heritage property as an encroachment for the PMR land and recover the expenses of such removal/ demolition work form the owner as arrears of land revenue.
4. The Metropolitan Commissioner shall have right to enter into any such heritage property to repair such property to avoid any damage or injury, and the amount shall be spent from Heritage Conservation Fund and shall be recovered from the owner as arrears of Land Revenue.
5. If Heritage structure listed in Grade I needs conservation, preservation and immediate repairs and if the structure is affected due to vandalism by occupier/ owner, then the Metropolitan commissioner shall have right to acquire such heritage property and conserve its heritage value.

44.0 Mining or Quarrying Operations: With the prior approval of the Metropolitan Commissioner, PMRDA, Mining or Quarrying operations may be permitted in Agriculture/No Development Zone on following conditions:

- i) In areas within the region such pits and holes created in the process of mining and quarrying should be appropriately filled up and not left open.
- ii) The site shall be restored so as to make it safe either by raising a garden or in addition by planting fruit growing trees around it or by making it a water reservoir.
- iii) Mining & quarrying operation should be in a controlled manner, such as starting operation initially on a site away from crowded areas and later gradually extending it to the other
- iv) Hill tops and hill slopes from which rain water flow should not be allowed to be used for mining and quarrying.
- v) The natural landscape and environment are not to be adversely affected.
- vi) Quarrying shall be regulated in accordance with the method to be prescribed by the Metropolitan Commissioner, PMRDA
- vii) Regulations prescribed by the Revenue authorities regarding the resettlement and restoration of environment shall be strictly followed.
- viii) Quarrying shall not be permitted within 500m from the goathan / village settlements and from the rivers, forts, historical places and places of tourist interest.
- ix) The conditions prescribed under Maharashtra Minor Mineral Extraction Rules and Regulations shall be observed.

45.0 ERECTION OF MOBILE TOWERS:

Regulation for setting up of Telecommunication Cell Site(s)/Base Station(s) and installation of the equipments for Telecommunication Network in PMR area shall be as per **Appendix-O**.

PART – X
ACQUISITION / DEVELOPMENT OF RESERVED SITES IN REGIONAL
/ DEVELOPMENT PLAN

46.0 TRANSFERABLE DEVELOPMENT RIGHTS (TDR)

46.1 Transferable Development Rights (TDR) is compensation in the form of Floor Space Index (FSI) or Development Rights which shall entitle the owner for construction of built-up area subject to provisions in this regulation. This FSI credit shall be issued in a certificate which shall be called as Development Right Certificate (DRC).

Development Rights Certificate (DRC) shall be issued by Metropolitan Commissioner under his signature and endorse thereon in writing in figures and in words, the FSI credit in square meters of the built-up area to which the owner or lessee is entitled, the place from where it is generated and the rate of that plot as prescribed in the Annual Statement of Rates issued by the Registration Department for the concerned year.

46.2 CASES ELIGIBLE FOR TRANSFERABLE DEVELOPMENT RIGHTS (TDR):-

Compensation in terms of Transferable Development Rights (TDR) shall be permissible for:

- i) lands under various reservations for public purposes, new roads, road widening etc. which are subjected to acquisition, proposed in Draft or Final Regional/Development Plan, prepared under the provisions of the Maharashtra Regional and Town Planning Act, 1966;
- ii) lands under any deemed reservations according to any regulations prepared as per the provisions of Maharashtra Regional & Town Planning Act, 1966;
- iii) lands under any new road or road widening proposed under the provisions of PMRDA;
- iv) development or construction of the amenity on the reserved land;
- v) unutilized FSI of any structure or precinct which is declared as Heritage structure or Precinct under the provisions of Development Control and Promotion Regulations, due to restrictions imposed in that regulation;
- vi) in lieu of constructing housing for slum-dwellers according to regulations prepared under the Maharashtra Regional & Town Planning Act, 1966;
- vii) The purposes as may be notified by the Government from time to time, by way of, modification to, new addition of, any of the provisions of sanctioned Development Control and Promotion Regulations.

46.3 CASES NOT ELIGIBLE FOR TRANSFERABLE DEVELOPMENT RIGHTS (TDR):-

It shall not be permissible to grant Transferable Development Rights (TDR) in the following circumstances: -

- i) For earlier land acquisition or development for which compensation has been already paid partly or fully by any means;
- ii) where award of land has already been declared and which is valid under the Land Acquisition Act, 1894 or the Right to Fair Compensation & Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 unless lands are withdrawn from the award by the Appropriate Authority according to the provisions of the relevant Acts;
- iii) in cases where layout has already been sanctioned and layout roads are incorporated as Regional/Development Plan roads prior to these regulations;
- iv) in cases where layout is submitted along with proposed Regional/Development Plan Road, in such cases TDR shall not be permissible for the width of road that would be necessary according to the length as per Development Control and Promotion Regulations;
- v) if the compensation in the form of FSI / or by any means has already been granted to the owner;
- vi) where lawful possession including by mutual agreement /or contract has been taken;
- vii) for an existing user or retention user or any required compulsory open space or recreational open space or recreational ground, in any layout;
- viii) For any designation, allocation of the use or zone which is not subjected to acquisition.

46.4 GENERATION OF THE TRANSFERABLE DEVELOPMENT RIGHTS (TDR)

46.4.1 Transferable Development Rights (TDR) against surrender of land: -

- a) For Surrender of the gross area of the land which is subjected to acquisition, free of cost and free from all encumbrances, the owner shall be entitled for TDR or DR irrespective of the FSI permissible or development potential of the very said land to be surrendered and also that of land surrounding to such land at the rate as given below:-

Area Designated on DP	Entitlement for TDR/DR
Non-congested Area	2 times the area of surrendered land.
Congested Area	3 times the area of surrendered land.

(Explanation: Above entitlement may also be applicable to the compensation paid in the form of FSI to the owner to be utilised on unaffected part of same land parcel and in such cases the procedure of DRC shall not be insisted.)

Provided that, if levelling of land and construction/erection of the compound wall / fencing as per Clause No.46.4.1.b to the land under surrender is not permissible as per the prevailing Development Control and Promotion Regulations, the quantum of TDR shall be reduced to 1:1.85 and 1:2.85 in non-congested area and congested area respectively.

Provided also that Additional / incentive Transferable Development Rights (TDR) to the extent of 20 %, 15 % , 10 % and 5% of the surrendered land area shall also be allowed to the land owners who submit the proposal for grant of Transferable Development Rights (TDR) within 1, 2 ,3 years and 5 years from the TDR notification respectively.

Provided that the quantum of generation of TDR as prescribed above, shall not be applicable for TDR generated from construction of amenity or construction of reservation/roads, Slum TDR, and Heritage TDR. Also the quantum of Transferable Development Rights (TDR) generated for reservation in CRZ/BDP/HTHS areas or in areas which have some natural or legal constraint on development shall be as decided by the Government separately.

- b) DRC shall be issued only after the land is surrendered to the PMRDA, free of cost and free from encumbrances and after levelling the land to the surrounding ground level and after constructing / erecting a 1.5 m. high compound wall / fencing i.e. brick/stone wall up to 0.60 m. above ground level and fencing above that up to remaining height with a gate, at the cost of the owner and to the satisfaction of the Metropolitan Commissioner. Provided that, if on certain lands such construction / erection of compound wall / fencing is prohibited or restricted by any regulation, then quantum of Transferable Development Rights (TDR) shall be reduced as prescribed in proviso to Clause 46.4.1.a.

Provided further that, such construction / erection of compound wall/ fencing shall not be necessary for area under Regional/Development Plan roads. In such cases TDR equivalent to entitlement as mentioned in Regulation No. 46.4.1.a shall be granted without any reduction.

- c) If any contiguous land of the same owner/developer, in addition to the land under surrender for which Transferable Development Rights (TDR) is to be granted, remains unbuildable, the Metropolitan Commissioner may grant Transferable Development Rights (TDR) for such remaining unbuildable land also if the owner / developer hands it over free of cost and free from all encumbrance and encroachment. If such land is from the proposed roads then such land shall be utilised for road side parking, garden, open space or road side amenities including bus bays, public toilets or any compatible user as the Commissioner may decide and if the such land is from the proposed reservation then same shall be included in such proposed reservation and

shall be developed for the same purpose. The Metropolitan Commissioner shall quarterly report such cases to Government.

- d) In case of lessee, the award of Transferable Development Rights (TDR) shall be subject to lessee paying the lessor or depositing with the Planning Authority for payment to the lessor, an amount equivalent to the value of the lessors' interest to be determined by the Planning Authority on the basis of Land Acquisition Act, 1894 or the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 against the area of land surrendered free of cost and free from all encumbrances.

46.4.2 Transferable Development Rights (TDR) against Construction of Amenity-

When an owner or lessee with prior approval of Metropolitan Commissioner, may develop or construct the amenity on the surrendered plot or on the land which is already vested in the Planning Authority, at his own cost subject to such stipulations as may be prescribed and to the satisfaction of the Metropolitan Commissioner and hands over the said developed/constructed amenity free of cost to the Metropolitan Commissioner then he may be granted a Transferable Development Rights (TDR) in the form of FSI as per the following formula:-

Construction Amenity TDR in sq.m. = A/B * 1.25

Where,

A= cost of construction of amenity in rupees as per the rates of construction mentioned in Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of amenity is commenced.

B = land rate per sq.m. as per the Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of amenity is commenced.

46.5 UTILISATION TRANSFERABLE DEVELOPMENT RIGHTS (TDR):--

- 46.5.1** A holder of DRC who desires to use FSI credit therein on a particular plot of land shall attach valid DRCs to the extent required with his application for development permission. Proposal for Transferable Development Rights (TDR) utilisation shall be submitted alongwith the documents as may be prescribed by the Commissioner or by the Government from time to time.
- 46.5.2** With an application for development permission, where an owner seeks utilisation of DRC, he shall submit the DRC to the Metropolitan Commissioner who shall endorse thereon in writing in figures and words, the quantum of the TDR proposed to be utilised, before granting development permission. Before issuance of Occupation Certificate, the Commissioner shall endorse on the DRC, in writing in figures and words, the quantum of TDR/DRs actually used and the balance remaining if any.
- 46.5.3** The Transferable Development Rights (TDR) generated from any land use zone shall be utilised on any receiving plot irrespective of the land use zone and anywhere in congested or non-congested area earmarked on Regional/Development Plan. The equivalent quantum of Transferable Development Rights (TDR) to be permitted on receiving plot shall be governed by the formula given below:-

Formula: X = (Rg / Rr) x Y

Where, X = Permissible Utilisation of TDR/DR in sq.m. on receiving plot

Rg = Rate for land in Rs. per sq.m. as per ASR of generating plots in generating year

Rr = Rate for land in Rs. per sq.m. as per ASR of receiving plot in generating year

Y = TDR debited from DRC in sq.m.

46.5.4 Utilisation of Transferable Development Rights (TDR) and Road Width Relation:-

- 1) Notwithstanding anything contained in any regulation, the total maximum permissible built-up area and utilisation of Transferable Development Rights (TDR) on receiving plot shall be, subject to the road width, as prescribed below:-

Sr. No.	Plots Fronting on Road width	Maximum permissible TDR Loading
1	2	3
1	Below 9mt	0.20
2	9 mt and up to but less than 12mt	0.40
3	12mt and above but less than 15mt	0.60
4	15 mt and above but less than 24 mt	0.75
5	24 mt and above but less than 30 mt.	0.90
6	30 mt and above	1.00

Note:-

- i) Column No.3 shows the maximum permissible TDR that can be utilised on any plot;
 - ii) Maximum Building potential mentioned in Table No. 4 and 7 Column No.6 shall includes the basic FSI, allowable TDR, Additional FSI if any, Road widening FSI of the very said plot if any. However, the Metropolitan Commissioner shall not grant any relaxation due to such allowable loading potential unless he himself satisfied that there is constraint on development;
 - iii) If a plot is situated on internal road having dead end within 60 mt. from the main road, then such plot shall be treated as fronting on main road for the purpose of utilisation of TDR.
- 2) Provided that, the restrictions of total maximum permissible built up area in terms of FSI with respect to road width mentioned above shall not be applicable in cases where, the permissible FSI is more than the basic FSI in various schemes, like Metro Influence Zone BRTs, TODs etc. where specific provisions which are sanctioned by the Government shall apply.
 - 3) Provided that, the additional FSI permissible in certain categories of buildings such as, Educational building, Registered Charitable Institutional/ Medical / Hospital Building, Star Category Hotel, Religious Building etc. as per prevailing Development Control and Promotion Regulations, if any, can be availed either by full or part utilization of TDR or full or part utilization of additional FSI at the option of owner. However, the restriction of road width mentioned as above shall not be applicable when the owner exercises his option of availing utilization of additional FSI and in such cases limitation of maximum building potential as mentioned above shall not be applicable.
 - 4) The utilisation of Transferable Development Rights (TDR) shall be permissible by considering Gross Plot Area excluding area affected by reservations or deemed reservation, if any.

5) Areas Restricted from Utilisation of Transferable Development Rights (TDR) :-

Utilisation of Transferable Development Rights (TDR) shall not be permitted in following areas:-

- a) Agricultural / no development / Green belt/ Afforestation/ HTHS Zone in the Regional Plan provided that lands developable as per Gaothan Expansion and Zone Change Policy shall be eligible for utilization of TDR.
- b) Area within the flood control line i.e. blue line (prohibitive zone) as specified by Irrigation Department.
- d) Where the permissible basic Zonal FSI is less than 0.75.
- e) Area having developmental prohibition or restrictions imposed by any notification issued under the provisions of any Central/State Act (Defence restriction areas etc.) or under these regulations.

46.6 GENERAL STIPULATION:-

46.6.1 Development Rights (DRs) will be granted to an owner or lessee, only for reserved lands which are retainable and not vested or handed over to the Government /Urban Local Bodies and not exempted under section 20 or 21 of the then Urban Land (Ceiling and Regulations) Act, 1976 and undertaking to that effect shall be obtained, before a Development Right is granted. In the case of schemes sanctioned under section 20 or 21 of the said Act, the grant of Development Rights (DRs) shall be to such extent and subject to the conditions mentioned in section-20 scheme and such conditions as the Government may prescribe. In case of non-retainable land, the grant of Development Rights shall be to such extent and subject to such conditions as the Government may specify. The provisions of this Regulation shall be subject to the orders issued by the Government from time to time in this regard.

Provided that, in case of lands having tenure other than Class-I, like Inam lands, tribal lands etc., N.O.C. from Competent Authority, mentioning

- i) share of Government and land holder
- ii) transfer of such land in the name of Planning / Appropriate Authority, shall be produced by the land holder at the time of submission of application for grant of TDR.

46.6.2 DRC shall be issued by the Metropolitan Commissioner as a certificate printed on bond paper in an appropriate form prescribed by him. Such a certificate shall be a —transferable and negotiable instrument after the authentication by the Metropolitan Commissioner. The Metropolitan Commissioner shall maintain a register in a form considered appropriate by him of all transactions, etc. relating to grant of, or utilisation of, DRC.

46.6.3 The Metropolitan Commissioner shall issue DRC within 180 days from the date of application or reply from the applicant in respect of any requisition made by him, whichever is later.

46.6.4 Transfer of DRC-

- 1) The Metropolitan Commissioner shall allow transfer of DRC in the following manner
 - i) In case of death of holder of DRC, the DRC shall be transferred only on production of the documents as may be prescribed by him from time to time, after due verification and satisfaction regarding title and legal successor;
 - ii) If a holder of DRC intends to transfer it to any other person, he shall submit the original DRC to the Metropolitan Commissioner with an application alongwith relevant documents as may be prescribed by the Metropolitan Commissioner and a registered agreement which is duly signed by Transferor and Transferee, for seeking endorsement of the new holders name, i.e., the transferee, on the said certificate. The transfer shall not be valid without endorsement by the Metropolitan Commissioner and in such circumstances the Certificate shall be available for use only to the holder /transferor.
- 2) The utilisation of TDR from certificate under transfer procedure shall not be permissible, during transfer procedure.

46.6.5 The Metropolitan Commissioner may refrain the DRC holder from utilizing the DRC in the following circumstances:-

- i. Under direction from a competent Court.

- ii. Where the Metropolitan Commissioner has reason to believe that the DRC is obtained
 - a) by producing fraudulent documents;
 - b) by misrepresentation.

46.6.6 Any DRC may be utilised on one or more plots or lands whether vacant, or already developed fully or partly by erection of additional storeys, or in any other manner consistent with the prevailing Development Control and Promotion Regulations.

46.6.7 DRC may be used on plots/land having Regional/Development Plan reservations of buildable nature, whether vacant or already developed for the same purpose, or on the lands under deemed reservations, if any, as per prevailing Regulations.

46.6.8 Infrastructure Improvement Charges-

The utilizer shall pay to the PMRDA, an infrastructure improvement charges, for a proposed quantum of TDR to be utilised, at the rate of 5% of construction cost as per the prevailing Annual Statement of Rates.

47.0 VESTING OF LAND :-

47.1 The Metropolitan Commissioner, before issuing DRC, shall verify and satisfy himself that the ownership and title of the land proposed for surrender is with the applicant, and get the Record of Right to be corrected in the name of PMRDA.

PART XI
SUPPLEMENTARY AND MISCELLANEOUS PROVISIONS

48.0 CLARIFICATION

If any question or dispute arises with regards to interpretation of any of these regulations, the matter shall be referred to the Government, who after considering the matter and after giving hearing to the parties, if necessary, shall give a decision on the interpretation of the provisions of these Regulations. The decision of the Government, on the interpretation of these Regulations, shall be final and binding on the concerned party or parties.

49.0 Power to delegate: The Metropolitan Commissioner, PMRDA may, by an order, delegate any of the powers under these Regulations, exercisable by him, subject to such conditions, as he may consider appropriate, to any officer of the PMRDA not below the rank of Town planner, PMRDA.

50.0 Appeals: Deleted.

v

APPENDICES, PROFORMAS AND ANNEXURES

APPENDIX A-1**FORM FOR CONSTRUCTION OF BUILDING OR LAYOUT OF BUILDING / GROUP HOUSING**

Application for permission for development under Section 44 / 58 of The Maharashtra Regional and Town Planning Act, 1966.

From _____
(Name of the owner)

To,
The Metropolitan
Commissioner, PMRDA

Sir,

I intend to carry out the under mentioned development in the site/plot of land, on Plot No..... Town and Revenue S.No.....City Survey No.....Maujesituated at Road / Street Societyin accordance with Section 44 / 58 of the Maharashtra Regional and Town Planning Act, 1966.

I forward herewith the following plans and statements (Item i to ix) wherever applicable, in quadruplicate, signed by me (Name in block letters)and the Architect / Licensed Engineer / Structural Engineer / Supervisor, (License No.....), who has prepared the plans, designs and a copy of other statements /documents as applicable

- i)** Key Plan (Location Plan), (to be shown on first copy of the set of plans)
- ii)** Site Plan showing the surrounding land and existing access to the land proposed to be developed; (to be shown on first copy of the set of plans)
- iii)** A detailed building plan showing the plan, section and elevations of the proposed development work along with existing structure to be retained/ to be demolished, if any;
- iv)** Particulars of development in Form enclosed (to be submitted for development other than individual buildings);
- v)** Copy of sanctioned layout plan if any;
- vi)** An extract of record of rights, property register card (any other document showing ownership of land to be specified) alongwith consent of co-owners where third party interest is created;
- vii)** Attested copy of receipt of payment of scrutiny fees;
- viii)** Latest property tax receipt;
- ix)** No Objection Certificate(s), wherever required.

I request that the proposed development/ construction may be approved and permission be accorded to me to execute the work.

Signature of the Licensed /
Surveyor/Architect
Name
License No.
Contact No.
Dated

Signature of Owner
Name of Owner
Address of Owner
Contact No.
Dated

**FORM GIVING PARTICULARS OF DEVELOPMENT
(Item iv of Appendix A-1)**

1.	(a) (i) Full Name of Applicant	-----
	(ii) Address of applicant	-----
	(iii) e-mail ID	-----
	(iv) Contact / Mobile No.	-----
	(b)(i) Name and address of Architect/ licensed Engineer/ Structural Engineer/ Supervisor employed.	-----
	(ii) No. and date of issue of License	-----
2.	(a) Is the plot of, a City Triangulation Survey Number, Revenue Survey Number or Hissa Number of a Survey Number or a Final Plot Number of a Town Planning Scheme or a plot of an approved layout?	
	(b) Please state Sanction Number and Date of Sub-division / Layout	
	(c) Whether the land is situated in Core Area or Outside Core Area?	
3.	(a) What is the total area of the plot according to the ownership document and measurement plan?	-----
	(b) Does it tally with The Revenue/CTS Record	-----
	(c) What is the actual area available on site measured by Architect/licensed Engineer/Structural Engineer / Supervisor? (The permission shall be based on the area whichever is minimum.)	-----
	(d) Is there any deduction in the original area of the plot on account of D.P. Roads, or reservation(s). If so, are they correctly marked on the site plan? Please state the total area of such deductions?	-----
	(e) Is there any water stream in the land? State the area of such land.	
	(e) What is the area remained for development after above deduction(s)?	-----
	(f) What is the area proposed for recreational open space? (in case of land having original holding more than 0.4 hecter) Please mention the area.	
	(g) Whether amenity space as required under Regulation no.13.4 is left? Please mention the area.	
	(f) What is the net plot area as per Regulation no.13.8? (excluding (g) above)	
4.	Are all plans as required under Regulation no.6.2 enclosed?	
5.	(a) In what zone does the plot fall?	-----
	(b) For what purpose the building is proposed? Is it permissible according to the land use	

	classification?	
6.	(a) Is road available as an approach to the land? What is the average existing width of the road? (If the plot abuts on two or more roads, the above information in respect of all roads should be given)	
	(b) Is the land fronting on D.P. road? If so, width of the D.P. road	
	(c) Is the land fronting on National or State highway? If so, is the Building line / control line maintained? Please state the distance.	
	(c) What is the height of the building above the average ground level of the plot?	
	(d) Is it within permissible limit of height specified in Regulation no. 15.9 i.e. 1.5 times of the road width plus front margin?	
	(e) Does height exceed the limit specified in (d) above? If so, is height approved by Director of Fire Services, M.S.?	
7.	Is the land subject to restrictions of blue / red flood line, airport, railway, electric line, land fill sites, archaeology, etc.? Please state the details along with _No objection certificate 'if any.	
8.	(a) If there are existing structures on the plot	
	(i) Are they correctly marked and numbered on the site plan?	
	(ii) Are those proposed to be demolished immediately and hatched in yellow colour?	
	(iii) What is the plinth area and total floor area of all existing structures to be retained? (Please give details confirming to the plan submitted)	
9.	Is balcony area within the permissible limit of 15 %? State said balcony area and area counted in FSI.	
10.	Are double height terrace within the limit of 20%? Are they of supported type? State said double height terrace area and area counted in FSI.	
11.	(a) Please state the total built up area, (existing + proposed + extra balconies + extra double height terraces.)	
	(b) What is the basic permissible F.S.I. of the zone according to front road width?	
	(c) What is the premium FSI proposed to be consumed?	
	(d) What is the area of TDR proposed to be consumed?	
	(e) What is the additional FSI proposed to be consumed?	
	(f) Please state the overall F.S.I. utilised in the proposal?	

	(g) Is built-up area of each flat / unit mentioned on the plan?				
12.	Whether area for inclusive housing is required as per Regulation no.13.7? Please state the details.				
13.	(a) What is the width of the front marginal distance (s)? If the building abuts two or more roads, does the front marginal distance comply with Regulation?				
14.	(a) What is :	Permissible	Proposed		
	(i) the side marginal distance (s)?				
	(ii) the rear marginal distance (s)?				
	(iii) the distance between buildings?				
15.	(a) What are the dimensions of the inner or outer chowk?				
	(b) Is / are room (s) dependent for its light and ventilation on the chowk? If so, are the dimensions of the chowk as required?				
16.	(a) Whether sizes of the rooms comply with the dimensions mentioned in the regulations?				
	(b) Whether use of every room / part mentioned on the plan?				
	(c) Whether every room derives light and ventilation required under the regulations?				
17.	If the height of the building is more than 15 meter above the average ground level, is provision for lifts made?				
	(a) If so, give details of lift.	Passenger Capacity	No. of Lifts		
	(b) Details of Fire Lift.	Passenger Capacity	No. of Lifts		
18.	(a) Does the building fall under purview of Regulation no.6.2.6.1?				
	(b) If so, is fire escape staircase provided in addition to regular staircase?				
	(c) Whether the ramps to the basement are provided leaving 6 m marginal distance for movement of fire fighting vehicle?				
	(d) If podiums are proposed, does it allow the movement of fire fighting vehicle properly?				
19.	(a) What are the requirements of parking spaces under the Regulation no.20? How many are proposed?		Required	Proposed	
		Car			
		Scooter			
	(b) (i) Are loading-unloading spaces necessary?				
		(ii) If so, what is the requirement?			
		(iii) How many are proposed?			

20.	Is the sanitary arrangement provided as per the regulation?	
21.	Details of the source of water to be used in the construction	
22.	Distance from the sewer.	
23.	Please explain in detail in what respect the proposal does not comply with the Development Control and Promotion Regulations and the reasons there for, attaching a separate sheet if necessary.	

I hereby declare that I am the Architect/ licensed Engineer/ Structural Engineer/ Supervisor employed for the proposed work and that the statements made in this form are true and correct to the best of my knowledge.

Date : / /

Signature of the Architect/ licensed Engineer/ Structural Engineer/ Supervisor employed.

FORM OF STATEMENT 1 (to be printed on plan) [Sr. No. 8 (a) (iii)] Existing Building to be retained				
Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors.
(1)	(2)	(3)	(4)	(5)

FORM OF STATEMENT 2 (to be printed on plan) [Sr. No. 11 (a)] Proposed Building							
Building No.	Floor No.	Total Built-up Area of floor.	Balcony area within 15%	Excess balcony area counted in FSI.	Double height terrace area within 20%	Excess Double height terrace area counted in FSI.	Total FSI (3+5+7)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)

FORM OF STATEMENT 2 (to be printed on plan) [Sr. No. 11 (g)] Area details of Flat / unit						
Building No.	Floor No.	Flat / unit No.	Built up area of flat / unit along with Share of Common areas like staircase / passages	Area of Balcony attached to flat / unit	Area of Double height terraces attached to flat / unit	Total area of flat / unit (4 + 5 + 6)
1	2	3	4	5	6	7

Note :

- 1) Built up area of all flats / units on the respective floor shall tally with the total built up of that floor.
- 2) Above statements may vary, wherever required.

PROFORMA - I		
(At Right Hand top Corner of Plans)		
PROPOSED ----- COMPLEX ON C.T.S. NO./PLOT NO. / S.NO. / F.P.NO.----- OF VILLAGE MAUJE -----		Drawing Sheet No. X/Y
Stamps of Approval of Plans:		
A	AREA STATEMENTS	
	1. Area of plot (Minimum area of a, b, c to be considered)	
	a) As per ownership document (7/12, CTS extract)	
	b) as per measurement sheet	
	c) as per site	
	2. Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area	
	(b) Any D.P. Reservation area	
	(Total a+b)	
	3. Gross Area of Plot (1-2)	
	4. Recreational Open space	
	(a) Required	
	(b) Proposed	
	5. Amenity Space -	
	(a) Required -	
	(b) Proposed -	
	6. Service road and Highway widening	
	7. Internal Road area	
	8. Net Area of Plot = [3 – 5(b)]	
	9. Built up area with reference to Basic F.S.I. as per front road width (sr. no. 8 X 1.1)	
	10. Addition of area for F.S.I.	
	(a) In-situ area against D.P. road [1.85x sr. no. 2 (a)], if any	
	(b) In-situ area against Amenity Space [2.00 or 1.85 x sr. no. 5 (b)],	
	(c) Premium FSI area (subject to maximum of 0.3 of sr. no. 8)	
	(d) TDR area	
	(e) Additional FSI area under chapter VIII	
	(Total of a+b+c+d+e)	
	11. Total area available (9+10)	
	12. Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no. 15.4)	
	13. Total Built-up Area in proposal. (excluding area at Sr.No. 15.b)	
	a) Existing Built-up Area.	
	b) Proposed Built-up Area	
	c) Excess Balcony area counted in F.S.I.	
	d) Excess Double Height terraces area counted in F.S.I.	
	Total (a+b+c+d)	
	14. F.S.I. Consumed (13/8) (should not be more than serial no. 12 above.)	
	15. Area for Inclusive Housing, if any	
	a) Required (20% of sr.no.9)	
	b) Proposed	

Certificate of Area:

Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature

(Name of Architect/Licensed Engineer/Supervisor.)

Owner's declaration –

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by PMRDA. I/We would execute the structure as per sanctioned plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the worksite.

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration / License no. of Arch./ Lic.Eng./ Supervisor

APPENDIX A-2**FORM FOR SUB-DIVISION OF LAND AS PLOTTED LAYOUT**

Application for permission for development under Section 44 / 58 of The Maharashtra Regional and Town Planning Act, 1966.

From
(Name of the owner)

To,
The Metropolitan
Commissioner, PMRDA.

Sir,

I intend to carry out the under mentioned development in the site/plot of land, bearing S.No./Gut No. City Survey No....., Mouje, situated at Road/ Street in accordance with Section 44/58 of The Maharashtra Regional and Town Planning Act, 1966.

I forward herewith the following plans and statements (Item 1 to 6) wherever applicable, in quadruplicate, signed by me (Name in block letters) and the Architect / Licensed Engineer / Structural Engineer / Supervisor (License No.....), who has prepared the plans, designs and a copy of other statements /documents as applicable (Items 7 to 10).

- (1) Key Plan (Location Plan);(to be shown on first copy of the set of plans)
- (2) Site Plan showing the surrounding land and existing access to the land included in the layout;(to be shown on first copy of the set of plans)
- (3) A layout plan showing,
 - (i) sub-divisions of the land or plot with dimensions and area of each of the proposed sub-divisions and its use according to prescribed regulations;
 - (ii) width of the proposed streets; and
 - (iii) dimensions and area of recreational open spaces provided in the layout.
 - (iv) dimensions and area of amenityspace provided in the layout.
- (4) An extract of record of rights property register card (any other document showing ownership of land to be specified) alongwith consent of co- owners where third party interest is created.
- (5) Particulars of development in Form enclosed.
- (6) Attested copy of Receipt for payment of scrutiny fees.
- (7) No Objection Certificate, wherever required.

I request that the proposed layout may please be approved and permission accorded to me to execute the work.

Signature of the Licensed /
Surveyor/Architect

Name

License No.

Contact No.

Dated

Signature of Owner

Name of Owner

Address of Owner

Contact No.

Dated

**FORM GIVING PARTICULARS OF DEVELOPMENT
(PART OF APPENDIX 1.....ITEM 5)**

1.	(a) (i) Full Name of Applicant	
	(ii) Address of applicant	
	(iii) e-mail ID	
	(iv) Mobile No.	
	(b) (i) Name and address of Architect/licensed Engineer employed.	
	(ii) No. and date of issue of License	
2.	(a) Is the plot of, a City Triangulation Survey Number, Revenue Survey Number or Hissa Number of a Survey Number or a Final Plot Number of a Town Planning Scheme?	
	(b) Whether the land is situated in Core Area or Outside Core Area?	
3.	(a) What is the total area of the plot according to the ownership document and measurement plan?	
	(b) Does it tally with the Revenue/CTS Record	
	(c) What is the actual area available on site measured by Architect/ licensed Engineer/ Structural Engineer / Supervisor? (The permission shall be based on the area whichever is minimum.)	
	(d) Is there any deduction in the original area of the plot on account of D.P.Roads, or reservation(s). If so, are they correctly marked on the site plan? Please state the total area of such deductions?	
	(e) Is there any water stream in the land? State the area of such land and state whether it is excluded?	
	(e) What is the area remained for development after above deduction(s)?	
	(f) What is the area proposed for recreational open space? (in case of land having original holding more than 0.4 hecter) Please mention the area.	
	(g) Whether amenity space as required under Regulation no.13.4 is left? Please mention the area.	
	(f) What is the net plot area as per Regulation no.13.9? (excluding (g) above)	
	5.	Are all plans as required under Regulation no.6.2 enclosed?
6.	(a) In what zone does the plot fall?	
	(b) For what purpose the layout is proposed? Is it permissible according to the land use classification?	
7.	(a) Is road available as an approach to the land? What is the average existing width of the road? (If the plot abuts on two or more roads, the above information in respect of all roads should be given)	

	(b) Is the land fronting on D.P. road? If so, width of the D.P. road	
	(c) Is the land fronting on National or State highway? If so, is the Building line / control line maintained? Please state the distance.	
8.	Is the land subject to restrictions of blue / red flood line, airport, railway, electric line, land fill sites, archaeology, etc.? Please state the details along with 'No objection certificate' if any.	
9.	Whether the internal roads proposed in the layout conform to the Regulation no.12.	
10	Whether roads in the layout are co-ordinated with the roads in the surrounding layout?	
11	Whether the area and dimensions of plots are proposed as per prescribed regulations?	
11.	Whether area for inclusive housing is required as per Regulation no. 13.7? Please state the details.	

I hereby declare that I am the Architect/ licensed Engineer employed for the proposed work and that the statements made in this form are true and correct to the best of my knowledge.

Date : / /

Signature of the Architect/ licensed Engineer/
Structural Engineer/ Supervisor employed.

PROFORMA - I

(At Right Hand top Corner of Plans)

**PROPOSED ----- LAYOUT ON C.T.S. NO./PLOT NO. / S.NO. /
F.P.NO.----- OF VILLAGE MAUJE -----**

**Drawing Sheet
No.**

X/Y

Stamps of Approval of Plans:

A AREA STATEMENTS

1. Area of land
(Minimum area of **a, b, c** to be considered)
 - a) As per ownership document (7/12, CTS extract)
 - b) as per measurement sheet
 - c) as per site

2. Deductions for
 - (a) Proposed D.P./ D.P. Road widening Area
 - (b) Any D.P. Reservation area

(Total a+b)

3. Gross Area of Plot (1-2)
4. Recreational Open space
 - (a) Required -
 - (b) Proposed -

5. Amenity Space
 - (a) Required -
 - (b) Proposed -

6. Service road and Highway widening
7. Internal Road area
8. Area under layout plots
9. Net area of plots for FSI Calculations = (3-5b)
10. Permissible FSI factor for layout plots = (9/8)
11. Area for inclusive housing
 - (a) Required -
 - (b) Proposed -

Certificate of Area:

Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature

(Name of Architect/License Engineer/Supervisor.)

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Statement of distribution of FSI on each plot							
(to be printed at suitable place on plan)							
Plot no.	Plot area (sq.m.)	Rounding area of Road (if any) (sq.m.)	Remaining Plot area (b-c) (sq.m.)	Built up area on pro-rata basis i.e. (d x Pro-rata FSI factor)	Front Road width (m.)	basic FSI	Permissible Built-up area on Basic FSI (e x g) (sq.m.)
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)

APPENDIX 'B'

FORM FOR SUPERVISION

To,

The Metropolitan
Commissioner PMRDA.

Sir,

I hereby certify that the development/erection/re-erection/demolition or material alteration in/ or Building No. _____ on / in Plot No. _____ in Block No. _____ situated at Road / street _____ City Survey No. _____ shall be carried out under my supervision and I certify that all the materials (types and grade) and the workmanship of the work shall be generally in accordance with the general specifications and that the work shall be carried out according to the sanctioned plans. I shall be responsible for the execution of the work in all respects.

Signature and name of the Architect or Licensed _____
Engineer/Structural Engineer/ Supervisor

License No. _____

Date :

APPENDIX 'C'

QUALIFICATION, COMPETENCE, DUTIES AND RESPONSIBILITIES ETC. OF LICENSED TECHNICAL PERSONNEL OR ARCHITECT FOR PREPARATION OF SCHEMES FOR DEVELOPMENT PERMISSION AND SUPERVISION

C-1	General
C-1.1	The qualifications of the technical personnel and their competence to carry out different jobs for building permit and supervision for the purpose of licensing by the Authority shall be as given in Regulation no. C-2 to C-6. The procedure for licensing the technical personnel is given in Regulation no.C-6.
C-2	ARCHITECT
C-2.1	Qualifications- The minimum qualifications for an architect shall be the qualifications as provided for in the Architects Act, 1972for registration with the Council of Architecture. Such registered Architects shall not be required to again register their names with the PMRDA. However, he shall submit the registration certificate to the PMRDA.
C-2.2	Competence of Architect: To carry out work related to development permission as given below and shall be entitled to submit - (a) All plans and information connected with development permission. (b) Structural details and calculations for building on plot upto 500 sq. m. and upto 3 storeys or 11 m. height and (c) Certificate of supervision and completion for all buildings.
C-3	A)ENGINEER
C-3.1	Qualifications- 1) The qualifications for Licensing Engineer will be the corporate membership (Civil) of the Institution of Engineers or such Degree or Diploma in Civil or Structural Engineering or equivalent; 2) Diploma in Civil Engineering or equivalent, having experience of 10 years in the field of land and building planning.
C-3.2	Competence- To carry out work related to development permission as given below and shall be entitled to submit- (a) All plans and related information connected with development permission. (b) Structural details and calculations for building on plot upto 500 sq.m. and upto 3 storeys or 11 m.height, and (c) Certificate of supervision and completion for all building.
C-4	STRUCTURAL ENGINEER
	C-4.1 Qualifications- Qualifications for Licensing of structural engineers shall be as given below, with minimum 3 years of experience of structural engineering practice in designing and field work; (a) Graduate in Civil Engineering of recognised Indian or Foreign University and Chartered Engineer or Associated Member in Civil Engineering Division of Institution of Engineers (India)

	<p>or equivalent Overseas Institution; and</p> <p>(b) Shall have post graduate degree in structural engineering. In the case of doctorate in structural engineering the experience shall not be required.</p>		
C-4.2	Competence —he shall be entitled to submit the structural details and calculations for all buildings and supervision.		
C-4.2.1	Complicated buildings and sophisticated structures, as decided by the Metropolitan Commissioner, which are not within the horizontal areas and vertical limits under C-2.2 (b), C-3.2 (b), C-5.2 (a) (i)& C-5.2 (b) (i) shall be designed only by Structural Engineer.		
C-5	SUPERVISOR:		
C-5.1	<p>Qualification</p> <p>(a) For Supervisor 1 :-</p> <p>(i) Three years architectural assistantship or intermediate in architecture with two years' experience, or</p> <p>(ii) Diploma in Civil engineering <i>or equivalent qualifications</i> with two years' experience.</p> <p>(iii) Draftsman in Civil Engineering from ITI or equivalent qualifications with Ten years' experience out of which five year shall be under Architect/Engineer.</p> <p>(b) For Supervisor - 2:-</p> <p>(i) Draftsman in Civil Engineering from ITI <i>or equivalent qualifications</i> with five years' experience under Architect / Engineer.</p>		
C-5.2	<p>Competence</p> <p>(a) For Supervisor-1: he shall be entitled to submit -</p> <p>(i) All plans and related information connected with development permission on plot upto 500 sq.m.; and</p> <p>(ii) Certificate of supervision of buildings on plot upto 500 sq. m. and completion thereof.</p> <p>(b) For Supervisor-2 : he shall be entitled to submit -</p> <p>(i) All Plans and related information upto 200 sq. m. built up area, and</p> <p>(ii) Certificate of supervision for limits at (i) above and completion thereof.</p>		
C-6.	LICENSING-		
C-6.1	<p>Technical Personnel to be licensed:-</p> <p>The Qualified technical personnel or group as given in regulations; No C-3, C-4, C-5 shall be licensed with the authority and the license shall be valid for three calendar years ending 31stDecember after which it shall be renewed annually or every three years.</p>		
C-6.2	Fees for Licensing- The annual licensing fees shall be as follows:-		
	For Engineer and structural Engineer	1000 p.a.	
	For supervisor (1)	500 p. a.	
	For supervisor (2)	300 p. a	
	The Metropolitan Commissioner may revise above fees from time to time, if necessary.		

C-6.3 Duties and Responsibilities of Architects / Licensed Technical Personnel:

The duties and responsibilities of architects / licensed technical personnel shall be as follows:-

- (1) It will be incumbent on every architect / licensed technical personnel, in all matters in which he may be professionally consulted or engaged, to assist and co-operate with the Metropolitan Commissioner and other Officers in carrying out and enforcing the provisions of Maharashtra Regional & Town Planning Act, 1966 and of any regulations for the time being in force under the same.
- (2) Every architect / licensed technical personnel shall be responsible for due compliance with the provisions of Maharashtra Regional & Town Planning Act, 1966 and of any regulations for the time being in force under the said Act. It shall be obligatory on him to satisfy himself that a qualified and competent Mistry or Inspector of Works is constantly employed and present on the work to supervise the execution of all work and to prevent the use of any defective material therein and the improper execution of any such work.
- (3) Every architect / licensed technical personnel shall be responsible for carrying out work according to sanctioned plan.
- (4) Every architect / licensed technical personnel shall be responsible for correctness of the calculations and dimensions mentioned on the plan and shall be liable for consequences arising thereof.
- (5) Architect / licensed technical personnel shall not involve himself in any unauthorised development. He shall also make aware the client about legal provisions in respect of proposed development and consequences thereof.
- (6) When an architect / licensed technical personnel cease to be in the employment for the development work, he shall report the fact forthwith to the Metropolitan Commissioner.

APPENDIX 'D-1'
FORM FOR SANCTION OF BUILDING PERMISSION AND
COMMENCEMENT CERTIFICATE

To,

Sir,

With reference to your application No _____, dated _____ for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work / Building on Plot No _____ Revenue Survey No _____, City Survey No _____, mauja _____ situated at Road /Street _____, Society _____ the

Commencement Certificate/Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. You will have to handover the amenity space to the PMRDA before approval of final layout as per Regulation no.13.4. (wherever applicable)
4. You will have to submit an undertaking in respect of recreational open spaces as stipulated in Regulation.(wherever applicable)
5. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
6. This permission does not entitle you to develop the land which does not vest in you.
7. -----
8. -----
9. -----

Office No.

Office Stamp

Date :

Yours faithfully,

Metropolitan Commissioner,
 Pune or an officer appointed by

him

APPENDIX 'D-2'**FORM FOR TENTATIVE APPROVAL FOR DEMARICATION OF LAND / SUB-DIVISION LAYOUT**

To,

Sir,

With reference to your application No_, dated_____ for the land sub-division approval, under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work in respect of land bearing Revenue Survey No_____, City Survey No_____, mauje _____ situated at Road

/Street_____, Society_____, it is to inform you that, land sub-division layout is hereby tentatively approved and recommended for demarcation, subject to the following conditions:

1. You will get the land sub-division layout demarcated on the site by the Land Records Department and submit the certified copy to that effect for final approval.
2. It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the PMRDA after developing them to the satisfaction of the Metropolitan Commissioner.
3. If you wish that the PMRDA has to carry out these development works, then you will have to deposit the estimated expenses to the PMRDA in advance, as decided by the Metropolitan Commissioner.
4. You will have to handover the amenity space to the PMRDA before approval of final layout as per Regulation no.13.4. (applicable in case where owner is not allowed to develop)
5. You will have to submit an undertaking in respect of recreational open spaces as stipulated in Regulation.
6. This permission does not entitle you to develop the land which does not vest in you.
7. -----
8. -----

Office No.

Office Stamp

Yours faithfully,

Metropolitan Commissioner,
 Pune or an officer appointed by
 him

APPENDIX 'D-3'

FORM FOR FINAL APPROVAL TO THE LAND SUB-DIVISION / LAYOUT

To,

Sir,

With reference to your application No. _____, dated _____ for the land sub-division approval, under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work in respect of land bearing Revenue Survey No _____, City Survey No _____, mauje _____ situated at Road /Street _____, Society _____, the land sub-division layout is finally approved as demarcated under Section 45 of the Maharashtra Regional & Town Planning Act, 1966, subject to the following conditions:

1.	It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the PMRDA after developing them to the satisfaction of the Metropolitan Commissioner.
2.	If you wish that the PMRDA should carry out these development works, then you will have to deposit the estimated expenses to the PMRDA in advance, as decided by the Metropolitan Commissioner.
3.	As per the undertaking submitted by you in respect of recreational open space as stipulated in Regulation no.13.3, the said open space admeasuring ----- sq.m. stand vested in the name of plot holders of the layout or society of the plot holders and you have no right of ownership or interest in the said recreational open space.
	Since you have handed over the amenity space to the PMRDA, you shall be entitled for FSI equivalent to TDR, on the remaining land. (wherever applicable)
4.	This permission does not entitle you to develop the land which does not vest in you.
5.	-----
6.	-----
7.	-----
8.	-----

Office No. -----Office Stamp

-----Date : -----

Yours faithfully, Metropolitan

Commissioner, Pune
or an officer appointed by him

APPENDIX 'E-1'**FORM FOR REFUSAL OF BUILDING PERMIT / COMMENCEMENT CERTIFICATE**

To,

Sir,

With reference to your application No. _____ dated _____ for the grant of sanction for the development work / the erection of a building / execution of work on Plot No. _____, Revenue Survey No. _____, City Survey No. _____, mauje _____, I regret to inform you that the proposal has been refused under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, on the following grounds.

1. -----
2. -----
3. -----
4. -----
5. -----
6. -----

Office Stamp

Yours faithfully,
Metropolitan Commissioner,
Pune or an officer appointed by

him

APPENDIX 'E-2'**FORM FOR REFUSAL OF LAND SUB-DIVISION / LAYOUT**

To,

Sir,

With reference to your application No. _____ dated _____ for the grant of sanction for the development work bearing Revenue Survey No. _____, City Survey No. _____, mauje _____, I regret to inform you that the proposal has been refused under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, on the following grounds.

1. -----
2. -----
3. -----
4. -----
5. -----
6. -----

Office Stamp

Yours faithfully,

Metropolitan Commissioner,
Pune or an officer appointed by
him

APPENDIX 'F'
FORM FOR INTIMATION OF COMPLETION OF WORK UPTO PLINTH LEVEL

To,

The Metropolitan
Commissioner, PMRDA

Sir,

The construction up to plinth / column up to plinth level has been completed in Building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, Village _____ Sector No. _____ Ward No. _____, situated at Road/Street _____, Society _____ in accordance with your permission No. _____ dated _____ under my supervision and in accordance with the sanctioned plan.

Please check the completed work and permit me to proceed with the rest of the work.

Yours faithfully

Signature of Architect /Licensed Engineer/
Structural Engineer/Supervisor

Name : _____

(In Block Letters) _____

Address : _____

E-mail ID : _____

Mobile No.: _____

Date: _____

APPENDIX 'G'**FORM OF APPROVAL / DISAPPROVAL OF DEVELOPMENT WORK UPTO PLINTH LEVEL**

To,

Sir,

Please refer to your intimation No _____ dated _____

regarding the completion of construction work upto plinth / column upto plinth level in Building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, Village _____ SectorNo. _____ WardNo. _____, situated at Road/Street _____, Society _____ You may proceed / are not allowed to proceed with the further work as per sanctioned plans / as the construction upto plinth level does / does not confirm to the sanctioned plans.

Yours faithfully,

Metropolitan Commissioner,
PMRDA

Office No _____

Office Stamp _____

Date : _____

APPENDIX 'H'**FORM FOR COMPLETION CERTIFICATE**

To,

The Metropolitan Commissioner,

PMRDA

Sir,

I hereby certify that the erection / re-erection or part/ full development work in / on building / part building No _____ Plot No _____, Revenue Survey No. _____, City Survey

No. _____, mauje _____, has been supervised by me and has been completed on _____ according to the plans sanctioned, vide office communication No _____ dated _____. The work has been completed to the best of my satisfaction. The workmanship and all the materials (type and grade) have been strictly in accordance with general and detailed specifications. No provisions of the Act or the building Regulations, no requisitions made, conditions prescribed or orders issued there under have been transgressed in the course of the work. I am enclosing three copies of the completion plans. The building is fit for occupancy for which it has been erected/ re-erected or altered, constructed and enlarged.

I have to request you to arrange for the inspection & grant permission for the occupation of the building.

Yours faithfully

Signature and name of Architect /Licensed Engineer/
Structural Engineer/Supervisor

Encl : As above.

Date :

(Signature of Owner)

Name of Owner (in Block Letters)

APPENDIX 'T'**FORM FOR OCCUPANCY CERTIFICATE**

To,

i) Owner:

ii) Architect, Licensed Engineer Structural Engineer / Supervisor

Sir,

The part / full development work / erection re-erection / or alteration in of building / part building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, mauje _____, completed under the supervision of _____ Architect, Licensed Engineer/ Structural Engineer / Supervisor, / License No _____ may be occupied on the following conditions-

1. -----
2. -----
3. -----
4. -----

A set of certified completion plans is returned herewith.

Encl : As above.

Yours faithfully,

Metropolitan Commissioner,
PMRDA or an officer appointed
by him

APPENDIX 'J'**FORM FOR REFUSAL OF OCCUPANCY CERTIFICATE**

To,

i) Owner:

ii) Architect, Licensed Engineer Structural Engineer / Supervisor

Sir,

The part / full development work / erection re-erection / or alteration in of building / part building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, mauje _____, completed under the supervision of _____ Architect, Licensed Engineer/ Structural Engineer / Supervisor, / License No _____ is not allowed to be occupied because of the following reasons -

1. The construction carried out by you does not conform to the sanctioned plans.

2. -----

3. -----

A set of completion plan is retained with the PMRDA and remaining sets are regretfully returned herewith.

Encl : As above.

Yours faithfully, Metropolitan

Commissioner, PMRDA
or an officer appointed by him

APPENDIX 'K'**FORM OF INDEMNITY FOR PART OCCUPANCY CERTIFICATE****(On Stamp Paper)**

(Of such value as decided by the Metropolitan
Commissioner.)

To,

Metropolitan Commissioner,

PMRDA.

Subject:-**Sir,**

While thanking you for letting me occupy a portion of the above building before acceptance of the Completion Certificate of the whole building for the plans approved in communication No _____, dated_____I hereby indemnify the PMRDA against any risk,

damage and danger which may occur to occupants and users of the said portion of the building and also undertake to take necessary security measures for their safety. This undertaking will be binding on me /us, our heirs, administrators and our assignees.

Yours faithfully,

Signature and name of Owner

Witness:

Address:

Date:

Appendix 'L'					
SCHEDULE FOR SERVICE INDUSTRIES					
Sr. No.	Category of Industry	Service Industry Class -A (Permitted in R2 and C)			
		Criteria for Classification and special conditions			
		Maximum Permissible			
		Power requirement (in H.P.)	Employment (in persons)	Floor area (in sq. m.)	Special Conditions if any
(1)	(2)	(3)	(4)	(5)	(6)
I. Food Product					
1.	Preservation of meat, canning preserving and processing of fish crust aces and similar foods	-	-	-	Not permissible
2.	Manufacture of milk and dairy products such as butter, ghee, etc.	10	9	50	-
3.	Canning & preservation of Fruits & Vegetables including production of Jam, Jelly, Sauce, etc.	-	-	-	-
4.	(a) Rice huller (b) Groundnut decorticators (c) Grain Mill for production of flour (d) Manufacture of supari and Masala grindings. (e) Baby oil expellers	10 10 10 10 10	9 9 9 9 9	50 50 50 50 50	-
5.	Manufacture of bakery products with no Floor above	10	9	75	(i) Operation shall be permitted only between 8.00 hrs. to 20.00 hrs. (ii) Fuel used shall be electricity, gas or smokeless coal.
6.	Manufacture of cocoa, chocolate, Sugar confectionary	-	-	-	Not permissible
7.	Coffee, curing roasting and grinding	2	9	50	-
8.	Cashew nut processing like drying, shelling, roasting, salting etc.	-	-	-	Not permissible

9.	Manufacture of Ice	45	20	250	-
10.	Sugarcane crushing & Fruit Juice	2	9	25	-
II. BEVERAGES & TOBACCO					
11.	Manufacture of soft drinks and carbonated water	-	-	-	Not permissible
12.	Manufacture of bidi	No Power to be used	as permitted	250	May also be permitted in R-1 zone
III. TEXTILE & TEXTILEPRODUCTS					
13.	Handloom / power-loom of yarn for a maximum of 4 looms.	5	9	50	May also be permitted in R-1 zone in areas designated by the Metropolitan Commissioner.
14.	Printing dyeing & bleaching cotton, woollen & silk textiles	-	-	-	Not permissible
15.	Embroidery & making of crape laces & fringes	5	9	50	-
16.	Manufacture of all types of textile garments including wearing apparel.	3	9	50	-
17.	Manufacture of made up textiles goods such as curtains, mosquito net, mattresses, bedding material pillow cases, textile bags. etc.	3	9	50	-
IV. WOOD PRODUCTS AND FURNITURE					
18.	Manufacture of wooden & cane boxes & packing cases.	-	-	-	Not permissible
19.	Manufacture of structural wooden goods such as beams, posts, doors and windows	-	-	-	Not permissible
20.	Manufacture of wooden furniture and fixtures	1	9	50	i) Shall not be permitted adjoining a dwelling unit. ii) Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
21.	Manufacture of bamboo and cane furniture and fixtures	1	9	50	
22.	Manufacture of wooden products such as utensils, toys, art wares etc	-	-	-	Not permissible

V. PAPER PRODUCTS AND PRINTING PUBLISHING					
23.	Manufacture of cartons and boxes from papers and paper board, paper pulp,	5	9	50	Manufacture with paper pulp not permissible.
24.	Printing & Publishing newspaper.	5	9	50	-
25.	Printing & Publishing periodicals, books journals, atlases, maps, envelope, printing picture, post-card, embossing				i) Operation shall be permitted only between 8.00 hrs. and 20.00 hrs. ii) No restrictions of power, number of employees, area of hours of operation shall apply if located in a building, in separate plot not less than 500 sq. m. and if special permission of the Metropolitan Commissioner is obtained
26.	Engraving etching block making etc.	10	9	120	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
27.	Book binding	10	9	120	-
VI. LEATHER PRODUCTS					
28.	Manufacture of leather footwear	-	-	-	Not permissible
29.	Manufacture of wearing apparel like coats, gloves etc.	-	-	-	Not permissible
30.	Manufacture of leather consumers goods such as upholstery suitcases, pocket books, cigarette and key cases, purses etc.	-	-	-	Not permissible
31.	Repair of footwear and other leather	5	9	50	
VII. RUBBER AND PLASTIC :					
32.	Re-treading and vulcanizing works	2	9	50	
33.	Manufacture of rubber balloons, hand gloves and allied products	2	9	50	
VIII NON-METALLIC MINERAL PRODUCTS					
34.	Manufacture of structural stone goods, stone dressing, stone crushing and polishing	-	-	-	Not permissible

35.	Manufacture of earthen & plaster states and images, toys and art wares.	-	-	-	Not permissible
36.	Manufacture of cement concrete building components, concrete jellies, septic tank, plaster or paris work lime mortar etc.	-	-	-	Not permissible
IX.	METAL PRODUCTS :				
37.	Manufacture of furniture and fixtures primarily of metal.	-	-	-	Not permissible
38.	Plating & Polishing and buffing of metal products	-	-	-	Not permissible
39.	Manufacture of metal building components such as grills, gates. Doors and window frames, water tanks, wire nets, etc.	5	9	50	
40.	Manufacture and repair of sundry ferrous engineering products done by jobbing concerns such as mechanical works, shops with lathes, drills, grinders, welding equipment etc	-	-	-	Not permissible
41.	Total sharpening and razor sharpening works	1	6	25	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
X	ELECTRICAL GOODS :				
42.	Repairs of household electrical appliances such as radio set. Television set, tape recorders, heaters, irons, shavers, vacuum cleaners, refrigerators, air-conditioners, washing machines, electric cooking ranges, motor rewinding works etc.	3	9	50	(i) Operation shall be permitted only between 8.00 hrs. 20.00 hrs. (ii) No spray painting permitted.
XI	TRANSPORT EQUIPMENT				
43.	Manufacturing of push cart, hand cart, etc.	10	9	50	
44.	(a) Servicing and repairing of bicycle, rickshaws, motor cycle and motor vehicles (b) Battery charging and repairs.	10 5	9 6	50 25	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs. No spray painting permitted

XII. OTHER MANUFACTURING AND REPAIR INDUSTRIES AND SERVICES					
46.	Manufacture of jewellery and related articles	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
47.	Repair of watch, clock and jewellery	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
48.	Manufacture of sports and athletic goods	-	-	-	Not permissible
49.	Manufacture of Musical instruments and its repair.	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
50	Mass manufacture of miscellaneous Products such as costume, jewellery, costume novelties, feather, plumes, artificial flowers, brooms, brushes, lamp shades, tobacco, pipes, cigarette holders, ivory goods, bandages, wigs and similar articles.	-	-	-	Not permissible
51.	(a)Repairs of locks, stoves, umbrellas, sewing machines, gas burners, buckets & other sundry household equipment.	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
	(b) Optical glass grinding and repairs	3	9	50	
52.	Petrol filling stations/ CNG stations	10	9	(i) 30.5x16.75m. (ii) 36.5x30.5m	Plot size - without service bay Plot size - with service bay
53.	Laundries, Laundry service and cleaning, dyeing, bleaching and dry cleaning	5	9	50	(i) Cleaning & dyeing fluid used shall not have flash point lower than 138 ⁰ F. (ii) Operation shall be permitted between 8.00 hrs. to 20.00 hrs. (iii) Machinery having day load capacity of 20 kg and above.
54.	Photo processing laboratories.	5	9	50	Operation shall be permitted between 8.00 hrs. to 20.00 hrs.
55.	Electronic Industry of assembly type (and not of manufacturing type including heating load).	10	20	250	In independent structure on independent plot with special permission of the Metropolitan Commissioner
56.	Bio-technology Unit	--	--	--	As per Regulation no.23.8
57.	Information Technology Unit	--	--	--	As per Regulation no.23.9

Appendix M
Sanitation Requirements - Office Buildings

Sr. No.	Fixtures	Public Toilets		Staff Toilets	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
i)	Executive Rooms and Conference Halls in Office Buildings Toilet suite comprising one WC, one washbasin (with optional shower stall if building is used round the clock at user's option) Pantry optional as per user requirement	Unit could be common for Male / Female or separate depending on the number of user of each facility		For individual officer rooms	
ii)	Main Office Toilets for Staff and Visitors				
	a) Water-closet	1 per 25	1 per 15	1 per 25	1 per 15
	b) Ablution tap with each water-closet	1 in each water-closet			
	c) Urinals	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-
		Add @ 3% for Add @ 2.5 %	101-200 Over 200	101-200 Over 200	
	d) Washbasins	1 per 25	1 per 25	1 per 25	1 per 25
	e) Drinking water fountain	1 per 100	1 per 100	1 per 100	1 per 100
	f) Cleaner's sink	1 per floor			

Appendix M
Sanitation Requirements – Factories

Sr. No.	Fixtures	Offices/Visitors		Workers	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
i)	Water-closets (Workers & Staff)	1 for up to 25 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 15 2 for 16-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100
	For persons 101-200 add	3 %	5 %	3 %	5 %
	For persons over 200 add	2.5 %	4 %	2.5 %	4 %
	ii) Ablution tap	1 in each WC	1 in each WC	1 in each WC	1 in each WC
	iii) Urinals	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-
	For persons 101-200 add	3 %		3 %	
	For persons over 200 add	2.5 %		2.5 %	
iv)	Washbasins Washbasins in rows or troughs and taps spaced 750 mm c/c	1 per 25 or part thereof	1 per 25 or part thereof	1 per 25 or part thereof	1 per 25 or part thereof
v)	Drinking water fountain	1 per every 100 or part thereof with minimum one on each floor		1 per every 100 or part thereof with minimum one on each floor	
vi)	Cleaner's sink	1 on each floor	1 on each floor	1 on each floor	1 on each floor
vii)	Showers/Bathing rooms	As per trade requirements			
viii)	Emergency shower and eye wash fountain	-	-	1 per every shop floor per 500 persons	
NOTE – For factories requiring workers to be engaged in dirty and dangerous operations or requiring them to be in extremely clean and sanitized conditions additional and separate (if required so) toilet facilities and if required by applicable Industrial and Safety Laws and the Factories Act must be provided in consultation with the user.					

Appendix M
Sanitation Requirements - Cinema, Multiplex Cinema, Concerts and Convention Halls, Theatres

Sr. No.	Fixtures	Public		Staff	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
i)	Water-closets	1 per 100 up to 400 Over 400, add at 1 per 250 or part thereof	3 per 100 up to 200 Over 200, add at 2 per 100 or part thereof	1 for up to 15 2 for 16 - 35	1 for up to 12 2 for 13 - 25
ii)	Ablution tap	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet
iii)	Urinals	1 per 25 or part thereof	-	Nil up to 6 1 for 7-20 2 for 21-45	-
iv)	Washbasins	1per 200 or part thereof		1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
v)	Drinking water fountain	1 per 100 persons or part thereof			
vi)	Cleaner's sink	1 per floor			
vii)	Showers/Bathing rooms	As per trade requirements			

- NOTES -**
- 1) Some WC's may be European style if desired
 - 2) Male population may be assumed as two-third and female population as one-third.

Appendix M

Sanitation Requirements - Art Galleries, Libraries and Museums

Sr. No.	Fixtures	Public		Staff	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
i)	Water-closets	1 per 200 up to 400 Over 400 add at 1 per 250 or part thereof	1 per 100 up to 200 Over 200 add at 1 per 150 or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
ii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
iii)	Urinals	1 per 50	-	Nil up to 6 1 per 7-20 2 per 21-45	-
iv)	Washbasins	1 for every 200 or part thereof. For over 400, add at 1 per 250 persons or part thereof	1 for every 200 or part thereof. For over 200, add at 1 per 150 persons or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
v)	Drinking water fountain	1 per 100 persons or part thereof			
vi)	Cleaner's sink	1 per floor, Min			
vii)	Showers/Bathing rooms	As per trade requirements			
NOTES -					
1) Some WC's may be European style if desired.					
2) Male population may be assumed as two-third and female population as one-third.					

Appendix M

Sanitation Requirements - Hospitals with Indoor Patient Wards

Sr. No.	Fixtures	Patient Toilets		Staff Toilets	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
i)	Toilet suite comprising one WC and one washbasin and shower stall	Private room with up to 4 patients		For individual doctor's / officer's rooms	
For General Wards, Hospital Staff and Visitors					
ii)	Water-closets	1 per 8 beds or part thereof	1 per 8 beds or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
iii)	Ablution tap	1 in each WC	1 in each WC	1 in each WC	1 in each WC
1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals					
iv)	Urinals	1 per 30 beds	-	Nil up to 6 1 for 7 to 20 2 for 21-45	-
v)	Washbasins	2 for every 30 beds or part thereof. Add 1 per additional 30 beds or part thereof		1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
vi)	Drinking water fountain	1 per ward		1 per 100 persons or part thereof	
vii)	Cleaner's sink	1 per ward		-	
viii)	Bed pan sink	1 per ward		-	
ix)	Kitchen sink	1 per ward		-	

NOTES -

- 1) Some WC's may be European style if desired.
- 2) Male population may be assumed as two-third and female population as one-third.
- 3) Provision for additional and special hospital fittings where required shall be made.

Appendix M
Sanitation Requirements - Hospitals - Outdoor Patient Department

Sr. No.	Fixtures	Patient Toilets		Staff Toilets	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
i)	Toilet suite comprising one WC and one washbasin (with optional shower stall if building used for 24 h)	For up to 4 patients		For individual doctor's/officer's rooms	
ii)	Water-closets	1 per 100 persons or part thereof	2 per 100 persons or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
iii)	Ablution tap	1 in each WC	1 in each WC	1 in each WC	1 in each WC
1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals					
iv)	Urinals	1 per 50 persons or part thereof	-	Nil up to 6 1 per 7 to 20 2 per 21-45	-
v)	Washbasins	1 per 100 persons or part thereof	2 per 100 persons or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
vi)	Drinking water fountain	1 per 500 persons or part thereof		1 per 100 persons or part thereof	

notes - 1) Some WC's may be European style if desired.

2) Male population may be assumed as two-third and female population as one-third.

3) Provision for additional and special hospital fittings where required shall be made.

Appendix M
Sanitation Requirements - Hospitals' Administrative Buildings

Sr. No.	Fixtures	Staff Toilets	
		Male	Female
(1)	(2)	(3)	(4)
i)	Toilet suite comprising one WC and one washbasin (with optional shower stall if building used for 24 h)	For individual doctor's/officer's rooms	
ii)	Water-closets	1per 25 persons or part thereof	1per 15 persons or part thereof
iii)	Ablution tap	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals	
iv)	Urinals	Nil up to 6 1 per 7 to 20 2 per 21-45	-
v)	Washbasins	1per 25 persons or part thereof	1per 25 persons or part thereof
vi)	Drinking water fountain	1 per 100 persons or part thereof	
vii)	Cleaner's sink	1 per floor, Min	
viii)	Kitchen sink	1 per floor, Min	

note - Some WC's may be European style if desired.

Appendix M

Sanitation Requirements -Hospitals' Staff Quarters and Nurses Homes

Sr. No.	Fixtures	Staff Quarters		Nurses Homes	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
i)	Water-closets	1 per 4 persons or part thereof	1per 4 persons or part thereof	1 per 4 persons or part thereof 2 for 16-35	1per 4 persons or part thereof 2 for 16-35
ii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals					
iii)	Washbasins	1 per 8 persons or part thereof	1 per 8 persons or part thereof		
iv)	Bath (Showers)	1 per 4 persons or part thereof	1 per 4 persons or part thereof		
v)	Drinking water fountain	1 per 100 persons or part thereof, minimum 1 per floor	1 per 100 persons or part thereof, minimum 1 per floor		
vi)	Cleaner's sink	1 per Floor	1 per Floor		

- NOTES -**
- 1) Some WC's may be European style if desired.
 - 2) For independent housing units fixtures shall be provided as for residences.

Appendix M
Sanitation Requirements -Hotels

Sr. No.	Fixtures	Public Rooms		Non-Residential Staff	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
i)	Toilet suite comprising one WC, washbasin with shower or a bath tub	Individual guest rooms with attached toilets		-	
Guest Rooms with Common Facilities					
ii)	Water-closets	1 per 100 persons up to 400 Over 400 add at 1 per 250 or part thereof	2 per 100 persons up to 200 Over 200 add at 1 per 100 or part thereof	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100
iii)	Ablution tap	1 in each WC	1 in each WC	1 in each WC	1 in each WC
1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals					
iv)	Urinals	1 per 50 persons or part thereof	Nil, upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons	Nil up to 6 1 for 7 to 20 2 for 21-45 3 for 46-70 4 for 71-100	-

v)	Washbasins	1 per WC/Urinal	1 per WC	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57
vi)	Bath (Showers)	1 per 10 persons or part thereof		-	-
vii)	Cleaner's sink	1 per 30 rooms, minimum 1 per floor			
viii)	Kitchen sink	1 per kitchen			
NOTE	1) Some WC's may be European style if desired. 2) Male population may be assumed as two-third and female population as one-third. 3) Provision for additional and special hospital fittings where required shall be made.				

Appendix M
Sanitation Requirements –Restaurants

Sr. No.	Fixtures	Public Rooms		Non-Residential Staff	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
i)	Water-closets	1 per 50 seats up to 200 Over 200 add at 1 per 100 or part thereof	2 per 50 seats up to 200 Over 200 add at 1 per 100 or part thereof	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100
ii)	Ablution tap	1 in each WC	1 in each WC	1 in each WC	1 in each WC
1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.					
iii)	Urinals	1 per 50 persons or part thereof	----	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	----
iv)	Washbasins	1 per WC	1 per WC	1 per WC	1 per WC
v)	Cleaner's sink	1 per restaurant			
vi)	Kitchen sink /Dish washer	1 per kitchen			

NOTES: 1) Some WC's may be European style if desired.

2) Male population may be assumed as two-third and female population as one-third.

3) Provision for additional and special fittings where required shall be made.

Appendix M

Sanitation Requirements –Schools and Educational Institutions

Sr. No.	Fixtures	Nursery School	Non-Residential		Residential	
			Boys	Girls	Boys	Girls
(1)	(2)	(3)	(4)	(5)	(6)	(7)
i)	Water-closets	1 per 15 pupils or part thereof	1 for 40 pupils or part thereof	1 per 25 pupils or part thereof	1 per 8 pupils or part thereof	1 per 6 pupils or part thereof
ii)	Ablution tap	1 in each WC	1 in each WC	1 in each WC	1 in each WC	1 in each WC
1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.						
iii)	Urinals	----	1 per 20 pupils or part thereof	----	1 per 25 pupils or part thereof	----
iv)	Washbasins	1 per 15 pupils or part thereof	1 per 60 pupils or part thereof	1 per 40 pupils or part thereof	1 per 8 pupils or part thereof	1 per 6 pupils or part thereof
v)	Bath/Showers	1 per 40 pupils or part thereof	----	----	1 per 8 pupils or part thereof	1 per 6 pupils or part thereof
vi)	Drinking water fountain or taps	1 per 50 pupils or part thereof	1 per 50 pupils or part thereof	1 per 50 pupils or part thereof	1 per 50 pupils or part thereof	1 per 50 pupils or part thereof
vi)	Cleaner's Sink	1 per floor				

NOTES:

1) Some WC's may be European style if desired. 2) For teaching staff, the schedule of fixtures to be provided shall be the same as in case of office building.

Appendix M
Sanitation Requirements –Hostels

Sr. No.	Fixtures	Resident		Non-Resident		Visitor/Common Rooms	
		Male	Female	Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
i)	Water-closet	1 per 8 or part thereof	1 per 6 or part thereof	1 for upto 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for upto 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100	1 per 100 up to 400 Over 400 add at 1 per 250	1 per 200 up to 200 Over 200 add at 1 per 100
ii)	Ablution tap	1 in each WC	1 in each WC	1 in each WC	1 in each WC	1 in each WC	1 in each WC
1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.							
iii)	Urinals	1 per 25 or part thereof	----	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	----	1 per 50 or part thereof	----
iv)	Washbasins	1 per 8 persons or part thereof	1 per 6 persons or part thereof	----	----	----	----
v)	Bath/Showers	1 per 8 persons or part thereof	1 per 6 persons or part thereof	----	----	----	----
vi)	Cleaner's Sink	1 per floor					

NOTE:Some WC's may be European style if desired.

Appendix M
Sanitation Requirements – Mercantile Buildings, Commercial Complexes, Shopping Malls, Fruit & Vegetable Markets

Sr. No.	Fixtures	Shop Owners		Common Toilets in Market/ Mall Building		Public Toilet for Floating Population	
		Male	Female	Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
i)	Water-closets	1 per 8 persons or part thereof		1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100	1 per 50 (Minimum 2)	1 per 50 (Minimum 2)
ii)	Ablution tap	1 in each WC	1 in each WC	1 in each WC	1 in each WC	1 in each WC	1 in each WC
		1 water tap with draining arrangements shall be provided in receiving / sale area of each shop and for every 50 persons or part thereof in the vicinity of water-closets and urinals.					
iii)	Urinals	----	----	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	----	1 per 50	----
iv)	Washbasins	1 per 8 persons or part thereof		1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57	----	----
v)	Bath / Showers	1 per 8 persons or part thereof	1 per 6 persons or part thereof	----	----	1 per 50 persons	1 per 50 persons

NOTES: 1) Toilet facilities for individual buildings in a market should be taken same as that for office buildings.

2) Common toilets in the market buildings provide facilities for persons working in shops and their regular visitors.

Appendix M
Sanitation Requirements – Airports and Railway Stations

Sr. No.	Fixtures	Junction Stations, Intermediate Stations and Bus Stations		Terminal Railway and Bus Stations		Domestic and International Airports	
		Male	Female	Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
i)	Water-closet	3 for up to 1000 Add 1 per additional 1000 or part thereof	4 for up to 1000 Add 1 per additional 1000 or part thereof	4 for up to 1000 Add 1 per additional 1000 or part thereof	5 for up to 1000 Add 1 per additional 1000 or part thereof	Minimum 2 for 200 2 For 400 9 For 600 12 For 800 16 For 1000 18	Minimum 2 For 200 2 For 400 9 For 600 12 For 800 16 For 1000 18
ii)	Ablution tap	1 in each WC	1 in each WC	1 in each WC	1 in each WC	1 in each WC	1 in each WC
1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.							
iii)	Urinals	4 for up to 1000 Add 1 per additional 1000	----	6 for up to 1000 Add 1 per additional 1000	----	1 per 40 or part thereof	----
iv)	Washbasins	1 per WC / Urinal	1 per WC	1 per WC / Urinal	1 per WC	1 per WC / Urinal	1 per WC
v)	Bath/Showers	2 per 1000		3 per 1000		4 per 1000	
vi)	Drinking water fountain or taps (in common lobby)	2 per 1000 or part thereof		3 per 1000 or part thereof		4 per 1000 or part thereof	

	for male/ female)						
vii)	Cleaner's sink	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's
viii)	Toilet for Disabled	1 per 4000	1 per 4000	1 per 4000	1 per 4000	1 per 4000 (Minimum 1)	1 per 4000 (Minimum 1)

NOTES:

1) Some WC's may be European style if desired. 2) Male population may be assumed as three-fifth and female population as two-fifth. 3) Separate provision shall be made for staff and workers.

APPENDIX 'N ' PROVISIONS FOR BARRIER FREE ACCESS

Provisions for Barrier Free access in buildings for differently abled persons shall be as given below

1 Definitions

- 1.1 Non-ambulatory Disabilities:** – Impairments that, regardless of cause or manifestation, for all practical purposes, confine individuals to wheelchairs.
- 1.2 Semi - ambulatory Disabilities:** - Impairments that cause individuals to walk with difficulty or insecurity, individuals using braces or crutches, amputees, arthritics, spastics, and those with pulmonary and cardiac ills may be semi-ambulatory.
- 1.3 Hearing Disabilities:-** Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.
- 1.4 Sight Disabilities:** - Total blindness or impairments, which affect sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.
- 1.5 Wheel Chair:** - Chair used by disabled people for mobility. The standard size of wheel chair shall be taken as 1050 mm x 750 mm.

2 Scope:-These regulations are applicable to all buildings and facilities used by the public such as educational, institutional, assembly, commercial, business, mercantile buildings constructed on plot having an area of more than 2000 sq.m. It does not apply to private and public residences.

3 Site development:-Level of the roads, access paths and parking areas shall be described in the plan along with specification of the materials.

3.1 Access Path / Walk Way: - Access path from plot entry and surface parking to building entrance shall be minimum 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 visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emits different sound to guide visually 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.

3.2 Parking: For parking of vehicles of differently abled people, the following provisions shall be made-

- i) Surface parking for two car spaces shall be provided near entrance, with maximum travel distance of 30.0 m. from building entrance.
- ii) The width of parking bay shall be minimum 3.6 meter.
- iii) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
- iv) Guiding floor materials shall be provided or a device, which guides visually impaired persons with audible signals, or other devices, which serves the same purpose, shall be provided.

4 Building requirements

The specified facilities for the buildings for differently abled persons shall be as follows:

- i) Approach to plinth level
- ii) Corridor connecting the entrance/exit for the differently abled.
- iii) Stair-ways
- iv) Lift
- v) Toilet
- vi) Drinking Water

4.1 Approach to plinth level - Every building should have at least one entrance accessible to the differently abled and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

4.1.1 Ramped Approach – Ramp shall be finished with non-slip material to enter the building. Minimum width of ramp shall be 1800mm with maximum gradient 1:12. Length of ramp shall not exceed 9.0 meter having 800mm high hand rail on both sides extending 300mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50mm.

4.1.2 Stepped Approach:- For stepped approach size of tread shall not be less than 300mm and maximum riser shall be 150mm. Provision of 800mm high hand rail on both sides of the stepped approach similar to the ramped approach.

4.1.3 Exit/Entrance Door:- Minimum & clear opening of the entrance door shall be 900mm and it shall not be provided with a step that obstructs the passage of a wheel chair user. Threshold shall not be raised more than 12mm.

4.1.4 Entrance Landing:- Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800mm x 2000mm. The entrance landing that adjoins the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emits different sound to guide visually 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.

4.2 Corridor connecting the entrance / exit for the differently abled: The corridor connecting the entrance / exit for differently abled, leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:

- a) ‘Guiding floor materials’ shall be provided or device that emits sound to guide visually impaired persons.
- b) The minimum width shall be 1500mm.
- c) In case there is a difference of level, slope ways shall be provided with a slope of 1:12.
- d) Hand rails shall be provided for ramps/slope ways.

4.3 Stair-ways - One of the stair-ways near the entrance / exit for the differently abled shall have the

following provisions:

- a) The minimum width shall be 1350 mm.
- b) Height of the riser shall not be more than 150 mm and width of the tread 300mm. The steps shall not have abrupt (square) nosing.
- c) Maximum number of risers on a flight shall be limited to 12.
- d) Hand rails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight of steps.

4.4 Lifts -Wherever lift is required as per regulations, provision of at least one lift shall be made for the wheel chair user with the following cage dimensions of lift recommended for passenger lift of 13 person capacity of Bureau of Indian Standards.

Clear internal width	1100 mm
Clear internal width	2000 mm
Entrance door width	900 mm

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

4.5 Toilets - One special W.C. in a set of toilets shall be provided for the use of differently abled with essential provision of washbasin near the entrance for them.

- a) The minimum size shall be 1500 mm x 1750 mm.
- b) Minimum clear opening of the door shall be 900mm and the door shall swing out.
- c) Suitable arrangement of vertical/horizontal handrails with 50mm clearance from wall shall be made in the toilet.
- d) The W.C. seat shall be 500mm from the floor.

4.6 Drinking Water:-Suitable provision of drinking water shall be made for the differently abled near the special toilet provided for them.

4.7 Designing for Children - In the buildings meant for the pre-dominant use of the children, it will be necessary to suitably alter the height of the handrail and other fittings & fixtures, etc.

Explanatory notes:

Guiding / Warning Floor Material:

The floor material 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 material. 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:

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

Proper signage:

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

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high). For visually impaired persons, information board in brail should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking, there should not be any protruding sign which creates obstruction in walking. Public Address System may also be provided in busy public areas.

The symbols/information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International Symbol Mark for wheel chair be installed in a lift, toilet, staircase, parking areas, etc., that have been provided for the differently abled.

Appendix 'O'

REGULATIONS FOR ERECTION OF MOBILE TOWERS

1.1 ERECTION OF MOBILE TOWERS:

Regulation for setting up of Telecommunication Cell Site(s)/Base Station(s) and installation of the equipments for Telecommunication Network in PMR area.

1.2 Applicability:

This Regulation, shall apply to all existing and/or proposed Telecommunication Cell Sites/Base Stations installed or to be installed in PMR area.

1.3 Control Over Development

No Telecommunication Cell Site/Base Station shall be setup or installed without the previous permission in writing of the Metropolitan Commissioner. The permission shall be granted in the same manner as prescribed under Sections 44 to 47 of the Maharashtra Regional and Town Planning Act, 1966.

If the Metropolitan Commissioner does not dispose of the application within a period of 60 days from the date of submission, the said application by the Telecom Service Provider/Infrastructure Provider (TSP/IP) shall be deemed to have been approved as per the provisions under Section 45 of the Maharashtra Regional and Town Planning Act, 1966.

1.4 Procedure for Obtaining Development Permission

- A** All the applications for setting up or installation of any Telecommunication Cell Site/ Base Station (TCS/BS) or erection of a part thereof, shall be made to the Metropolitan Commissioner by the concerned Telecom Service Provider (TSP) or the concerned Infrastructure Provider (IP), in such form and containing such particulars as may be prescribed by the Metropolitan Commissioner.
- B** The application to the Metropolitan Commissioner for obtaining the aforesaid development permission shall be accompanied by the following documents-
- (a) All the documents as otherwise required to be attached for any development permission under the sanctioned Development Control Regulations for the area in which the site under application is located.
 - (b) Plans showing Location Map, Key Plan, Site Plan, Block Plan and Plans of the proposed work. In case of roof-top tower, the copy of Occupation Certificate or copy of sanctioned building plans or copy of Commencement Certificate issued by the Metropolitan Commissioner or any other valid proof, in respect of the building on which the erection of roof-top tower is proposed, showing that such building is authorised.
 - (c) Notarised consent of the Owner of premises, which shall mean and include consent of the owner of property or no-objection certificate of the concerned registered Co-op Housing Society or notarised consent of 70% of the total number legal occupants in case of Apartments or Condominium or no-objection certificate of the lessor in case of a lease -hold property.
 - (d) Copy of agreement between the TSP/IP and the Owner of premises.
 - (e) Copy of Access Service License/ Infrastructure Provider (IP) Registration Certificate, granted

to the TSP/IP by the Department of Telecommunications (DoT), Government of India (GoI).

- (f) Copy of clearance from the Standing Advisory Committee for Frequency Allocations (SACFA) or copy of application made to SACFA for the said Location submitted to Wireless Planning Commission (WPC) wing of the Department of Telecommunications (DoT), with registration number as WPC Acknowledgement, along with an undertaking that in case of any objection/rejection, TSPs/IPs will take corrective actions or remove the TCS/BS.
- (g) Acknowledgement receipt issued by Telecom Enforcement Resource and Monitoring (TERM) Cells in respect of the self-certificate submitted by TSP/IP regarding mobile towers/Base Transceiver Station (BTS) (Ground-based or Roof-Top or Pole/wall-mounted) in the format as prescribed by Telecom Engineering Centre (TEC), DoT, establishing/certifying that all General Public areas around the TCS/BS will be within safe Electro-Magnetic Radiation (EMR) exposure limit as per peak traffic measurement after the antennae starts radiating.
- (h) Copy of Structural Stability Certificate for any ground-based Base Transceiver Station (BTS).

OR

In case of any roof-top BTS tower, Structural Stability Certificate for the building, based on written approval of any authorized Structural Engineer of the State/local Body/Central Building Research Institute (CBRT), Roorkee/ IIT/ NIT or any other Agency, authorized by the Metropolitan Commissioner.

Provided that such NOC shall not be required for the single pole antennae or cellular signal boosters.

- (i) Copy of the type test certificate issued by Automotive Research Association of India (ARAI) to the manufacturers of the Diesel Generator (DG) Sets.
- (j) Notarised undertaking from the Applicant/Owner of premises :-
 - (i) That the cabin will not be utilized for any purpose other than the Telecommunication Cell Site/Base Station.
 - (ii) That if the said activity is discontinued by the Applicant, the said cabin will be demolished forthwith by the Applicant /Owner of premises.
- (k) No objection certificate from the Authority concerned under the Civil Aviation Ministry (hereinafter referred to as the said Authority) in case of any building falling in any area where such no objection certificate of the said Authority is required under the relevant rules or law.
- (l) No objection certificate of the Maharashtra Pollution Control Board regarding compliance with the norms prescribed for noise levels and smoke levels for the power generating sets having capacity above 100 kw, to be provided for Base Transceiver Stations.
- (m) No objection certificate of the Chief Fire Officer of the PMRDA only in case of High Rise buildings having height of 15 mtr. or more measured from ground level.
- (n) Copy of clearance from the State Environment Department as well as the Forest Department, in case of forest, protected areas, if applicable.
- (o) Data Sheet containing the information regarding –
 - (a) Name of Telecom Service Provider/ Infrastructure Provider,
 - (b) Location,
 - (c) Tower Reference-

- (i) Height and Weight of Tower,
 - (ii) Ground Based Tower/Roof Top Tower,
 - (iii) Number of Antennae planned on Tower,
 - (iv) Permissible maximum EMF Radiation Level,
 - (v) Proposed maximum EMF Radiation Level.
- (p) Requisite fees, charges, as applicable.
- C** In case of a listed Heritage building/ Heritage precinct and/or in case of cessed buildings and/or in case of area under Environmentally Sensitive Zone (ESZ), notified by the Ministry of Environment and Forest (MoEF), Government of India (GoI), all the applications for installation of any TCS/BS or erection of a part thereof, shall be made to the concerned Metropolitan Commissioner, which will forward it to the Heritage Conservation Committee concerned and/or High Level Monitoring Committee (HLMC) appointed/constituted by MoEF respectively.
- D** The erection of the Base Station including tower, shall be commenced within 90 days from the date of receipt of permission from the Metropolitan Commissioner and report of erection shall be made to the Metropolitan Commissioner.

1.5 Leviaible charges

The Metropolitan Commissioner, while granting permission under sub regulation (3) hereinabove, shall levy and collect the following charges:-

- (a) Development Charge.-Development charge shall be levied and collected by the Metropolitan Commissioner as per the provisions under section L24-B of The Maharashtra Regional and Town Planning Act, 1966. For the purpose of assessing the development charge, the setting up of Base Station on land and on roof-tops shall be classified under commercial category, calculated over the foot print area occupied by the Telecommunication Cell Site/Base Station.
- (b) Administrative Fee.-Over and above the development charge as stipulated in clause 4 (a) above, TSP/IP shall pay to the PMRDA, a onetime non-refundable Administrative fee of Rs.30000, or as per the rates revised from time to time by the Government.

1.6 Planning Norms For Erection of TCS/BS

- (a) Notwithstanding the land use provisions under these regulations, subject to the compliance of other provisions of these Regulations, it shall be permissible to install TCB/BS, on
 - (i) all land uses as earmarked in Regional/Development Plan,
 - (ii) all lands which are designated for non-buildable reservations in Regional/Development Plan, subject to the condition that the maximum permissible area for installation of such TCS/BS shall not be more than 5% of the area of the reserved site or 100 sq.m., whichever is less, and shall be located in one corner of the reserved site.
 - (iii) all lands which are designated as open spaces/recreational open spaces/recreational grounds in a sanctioned layout, where such installation shall be permissible only with the no-objection certificate of the concerned registered co-operative housing society or consent of 70% of the total number of legal occupants/plot holders of such layout, subject to the condition that the maximum permissible area for installation of such TCS/BS shall not be more than 5% of such area or 100 sq.m, whichever is less, and the same shall be located in one corner of such area.

- (iv) all buildable reservations in Regional/Development Plan, except for buildings of uses mentioned in Regulation no.36.5(f), where such installation shall be permissible on the roof top, but only after development of the said reservation.
 - (v) all open lands in slum areas belonging to the Government/public Authority planning Authority, where only ground-based TCS/BS shall be permissible and no Roof-Top Tower shall be permissible, save as provided in Regulation no.36.5(a)(vi) herein below.
 - (vi) public buildings in slum areas, like public toilets, community centres etc., constructed by any Public Authority or to be constructed by the TSP/IP, where construction of Roof Top Towers shall be permissible, subject to maintenance and compliance of other terms and conditions specified by the Metropolitan Commissioner.
- (b) No permission for installation of TCS/BS shall be granted in ecologically important areas, without ecological impact assessment and review of installation site. The Forest Department should be consulted before installation of TCS/BS in and-around protected areas and Zoos.
- (c) The TCS/BS must have clear access by means of an existing road having minimum width of 6 mtr. for locations falling in Congested area as earmarked on DP and 9 mtr., for locations falling outside such Congested area. However, in exceptional circumstances, the Metropolitan Commissioner may relax such road width suitably, but in no case, shall it be less than 5 mtr.
- (d) In case of both ground-based towers and roof-top towers, there shall be no nearby buildings right in front of the antenna(e) of equivalent height, taking into account the tilt of the lowest antenna on tower, as per the details in the **Table No. 28** below:-

Table No. 28

Sr. No.	Number of Antenna(e) Pointed in the Same Direction	Building/ Structure Safe Distance from the Antenna(e) at the Same Height (in mtr.)
(1)	(2)	(3)
1	1	20
2	2	35
3	4	45
4	6	55

Provided that the antennae at the same height only are to be counted, as the beam width of mobile antennae, in the vertical direction, is very narrow.

(Explanation.-The distance figures in the above Table are based on empirical estimation considering that all the antennae are emitting at their maximum RF power of 20 Watts and exactly in the same direction with the same height.)

Provided further that above norms shall automatically stand revised as per the latest guidelines, issued by the DoT from time to time.

- (e) In case of Wall Mounted/Pole Mounted Antenna(e) :-
- (i) Wherever the antennae are mounted on the wall of a building or pole or along the road, their height should be at least 5 mtr., above ground level/road level. Provided that such installations shall have to comply with the prescribed radiation limits.

- (ii) As far as safe distance of buildings from antenna(e) is concerned, guidelines as in Regulation no.36.5 (d) above shall apply.
- (f) Installation of Base Station antenna(e) shall not be permissible within the premises of schools, colleges, and hospitals as well as on the adjoining land /building within 3 mtr., from the boundary of premises of schools, colleges and hospitals. Also antenna(e) shall not be directed/ positioned towards any school/college/ hospital building.
- (g) The existing Base Station antenna(e) approved earlier on any school/college/ hospital, building shall not be renewed further after the expiry of period of approval and the same shall be removed immediately thereafter, subject to the provisions of Regulation no.36.7 (d).
- (h) Access to Base Station Antenna site shall be prohibited for the general public, by putting in place suitable measures such as wire-fencing, locking of the door to the roof, etc.
- (i) The roof-top TCS, IBS towers shall be put only on buildings which are declared structurally strong enough to bear the load of such installation. The base connection to the building should be got designed from a qualified structural engineer. Structural safety certificate of the composite structure [Building + Tower(s)] shall have to be obtained from any of the recognized Government Institutes.
- (j) While according permission for installation of TCS/BS, permissible for erection of a cabin at ground level may be granted. However, the same shall not be allowed in the prescribed marginal distances. The area of such cabin shall not be more than 20 sq. mt. for each TSP/IP, subject to the certificate of structural safety. Built-up area of such cabin(s) shall not be counted towards built-up area or FSI.
- (k) No permission for installation of TCS/BS shall be granted on buildings which are unauthorized and structurally unsafe. If permission for installation of such structures is granted on a building, which is declared as unauthorized at a later point of time, the Metropolitan Commissioner shall first take recourse to the provisions of sections 52, 53, 54 and 55 of the Maharashtra Regional and Town Planning Act, 1966 or other relevant laws, as the case may be, against such unauthorized building and in case the Metropolitan Commissioner, after completing the due process of law, decides to undertake any action of demolition against such unauthorised building then such decision shall also be conveyed to the concerned TSP/IP with a direction to relocate the TCS/BS within a period of 90 days, after which the Metropolitan Commissioner shall not be under any obligation to send any further intimation to the TSP/IP concerned before demolishing such unauthorised building, and it shall not be liable to pay compensation for the loss of the Base Station as a consequence of the demolition of the unauthorised building. The TSP/IP shall indemnify the Metropolitan Commissioner to this effect, while seeking permission for installation of TCS/BS.
- (l) Permission for installation of TCS/BS, once granted shall remain valid for next 5 years. The TSP/IP shall apply for renewal of permission to the Metropolitan Commissioner. The Metropolitan Commissioner, while considering renewal, shall insist upon submission of fresh structural stability certificate for buildings more than 30 years of age. Administrative fee shall be levied and collected as prescribed in Regulation no.36.4 (b) hereinabove, for every such renewal. If TSP/IP fails to apply for renewal alongwith all necessary documents before the expiry of earlier permission, then such TSP/IP shall be liable for action under the provisions of the Maharashtra Regional and Town Planning Act, 1966.
- (m) In case of any existing TCS/BS on a slum structure, every effort shall be made to relocate such

TCS/BS on a nearby suitable public building or any other authorised structure or open land in the slum. If such relocation is not possible, then such TCS/BS may be allowed to be continued on such slum structure subject to its structural suitability, till the TCS/BS is shifted to any other authorised structure or till the redevelopment of the slum, whichever is earlier.

- (n) While granting permission for TCS/BS, the Metropolitan Commissioner shall stipulate that TSP/IP shall conduct regular audit in accordance with the directions/guidelines issued by TERM Cell or DoT from time to time.

1.7 Electro-Magnetic Field (EMF) Radiation Norms

- (a) Prior to installation of TCS/BS, the TSP/IP shall have to obtain Site clearance from the Standing Advisory Committee on Frequency Allocation (SACFA) of the Department of Telecommunication (DoT) for every site from the point of view of interference with other wireless users, aviation hazards and obstruction to any other existing microwave links.
- (b) The Electro-Magnetic Field (EMF) radiation from BTS towers shall be subject to the regulations framed by the DoT from time to time. The TSP/IP shall periodically conduct audit and monitor EMF radiation in Urban localities, hospitals and educational/industrial /residential / recreational premises, especially around the Protected Areas (PAs) and ecologically sensitive areas, in accordance with the guidelines issued by DoT in this regard. It shall be binding on TSP/ IP to follow the mechanism prescribed by the DoT/TERM Cell at local level for ensuring control on the EMF radiation and for notifying on continual basis the radiation level at critical location. For all the existing as well as new BTSS/Towers, TSPs are required to submit self-certificates periodically in the format prescribed by TEC, DoT, in order to ensure that normally all general public areas around the TCS/BS site are within the safe EMR exposure limits. Audit of the self-certification furnished by the TSPs shall be done by the TERM Cell periodically. TERM Cell shall carry out test audit of the BTS sites on random basis as per the guidelines received from DoT and also in respect of all cases where there is a public complaint. The TERM Cell shall have due regard to the instructions issued by DoT regarding technical audit of TCS/BS, including radiation of towers within safe limits. These shall include Roof Top/Ground Based./Pole Mounted/Wall Mounted Towers. The TERM Cell shall also verify antenna orientation, safe distance from the Tower (exclusion zone) etc. For non-compliance of EMF standards, Telecom Service Provider shall be liable for penal action by the TERM Cell and/or Department of Telecommunication (DoT). Any violation noticed may attract heavy penalties on TSPs and may also lead to shut down of TCS/ BS, in case the violation persists.

1.8 Miscellaneous Provisions

- (a) Any complaint concerning illegal installation of TCS/BS on any building or any query of any nature regarding the installation of telecommunication equipment, shall be addressed to the Metropolitan Commissioner which shall intimate the concerned TSP/IP about the same with a direction to resolve the issue under intimation to the Metropolitan Commissioner, within such period as may be prescribed by the Metropolitan Commissioner.
- (b) The TSP/IP, who has erected TCS/BS without due permission, shall apply to the concerned Metropolitan Commissioner for regularization within 180 days from the date of coming into force of this Regulation. In case such application is made within the prescribed period, then the offence, if any, registered against the TSP/IP may be compounded by the Metropolitan Commissioner under section 143 of the Maharashtra Regional and Town Planning Act, 1966, subject to the provisions of these regulations.

- (c) The TSPs/IPs who have earlier erected TCS/BS with due permission, shall apply afresh, for validation of the previous permission, to the Metropolitan Commissioner within a period of 90 days from the date of commencement of this Regulation, in order to ensure due compliance of this Regulation. However Administrative fee in such cases shall not be leviable if appropriate fee/ Development charge, not less than the amount prescribed under Regulation no.36.4 (b)above, has already been paid. In case the amount paid is less than what is prescribed hereinabove, the difference in amount shall be recovered from the TSP/IP.
- (d) Any existing TCS/BS not conforming to any of the above provisions shall have to be removed within one year from the date of commencement of this Regulation, unless the same is specifically regularized by the Metropolitan Commissioner following due compliance by TSP/IP. However, operation of such non-conforming Telecommunication Cell Site/Base station shall be discontinued within a period of 30 days from the date of receipt of notice from the Metropolitan Commissioner to that effect, which shall however be issued only after obtaining the consent of the TERM Cell of DoT.
- (e) The Licensees shall try to share the tower for fixing their respective antennae provided the prescribed conditions are duly fulfilled, so as to ensure curtailing of multiple towers and optimizing the use of the existing ones.
- (f) Sign boards and Warning signs ("Danger", "RF Radiation", "Restricted Area", "Don't Enter" etc.) shall be provided at TCS/BS antenna sites which are clearly visible and identifiable.
- (g) The TSP/IP shall display the details of the following on a board (minimum size 24" x 48") separately or prominently on the cabin, for the perusal of general public in such a way that the same shall be clearly visible and identifiable.
- i. Name of TSP/IP :-
 - ii. Location :-
 - iii. Tower Reference :-
 - (a) Height, (b) Weight (c) Number of antennae planned on tower, (d) Permissible EMF radiation level (e) Proposed EMF radiation level.
 - iv. Due date for next renewal.
 - v. Contact Person's name, address and Telephone Number
 - vi. Address of Complaint Redressing Authority with Telephone Numbers
 - vii. Police Control Room- 100
 - viii. Fire Control Room – 101
 - ix. Ambulance – 102
 - x. Other important information, if any.
- Provided that in case of Telecommunication Cell Site/Base station on roof-top, the aforesaid information shall be displayed on the ground floor of the building.
- (h) The Metropolitan Commissioner shall display the list of authorized TCS/BS on their official web site, along with the date of permission and due date for renewal of permission.
- (i) TCS/BS Tower shall be inspected for distortion of members, torques of nuts and bolts at least once in five years. However, in case of areas affected by any natural calamity, such as cyclone,

earthquake, flood, etc., such inspection shall be carried out immediately after such incident suo motu or on being directed by the Metropolitan Commissioner. Such inspection shall be carried out only by a qualified structural engineer and a certificate to that effect shall be submitted to the Metropolitan Commissioner.

(j) TCS/BS Towers located in highly corrosive environment shall be painted every year. Other towers shall be painted at least once in five years to give additional protection.

(k) The Metropolitan Commissioner shall make efforts to provide Single Window clearance to TSP/ IP for disposal of their applications in a time bound manner.

1.9 Notwithstanding anything contained hereinabove, all the Regulations/Bye- Laws/ Memorandum /Directions /Guidelines in this regard, issued or to be issued from time to time, by the Department of Telecommunications, Government of India, shall prevail and be binding on TSP/IP and also on the PMRDA, in which case, this Regulation shall stand modified to that extent.

1.10 Powers of Interpretation and Removal of Doubt.-

If any interpretation is required regarding the clauses of this Regulation, then the matter shall be referred to the Urban Development Department, Government of Maharashtra, whose decision shall be final.

APPENDIX 'P'
SITE VISIT REPORT

Date of Site visit			
Site Visit By			
Proposed Project:			
Proposed Land use (Residential -R1 / R2, Commercial / Industrial / Agriculture / No Development / Afforestation Zone).			
Site Details		By Owner / PAH	By TP
a.	Survey no / Gut No.		
b.	Village		
c.	Taluka		
d.	Plot area as per 7/12 extract		
e.	Location (Lat/Lon)		
f.	Land use zone.		
g.	NA Status		
h.	Environmental clearance		
Details of Site Visit		By Architect	By TP
a.	Existing approach road width		
	Type of existing road (Tar/Wbm/Concrete)		
b.	Proposed approach road width as per RP/DP		
c.	Classification of approach road as per RP/DP		
d.	Existing nature of ground		
	contours gentle than 1 in 5 slope		
	contours steeper than 1 in 5 slope		
e.	Any existing structure on the site, if any, are they correctly marked on the plan.		
	Plinth area of the existing structure.		
	Existing structure (To be demolished / Retained)		
f.	Existing water course (Y/N)		
	Minimum distance from the Blue HFL line.		
	Minimum distance from the Red HFL line.		

g.	Drainage system available (Y/N)		
h.	Distance of site from electric line (If adjacent or within the site)		
	Type of electrical line (Low / Medium /High / Extra High Voltage line)		
i.	Distance of site from railway property (if adjacent)		
j.	Insanitary conditions (free from caucuses / exacter / Filth)		
k.	Whether site is affected by Airport proximity zone as per RP /DP.		
l.	Drinking Water Availability		
m.	Distance from adjacent industrial plot		
n.	Checked demarcation map with site conditions and validated (Yes/No)		
k.	Whether site is affected by airport proximity zone as per RP / DP		
l.	Drinking water availability		
m.	Abutting industrial Plot (Y / N)		

APPENDIX 'Q' SITE VISIT CERTIFICATE

Ref: 1. Application no. _____, dated _____.
2, Site Visit conducted on dated _____.

This is to certify that, status of the site is as follows and is suitable for the proposed land use.

Date of Site visit			
Site Visit By			
Proposed Project:			
Proposed Land use (Residential -R1 / R2, Commercial / Industrial / Agriculture / No Development / Afforestation Zone).			
Site Details	By Owner / PAH	By TP	
a.	Survey no / Gut No.		
b.	Village		
c.	Taluka		
d.	Plot area as per 7/12 extract		
e.	Location (Lat/Lon)		
f.	Land use zone.		
g.	NA Status		
h.	Environmental clearance		
Details of Site Visit	By Architect	By TP	
a.	Existing approach road width		
	Type of existing road (Tar/Wbm/Concrete)		
b.	Proposed approach road width as per RP/DP		
c.	Classification of approach road as per RP/DP		
d.	Existing nature of ground		
	contours gentle than 1 in 5 slope		
	contours steeper than 1 in 5 slope		
e.	Any existing structure on the site, if any, are they correctly marked on the plan.		
	Plinth area of the existing structure.		
	Existing structure (To be demolished / Retained)		

f.	Existing water course (Y/N)		
	Minimum distance from the Blue HFL line.		
	Minimum distance from the Red HFL line.		
g.	Drainage system available (Y/N)		
h.	Distance of site from electric line (If adjacent or within the site)		
	Type of electrical line (Low / Medium /High / Extra High Voltage line)		
i.	Distance of site from railway property (if adjacent)		
j.	Insanitary conditions (free from caucuses / exacter / Filth)		
k.	Whether site is affected by Airport proximity zone as per RP /DP.		
l.	Drinking Water Availability		
m.	Distance from adjacent industrial plot		
n.	Checked demarcation map with site conditions and validated (Yes/No)		

(This certificate is valid for three months from the date of issue)

Certificate Issued by

Metropolitan Commissioner PMRDA

APPENDIX - R
REGULATIONS FOR LONAVALA-KARLA-MALAVALI
PLANNING AREA OF SECTOR R OF RP OF PUNE
REGION

No plots in these zones shall be less than 500 sqm; provided that smaller plots in these zones admeasuring not less than 300 sqm existing before the date of publication of regional plan shall be recognized for the purpose of granting development permissions; provided further that plots directly abutting on Mumbai-Pune road shall not admeasure less than 1000 sqm. Development in such 1000 sqm plot, shall be governed by development control rules in Lonavala Regional/Development Plan, applicable to 10 are zone.

Built up areas, number of storeys, tenements, marginal open spaces and room sizes, the maximum built up areas, the maximum number of storeys, the maximum number of tenements, the minimum marginal open spaces and the minimum room sizes permissible in these zones shall be as indicated in the statement “AAA” annexed hereto. As regards rules for layout plots and group housing schemes and buildings of various users other than residential; other items of building construction, such as balcony, sanitation, height, ventilation and parking etc shall be governed by development control regulations for these items incorporated in Regional/Development Plan of Lonavala as amended from time to time and *subject to these regulations*.

Statement 'AAA'

	Plot Size group	Maximum built up area	Max.n o. of storeys	Max. no of tenements	Min.marginal open space			Min habitable room sizes	Min. sizes for kitchen	Min sizes for shops & other rooms for commercial use
					Road side	Side	Rear			
1.	Between 300 sqm and less than 500 sqm	25%	Ground plus one floor only	2	3m	2.5m	3m	9.0 sqm with no side less than 3m	7.5 sqm with no side less than 2.5m	15 sqm with no side less than 3m
2.	500 sqm and above	25%	Ground plus one upper	4	4.5m	3m	4.5m			

- 1) A ground floor on stilts or columns without enclosing walls (except retaining walls, where such floor is constructed by cutting the sloping ground) intended to be used as parking space shall not be counted as ground floor.
- 2) In case of classified roads, the minimum marginal open spaces to be observed from roads, shall be as prescribed above or as prescribed by Government from time to time under the ribbon development rules, whichever is more. However, on Mumbai- Pune National highway, no construction of any sort shall be allowed within a distance of 75m from the centre line of this road.
- 3) Sr.no. 1 is applicable to the plots existing on or before the date of publication of the notification in the official gazette.

APPENDIX –S
REGULATIONS FOR KUNE-PANGALOLI-KURWANDE
PLANNING AREA OF SECTOR R OF RP OF PUNE
REGION

Development in this area shall be governed by the regulations applicable to 10 Are zone in the Lonavala Regional/Development Plan. The maximum built up areas, the maximum number of storeys, the maximum number of tenements, the minimum marginal open spaces and the minimum room sizes permissible in these zones shall be as indicated in the statement “BBB” annexed hereto. As regards rules for layout plots and group housing schemes and buildings of various users other than residential; other items of building construction, such as balcony, sanitation, height, ventilation and parking etc shall be governed by development control regulations for these items incorporated in Regional/Development Plan of Lonavala as amended from time to time and *subject to these regulations*.

Statement “BBB”

Sr. no.	Plot Size group	Maximum built up area	Max.no . of storeys	Max. no of tenements	Min.marginal open space			Min habitable room sizes	Min. sizes for kitchen
					Road side	Side	Rear		
1.	Between 500 sqm and less than 1000 sqm	25%	Ground plus one floor only	2	4.5m	3m	4.5m	9.0 sqm with no side less than 3m	7.5 sqm with no side less than 2.5m
2.	1000 sqm and above	25%	Ground plus one upper	4	4.5m	3m	4.5m	11 sqm with no side less than 3m	

- 1) A ground floor on stilts or columns without enclosing walls (except retaining walls, where such a floor is constructed by cutting the sloping ground) intended to be used as parking space shall not be counted as ground floor.
- 2) In case of classified roads, the minimum marginal open spaces to be observed from roads, shall be as prescribed above or as prescribed by Government from time to time under the ribbon development rules, whichever is more. However, on Mumbai-Pune National highway, no construction of any sort shall be allowed within a distance of 75m from the centre line of this road.
- 3) Sr.no. 1 is applicable to the plots existing on or before the date of publication of the notification in the official gazette.

APPENDIX –T

REGULATIONS FOR DEVELOPMENT OF TOURISM AND HOSPITALITY SERVICES UNDER COMMUNITY NATURE CONSERVANCY AROUND WILD LIFE SANCTUARIES AND NATIONAL PARKS OF RP OF PUNE REGION.

Applicability: These regulations shall apply to the privately owned (not applicable to forest land) lands falling in Agriculture I No Development Zone situated within 5 km distance from the boundaries of wildlife sanctuaries and national parks in the PMRDA area . The provisions of existing Regional Plans I Development Plans with prevail over these regulation.s, wherever lands are earmarked for urbanisable zones in such plans.

Regulation:- For the lands situated within 5 km distance (or up to limit of notified eco - sensitive zone whichever is more) from the boundaries of wildlife sanctuaries and national parks, if the land owner applies for development permission, for development of eco-tourism, nature tourism. adventure tourism, same may be allowed; provided the land under consideration has minimum area of one hectare in contiguous manner.

Permissible users and built up area:-

The users permissible in Agricultural Zone/No Development Zone shall be as follows:-

- a) Agriculture, Farming, development of wild animal shelters, plantation and allied uses.
- b) Tourist homes, resorts, hotels etc. with rooms/suites, support areas for reception, kitchen, utility services etc. alongwith ancillary structures like covered parking, watchman's quarter, guard cabin, landscape element, and only one observation tower per tourist resort upto the height 15 mt. with platform area upto 10 sq.mt. in permanent/semi -permanent structural components.

The norms for building will be as follows:-

- i) The construction activities shall be as per Zonal Master Plan of concerned protected area.
- ii) The maximum permissible total built up area shall not exceed 10% of gross area with only G+1 structure having height not more than 9m. and it should blend with the surrounding.
- iii) The fencing/fortification may be permissible for only 10 % of total land area around built up structure in the form of chain link without masonry walls thereby keeping the remaining area free for movement of wild life.
- iv) Tourism infrastructure must confirm to environment friendly, low height, aesthetic architecture, natural cross-ventilation: no use of asbestos, no air pollution, minimum outdoor lighting and merging with the surrounding landscape. They should generate at least 50% of their total energy and fuel requirement from nonconventional energy sources like solar and biogas etc.
- v) The owner shall establish effective sewage disposal and recycling system during the construction and operational phase of the development. Not 1 ltr. of sewage shall go into the natural stream;

If in cases, where lack of compliance is observed, the PMRDA shall issue a notice to the resort owner/operator for corrective action within 15 days, failing to do so or having not been satisfy with the action taken or reply/justification received, any decision to shut down the unit may be taken by the PMRDA.

- vi) The owner shall establish effective systems for collection, segregation, composting

- and/or reuse of different types of solid waste collected during the construction and operational phase of the development.
- vii) The plastic components used within the area shall be recycled; failing which the resort shall be closed down within 48 hours.
 - viii) Natural streams/slopes/terrain shall be kept as it is, except for the built up area.
 - ix) On the area other than 10% area, only local trees shall be planted and only natural vegetation shall be allowed.
 - x) For the development such type already taken place, condition no (iii) above shall be applicable retrospectively to the extent of restricting the fencing and keeping the remaining area free for movement of wild life.
 - xi) While allowing such development, principles given in the National Tiger Conservation Authority New Delhi Notification No. 15-31/2012-NTCA, dated 15/10/2012 published in the gazette of India Ext. pt. III S-4 dated 08/11/2012 and Government of Maharashtra as amended from time to time shall be used as guidelines.
 - xii) All regulation prescribed in Eco- Sensitive Zone Notification of concerned National Park/ Wild Life Sanctuary should be strictly followed and all clearances required should be taken.

APPENDIX –U

Approvals of Building Permission on Fast Track based on Risk Based categorization

Notwithstanding Anything Contains in DCPR of the PMRDA, the Regulations Regarding Approval Of Building Permission by the **Architect /L.S./Engineer** at the Stage of Commencement , Plinth Checking and Completion cum Occupancy shall be as per **Risk Based Classification** of Building given in Table below:-

Sr. No.	Parameters to be consider for Risk Base.	Risk Category	
		Low Risk Category	Moderate Risk Category
1	Plot Area considered for Risk Based Assessment.	Buildings on a Plot Area upto 150 sq.mt.	Buildings on a Plot Area between 151 Sq mtr and upto 200 sq.mt.
2	Permissibility In Development Plan Zone	Residential Zone, Commercial zone and Public-Semi-public Zone	Residential Zone, Commercial zone and Public-Semi-public Zone
3	Plot status	The plot should be vacant . The Plot Status ,Plot criteria and permissibility in above land use zone shall be as per respective DCPR.	The plot should be vacant . The Plot Status ,Plot criteria and permissibility in above land use zone shall be as per respective DCPR.
4	Type of building	Residential and other buildings as per DCPR	Residential and other buildings as per DCPR
5	Proposed Structure of Building/Storey	G.F. / P+1 RCC./Load Bearing	G.F.+1 / P+2 RCC./Load Bearing
6	Front and side open spaces, Provision of Basement, Parking requirement and other requirements.	As per the provisions of DCPR.	As per the provisions of DCPR.
7	Tree cutting/ Tree replantation.	Not permitted.	Not permitted
8	Experience Criteria for Architect /L.S./Engineer for self-certification and all approval mentioned in this regulation.	As per Appendix-C of the respective DCPR regarding licensing and qualifications of the technical person.	As per Appendix-C of the respective DCPR regarding licensing and qualifications of the technical person.
9	NOCs and Documents	Wherever required as per the respective DCPR	Wherever required as per the respective DCPR
10	Site inspection and Computer based allocation of inspector for site inspection.	No site inspection is necessary by the PMRDA at any stage. Approval Procedure is to be followed as mentioned in Point No.11 excluding point no 11 (c).	Site inspection at Plinth level is necessary by the PMRDA. Approval Procedure is to be followed as mentioned in Point No.11 including point no 11 (c).

11. Procedure for Building Permission

Architect/ Licence Surveyor (L.S.)/Engineer (Architect registered with Council of Architecture & License Surveyor & Engineer registered with the PMRDA) are empowered to grant provisional approval **with self-certification** to the building proposal plans categorised as **Low Risk & Moderate Risk** in Table given above, subject to the following:-

Building Permission/Commencement Certificate:-

a) Submission of Proposal:-The proposal shall comprise of application u/s 44/69 of MR&TP Act, 1966, in format prescribed by the Metropolitan Commissioner, along with documents and undertakings required for the proposal as per regulation & required by the Metropolitan Commissioner from time to time. All the required documents shall be **certified and signed** by the Architect /L.S./Engineer confirming with the original documents. The documents required shall be as per the DCPR of the PMRDA.

b) Commencement Certificate (CC) :- After receipt of the application, the Demand Note regarding payment of Scrutiny Fee, Development Charges and other Charges based on the proposed Plans / Drawing submitted shall be given by the concern Engineer of the authority within 10 days. The owner / Architect /L.S./Engineer shall deposit the Charges as demanded. Upon deposit of such Charges with the PMRDA, the concerned Architect/ Licence Surveyor (L.S.)/Engineer are empowered to grant provisional approval in the form of **self-certification** certifying that the plan / entire building proposal is strictly in conformity with the DCPR. This **self-certification** shall be treated as **Commencement for the** construction work.

The owner/concern Architect/ Licence Surveyor (L.S.)/Engineer shall submit the said **self-certified plan** to the PMRDA **within 10 days**. Upon such submission, the concerned Officer, authorized by the Metropolitan Commissioner shall **countersign the plans without any scrutiny** and issue Commencement Certificate Under Section-45 of Maharashtra Regional and Town Planning Act, 1966 **within 10 days** from the receipt of such plan. The Scrutiny at the PMRDA level need not be necessary. Concern Architect /L.S./Engineer is **empowered/Authorised** to issue the copies of such *approved* plans & Certificates with his signature.

c) Plinth Checking For Moderate Risk building proposal:- The concern Architect /L.S./Engineer shall apply for certificate of plinth checking in prescribed application for Moderate Risk building proposal only. The inspection shall be done by the concerned Officer of the PMRDA. The inspection report shall be prepared and uploaded within 48 hours. The Plinth checking certificate shall be grant within the period of 7 days from the receipt of the application, if found as per the sanctioned plan.

d) Building completion certificate:- On completion of work, the concern Architect/L.S./Engineer shall issue the Building completion certificate and Occupation certificate, as required as per the provision of DCPR to the completed building/structure and submit two set of completion plan along with the required certificate and all site inspection report to the authority. The concerned Officer authorised by the Metropolitan Commissioner shall countersign the said Completion Plan along with Occupancy Certificate within 10 days **without any scrutiny and site inspection**.

12. Responsibility of the Architect/L.S./Engineer

- a) The work shall be supervised by the concerned Architect/L.S./Engineer who will ensure that the same is carried out strictly as per the approval. Confirmation of ownership of land / plot area and land boundaries in the name of applicant shall be jointly responsibility of concerned Architect/L.S./Engineer and the owner.
- b) It will be the responsibility of the concern Architect /L.S./Engineer, Site Supervisor & Structural Engineer appointed for the proposed development, jointly or severally to ensure that all plans shall be in consonance with provisions of the DCPR. All the requirements of the DCPR shall have to be complied with due care and the work is carried out as per the approval only. Any deviation required during the construction shall be approved by Architect/L.S./Engineer before execution. The concerned Architect /L.S./Engineer shall be empowered for any amendments in the plan in process of construction within the purview of DCPR.

- c) Frequency of Inspection By the Architect/L.S./Engineer:-_The Architect/L.S./Engineer shall inspect and submit the site inspection report along with photographs/video clips, at stages while submitting the building proposal, after completion of plinth work, and finally at the time of Building completion certificate to the authority. Such inspection reports shall be submitted and uploaded within 48 hours from the date of inspection.
- d) After submitting the application or during the construction of building if the Architect/L.S./Engineer are changed, he shall intimate the PMRDA immediately that he is no longer responsible for the project from the date of intimation. The construction work shall have to be suspended until the new Architect/L.S./Engineer as the case may be appointed by the owner. Owner's intimation regarding change of licensee shall be considered to be final. After intimation of the new appointed licensee shall then undertakes and start the project.

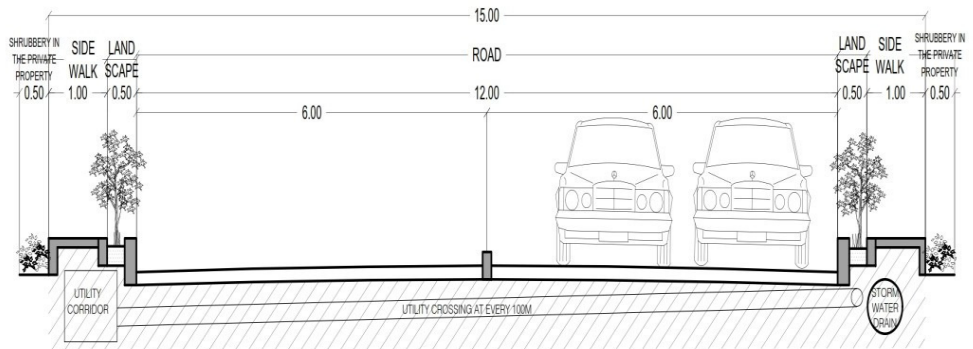
13. Authorisation to PMRDA :-

- a) In case of any deviations/irregularities noticed in the process or after completion, the PMRDA may immediately issue notice to the owner and or to the concerned licensee to suspend the further work and rectify the deviations/irregularities. Only after satisfaction of rectification made by the owner or concerned licensee, the PMRDA may issue intimation to start the work. In major violations, the PMRDA shall authorise to take appropriate action against Architect/L.S./Engineer as the case may be, as per the DCPR or as per respective Acts and Laws.
- b) The Metropolitan Commissioner, as the case may be, of the PMRDA is authorised to prepare common application forms, proformas, affidavit etc. wherever required for the smooth implementation of this regulation.
- c) The above procedure shall be integrated with the Online Building Permission Management System (BPMS) by the PMRDA.

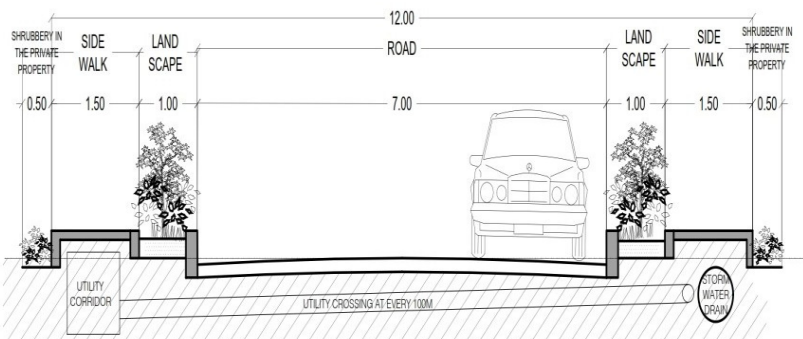
14. Exceptions from this Procedure:-The above Procedure for Building Permission shall not bar the owner/ Architect/L.S./Engineer to obtain development permission as per Regular provisions of the DCPR.

ANNEXURE I TYPICAL ROAD CROSS-SECTIONS

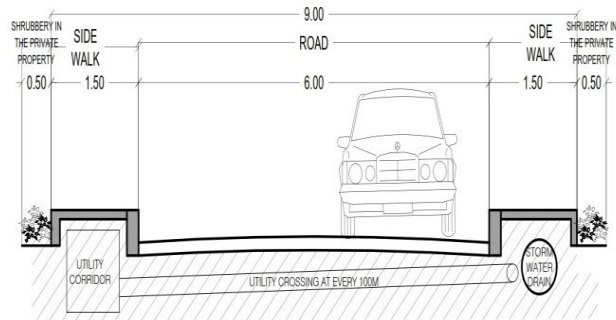
ANNEXURE I



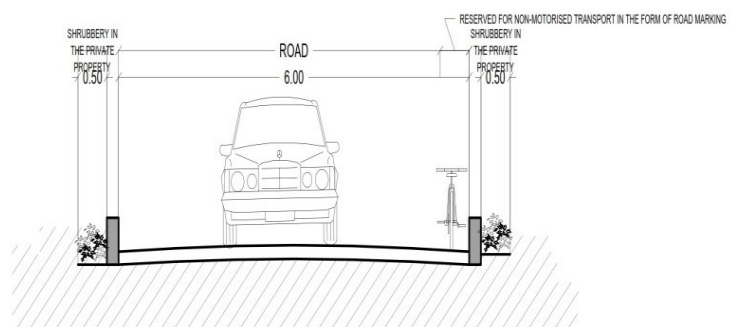
15 M WIDE SECTION



12 M WIDE SECTION



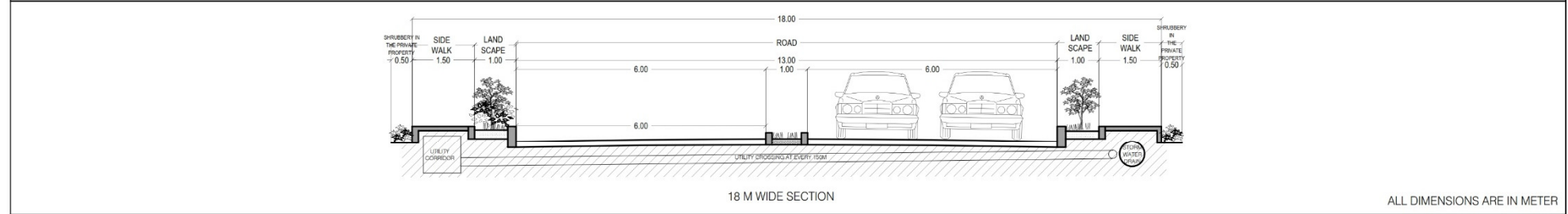
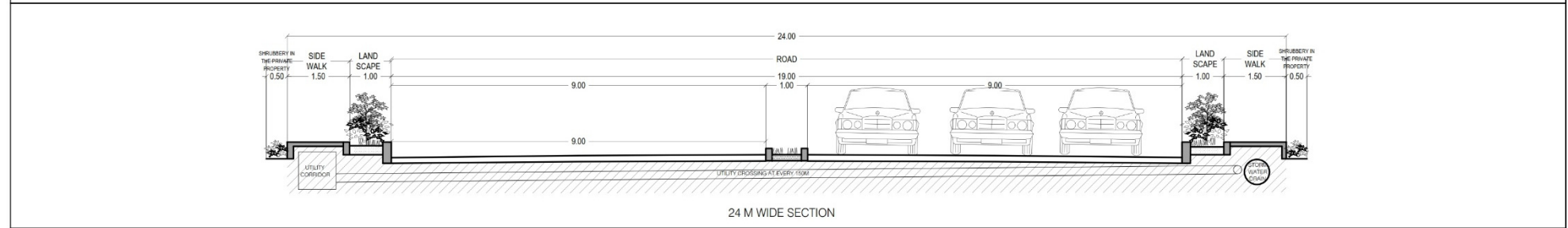
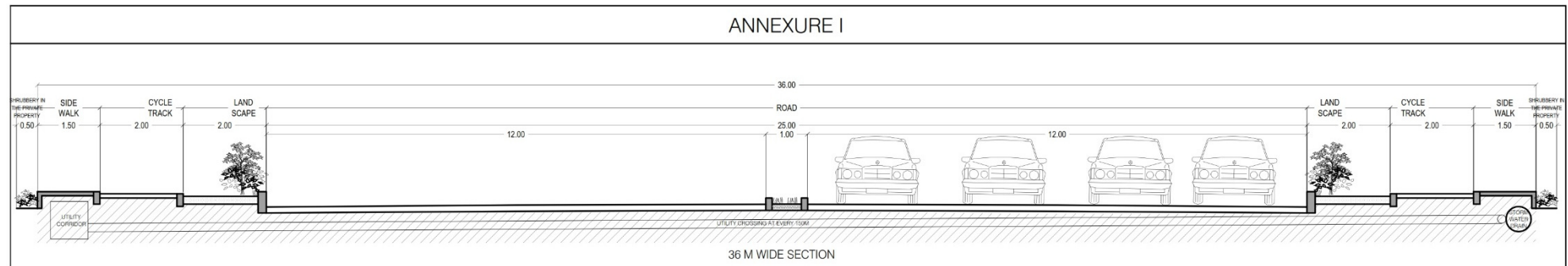
9 M WIDE SECTION



6 M WIDE SECTION

ALL DIMENSIONS ARE IN METER

ANNEXURE I



ALL DIMENSIONS ARE IN METER

MIDC DC Rules

**Revised Development
Control Regulations 2009
Maharashtra Industrial Development Corporation**



Maharashtra Industrial Development Corporation

Revised Development Control Regulations 2009

**SANCTIONED BY THE GOVERNMENT URBAN
DEVELOPMENT DEPARTMENT NOTIFICATION NO.
TPB/4308/465/CR-64/08/UD-11 DATED 31ST AUGUST 2009, CAME
INTO FORCE WITH EFFECT FROM 24TH SEPTEMBER 2009**

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PART-I: ADMINISTRATION

PREAMBLE

Maharashtra Industrial Development Corporation (hereinafter referred to as “MIDC”), incorporated under Section 3 of the Maharashtra Industrial Development (MIDC) Act, 1961, appointed as a Special Planning Authority (SPA) for the “notified areas“ as defined under Sub Section 1A of Section 40 of the Maharashtra Regional & Town Planning (MRTP) Act, 1966 (hereinafter referred to as “Act”), in exercise of the powers conferred under Clause (d) of Sub Section 3 of Section 40 of the said Act, makes the following development control regulations (DCR) for the notified areas under MIDC.

1. Short Title, Jurisdiction and Commencement

1.1. Title

These regulations shall be called the Development Control Regulations for the notified areas of MIDC, 2007 (hereinafter referred to as “these regulations”).

1.2. Jurisdiction

These regulations shall apply to all developmental activities in the notified areas under jurisdiction of MIDC.

1.3. Commencement

These regulations shall come into force from the day they are published in the official gazette with the prior sanction of the State Government. Till such time more stringent provisions of these regulations and the regulations in force shall be applicable.

1.4. Repeal and Saving

The Development Control Regulations for the notified areas of MIDC, 1999 sanctioned by the State Government No. TPB/4375/353/CR-135/95/UD-11 dated 7-1-1999 shall stand repealed upon coming in to force of these Regulations.

Nothing in these regulations shall apply or effect any plan already approved or building constructed or under construction as per the approved plan and any action taken in accordance with the Development Control Regulations for the Notified Areas of MIDC, 1999, unless in the opinion of MIDC such building is unsafe or constitutes a hazard to the safety of the occupants either in the property or adjacent property.

2. Definitions

In these Regulations, unless the context otherwise requires, 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 meanings as in the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) or the Maharashtra Industrial Development Act, 1961 and the rules framed there under, and the National Building Code (NBC) of India 2005, as amended from time to time, as the case may be, unless the context otherwise requires.

- 2.1 “Accessory building”** means a building separated from the main building on a plot, and put to one or more accessory uses.
- 2.2 “Accessory use” means** use of the building subordinate and customarily incidental to the principal use.
- 2.3 “Accredited Architect”** means an architect, who has been empanelled by MIDC in accordance with Regulation 15.2 of these Regulations.
- 2.4 “Accredited Town Planner”** means a Town Planner, who has been empanelled by MIDC in accordance with Regulation 15.3 of these Regulations.
- 2.5 “Act”** means the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966); as amended from time to time.
- 2.6 “Addition and/or alteration”** means change from one occupancy to another, or a structural change, such as addition to the area or height or the removal of part of a 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.
- 2.7 “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 poll, screen, fence, hoarding or displayed in space; or in or over any water body included in the limits of ‘notified area’.
- 2.8 “Air-conditioning”** means the process of treating air to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of an enclosed space.
- 2.9 “Amenity”** means roads, streets, open spaces, parks recreational grounds, play grounds, gardens, sports complex, parade ground, markets primary schools, secondary schools, Colleges, Polytechnics, Clinics, dispensaries, hospitals, police station, fire station, parking lots, water supply, electric supply, street lighting, sewerage, drainage, public works and includes other utilities, services and conveniences.

- 2.10** “**Approved**” means approved by MIDC.
- 2.11** “**Atrium**” means a sky lighted naturally/ artificially ventilated area in buildings, with no intermediate floors, often containing plants and used as circulation space or an entrance foyer.
- 2.12** “**Balcony**” means a horizontal projection, including a parapet, hand-rail balustrade, to serve as a passage or sitting out place.
- 2.13** “**Basement or cellar**” means the lower storey of a building below, or partly below the ground level.
- 2.14** “**Biotechnology Unit**” shall mean and include Biotechnology (BT) units which are certified by the Development Commissioner (Industries) or any other officer authorized by him in this behalf.
- 2.15** “**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 tents / Shaminas and tarpaulin shelters erected for temporary purposes for ceremonial occasions, with the permission of MIDC.
- 2.16** “**Building line**” means the line up to which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend and includes the lines prescribed, if any.
- 2.17** “**Built-up area**” means the area covered by a building on all floors including cantilevered portion, if any, except the areas excluded specifically under these Regulations.
- 2.18** “**Cabin**” means a non-residential enclosure constructed of non- load bearing partitions.
- 2.19** “**Canopy**” means a projection over any entrance.
- 2.20** “**Carpet area**” means the net usable floor area within a building excluding the area that is covered by the walls or any other areas specifically exempted from floor space index computation in these Regulations.
- 2.21** “**Chajja**” means a structural overhang provided over opening on external walls for protection from the weather.
- 2.22** “**Chief Executive Officer**” means the Chief Executive Officer appointed by the State Government under sub-section (1) of Section 12 of the Maharashtra Industrial Development Act, 1961.

- 2.23 “Chimney”** means a construction by means of which a flue is formed for the purpose of carrying products of combustion to the open air and includes a chimney stack and the flue pipe.
- 2.24 “Chowk”** means a fully or partially enclosed space permanently open to the sky within a building at any level; an “inner chowk” being enclosed on all sides and an “outer chowk” having one unenclosed side.
- 2.25 “Convenient shopping”** means shops, each with a carpet area not exceeding 20 Sq.m except where otherwise indicated and comprising those dealing with day to day requirements, as distinguished from wholesale trade or shopping. It includes –
- i Food-grains or ration shops, each with carpet area not exceeding 50 Sq.m,
 - ii Paan shops and Tobacconists,
 - iii Shop for collecting and distribution of clothes and other materials for cleaning and dyeing establishments,
 - iv Tailor or danner shops,
 - v Groceries, confectioneries, wine and general provision shops, each with a carpet area not exceeding 50 Sq.m,
 - vi Hair dressing saloons and beauty parlors,
 - vii Bicycle hire and repair shops,
 - viii Vegetable and fruits shops,
 - ix Milk and milk products shops,
 - x Medical and dental practitioner’s dispensaries or clinics, pathological or diagnostic clinics and pharmacies, each with a carpet area not exceeding 50 Sq.m,
 - xi Florists,
 - xii Shops dealing in ladies ornaments such as bangles etc.,
 - xiii Shops selling bakery products,
 - xiv Newspaper, magazine stalls and circulating libraries,
 - xv Wood, coal and fuel shops, each with a carpet area not exceeding 30Sq.m
 - xvi Books and stationery shops or stores,
 - xvii Cloth and garment shops,
 - xviii Plumbers, electricians, radio, television and video equipment repair shops and audio/video libraries,
 - xix Restaurants and eating houses each with a carpet area not exceeding 50sq.m,
 - xx Shoes and sports shops each with a carpet area not exceeding 75Sq.m. with the approval of MIDC.
- MIDC may from time to time add to, alter or amend the above list.
- 2.26 “Contiguous holding”** means a continuous piece of land in one ownership/leaser irrespective of separate property register cards/possession receipts of plots.
- 2.27 “Corridor”** means a common passage or circulation space including a common entrance foyer.

- 2.28** “**Courtyard**” means a space permanently open to the sky within the site around a structure.
- 2.29** “**Development**” with grammatical variation means to carry out the building, of engineering, mining or other variations in, or over, or over/under land or water, or to making of any material change, in any building, or land, or in the use of any building or land or any material or structural change in any heritage building or its precinct and includes demolition of any existing building, structure or erection or part of such building, structure or erection and redevelopment, and layout and subdivision of any land and “to develop” shall be construed accordingly.
- 2.30** “**Drain**” 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 buildings or yards appurtenant to the buildings within the same curtilage. A drain includes an open channel or conveying surface water or a system for the removal of any liquid.
- 2.31** “**Existing building**” means a building or structure existing authorisedly before the commencement of these Regulations.
- 2.32** “**Existing use**” means use of a building or a structure existing authorized before the commencement of these Regulations.
- 2.33** “**External wall**” means an outer wall of a building not being a partition wall, even though adjoining a wall of another building and also means a wall abutting on an interior open space of any building.
- 2.34** “**Fitness Centre**” in a building means and includes the built up premises provided in the building including gymnasium for the benefit of its inmates and for the purpose of fitness, physical exercises, yoga and such other activities as may be permitted by MIDC from time to time.
- 2.35** “**Floor**” means the lower surface in a storey on which one normally walks in a building and does not include a mezzanine floor. The floor at ground level with a direct access to a street or open space shall be called the ground floor; the floor above it shall be termed as floor 1, with the next higher floor being termed as floor 2, and so on upwards.
- 2.36** “**Floor Space Index (FSI) / Floor Area Ratio (FAR)**” means the quotient of the ratio of the combined gross covered area (plinth area) on all floors, excepting areas specifically exempted under these Regulations, to the total area of the plot viz.

$$\text{FSI/FAR} = \frac{\text{Total covered area on all floors}}{\text{Plot area}}$$

- 2.37** “**Footing**” means a foundation unit constructed in brick work, stone masonry or concrete under the base of a wall or column for the purpose of distributing the load over a large area.
- 2.38** “**Foundation**” means that part of the structure which is in direct contact with and is transmitting loads to the ground.
- 2.39** “**Front**” means the space between the boundary line of a plot abutting the means of access/road/street and the building line. Plots facing two or more means of accesses/roads/streets shall be deemed to front on all such means of access/roads/streets with accesses/roads/streets having more width shall be considered as main frontage for deciding side and rear margins.
- 2.40** “**Gallery**” means an intermediate floor or platform projecting from a wall of an auditorium or a hall, providing extra floor area, and/or additional seating accommodation. It also includes the structures provided for seating in stadium
- 2.41** “**Garage-Private**” means a building or a portion thereof designed and used for the parking of vehicles.
- 2.42** “**Garage-Public**” means a building or portion thereof, designed other than as a private garage, operated for gain, designed and/or used
- 2.43** “**Grantor**” In respect of “Notified Area” means MIDC, where MIDC has executed the Agreement to Lease or License in favour of its allottee.
- 2.44** “**Ground Coverage Ratio (GCR)**” means the ratio of covered area to the total plot area.
- 2.45** “**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, pooja-room and spaces not frequently used.
- 2.46** “**Height of a building**” means the vertical distance measured, in the case of flat roofs, from the average level of the ground around and continuous to the building to the highest point of the building and in the case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof, and, in the case of gables facing the road, the mid-point between the eaves level and the ridge.
- 2.47** “**Height of a room**” means the vertical distance measured from the finished floor surface to the finished ceiling. 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.

- 2.48 “Heritage Building”** means a building possessing architectural, aesthetic, historic or cultural values which is declared as heritage building by the Planning Authority in whose jurisdiction such building is situated.
- 2.49 “Heritage precinct”** means an area comprising heritage building or buildings and precincts thereof or related places.
- 2.50 “Hoarding”** means any surface or structure erected on ground or any portion of roof of a building or on or above the parapet, with characters, letters or illustrations applied thereto and displayed in any manner whatsoever out of doors for purpose of advertising or to give information regarding or to attract the public to any place, person, public performance, article of merchandise whatsoever.
- 2.51 “Home occupation”** means customary home occupation other than the conduct of an eating or a drinking place offering services to the general public, customarily carried out by a member of the family residing on the premises without employing hired labour and for which there is no display to indicate from the exterior of the building that it is being utilized in whole or in part for any purpose other than a residential or dwelling use, and in connection with which no article or service is sold or exhibited for sale except that which is produced therein, which shall be non-hazardous and not affecting the safety of the inhabitants of the building and the neighborhood, and provided that no mechanical equipment is used except that as is customarily used for purely domestic or household purposes and/or employing licensable goods. If motive power is used, the total electricity load should not exceed 0.75 KW. “Home Occupation” may also include such similar occupations as may be specified by MIDC and subject to such terms and conditions as may be prescribed.
- 2.52 “Ledge” or “Taand”** means a shelf-like projection supported in any manner, except by vertical supports, within a room itself but without a projection of more than half a meter.
- 2.53 “Lessor”** in respect of “Notified Area” means MIDC where MIDC has executed the Lease in favour of its allottee.
- 2.54 “Lessee”** in respect of Area means the allottee in favour of whom Lease has been granted by MIDC.
- 2.55 “Licensed Engineer”** means a qualified engineer and licensed by any Municipal Corporation or Class A / Class B Municipal Council to sign building plans and documents connected with Development Permission.
- 2.56 “Licensee”** In respect of “Notified Area” means the allottee in favour of whom MIDC has executed Agreement to Lease.
- 2.57 “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.

- 2.58 “Loft”** means a shelf like projection supported in any manner whatsoever, except by means of vertical supports within a room itself. The width of a loft shall not be more than 1M provided that if clear height between the top of the loft and the ceiling directly above it is not more than 1.5m, lofts wider than 1 M may be permitted.
- 2.59 “Mezzanine floor”** means an intermediate floor not being a loft between the floor and ceiling of any storey.
- 2.60 “MIDC”** means the Chief Executive Officer of Maharashtra Industrial Development Corporation or any other officer/officers duly authorized by him/her to perform any of the duties and functions under these Regulations.
- 2.61 “MID Act”** means The Maharashtra Industrial Development Act, 1961 (Mah Act No III of 1962)
- 2.62 “Multi-Storied Building” or “High-rise Building”** means a building above 15 Mtr. of height and above the average surrounding ground level and contiguous to the building as prescribed by NBC 2005, as amended from time to time.
- 2.63 “National Building Code of India 2005”** means the book containing Development control Rules, General building Requirements and Fire Prevention and Life Safety Measures to be implemented in the buildings, places, premises, workshops, warehouses and industries, published by the Bureau of Indian Standards, from time to time, with or without amendments
- 2.64 “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 buildings.
- 2.65 “Open Space”** means an area forming an integral part of a land left permanently open to the sky.
- 2.66 “Owner”** means a person who receives rent for the use of the land or building or would be entitled to do so if it were let, and includes -
- i An authorized agent or trustee who receives such rent on behalf of the owner;
 - ii A receiver, executor or administrator, or a manager appointed by any court of competent jurisdiction to have the charge of or to exercise the rights of the owner;
 - iii An agent or trustee who receives the rent of or is entrusted with or is concerned with any building devoted to religious or charitable purposes;
 - iv A mortgagee in possession; and
 - v Lessee/ Licensee of MIDC,

- 2.67** “**Parapet**” means a low wall or railing built along with the edge of roof or a floor.
- 2.68** “**Parking space**” means an enclosed or unenclosed covered or open area sufficient in size to park vehicles. Parking spaces shall be served by a driveway connecting them with a street or alley and permitting ingress or egress of vehicles.
- 2.69** “**Plinth**” means the portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground.
- 2.70** “**Plinth area**” means the built-up covered area measured at the floor level of the basement or of any storey whichever is larger.
- 2.71** “**Plot**” means a portion of land held in one ownership and numbered and shown as one plot enclosed by definite boundaries.
- 2.72** “**Plumbing Engineer**” means a person having Diploma in civil engineering or an equivalent qualification as approved by AICTE, a certificate of plumbing or in sanitary engineering recognized by the IEI or AICTE and a certification to the effect that he has a minimum of 3 years experience.
- 2.73** “**Porch**” means a covered surface supported on pillars or otherwise with wall only on one side, for the purpose of a pedestrian or a Vehicular approach to building.
- 2.74** “**Registered Architect**” means a qualified architect who is duly registered with the Council of Architecture under the Practising Architects Act, 1972.
- 2.75** “**Registered Structural Engineer**” means a qualified Engineer who is duly registered member of The Institutions of Engineers (India) with minimum five years of experience in structural design (in case of persons holding post graduate qualification experience required will be three years).
- 2.76** “**Road/Street**” means any highway, street, lane, pathway, alley, stairway, passage-way, carriageway, footway, square, place or bridge, over which the public have a right of passage, whether existing or proposed and includes all bunds channels, ditches, storm-water drains, service corridors for Sewage lines, Nallas, Electric Lines, culverts, sidewalks, traffic islands, road-side trees and hedges, retaining walls, fences, barriers and railings.
- 2.77** “**Road/Street-level or grade**” means the officially established elevation or grade of the centre line of the street upon which a plot fronts, and if there is no officially established grade, the existing grade of the street at its mid-point.
- 2.78** “**Road/Street line**” means the line defining the side limits of a road/street.

- 2.79 “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.
- 2.80 “Row houses”** means a row of houses on adjacent plot with a common wall with only front, rear and/or interior open spaces. The house at the end of the row shall however have side open space as prescribed.
- 2.81 “Semi-detached building”** means a building detached on three sides with open spaces as specified in these Regulations.
- 2.82 “Service road”** means a road/lane provided at the front, rear or side of a plot for service purpose.
- 2.83 “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.
- 2.84 “Special building”** means-
- i A building solely used for the purpose of a drama or cinema theatre, a drive-in-theatre, an assembly hall or auditorium, an exhibition hall, theatre museum, a stadium, malls, multiplexes, fuel stations, a “Mangal Karyalaya“ or where the built-up area of such a user exceeds 500 Sq.m in the case of mixed occupants:
 - ii an industrial building;
 - iii a hazardous building;
 - iv a building of a wholesale establishment;
 - v a residential hotel building or centrally air-conditioned building which exceeds-
 - a. 15 m in height, or
 - b. a total built-up area of 500 Sq.m
- 2.85 “SEZ Act”** means the Special Economic Zone Act, 2005, enacted by the Central Government.
- 2.86 “Special Economic Zone”** means geographical area notified as Special Economic Zone by Govt. of India under the SEZ Act, 2005.
- 2.87 “Stair-cover”** means a structure with a covering roof over a staircase and its landing built to enclose only the stairs for the purpose of providing protection from the weather, and not used for human habitation.
- 2.88 “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.

- 2.89 “Tenement”** means an independent dwelling unit with a kitchen or a cooking alcove.
- 2.90 “Theatre”** means a place of public entertainment for the purpose of exhibition of motion pictures and/or dramas and other social or cultural programs.
- 2.91 “Town Planner”** means a person who is a member of the Institute of Town Planners, India (ITPI).
- 2.92 “Tower-like-structure”** means a structure in which the height of the tower-like- portion is at least twice that of the broader base.
- 2.93 “Unauthorized developments”** means the development done or undertaken or in progress without prior approval of MIDC.
- 2.94 “Unsafe Building”** means buildings which are structurally and constructionally unsafe or in sanitary 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.
- 2.95 “Volume to plot area ratio (VPR)”** means the ratio of volume of building measured in cubic metres to the area of plot measured in square metres and therefore expressed in metres. However, the volume of plinth shall not be considered in the calculation of volume of building. Provided further that in case of a building permitted for the land-use of storage, the height of the plinth shall not be less than lorry-loading height.
- 2.96 “Water closet (W.C.)”** means a privy with an arrangement for flushing the pan with water, but does not include a bathroom
- 2.97 “Water course”** means a natural channel or an artificial channel formed by training or diversion of a natural channel meant for carrying storm and waste water.
- 2.98 “Water Course, Major”** means a water course which carries storm water discharging from a contributing area of not less than 100 hectares. The decision of MIDC on the extent of the contributing area being final. A minor water course is one which is not a major one.
- 2.99 “Wholesale establishment”** means an establishment wholly or partly engaged in wholesale trade and manufacturer wholesale outlets, including related storage facilities, warehouses and establishments engaged in truck transport, including truck transport booking agencies.
- 2.100 “Window”** means an opening, other than a door, to the outside of a building, which provides all or part of the required natural light. Ventilation or both to an interior space.

Note: Wherever there is conflict between definitions given in the Development Control (DC) Rules above and the definition given by National Building Code, the definition given in the National Building Code shall prevail.

3. Procedure for Securing Development Permission

3.1. Necessity of Obtaining Development Permission

Subject to the provisions of Section 43 of the Act, no person shall erect or re-erect a building or alter any building or carry out any development or redevelopment including temporary construction, on any plot or land or cause the same to be done without obtaining prior development permission from MIDC.

3.2. Application for Development Permission

Subject to the provision of Section 44 of the Act, any person intending to carry out any development on any land shall make an application in writing to MIDC in prescribed Form No.1 enclosed in the appendix IX.

3.3. Particulars and Documents to be Submitted along with Application

The following particulars and documents shall be submitted along with the application viz.

- a. Copy of letter of allotment from MIDC
- b. Copy of lease agreement/ownership document
- c. Copy of demarcation plan
- d. Latest Copy of registration of Architect with Council of Architecture and in case of Town Planner registration with Institute of Town Planners, India.
- e. A site plan (in quadruplicate) of the area proposed to be developed to a scale of 1:500 showing the following details wherever applicable.
 - i) The boundaries of the plot.
 - ii) The position of plot in relation to neighboring street.
 - iii) The name of the streets in which the plot is situated.
 - iv) All the existing buildings and other development standing on over or under the site.
 - v) The position of building and of all other buildings which the applicant intends to erect.
 - vi) The means of access from the street to the building or the site and all other buildings which the applicant intends to erect.
 - vii) Open space to be left around the buildings to secure free circulation of air, admission of light and access for scavenging purposes.
 - viii) The width of the street (if any) in front and of the street at the side or rear of the building.
 - ix) The direction of north point relative to the plan of the buildings.
 - x) Any physical features such as trees, wells, drains, etc.

f. **Detailed Plan** (in quadruplicate) showing the plans, sections and elevations of the proposed development work to a scale 1:100 showing the following details wherever applicable:

- i) Floor plans of all the floors (including with the service floors) together with the covered area, clearly indicating the size and spacing of all framing members and sizes of rooms and the position of staircases, ramps and lift-wells including escalator spaces.
- ii) The use of all parts of the building.
- iii) Sizes of footings, thickness of basement walls, wall construction, floor slabs and roof slabs with their materials. The sections shall indicate the height of building and height of rooms and also the height of the parapet and the drainage and slope of the roof. At least one section should be taken through the staircase.
- iv) The building elevations from all the streets.
- v) Details of service privy, if any.
- vi) Terrace plan indicating the drainage and slope of the roof.
- vii) The north point relative to the plans.
- viii) All structural calculations with necessary drawings.
- ix) All plumbing services with necessary details.
- x) Rain Water Harvesting plan
- xi) All provisions related to Active and Passive Fire Protection requirements adhering to Part IV of National Building Code 2005 i.e. Fire & Life Safety.

Note: Only one set of plans under “e” and “f” above may be submitted initially for scrutiny.

g. **In the case of a Layout of land or plot**

- i) Site plan (in quadruplicate) drawn to a scale of 1:1500 showing the surrounding land and existing access to the land included in the layout.
- ii) Plan (in quadruplicate) drawn to a scale of 1:500 showing:
 - a. Sub-divisions of the land or plot with dimensions and area of each of the proposed sub-divisions and its, use according to prescribed regulations,
 - b. Width of the proposed streets and
 - c. Dimensions and areas of open spaces provided in the layout for the purpose of garden or recreation or like purposes.
- iii) A plan showing location of road signage with typical details of signage in terms of their sizes and contents.

h. **Landscape Plan** (in quadruplicate) to a scale of 1:250 showing various landscape features such as trees, hedges, paved areas, etc. The plan shall Show, in particular, the type and number of existing trees, the trees to be felled, the trees to be transplanted and the proposal for planting of new trees.

- i. **Rain Water Harvesting Plans** (in quadruplicate) showing the arrangement of Rain Water Harvesting,
- j. **Specifications:** Specifications, both general and detail, giving type and grade of materials to be used for development.
- k. **Certificate of Supervision:** Certificate in the prescribed form (Form 2 in the Appendix IX) by the Registered Architect *or Engineer* undertaking the supervision and any other consultant.

3.4. Notations to be followed for Preparation of Plans:

- a. The following notations shall be used for plans referred to in regulation 3.3 above.

Table 1: Notations for Preparation of Plans

Sr. No.	Item	Site Plan	Bldg. Plan
1.	Plot Line	Thick Black	Thick Black
2.	Existing Street	Green	-
3.	Future Street, if any	Green dotted	-
4.	Permissible building Lines	Thick dotted	-
5.	Open spaces	No colour	No colour
6.	Existing work	Blue	Blue
7.	Work proposed to be demolished	Yellow hatched	Yellow hatched
8.	Proposed work	Red	Red
9.	Drainage& Sewerage Work	Red dotted	Red dotted
10.	Water Supply Work	Black dotted	Black dotted thin
11.	Recreation ground	Green Wash	--
12.	Gas Supply Line	Violet Dotted	Violet dotted Thin
13	Water Based Fire Protection Systems	Blue dotted	Blue dotted

- b) Wherever applicable, schedules of rooms, apertures and floor areas shall be submitted along with the drawing in accordance with the forms enclosed in Appendix IX.

4. Development works to be Planned, Designed, Submitted and Supervised by Registered Professionals

4.1. Architect / licensed Engineer

The plans, specifications and notifications referred to in 3.3 and 3.4 above shall be prepared and duly certified by the Registered Architect or Licensed Engineer having valid license from the nearby urban local body where the proposed development is intended.

4.2. Town Planner

The layout plans or sub-division schemes for areas above 5 Ha., requiring infrastructure planning shall be prepared and duly signed by a qualified Town Planner who shall be a Member of the Institute of Town Planner, India (ITPI). However this clause may not be applied to manufacturing industrial units.

4.3. Structural Engineer

The plans showing structural details shall be prepared and duly signed by the Registered Structural Engineer.

The plans showing structural details shall be prepared & duly certified under the hand of Structural Engineer possessing requisite qualification as per Regulation No.2.75.

In respect of structural stability of each development work, each owner shall notify the name & address of the registered Structural Engineer in the form enclosed Form and the Structural Engineer shall convey his acceptance as per Form 12 enclosed. The Structural Engineer shall submit form of supervision as per form No. 13 enclosed, & on completion of the development, the Structural Engineer shall issue a certificate of stability of the structure, as per Form No.14 enclosed (Appendix IX).

4.4. “Plumbing Engineer”

The Plans showing plumbing arrangements shall be prepared and duly signed by the Plumbing Engineer.

5. Development Permission Fees

5.1. Scrutiny Fees

A person applying for permission to carryout any development on any land shall with his application pay to MIDC the Scrutiny Fees at the rates notified by MIDC from time to time.

5.2. Development Charge

Any person who intends to carry out any development or change any use of any land or building for which the development permission is required under these Regulations, whether he has applied for such permission or otherwise has commenced carrying out any such development or has carried out any change in such use or who has applied to the Competent Authority for grant of Occupancy Certificate shall pay to the Competent Authority the development charge in accordance with the provisions laid down in Section 124 A to L of MR & TP Act, 1966 and in accordance with the directives of the State Government for levy of such charges.

5.3. Charges for Stacking of Building Materials on Public Roads

The stacking of building materials and debris on public roads shall be prohibited except with special permission of MIDC. Where such permission has been granted, the license fee for depositing building materials and debris on public road etc. shall be as follows.

Table 2 : Charges for Stacking of Building Materials on Public Roads

(a)	For construction residential building.	Rs.5/- per Sq.m per week
(b)	For construction non-residential building.	Rs. 10/- Sq.m per week

Note:

The stacking of materials would be permitted till the completion of the building. If after completion of the building, in the opinion of MIDC, certain material have not been cleared or left in a stage causing annoyance or inconvenience, MIDC shall take necessary actions against the Licensee/Lessee and any cost incurred in the removal of such material, which has been carried out by MIDC, shall be recovered from the Licensee/Lessee.

6. Decision of the MIDC

- 6.1. On receipt of the application for development permission, MIDC shall communicate its decision whether to grant or refuse permission to the applicant as per the provisions of Section 45 of the Act.
- 6.2. The Commencement Certificate, granting the permission with or without conditions shall be in Form 3 enclosed in the Appendix IX.

7. Deviations during Construction

If during the construction of a building, any departure of a Substantial nature from the sanctioned plans is intended by way of internal or external additions, which violate any provisions regarding general building requirements, structural stability and fire safety requirements of the bye-laws, sanction of the Chief Executive Officer shall be obtained. A

revised plan showing the deviations shall be submitted and the procedure laid down for the original plans hereto before shall apply to all such amended plans.

8. Development undertaken on behalf of Government

As per the provision of Section 58 of the Act the Officer-in-Charge of any Government Department or Office or Authority shall inform in writing to MIDC of the intention to carry out development of any land for its purpose along with the following documents and plans.

- a. A site plan (in quadruplicate) of the area proposed to be developed to a scale of 1:500
- b. Detailed Plan (in quadruplicate) showing the plans, sections and elevations of the proposed development work to a scale of 1:100.
- c. In the case of a layout of land or plot:
 - i. A site plan (in quadruplicate) drawn to a scale of 1:1500 showing the surrounding land and existing access to the land included in the layout.
 - ii. A plan (in quadruplicate) drawn to a scale of 1:500 showing:
 - iii. Sub-divisions of the land or plot with dimensions and area of each of the proposed sub-divisions and its use according to prescribed regulations;
 - iv. Width of the proposed streets and
 - v. Dimensions and areas of open space provided in the layout for the purpose of garden or recreation or like purposes.

9. Permission for Temporary Construction

The MIDC may grant permission for temporary construction for a period not exceeding 6 months in aggregate, unless otherwise specified, for the following types of activities:-

- i. Structures for protection from the rain or covering of the terraces during the monsoon only, i.e. between 15th May and 15th November.
- ii. Pandals for ceremonies, religious functions, sale of crackers, seasonal goods etc. Subject to approval of CFO(Chief Fire Officer) & FA(Fire Advisor)
- iii. Structures for Exhibitions/ Circuses etc. Subject to approval of CFO(Chief Fire Officer) & FA(Fire Advisor)
- iv. Temporary site office, labour camps and watchman chowkie/boths within the site, only during the phase of construction of main building.
- v. Asphalt Mixing / RMC (Ready Mix Concrete) plant for a period not exceeding 15 days at a stretch subject to a maximum limit of 60 days in a calendar year.

The above activities may be permitted subject to

- a. The condition that for such temporary construction fees should be recovered at the rate of Rs.50/- per Sq.m of such covered area of temporary construction. Equal amounts as fees shall be payable as deposit, which will be refundable provided by the end of the stipulated period such temporary structures are removed without fail by the Allottee/ Licensee/ Lessee/ Owner. Failure to remove such temporary sheds will be liable for forfeiture of the deposit and any such failure continuing beyond stipulated period shall be liable for imposition of penalty which will be 3 times the rate of Rs.50/- per Sq.m
- b. That all the permitted structures are not constructed in the clear width of mandatory open space around building.

10. Responsibilities of the Applicant

10.1. Neither the grant of Commencement Certificate nor the approval of the drawing and specifications nor inspections made by MIDC during the carrying out of development shall in any way relieve the applicant of his responsibility for carrying out the development in accordance with the requirements of these regulations.

10.2. The Applicant shall:

- a. Permit authorized officers of MIDC to enter the plot for which the Commencement Certificate has been granted for carrying out development, at any reasonable time for the purpose of enforcing these regulations.
- b. Obtain, where applicable, from MIDC permission relating to building, zoning, grades, sewers, water mains, plumbing, gas pipeline, advertisements signs, signage blasting, street occupancy, electricity, highways and all other permits required in connection with the carrying out the development.
- c. Give at least seven working (7) days' notice to MIDC of the intention to commence the carrying out of development. (Form No.5).
- d. In case of building operations, give notice to MIDC on completion up to plinth level and seven working (7) days before the commencement of further work.(Form No.6).
- e. In case of Industrial plots which have been closed down and changing the use, the applicant has to submit a clearance certificate from the labour commissioner that the industry has paid all the dues to the employees.
- f. Give written notice to MIDC regarding completion of the development in Form No. 8 enclosed in the Appendix IX, duly signed by the Registered Architect.
- g. Obtain occupancy certificate from MIDC prior to any occupancy or use of the development so completed (Form No. 9).

- h. Keep available for inspection, during the carrying out of development and for such a period thereafter as required by MIDC, the records of the tests which are made on any material to ensure conformity with the requirements of these regulations.
- i. Keep pasted in a conspicuous place on the property in respect of which the permission to develop is granted, a copy of the Commencement Certificate.
- j. Keep during carrying out of development a copy of the approved plans on the premises where the development is permitted to be carried out.
- k. The owner shall submit a soft copy of all the sanctioned plans and as built plans in AutoCad Format before issue of the commencement certificate and the occupancy certificate respectively.

11. Inspection

- 11.1. Inspection at various stages – MIDC may at any time during erection of building or execution of any work or development make an inspection thereof.

12. Occupancy Certificate

12.1. Grant of Occupancy Certificate

The MIDC shall within 30 days from the receipt of completion certificate required under regulation No.10.2 (f) communicate its decision after the necessary inspection about the grant of occupancy certificate indicated in regulation 10.2 (g) and fulfillment of condition specified in Regulation 10.2(k)

12.2. Occupancy for a part of Building

Upon the request of the Owner, MIDC may issue an occupancy certificate for a part of the building before completion of the entire work as per development permission, provided, sufficient precautionary measures are taken by the Owner to ensure public safety and health safety. Provided further that the part of the building for which occupancy certificate is applied for, shall be functionally complete and conform to all requirements of these Regulations. This certificate may be granted by MIDC subject to the condition that the Owner indemnifies the Authority, on stamp paper of such value as decided by MIDC as per the proforma given in Appendix IX (Form No.10).

12.3. Occupancy for high-rise buildings

For all high rise buildings (Above 15 m) and all special buildings MIDC shall issue occupancy certificate only after ensuring that the buildings comply with the provisions of MIDC Fire Protection and Life Safety Regulations 2007.

13. Unsafe Buildings

All unsafe buildings shall be considered to constitute a danger to public safety, hygiene and sanitation and shall be restored by repairs or demolished or dealt with by the owners of such buildings as otherwise directed by MIDC.

14. Clearances from other Authorities

Specific approvals/clearances shall be obtained from authorities like Maharashtra Pollution Control Board, Director of Industries, Chief Controller of Explosives, Inspectorate of Boilers and Smoke Nuisance, Civil Aviation Department etc. as may be applicable and the same shall be submitted to MIDC at the time of obtaining development permission.

15. Procedure for fast track Approval

15.1. The MIDC may permit to undertake development on fast track, without obtaining prior permission if the same is undertaken/supervised by an empanelled Accredited Architect/Accredited Town Planner, subject to the following:

- 15.1.1.** Any person intending to undertake any construction on his land/plot shall inform in writing to MIDC of the intension to carry out such development along with the following documents:
- a) Document showing ownership of the land.
 - b) Undertaking to be given by the Accredited Architect as per the format given in Appendix IX.
 - c) One set of drawings showing site plan, building plans and one cross section.
- 15.1.2.** The applicant/owner may, thereafter, commence the work at site and carry out the work up to plinth level. However, under no circumstances, further work shall be undertaken by the applicant/owner without first obtaining formal development permission as required under these Regulations.
- 15.1.3.** The works undertaken under this provision shall be in conformity with these Regulations and the Accredited Architect shall be held personally responsible in case of any violation and shall be liable for such action as may be decided by MIDC including termination from empanelment.

15.2. Eligibility criteria for empanelment of Accredited Architects:

- a. The Architect shall have the minimum qualification as prescribed under the Architects Act, 1972.
- b. The applicant shall be a registered member of the Council of Architecture.
- c. He shall have at least ten years experience as a Practicing Architect.

- d. He shall have an excellent track record in designing and supervising buildings and shall have executed projects worth Rs.5 crore per annum for the past three years.
- e. The applicant shall deposit and keep deposited an interest free amount of Rs. one lakh with MIDC throughout the period of empanelment. The deposit amount is liable to be revised from time to time

15.3. Eligibility criteria for empanelment of Accredited Town planners:

- a. The applicant shall be a registered member of the Institute of Town Planners, India.
- b. He shall have at least ten years experience as a Professional Planner.
- c. He shall have an excellent track record in planning and supervising development projects and shall have executed projects worth Rs.5 crore per annum for the past three years.
- d. The applicant shall deposit and keep deposited an interest free amount of Rs. One lakh with MIDC throughout the period of empanelment.

15.4. Procedure for empanelment of Accredited Architects / Town Planners.

MIDC shall empanel accredited Architect / Town Planners, in the months of January and July of each calendar year. Application for Empanelment as Accredited Architect / Town Planner Shall be in Form No 15 Given in Appendix IX.

16. Discretionary Powers

- a. *“In specific cases, where clearly demonstrable hardship is caused, Chief Executive Officer may for reasons to be recorded in writing by special permission, permit any of the dimensions prescribed in these rules to be modified except those relating to Floor Space Indices front margin parking requirements unless otherwise permitted under these rules, provided that the relaxation will not affect the health, safety fire safety, structural safety & public safety of the inhabitants of the buildings and the neighborhood”*
- b. The Chief Executive Officer may, from time to time, add or alter or amend Appendix I except where same are prescribed in the MR & TP Act, 1966 or in the MID Act, 1961.

PART II - DEVELOPMENT CONTROL REGULATIONS

A - MACRO CONTRO

17. Classifications of Land uses and permissible land uses

17.1. Classification of land-uses

For the purpose of these Regulations the land-uses have been classified into following groups:

- 1) Assembly
- 2) Bio-technology
- 3) Business
- 4) Educational
- 5) Floriculture
- 6) Industrial
- 7) Information Technology
- 8) Institutional
- 9) Mercantile
- 10) Nanotechnology
- 11) Residential
- 12) Storage
- 13) *100mtr wide green belt shall be provided on either side of the river. Following user shall be allowed within green belt area.*
 - 1) *Fuel wood plantation*
 - 2) *Furniture & structural wood plantation*
 - 3) *Bamboo plantation*
 - 4) *Grass & fodder plantation*
 - 5) *Sericulture without processing*
 - 6) *Horticulture development*
 - 7) *Fruits & berries plants*
 - 8) *Nurseries development*
 - 9) *Plantation of Medical & aromatic plant*
 - 10) *Water obstruction works*

17.2. Unless the context otherwise specifies:

- 17.2.1. “Assembly Land-use”** includes any land where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes, and include buildings of drama and cinema theatres, Multiplexes, Drive-in-theatres, assembly halls, city halls, town halls, auditorium, exhibition

halls, museums, “Mangal Karyalayas“, skating rings, gymnasium, stadium, restaurants, eating or boarding houses, places of worship, dance halls, clubs, gymkhanas, road, air, sea or other public transportation, and recreation piers.

- 17.2.2. “Biotechnology Land-use”** Includes any land which is used for development of Bio-technology Unit, as certified by the Development Commissioner (Industries) or any other officer authorized by him in this behalf.
- 17.2.3. “Business Land-use”** includes any land which is used for transaction of business and/or keeping of accounts and record thereof; offices, banks, professional establishments, court houses being classified as business buildings if their principal function is transaction of business and/or keeping of books and records.
- 17.2.4. “Educational Land-use”** includes any land-used for a school or college or educational institution recognized by the appropriate Board or University, or any other competent authority, involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other users incidental there to such as a library or a research institution, it shall also include quarters for essential staff required to reside in the premises, and a building used as a hostel captive to an educational institution whether situated in its campus or not.
- 17.2.5. “Floriculture Land-use”** includes any land-used for farming of flowers, treatment, storage, packaging, and preservation of flowers.
- 17.2.6. “Industrial Land-use”** includes any land wherein products or material are manufactured and/or fabricated, assembled or processed, such as assembly plants, laboratories, power plants, refineries, gas plants, mills, dairies, factories, food processing units, grape processing units, and apparel manufacturing units.
- a. **Service Industry Class-A** means any industry which is engaged in producing, servicing or repairing goods or articles for consumption by persons residing in the neighborhood and which fulfills the following three conditions:
- i. the number of persons employed in any establishment does not exceed 9,
 - ii. The maximum power requirement of such establishment does not exceed 10H.P and
 - iii. The floor area occupied by such establishment does not exceed 50 Sq.m and shall include particularly any industry mentioned in Appendix I.

b. **Service Industry Class-B** means any industry which is engaged in producing, servicing or repairing goods or articles for consumption in the neighborhood and which fulfills the following three conditions:

- i. The number of persons employed in any establishment does not exceed 20,
- ii. The maximum power requirement of such establishment does not exceed 20 H.P., and
- iii. The floor area occupied by such establishment does not exceed 250 Sq.m and shall include particularly and industry mentioned in Appendix I.

17.2.7. “Information Technology Land-use” Information Technology land-use includes any land-used primarily for the development of computer software and hardware, IT enabled services and equipment relating to earth station, V-SAT, routes, transponders, covered and dish antenna, transmission towers and other similar I.T. related uses.

17.2.8. “Institutional Land-use“ includes any land used for Government, Semi-Government organizations or registered Trusts and used for medical or other treatment or for a hostel for working women or for an auditorium or complex for cultural and allied activities or for an hospice, care of persons suffering from physical or mental illness, handicap, disease or for infirmary and care of orphans, abandoned women, children and infants, convalescents, destitutes or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes “dharmashalas”, hospitals, sanatorium, custodial and penal institutions such as jails, prison, mental hospitals, houses of correction, detention and reformatories.

17.2.9. “Mercantile Land-use” includes any land-used as shops, stores, malls or markets for display and sale of wholesale or retail goods or merchandise, including office, storage and service facilities incidental thereto located in the same building.

17.2.10. “Nanotechnology Land-use” includes any land which is used for development of nanotechnology unit, as certified by the Development Commissioner (Industries) or any other officer authorized by him in this behalf.

17.2.11. “Residential Land-use” includes any Land on which sleeping accommodation is provided for normal residential purposes, with or without cooking or dining or both except any activity classified under group “institutional”.

17.2.12. “Storage Land-use“ includes any land-uses primarily for the storage or sheltering (including servicing, processing or repairs incidental to storage) of goods, wares,

or merchandise, vehicles, for example-warehouses, cold storages, freight/container depots, transit sheds, store houses, truck and marine terminals, garages, hangers (other than aircraft repair hangers), and grain elevators

Note: The decision of MIDC about the land-use groups of any function shall be final and conclusive.

17.3. Permissible Land Uses

17.3.1. The following Land-uses /activities shall be permissible in the Notified Areas of MIDC including SEZ Areas, for which MIDC has been appointed as Special Planning Authority.

- a) Light Industries, Extensive Industries, Heavy and Large Scale Industries with residences for essential staff* (As per the lists attached in Appendix I)
- b) Obnoxious and hazardous industries only in the areas exclusively earmarked for this purpose.(As per list attached – Appendix I)
- c) Service Industries including Flatted Factories
- d) Storage buildings with residences for essential staff.*
- e) Biotechnology
- f) Information Technology
- g) Nanotechnology
- h) Floriculture, Agricultural activities, Nursery, Amusement Park, Exhibition Grounds, Open spaces, Playground, Zoological gardens, Nature Reserves, Sanctuaries, and such other open recreational uses.
- i) *Any other user as has been permitted by Govt. of India while approving SEZ project.*

17.3.2. In addition to the above, the following land-uses maybe permitted as supporting activities in the Notified Areas of MIDC.

- j) Residential
- k) Educational
- l) Institutional
- m) Assembly
- n) Business
- o) Mercantile

Note: The Plot area under all such support activity /uses taken together shall not exceed 20% of the total plotted area of any notified area of MIDC. *Apart from above 10% may be allowed for essential staff quarters in each plot area more than 0.4 Hect.(1 acre) in non chemical industrial plot only.*

18. Floor Space Index (FSI) / Floor Area Ratio (FAR), Ground Coverage Ratio (GCR) and Volume to Plot Area Ratio (VPR)

18.1. The maximum permissible Floor Space Index, Ground Coverage Ratio and Volume to Plot Area ratio shall be in relation to land area and land-use/activity; as stipulated below in Table no 3.

Table 3 Permissible FSI / VPR

Sr.	Land-use	Max. Permissible FSI / VPR
1.	Industrial a) All Industrial uses including Chemical, Flatted Factories b) Service Industry	1.0 1.0
2.	Storage a) General b) Within Service Industries Area	4M (VPR) 4M (VPR)
3.	Information Technology a) In the existing and already developed areas wherein the infrastructure in terms of roads, water and other services are already laid and the plot have been already allotted. b) In the areas which are proposed to be developed or redeveloped or the areas which are partially developed in terms of infrastructure such as roads water and power supply, covering less than 50% of the Notified area.	1.0 1.5
4.	Bio Technology a) In the existing and already developed areas wherein the infrastructure in terms of roads, water and other services are already laid and the plot have been already allotted.	1.0

Sr.	Land-use	Max. Permissible FSI / VPR	
	b) In the areas which are proposed to be developed or redeveloped or the areas which are partially developed in terms of infrastructure such as roads water and power supply, covering less than 50% of the Notified area.	1.5	
5	Nanotechnology		
	a) In the existing and already developed areas wherein the infrastructure in terms of roads, water and other services are already laid and the plot have been already allotted.	1.0	
	b) In the areas which are proposed to be developed or redeveloped or the areas which are partially developed in terms of infrastructure such as roads water and power supply, covering less than 50% of the Notified area.	1.5	
6.	Residential Including Residential Hotel	1.0	
7.	Business and Mercantile use		
	a) In notified areas situated within the Municipal corporation limits	1.0	For plots less than 1000 Sq.m
		1.5	For plots of 1000 Sq.m and above
	b) All other areas	1.0	
8.	Assembly	1.0	
9.	Medical Institution	1.0	
10.	Educational, Religious and Social	1.0	

Note:

- i For the purpose of computation of FSI the gross plot area shall be considered for all land-uses.

- ii Additional FSI for expansion of existing industries, additional FSI for IT/BT/Star category hotels/medical and educational institutions shall be governed by Regulation No. 18.2, 18.3 & 18.4 respectively.
- iii For chemical and such other industries, requiring storage of chemicals and gases, including hazardous materials, the area of land required for (a) the storage proper of such chemicals and (b) the compulsory safety area to be maintained all around such storages, shall be computed separately. In respect of such industries, having any storage of such hazardous materials/chemicals, total computed area of (a) & (b) above, shall deemed to have been utilized in so far as the ground coverage and the FSI in respect of that portion of land. Hence, that component of land shall be deducted from the total plot area and only balance area of the plot, shall be taken for the purpose of calculating the ground coverage and FSI permissible for the plot (indicated in Table 3). This rule shall also apply to the category of industries mentioned at (a) & (b) above, provided storage of such gases and hazardous materials, which require safety area, around such storage of material, is undertaken by such industries.
- iv In respect of plot-holders who had prepared master plan prior to 14.10.1993 (the date with effect from which MIDC was declared as a Special Planning Authority), covering maximum permissible ground coverage up to 0.5, as per the then prevailing rules, permission shall be granted for maximum ground coverage of 0.5, whereas as per these rules unit is already in production and reduction in ground coverage is causing hardships for the industrial expansion of the plot-holders, such permission shall be subject to the following conditions:
 - a. The plot-holder shall specifically provide parking space within the plot area itself and in no case, they vehicles coming to his/her unit shall be parked on the public Road / Roads.
 - b. The FSI for such type of cases shall be reduced further by 0.2, thus the maximum permissible FSI for such type of cases, should be 0.8 instead of 1.0.
- v Chemical plants have open type structures, without roof, shall deemed to have utilized, the ground coverage and FSI permissible, on erection of such plants, subject to the condition, that any additions or alterations to such open type plants, within the occupied area of the plant, by erection of additional tanks, vessels, pipelines and other structures which are incidental/essential to the said chemical plants shall be permissible. However, no separate FSI or ground coverage for the land occupied for such open type plants of chemical industries shall be permissible. Such open type chemical plants shall have all around the plant 10m road and the area covered within the external boundary of such road shall be treated as the area of chemical plant, and that a portion of plot shall deemed to be utilized in so far as the permissible ground coverage and FSI of the plot is concerned.

18.2. Additional FSI for Expansion of Existing Industries

In the case of existing factory building on the plots up to 1000 Sq.m in area, MIDC may permit additional FSI of 0.2 to allow expansion of its production capacity, duly approved by the Technical Advisor of MIDC. Provided that such grant of additional FSI shall be subject to payment of additional lease premium as prescribed by MIDC. Provided further that all the other provisions of these regulations including parking are complied with

18.3. Additional FSI for Pharma Industry

The MIDC may grant additional FSI to the pharma industries to the extent of 50% over and above the permissible FSI Provided that such grant of additional FSI shall be subject to payment of additional lease premium as prescribed by MIDC. Provided further that all the other provisions of these regulations including parking are complied with.

18.4. Additional FSI for IT / Bio-technology / Nanotechnology / Star Category Hotels/ Educational Institutions /Government and Semi Government/Medical Institution

18.4.1. The MIDC may grant additional FSI to Information Technology (IT), Bio-technology (BT), Nanotechnology (NT), Star Category Residential Hotels, and Medical and Educational Institutions over and above the permissible limits specified above, as under:

- a) IT/ITES plots - 100% over & above the permissible FSI to the plots in Public or Private IT parks, duly approved by the Director of Industries.
- b) Biotechnology / Nanotechnology – 100% over & above permissible FSI in respect of plots of Biotechnology / Nanotechnology establishments setup by MIDC or its Joint Venture companies having more than 51% stake of MIDC or the lessees of MIDC having plots exclusively used for Biotechnology / Nanotechnology.
- c) *Star Category Residential Hotels – 100% additional FSI will be permissible out of which 50% shall be granted by M.I.D.C. & 50% shall be granted with the prior approval of Govt.*
- d) *Medical and Educational Institutions – 100% additional FSI will be permissible out of which 50% shall be granted by M.I.D.C. & 50 % shall be granted with prior permission of the Govt.*
- e) Government, Semi-Government and Public Sector undertaking – 50% of the permissible FSI.

Provided that, the above additional FSI shall be granted subject to payment of additional premium as may be determined by MIDC from time to time. Provided

further that all the other provisions of these Regulations including parking are complied with.

18.4.2. 100% additional FSI shall be granted for buildings of gems and jewelry on independent plots in SEEPZ,(now a SEZ) Marol, MIDC, Mumbai, subject to payment of additional premium as may be determined by MIDC from time to time.

18.4.3. The land-uses where 100% additional FSI is permissible as per these Regulations, the plot should front a minimum of 18 Mtr. wide roads.

Note: The benefit of additional FSI as provided above shall not be available to the plots located within the SEZ / FTWZ areas wherein FSI on entire gross area (Global FSI) is applicable *provided that provisions in this note will not be applicable for user of IT/ITES, medical and educational institutions located within SEZ/FTWZ areas.*

18.5. FSI for Special Economic Zone:

The FSI for Special Economic Zones being developed by MIDC individually or as Joint Venture with other Public Body/ Private Agency shall be as under:

- i. The maximum permissible FSI on the entire gross area of the Special Economic Zone shall be 1.0. excluding areas under natural sites such as water bodies and existing highways if any.
- ii. Subject to above, there shall be no upper limit on FSI / Built-up Area for the development of individual plot.
- iii. The development potential for each plot shall be expressed in terms of permissible Built-up Area and shall be mentioned accordingly in the Agreement to Lease or Lease Agreement as the case may be.

Note: The above provision shall not be applicable to SEZ at MAROL, MIDC (SEEPZ) which is an already developed SEZ.

18.6. Exemption from computations of FSI/FAR

- I. The following shall not be counted towards computation of FSI:
 - a) All covered areas used as parking *in the same or separate Multistoried building constructed exclusively for parking* without servicing and repairing activity.
 - b) Facilities required for fire and life safety, as under
 - i. Fire escape staircase
 - ii. Fire lifts excluding lobbies

- iii. lift lobbies in case of fire tower (fire tower as per NBC 2005)
 - iv. Refuge areas
 - v. Fire escape passages/ Fire balconies
 - vi. Fire control rooms
 - vii. *Stair cases & Lift lobbies.*
- c) A basement or cellar used as a parking space or recreation space or AC Plant room
 - d) An area under a building constructed on a stilt which is used as parking space or recreational space provided where there are no side walls on three or more sides of such a space.
 - e) Any floor area of a building which is used as parking space at one or more levels.
 - f) *Staircases, staircase lobby.*
 - g) Balconies proposed in accordance with Regulation No. 30.
 - h) Lifts and lobbies in front of lifts to the extent of 1.5 times the depth of lift well and width equal to the width of lift well
 - i) Association/Society office-cum-letter box room in Residential, Shopping-cum Residential, Business, Mercantile & Flatted factories shall be as per the following norms :

Sr. No.	Details	Area
i	Up to 16 units	20 Sq.m
ii	17 to 150 units	25 Sq.m
iii	More than 150 units	30 Sq.m

Note: The built-up areas mentioned above are inclusive of Toilet facility.

- II. In additions to above the following shall be exempted from the computation of FSI, provided that the total area taken together under all such activities shall not exceed 15% of the permissible FSI / Built up Area in the case of Residential land-use and 10% in the case of all other land-uses.
 - i. An area of Atrium/ Entrance Lobby provided it is used only as a sit-out place or circulation space for the movement of people and for no other purpose.
 - ii. Electric cabin or sub-stations, Watchmen's Booth, Pump House.
 - iii. Staircase room and/or lift rooms above the top-most storey or in the basement, architectural feature.

- iv. Chimneys and elevated tanks of dimensions as permissible under these Regulations.
- v. Service Passages/corridors along the external face of the industrial and service industrial building to the extent of 10% of built up area of the respective floor.
- vi. Cut off floor
- vii. Watchman cabin / Booth and watch towers
- viii. Any covered antenna/dish antenna/communication tower used for telecom or IT purposes.
- ix. Any semi-permanent structure up to 20 Sq.m of built up area for installation of telephone connectors/concentrators in case of applicants who would provide suitable proof of being authorized by the Department of Telecommunications, Govt. of India, for setting up of cellular mobile telecommunication system.
- x. Refuge Area as stipulated under Fire Protection Regulations in Part III, Regulation .No. 40.24
- xi. Refuse Chute.
- xii. One service floor (except in residential buildings), with height below the soffit of a beam not exceeding 1.5m Special permission of MIDC is required for more than one service floor.
- xiii. Area used for installations of Air Handling Unit (AHU).
- xiv. Fitness Centre : as per following norms:
 In every residential building constructed or proposed to be constructed for quarters for industrial workers or for the use of a Co-operative Housing Society or an Apartment Owners Association; a fitness centre will be permitted subject to following conditions:
 - I. The area of such centre shall be equivalent to 2 (two) percent of the total area of the building, However it shall not be less than 20 Sq.m and more than 200 Sq.m
 - II. The centre shall not be used for any purpose other than for fitness centre facilities.
 - III. The fitness centre activities shall be confined only to the members of the concerned housing society specified above.
 - IV. The benefits of this provision shall be applicable prospectively and it shall not be extended for the purpose of regularization of already built up structures constructed without permission.

V.The ownership of the structure for fitness centre shall vest with the concerned society or association.

- xv. Other ancillary structures/activities permitted in marginal open spaces, as specified in Clause No. 24.6 of these Regulations.
- xvi. *Lofts.*

18.7. The GCR to the following land uses shall not exceed 0.5.

- a) Light Industries, Extensive Industries, Heavy and Large Scale Industries with residences for essential staff* (As per the lists attached in Appendix I)
- b) Obnoxious and hazardous industries only in the areas exclusively earmarked for this purpose.(As per list attached – Appendix I)
- c) Service Industries including Flatted Factories
- d) Storage buildings with residences for essential staff.

Note: Subject to written permission of CEO, larger GCR may be permitted in respect of Industrial buildings, with due consideration to the requirement of sector specific industry.

18.8. VPR for Free Trade Warehousing Zone

The VPR for Free Trade and Warehousing Zone being developed by MIDC individually or as joint venture with other Public body/Private Agency shall be as under:

- i) The maximum permissible VPR on the entire gross area of the Free Trade and Warehousing Zone shall be 4 M
- ii) Subject to above, there shall be no upper limit on VPR for development of individual plot.

The development potential for each plot shall be expressed in terms of permissible volume of the building and shall be mentioned accordingly in the Agreement to Lease or Lease Agreement as the case may be.

19. Tenement Densities:

If the area of plot under development for Residential land-use is 000 Sq.m or above the tenement densities shall be as follows:

- 19.1.** For dwelling units with built up area of more than 30 Sq.m, the minimum and maximum densities on the net plot area shall be 100 tenements per hectare and 300 tenements per hectare respectively.
- 19.2.** For dwelling units with built up area up to 30 Sq.m, the maximum density shall be 550 tenements per hectare of the net plot area.

20. Building Heights

The maximum permissible height of buildings in any MIDC area shall be as stipulated by the Chief Fire Officer and Fire Adviser (F.A.), which in turn shall be governed by the availability and capacity of the local fire fighting facility.

21. Layout or Sub-division of Land

Development of land in the form of sub-division or layout of more than one building (excluding ancillary building) shall be governed by the following regulations:

- 21.1.** Whenever land is proposed to be sub-divided or proposed to be developed for two or more buildings, a layout of the entire area showing proposed sub-division /layout of buildings, with access roads, open spaces etc. shall be submitted for approval.
- 21.2. Plots for different uses shall be laid out, based on the following criteria:**

21.2.1. Industrial Plots:

Table 4: Layout and Sub-division of Land – Industrial Plots

Sr. No.	Types of Development	Minimum Plot area in Sq.m
(i)	For manufacturing industrial units	500 & more
(ii)	Canteens, transport offices, individual shops for industrial goods and services	200 & above
(iii)	Plots for project affected persons [includes (iv) & (v) below]	100 to 150
(iv)	Plots for convenience shopping units	50 to 60
(v)	Informal shopping, stall sites	up to 24

21.2.2. Residential Users

Table 5: Layout and Sub-division of Land – Residential Plots

Sr.No.	Types of Development	Minimum Plot area in Sq.m
(i)	Low income group and EWS Housing.	20 Sq.m plot area with a minimum width of 3.5 m
(ii)	Row Housing	50 to 100
(iii)	Semi-detached housing	150 to 200
(iv)	Detached type housing	Above 200

21.2.3. Cinemas, Theatres and Assembly Halls

Plot area to be included on the basis of sitting capacity of the building, at the rate of 3 Sq.m per seat.

21.2.4. Public entertainment halls, community halls, Mangal Karyalayas Minimum plot area is 1000 Sq.m

21.3. The provision of roads in any layout shall be as under:

Table 6: Provision of Road in Industrial and Commercial Zones

Length of road	Minimum width in Metropolitan Region as notified by State Government under MRTTP Act 1966'	Minimum width 'in other areas'
Up to 150 m	15m	12 m
Above 150 m	20 m or more as may be required by the projected traffic.	15 m

Table 7: Provision of Road in Residential Zone

Length of road	Minimum width in Metropolitan Region as modified by State Government under MRTTP Act 1966'	Minimum width 'in other areas'
Up to 75 m	6 m	6 m
75 m to 150 m	10 m	10 m
151m to 300 m	12 m	10 m
Above 300 m	15 m or more as may be required by the projected traffic.	12 m

21.4. Intersection of Roads

At junctions of roads meeting at right angles, the rounding off at the intersection shall be done, unless otherwise directed by MIDC with the tangent length from the point of intersection to the curve being half the land width of road, across the direction of tangent as given in diagram below.



Illustration -2 Road Junction (roads meeting at 90° angle) Plan

- a. For junction of road meeting at less than 50° , the rounding off or cut, or similar treatment shall have tangent length of U and V from the inter sections point, as shown in diagram below. The tangent length at obtuse angle junction shall be equal to half the width of the road, from which the vehicle enters, as shown in diagram below. Provided, however, that the radius for the junction rounding shall not be less than 6 m

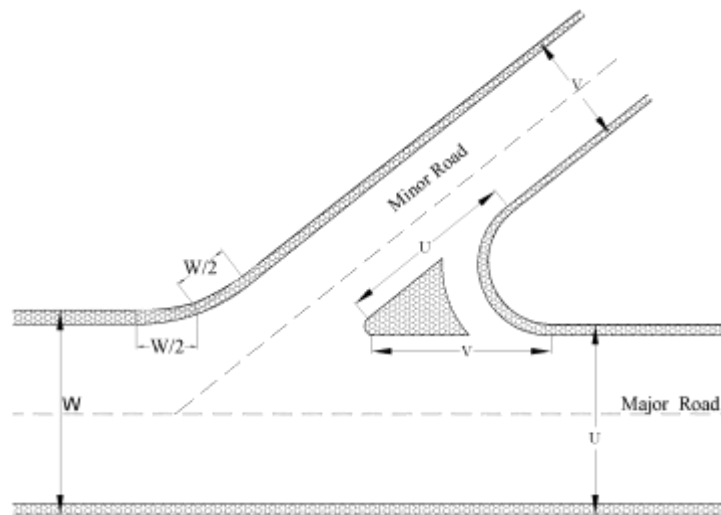


Illustration-3 Road Junction (Roads meeting at less than 50° angle) Plan

21.5. Recreational Open Spaces within Layout

In any layout or sub-division of land admeasuring more than 1hectare for industrial purpose and more than 0.5 hectare for residential purpose,10% of total area of land so sub-divided shall be reserved for open space, which shall as far as practicable, be located in one central place. Out of such open spaces, an area to the extent of 5%, may be allowed to be constructed, only with ground floor structure, for the purpose of incidental/allied public use, such as pavilion, club house gymnasium, water tank, care taker's room, toilet, store room crèche, library, children play school and such other purpose which is incidental to the main purpose for which the open space is used. Location of such structures shall be in one corner of the open space provided further that in the industrial layouts, minimum width of open space shall be 15 m and area of open space shall not be less than 750 Sq.m and in residential zone, it shall not be less than 125 Sq.m

In the case of layouts of sub-division where there is a combination of smaller (up to one 1.0 Ha.) and bigger plots (more than 1 Ha.), the recreational open space of 10% of the total area, excluding the area under bigger plots, shall be provided. The recreational open spaces within bigger plots shall be provided in accordance with Regulation No. 21.5 above.

21.6. Amenity Areas:

In any layout or sub-division of land admeasuring more than 1 hectare for industrial purpose and 0.5 hectare for residential purpose, 5% of the total area of land so sub-divided, shall be reserved for "Amenity Area". Following uses shall be permissible in the lands reserved for Amenity Area-MIDC offices, Local Area offices, Post Offices, Telephone Exchange, Fire Stations, Police Stations/ Chowkies, Electric Sub-station, Water Supply Works, Drainage Works, Common Facility Centre/Recreation Centre, Industries' Association offices, Schools/ Colleges, Educational institutions, Training Centre, Pollution Control Laboratories, Sulabh Shauchalaya, informal shopping, stall sites, plots for PAPs, communication centers, milk booths, and such other users as may be permitted by MIDC.

21.7. *For the purpose of computation of FSI net plot area after deduction of RG shall be taken into consideration. For plots more than 1 hector. For plots less than 1 hector common RG shall be provided in the layout admeasuring 10% of the layout area.*

22. Requirement of site

22.1. Distance from Water Course

No development, whether by filling or otherwise, shall be carried out within 9M on either side of the bank of a minor water course and 15M on either side of the bank of a

major water course or within a distance as may be stipulated by MIDC . Provided that where a water course passes through a low lying land without any well defined banks the applicant may be permitted by MIDC to restrict or direct the water courses to an alignment and cross section determined by MIDC.

22.2. Distance from Electric Lines

The distance of site / building from the electric line shall be as stipulated in clause No.6.4, Part III of the National Building Code of India, 2005.

No verandah, balcony or the like shall be allowed to be erected or re-erected or any additions or alterations made to a building on site within the distance quoted below in accordance with the current Indian Electricity Rules and its amendments from time to time between the building and any overhead electric supply line.

Table 8: Distance from electric lines

Sr. No.	Particulars of Electric Lines	Vertical distance	Horizontal distance in m
(a)	Low and medium voltage line and service lines.	2.5	1.2
(b)	High voltage lines up to and including 11,000 V.	3.7	1.2
(c)	High voltage lines above 11000 V and up to and including 33000 V	3.7	2.0
(d)	Extra high voltage lines beyond 33,000 V.	3.7 (Plus 0.3 m for every additional 33,000 V or part thereof)	2.0 (Plus 0.3m for every additional 33,000 V or part thereof)

The minimum clearance specified in Table 8 above shall be measured from maximum sag for vertical clearance and from maximum deflection due to wind pressure for horizontal clearance.

23. Urban Design Controls

For major public buildings and/or for any other building or group of buildings in specified areas, MIDC may prescribe guidelines for external architectural/urban design features in the Lease Agreement or in the Agreement to lease made with MIDC.

For this purpose, MIDC may prescribe the following aspects:

- i. Building set-back line/ road buffer
- ii. Floor to Floor height
- iii. Covered walkway or Arcades in the buildings with specified height
- iv. Projections, fascia, weather frames and such other features
- v. Exterior material /finishes with texture /colour etc.
- vi. Gates & boundary walls.
- vii. Specie of trees to be planted along roads with interval.
- viii. Separate design cross-sections
- ix. Signs/signage's

B - MICRO CONTROLS

24.Open Spaces around Buildings

24.1. The permissible ground coverage as indicated in Regulation No 18.7 shall be subject to maintenance of minimum marginal open spaces, to be kept all around the periphery of the plot boundary, with the further provision, that such marginal open spaces shall be further subject to the regulations regarding height of the building and the distance between the boundary of the plot and the building line as indicated in the Table 9 & 10 below:.

Table 9: Marginal Open Spaces for Plots up to 500 Sq.m

Sr. No.	Plot Area in Sq.m	Minimum Open Space from front side	Minimum Marginal Open Space from other sides	Maximum permissible height in Mt.
(1)	(2)	(3)	(4)	(5)
1.	Stall sites up to 25 Sq.m (desirable width of plot 4 m and above)	0.75 m	0.75 m	3.5 m
2.	For plots above 25 Sq.m to 60Sq.m	1.00 m	0.75 m	7.0 m
3.	For plots above 60 Sq.m to 100Sq.m	1.50 m	1.00 m	7.0 m
4.	For plots – above 100 Sq.m to 300 Sq.m (desirable width of plot 8 m and above)	2.5 m	1.5 m	7.0 m
5.	Above 300 Sq.m to 500 Sq.m	3 m	3 m	10.0 m

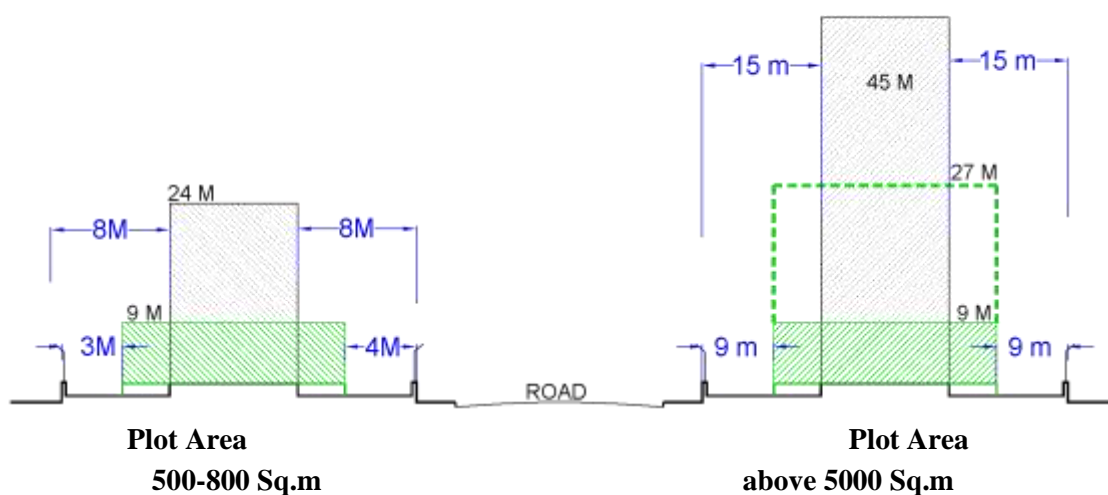
Note: For plots at Sr. No.5, height above 10 m. may be permitted provided extra setback of 0.33 m. is provided for every 1 m height beyond 10.0 m.

Table 10: Marginal Open Spaces for plots above 500 Sq.m

Sr. No.	Plot Area in Sq. m	Minimum Open Space from front side	Minimum Marginal Open Space from other sides
(1)	(2)	(3)	(4)
1.	Above 500 Sq. m area up to 800 Sq. m	4 m. or 1/3rd height of building whichever is more is ms	3 m. or 1/3rd height of building whichever is More.
2.	Above 800 Sq.m to 1200 Sq. m	4 m. or 1/3rd height of building whichever is more	4 m. or 1/3rd height of building whichever is more
3.	Above 1200 Sq.m to 2500 Sq. m	5m. or 1/3rd height of building whichever is more	5 m. or 1/3rd height of building whichever is more
4.	Above 2500 Sq.m to 5000 Sq. m	9 m. or 1/3rd height of building whichever is more	6 m. or 1/3rd height of building whichever is more
5.	Above 5000 Sq.m	9 m. or 1/3rd height of building whichever is more	9 m. or 1/3rd height of building whichever is more

Note:

- i) For heights above 48 m, the width of open spaces around buildings need not exceed 16m
- ii) If the length or depth of the building exceeds 40m add to above column 3 and 4, 10 percent of length or depth of building minus 4.0m
- iii) Where rooms do not derive light and ventilation from the exterior open space, the width of such exterior open space as prescribed in Table no 10 may be reduced by 1m subject to a minimum of 3m and a maximum of 8m . no further projections shall be permitted

**Illustration-4 showing Marginal Open spaces vis-a-vis Plot Size and Height of buildings**

- 24.2.** If any interior or exterior open space is intended to be used for the purpose of light and ventilation by more than one building belonging to the same owner, then the width of such open space shall be the one required for the tallest building as specified in Table 9 & 10 above. However, this distance shall be the clear distance without any projections like balcony etc.

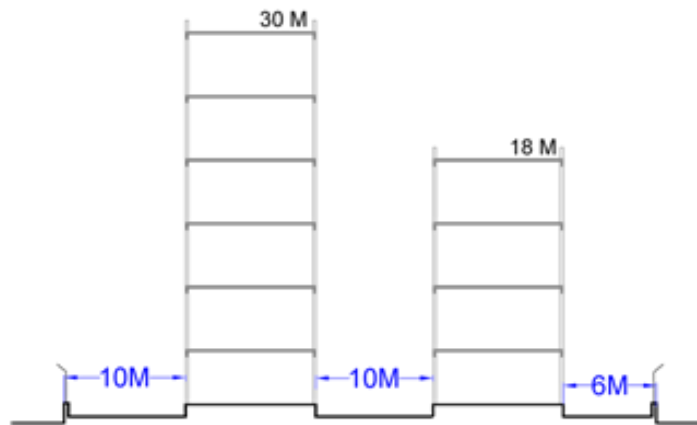


Illustration-5 Diagram showing Distance between two buildings

- 24.3.** For residential buildings and shops, following special provisions shall apply:
- For semi-detached buildings having height not more than 10 m, the width of the front, rear and one side open space shall not be less than 3 m
 - For row houses having height not more than 10 m the width of the front and rear open spaces shall not be less than 3 m

24.4. Special Buildings

- Educational and Institutional buildings: The minimum open space, all around the boundary of the plot, to be left and maintained shall be 6 m
- Assembly buildings such as Cinemas, Theatres and Assembly Hall: Minimum marginal distance from the road side shall be 9 m and 6 m from all other sides and shall be exclusive of parking spaces to be provided, as per in these Regulations.

24.5. Projections in marginal open spaces

- In the case of plots up to 500 sqm in area, balconies, chajjas, weather sheds, canopies, cornices, sun breaker, revas projection, any ornamental features and such other features shall be permitted to project in the minimum marginal open space from building line as stipulated in Table 9 to the extent of 0.6m provided the clear height below such projections from ground level is minimum 2.1 m

- ii. For plots above 500 sqm in area Balconies, Chajjas, Weather Sheds, Canopies *cornices, sun breaker, revas projections, any ornamental features* and such other features shall be permitted to project in the open space from building line to the extent of 1.5 m but the clear width of the open space shall in no case be less than 3 m for buildings up to 15 m in height, and 4.5 m for buildings above 15 m height.

24.6. Structures Permissible in Marginal Open Spaces.

For plots up to 5000sqm area the following structures may be permitted in marginal open space provided that the clear width of open spaces shall in no case be less than as indicated below

- I. For industrial sheds / buildings up to 6m height: 4.5m
- II. For all other occupancies: 4.5 m up to 15m height & 6.0m for heights more than 15m
 - i. Porch : 1 Number
 - ii. Open steps for plinth
 - iii. Suction tank & pump room of maximum 2 sqm area : 1 Number
 - iv. Generator Set : 1 Number
 - v. Garbage chamber: 1 Number
 - vi. Vehicular ramp: 2 Numbers
 - vii. Open gantry for loading/ unloading in case of Engineering industry : 1 Number
 - viii. Effluent Treatment Plant (ETP)
 - ix. Open Ramps up to Plinth
 - x. Overhanging cupboards, shelves and niches below window sill up to 0.6m (only in residential buildings)
 - xi. Meter Room / Electric Sub-station as per requirement of power supply company
 - xii. Open Transformers
 - xiii. Landscaping features
 - xiv. Water bodies as landscape features
 - xv. Swimming Pool and Filtration Plant in only residential use
 - xvi. Telephone distribution equipments
 - xvii. Fire Hydrants
 - xviii. Platform around tree up to max 2.0 m dia.
 - xix. Fire Escape Staircase as per NBC 2005 as amended from time to time
 - xx. Cooling Tower
 - xxi. Loading/unloading Platform
 - xxii. Fork lift

Notes:

- i) In case of industrial sheds up to 6m height where the depth of plot is not more than 30 m. the structures/activities permissible in marginal open spaces would be allowed only on one side which does not derive entry to the plot or building and in rear margins provided that a clear width of 1 m *for rear margin and 3m for side margin* is maintained between such structures and the plot boundary.
- ii) A cantilevered, unsupported canopy not exceeding 5.5 m in length may be permitted in minimum marginal open space provided that the clear height below such canopy from ground level is minimum 5.5 m
- iii) All the structures which are permissible in marginal open spaces shall be subject to clearance from the concerned Fire Officer of MIDC.
- iv) The structures/activities permissible in marginal open spaces are exempted from computation of FSI provided the total area taken together under all structures and users mentioned in Regulation no 18.6 does not exceed 15% of permissible FSI/Built-up area in case of residential land use and 10% in the cases of all other land uses.
- v) Storage of hazardous materials shall not be permissible in the marginal open spaces. Storage of hazardous material in the open area of plot (excluding marginal open spaces) shall be subject to approval from Fire Officer of MIDC and/or other competent authorities.

25.Means of Access

25.1. The following provisions shall apply for approaches/ access to the structure within a plot.

Table 11: Approaches and access to the structure within a plot

Sr. No.	Length of means of access in mtr	Width of means of access in mtr.	
		For Residential use	For Industrial and Commercial use
(1)	(2)	(3)	(4)
1.	Up to 75 mtrs.	6 m	10m
2.	76 to 150 mtrs.	9 m	10m
3.	151 to 300 mtrs.	9 m	12m
4.	Above 300 mtrs.	12m	15m

25.2. No building shall be erected so as to deprive any other building of the means of access.

25.3. Every person who erects a building/structure shall not at any time erect or cause or permit to erect or re-erect any building/structure which in any way encroaches upon or diminishes the area set apart as means of access.

25.4. In the case of buildings for industrial/institutional, residential and commercial users with area of plot not less than 5,000 Sq.m, following additional provisions for the means of access, around such buildings, shall be ensured:

- a) If there are any bends or curves on the approach road around building, not less than 9 m width shall be provided at the curve, to enable the fire fighting vehicle & related equipments to turn. The turning radius shall be at least of 9 mtrs.
- b) The approach to the building and open space on its all sides, up to 6 m width and the layout for the same shall be as approved by the Chief Fire Officer and Fire Adviser, MI DC and the same shall be of hard surface, capable of taking the weight of fire engine, weighing up to 18 tonnes. The said open space shall be kept free from obstructions and shall be motor able.
- c) Main entrances to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 4.5 m the entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire fighting vehicles. If main entrance at boundary wall is built-over, the minimum clearance shall be 4.5 m
- d) For multi-storied group of residential buildings, consisting of more than one building in a plot, approach road shall be minimum 9 m in width and for every individual building; there shall be a minimum space of 6 m width.
- e) At every entrance, cross drain of size not less than 900 mm dia. for coastal area and 450 mm dia. for non-coastal area or as directed by MIDC, shall be provided.

26. Inner and Outer Chowks

The following regulations shall apply to buildings of all the land-uses:

1. Inner chowks shall be allowed only in buildings, constructed on stilts. The chowk shall be kept accessible at the ground level. However, inner Chowks shall be permitted in row houses and bungalows, built on the ground but which are used only for residential land-use.
2. No dimension of an inner chowk on which doors and windows abut shall be less than 3 m
3. Inner chowk on which doors and windows abut shall have area at all levels of the chowk, of not less than the square of 1/5th height of the highest wall abutting the chowk. No room

excluding a staircase, bathroom and WC shall be exclusively dependent for its light and ventilation on an inner chowk. If any room abutting an inner or outer chowk is exclusively dependent upon such chowk for its light and ventilation the dimensions of the chowk shall be in accordance with Regulation 24, provided that when only bath rooms and water closets abut the chowk, chowks shall have a minimum dimension of 2.5 m, and may have any area for any height.

4. No length (as distinguished from its depth) of an outer chowk shall be less than 2 m

27. Room Sizes

- 27.1. The sizes of habitable rooms and other areas shall be as specified in the Table 12 below.

Table 12: Size of Habitable Rooms

Sr. No.	Type	Minimum carpet area in Sq.m	Minimum dimension in m
1.	Multi-purpose room in one-room dwelling unit	9.6	2.4
2.	Rooms in two room dwelling unit		
	a) Living Room	9.6	2.4
	b) Other Room	7.5	2.4
	c) Kitchen	4.5	1.7
3.	Room in any building other than Residential	7.5	2.4

- 27.2. The minimum sizes of bathrooms and the WCs shall be as follows, for buildings of all land-uses:

Table 13: Size of Bathrooms and WC's

Sr. No.	Particulars	Internal dimensions
1.	Bathroom	1.2 M X 1.2 M
2.	Water Closet (WC)	0.9 M X 1.2 M
3.	Combined Toilet	1.2 M X 2.1 M

28. Height of Rooms

The minimum and maximum height of the habitable rooms shall be as given in table here under:

Table 14: Height of Rooms

Sr. No	Occupancy		Minimum height (in Mtrs.)	Maximum height (in Mtrs.)
(1)	(2)		(3)	(4)
1.	Flat roof	(a) Any habitable room Including rooms in IT/BT unit	2.75	4.20
		(b) Air-conditioned habitable room Including rooms in IT/BT unit	2.40	4.20
		(c) Assembly halls, residential hotels of 3 Star category and above, rooms in institutional, educational, industrial, hazardous or storage occupancies, departmental stores, entrance halls and lobbies to departmental stores and assembly halls.	3.60	5.00
2.	Pitched roof	(a) Any habitable room	2.75 (average with 2.1 m at the lowest point)	4.2 (average with 3.2 m at the lowest point)

The above provisions are subject to the following:

- i. The minimum clear head-way under any beam shall be 2.4 m in all occupancies, except those included in Sr.No. 1(c) in the Table above, any height in excess of 4.2 m shall be deemed to have consumed an additional FSI of 50 per cent of the relevant floor area.
- ii. In case of plots earmarked for residential bungalow or Row Houses, floor area not exceeding 20 Sq.mt. per plot or 10% of plot area whichever is less, shall be allowed to have clear internal height of more than 4.20 m, without counting 50% area of the same for computation of FSI
- iii. In the case of Assembly Halls, Residential Hotels of star category and above, Institutional, Educational, Industrial, Hazardous or storage occupancies, departmental

stores including entrance halls and lobbies of all the aforesaid categories minimum and maximum height shall be 3.6 m and 5.0 m respectively. Subject to the written permission of the MIDC, greater height may be permitted.

- iv. The height of bathrooms, WCs and Store Rooms in buildings of all land-uses shall not be less than 2.2 m
- v. Any telemetric equipment storage erection facility can have a height as required for effective functioning of that structure.
- vi. AC plant room can have height as required for the installation and effective functioning of the plant.

29. Apertures for light and Ventilation

The following regulations shall apply to all rooms including bathroom, WC, store room in buildings of all land-uses:

- i. All rooms shall be provided with one or more apertures such as windows, fanlights, skylights, louvered doors and the like opening directly on to the external air or on to a covered unenclosed balcony not more than 2m in width.
- ii. The total area of such apertures inclusive of frames shall not be less than 1/6th of the carpet area of the room the glazed portions of the apertures may be partly fixed. The area of such partly fixed portions shall not exceed 33% of the total area of apertures. No portion of a room shall be considered to be lighted, if it is more than 7.5 m away from the aperture directly lighting it.
- iii. In case of building in which any portion of a room is more than 7.5 m away from the aperture or where artificial ventilation is resorted to through air conditioning system, the illumination levels due to artificial lighting shall be as prescribed in the National Building Code Part VIII, Clause 4.1.2 and 4.1.2.2 or any modifications thereof. In all such cases a detailed plan showing proposed illumination arrangement shall be submitted for approval.
- iv. For air conditioned premises the provisions as prescribed in Part VIII Section 3 of National Building Code or any modifications thereof shall apply.

30. Balconies

- i. The minimum clear width of balconies in buildings (of all the land-uses) shall be one metre (1 m), provided that the aforesaid width need not be insisted upon through the length, in case of semi-circular or any non-rectangular shaped balconies.

- ii. The floor area of balconies to the extent of 10% built-up area of the respective floor will be permitted free of FSI (in all the land-uses except in the industrial and service industrial uses). Any additional area beyond 10% shall be included in the floor area for computation of FSI.
- iii. Except industrial building, a balcony in a building may be permitted to be enclosed by an open grill above the parapet, (being 0.9 metres in height), without payment of additional premium
- iv. A balcony in a building may be enclosed otherwise and the wall in between balcony and adjoining room may be allowed to be removed so as to include balcony area into room, upon the payment of additional premium as would be decided by MIDC from time to time.

31. Loft and Mezzanine

31.1. Lofts -

Table 15: Extent of Lofts

Sr. No.	Rooms over which Lofts permitted	Coverage (% to area of room below)
1.	Kitchen/Habitable room	25
2.	Bathroom, water closet, corridor.	100
3.	Shops with width up to 3 m	33.33
4.	Shops with width exceeding 3 m	50
5.	Industrial / Business	33.33

- i. Provided that (a) lofts in commercial or industrial buildings shall be located at least 2 m away from the entrance; and (b) loft area shall not be counted towards FSI subject to provision in (ii) below.
- ii. Heights: The clear head-room under a loft shall not be less than 2.2 m and that above it shall not be more than 1.5 m and if exceeded; it shall be counted towards FSI.

31.2. Mezzanine

The following regulations shall apply to buildings of all the land-uses: A mezzanine floor shall be permitted within a room provided that the carpet area of such room is not less than 27 Sq.m and the area of the mezzanine floor does not exceed 30% of the carpet area of the room in which it is located. The height above and below the mezzanine floor shall not be less than 2.4 m and 2.6m respectively.

32. Staircases

Minimum width of Common Stairways/ Corridors for various occupancies shall be as indicated in the table below:

Table 16: Minimum Width of Stairways and Corridors

Sr. No,	Type of occupancy	Minimum width of staircase/ stairway/ corridor (in metres)	
(1)	(2)	(3)	
1.	Residential Buildings-	(a) General	
		i. Upto 24m ht.	1.2 m
		ii. Above 24m ht.	1.5 m
		(b) Row Housing, Bungalows (2 storied)	0.9
		(c) Hotels	1.5
2.	Educational buildings	(a) Up to 24 m high	1.5
		(b) Over 24 m high	2.0
3.	Institutional buildings (i.e. hospitals)	(a) Up to 10 beds	1.5
		(b) Over 10 beds.	2.0
4.	Assembly buildings	2.0	
5.	Mercantile, business, industrial, storage, hazardous buildings	1.5	

- i. The height of riser shall not exceed 19.5 cm and they shall be limited to 12 per flight.
- ii. The width of tread without nosing shall be minimum 25 cm. for residential and 30 cm for other occupancies.

33.Lifts

The following regulations shall apply to lifts in buildings of all land-uses without prejudice to the provision of Regulation No 40.8

- i. If the height of building exceeds 15 m at least one lift shall be provided in the building.
- ii. Where the height of a building exceeds 24 m at least two lifts shall be provided in the said building.

34. Basements

Area and Extent: The total area of basement may be in one or more levels and may extend beyond the building line below ground level provided the clear distance between the edge of the basement and plot boundary is kept as specified below. Provided further the top slab of the basement is designed as heavy duty slab capable of withstanding heavy fire fighting equipments to the satisfaction of CFO.

Table 17: Minimum clear widths from plot boundary to edge of basements

Area of Plot	Clear Widths (x)
For plots up to 2000Sqm	3.0m
2001 Sqm – 5000Sqm	4.5m
5001Sqm – 10000 Sqm	6.0m
Above 10000 Sqm	9.0m

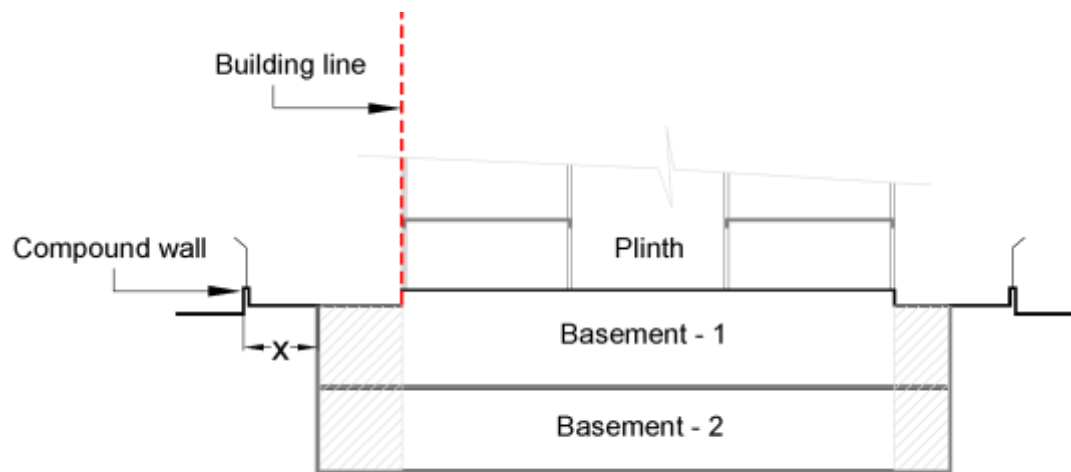


Illustration-6 showing Extent of Basements

- i. Height: The height of the basement from the floor to the underside of the roof-slab or ceiling or under side of a beam when the basement has a beam, shall not be less than 2.4 m
- ii. The ceiling of basement immediately below ground level shall be at least 0.9 m and not more than 1.2 m above the average surrounding ground level.
- iii. For parking spaces in basements and upper floors, preferably two ramps shall be provided for plot up to 2000 sq.mt. For plots above 2000 sq.mt. It shall be mandatory to provide two separate ramps preferably at opposite ends. The ramps shall have minimum width 3.5 m. for one way ramp and 6.0 m for two ways ramp. Such ramps may be permitted in the side and rear marginal open spaces after leaving sufficient space for movement of fire fighting Vehicles.

iv. Uses Permitted:

A basement may be put to the following uses only:-

- a. Storage of household or other non-hazardous goods;
- b. Store rooms, bank lockers or safe-deposit vaults;
- c. Air-conditioning equipment and other machines used for services and utilities of the building;
- d. Parking spaces;
- e. Electric sub-station (which will conform to required safety requirements);

Provided that, use strictly ancillary to the principal use only be permitted in a basement. Provided further that in case the basement is used for storage purpose, prior written permission from MIDC shall be obtained.

35. Overhead Tanks

Every overhead water storage tank shall be maintained in a perfectly mosquito-proof condition by providing a properly fitting hinged cover and every tank more than 1.5 m in height shall be provided with a permanently fixed iron ladder to enable inspection by anti-malaria staff

36. Septic Tanks

36.1. Location and sub-soil dispersion system shall not be closer than 12 m to any source of drinking water, such as a well, to mitigate the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building as economically feasible but not closer than 2 m to avoid damage to the structure.

36.2. Dimensions and Other features

- a. Septic tanks shall have a minimum inner width of 75 cm, a minimum depth of 1 m. below the water level and a per capita minimum liquid capacity of 85 liters. The length of the tanks shall be at least twice the width.
- b. Septic tanks may be constructed of brick work, stone masonry, concrete or other suitable material as approved by MIDC.
- c. Under no circumstances, should effluent from a septic tank be allowed into an open channel drain or body of water without adequate treatment.
- d. The minimum diameter of the pipe shall be 100 mm further, at junctions of pipes in manholes; the direction of flow from a branch connection should not make an angle exceeding 45° with the direction of flow in the main pipe.
- e. The gradients of land-drains, under-drainage as well as the bottom of dispersion trenches and soak ways should be between 1:300 and 1:400.

- f. Every septic tank shall be provided with a ventilating pipe of at least 50 mm diameter. The top of the pipe shall be provided with a suitable cage of mosquito-proof wire mesh. The ventilating pipe shall extend to a height which would cause no smell or nuisance to any building in the area. Generally, the ventilating pipe should extend to a height of about 2 m when the septic tank is at least 15 m away from the nearest building and to a height of 2 m above the top of the building when it is located closer than 15 m
- g. When the disposal of a septic tank effluent is to a seepage pit, the seepage pit may be of sectional dimension of 90 cm and not less than 100 cm in depth below the inner level of the inlet pipe. The pit may be lined with stone; brick and concrete blocks with dry open joint which should be backed with at least 7.5 cm of clean coarse aggregate. The lining above the inlet level should be finished with mortar. In the case of pits of large dimensions, the top portion may be narrowed to reduce the size of the R.C.C. cover slabs. When no lining is used, especially near trees, the entire pit should be filled with loose stones. A masonry ring should be constructed at the top of the pit to prevent damage by flooding of the pit by surface run off. The inlet pipe should be taken down to a depth of 90 cm from the top as an anti-mosquito measure.
- h. When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm wide excavated to a slight gradient and shall be provided with a layer of washed gravel or crushed stones 15 to 25 cm deep. Open joined pipes placed inside the trench shall be made of unglazed earthenware clay or concrete and shall have a minimum internal diameter of 75 to 100 mm each dispersion trench should not be longer than 30 m and trenches should not be placed closer than 1.8 m to each other.

37. Car Parking and Loading & Unloading

- 37.1. Parking area for different vehicular modes and number of car spaces to be provided for various land-uses shall be governed by the following tables.

Table 18: Size of Parking for different Vehicular Modes

Sr. No	Type of Mode	Size of parking bay
1	Car	2.50 m x 5.00m
2	Scooter	2.50 m x 1.20m
3	Bicycle	2.00 m x 0.70m
4	Truck	3.75 m x 10.00m
5	Trailer Truck	5.00 m x 20.00m

Table 19: Parking requirement for various Land-uses/Buildings

SR.	LAND-USE	CAR SPACES
1.	Residential	<p>a. 2 car spaces for every one tenement above 100 sq.mt. of built up area</p> <p>b. One space for every one tenement of built-up area more than 60 Sq.m and up to 100 sq.mt</p> <p>c. One space for every two tenements of built-up area more than 45 Sq.m up to 60 Sq.m</p> <p>d. One space for every four tenements of built-up area up to 45 Sq.m.</p>
2.	I. Star Hotels	I. One space for every 60 Sq.m of total floor area or part thereof.
	II. Hotels	II. One space for every 75 Sq.m. of floor area or part thereof
	III. Lodging	III. One space for every 100 Sq.m. of floor area or part thereof.
	IV. Restaurants.	IV. One space for every 50 Sq.m. of floor area or part thereof.
3.	Educational	One space for 100 Sq.m. of floor area or part thereof.
4.	Institutional	One space for every 250 Sq.m. of floor area or part thereof.
5.	Office (Govt.& Pvt.)	One space for every 70 Sq.m. of floor area up to 1500 Sq.m. and one space for every 150 Sq.m. or part thereof for areas exceeding 1500 Sq.m
6.	Information Technology, Biotechnology & Nanotechnology	One space for every 50 Sq.m. of floor area or part thereof.
7.	Assembly	One space for every 60 Sq.m. of floor area or part thereof.
8.	Business	One space for every 100 Sq.m. of floor area or part thereof.
9.	Mercantile	One space for every 80 Sq.m of floor area up to 800 sq.mt. and one space for every 160 Sq.m. thereafter.
10.	Industrial	One space for every 200 Sq.m. of floor area or part thereof subject to minimum of two spaces. In case of plots of 1.0 Ha. and above, minimum parking space shall be 10% of the plot area.

SR.	LAND-USE	CAR SPACES
11.	Storage	One space for every 200 Sq.m.of floor area or part thereof subject to minimum of two spaces.
12.	Hospitals	One space for every 150 Sq.m.of total floor area.
13.	Cinemas, Theatres and Multiplexes	One space for every 20 seats.
14.	Shopping / Malls	One space for 80 Sq.m.of total floor area or part thereof.
15.	Stadia	One space for every 150 seats plus additional as per the rules for restaurants etc.

37.2. In addition to the above 10% of total parking spaces shall be provided for visitor parking and 10% for two wheelers parking.

37.3. The above parking may be provided in the open area of a plot or in the basement or in the stilted area of a building or on the podium of a building. In case of multi –level parking, ramps shall be provided and mechanized methods (car lifts) may also be permitted for maneuvering purpose.

37.4. Car parking spaces shall be clearly shown on the site plan along with the maneuvering space to the satisfaction of MIDC.

37.5. In case of residential land-use 25% of the open space around the building may be used for parking. In case of other land-uses 50% of the open space around the building may be used for parking and loading, unloading provided that a minimum distance of 3.0 m around the building shall be kept free from any parking and loading, unloading spaces.

Notwithstanding the above, entire marginal open space around the building incase of residential plot up to 500 Sq.m may be utilized for parking with adequate maneuvering spaces.

37.6. In addition to the above table, loading and unloading spaces with suitable ramp access shall be provided for mercantile, industrial and storage land-uses as one space for every 100 Sq.m. of floor area or part thereof up to 500 Sq.m and one for every 500 sq.m or part thereof thereafter. The loading space shall be 3.75 m x 10.0 m

37.7. Whenever the existing FSI is enhanced, building permission shall be given only after the provision of additional parking spaces corresponding to the revised total built-up area.

37.8. Guidelines for parking arrangement shall be followed as given in Appendix II.

NOTES

- i. The above norms of parking spaces shall be considered as basic norms and shall be applicable in general to all notified areas in the State.
- ii. The norms of parking spaces shall be increased by 25% in case of Mumbai, Nagpur, Pune and Nashik Metropolitan Regions.
- iii. In case of backward regions other than Nagpur Region, the above parking standards may be reduced by 25%.
- iv. The above standards for parking may be modified with due consideration of the common parking facility provided in the layout by the planning authority.
- v. The above parking may be provided in the form of surface parking, integrated parking within a building (basement or multi-storied), or in an independent building or mechanized car parking.

38. Main Entrance and Boundary Walls

38.1. Main Entrance

The main entrance to a plot accommodating a multi-storied high rise or a special building shall be at least 4.5 m wide and shall be so designed as not to obstruct easy movement of a fire-engine or truck. The entrance gate to it shall open inside and fold back against the compound wall.

38.2. Boundary wall:

- i. Except with the permission of MIDC, the maximum height of a boundary wall shall be 2.0 m above the level of the centre line of the front street. A boundary wall up to 2.4 m height may be permitted if the top 0.9 m is of open type construction, to facilitate through vision.
- ii. At a corner plot, the height of the boundary wall shall be restricted to 0.75m for a length of 10 m on the front and side of the inter-section and the balance height of 0.75 m if required in accordance with (i) above may be made up of open type construction, to facilitate through vision.
- iii. In electric sub-stations, transformer stations, institutional buildings like sanatoria, hospitals, educational buildings like schools, colleges, including hostels, industrial buildings and other uses of public utility undertakings, a height up to 2.4 m may be permitted by MIDC.

39. Tree plantation

- i) The development in any plot of land shall be such as to preserve, as far as practicable existing trees, where trees are required to be felled, 2 trees shall be planted for every tree to be felled.
- ii) Every plot of land shall have at least one tree for every 100 Sq.m or part thereof, of the plot area. Where the number of existing trees in the plot is less than the above prescribed standard, additional number of new trees shall be planted.
- iii) Where the Tree Authority having jurisdiction in the area under development has prescribed standards or regulations in respect of preservation of trees under the Maharashtra (Urban Area) Preservation of Trees Act, 1975, the same shall supersede the sub-regulation (ii) above.

PART III - MIDC FIRE PROTECTION & LIFE SAFETY REGULATIONS

40. Fire Protection and Life Safety Regulations,

40.1. Short title extent and commencement:

40.1.1. These regulations may be called MIDC Fire and Life Safety Regulations, 2007

40.1.2. Fire protection and life safety regulations

They shall apply to development on any land in the notified areas of MIDC under Maharashtra Industrial Development Act, 1961. In particular, they shall apply to buildings which are more than 15m in height and to special buildings like educational, assembly, institutional, industrial, storage and hazardous and mixed occupancies with any of the aforesaid occupancies having area more than 150 sq.m and shall require clearance as under.

- i) For plots up to 1000 sq.mt. having non hazardous activities & buildings below 15 m. height from any *fire* officer, duly Authorized by the CEO, who shall examine the building proposed as per the guidelines and checklist given by fire department of MIDC.
- ii) For all other buildings from Chief Fire Officer of MIDC.

40.1.3. They shall come into force with immediate effect.

40.2. Definitions

Words and expressions not defined in these Regulations shall have the same meaning or sense as is assigned in the MR&TP Act 1966 and the DC Regulations for the Notified Areas MIDC, 2006

40.2.1. “Automatic Fire Detection & Alarm System”: Fire alarm system comprising components for automatically detecting a fire, initiating an alarm of fire and initiating other actions as appropriate. The system may include manual fire alarm call points.

40.2.2. “Automatic sprinkler system” means a system of water pipes fitted with sprinkler heads at suitable intervals and heights and designed to actuate automatically control and extinguish a fire by the discharge of water.

40.2.3. “Booster fire pump” means a mechanical/electrical device which boosts up the water pressure at the top level of a multi-storied/high rise

building and which is capable of a pressure of 3.2 kg/cm² at the nearest point.

- 40.2.4. “Combustible Materials”** means a material, which either burns itself or adds heat to a fire when tested for non-combustibility in accordance with IS: 3808 - 1979 method of test for Combustibility of Building Materials.
- 40.2.5. “Down Comer”** : An arrangement of fire fighting within a building by means of down comer pipe connected to terrace tank through terrace pump, gate valve and non return valve and having mains not less than 100 mm internal diameter with landing valve on each floor / landing. It is also fitted with inlet connections at ground level.
- 40.2.6. “Dry Riser”** An arrangement of the fire fighting within the building by means of vertical rising mains not less than 100 mm internal diameter with landing valves on each floor / landing which is normally dry but is capable of being charged with water usually by pumping from fire service appliances.
- 40.2.7. “Emergency Lighting”** Lighting provided for use when the supply to the normal lighting fails.
- 40.2.8. “Emergency Lighting System”** A complete but discrete emergency lighting installation from the stand by power source to the emergency lighting lamp(s) for e.g. self contained emergency luminaire..
- 40.2.9. “Enclosed Staircase”** means staircase separated by fire resistance walls and doors from the rest of the building.
- 40.2.10. “Escape Lighting”** That part of emergency lighting which is provided to ensure that the escape route is illuminated at all material times, for example, at all times when persons are on the premises, or at times the main lighting is not available, either for the whole building or for the escape routes.
- 40.2.11. “Escape Route”** shall mean any corridor, staircase or other circulation space, or any combination of the same, by means of which a safe place in the open air at ground level can eventually be reached.
- 40.2.12. “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; with horizontal, outside, and vertical exits having meanings at (i), (ii) and (iii) respectively as under:
- i. **“Horizontal Exit”** An arrangement which allows alternative egress from a floor area to another floor at or near the same level in an adjoining building or an adjoining part of the same building with adequate fire separation.

- ii. **“Outside Exit”** means an exit from a building to a public way, to an open area leading to a public way or to an enclosed fire resistant passage leading to a public way.
- iii. **“Vertical Exit”** means an exit used for ascending or descending between two or more levels, including stairways, smoke-proof towers, ramps, escalators and fire escapes.

- 40.2.13. “Fire and/ or Emergency Alarm System”** means an arrangement of call points or detectors, sounders and other equipment for the transmission and indication of alarm signals, and working automatically or manually in the case of fire or other emergency.
- 40.2.14. “Fire Exit”** A way out leading to an escape route having panic bar hardware provided on the door.
- 40.2.15. “Fire Lift”** means the lift installed to enable fire service personnel to reach different floors with minimum delay, having such features as required in accordance with this rules.
- 40.2.16. “Fire Proof Door”** means a door or shutter fitted to a wall / opening and constructed and erected with the requirement to check the transmission of heat and fire for a specified period.
- 40.2.17. “Fire Pump”** means a machine, driven by external power for transmitting energy to fluids by coupling the pump to a suitable engine or motor, which may have varying outputs/capacity but shall be capable of having a pressure of 3.2 kg/cm² at the topmost level of a multi-storey or high rise building.
- 40.2.18. “Fire Resistance”** means the time during which it fulfils its function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load or restraint. The fire resistance test of structures shall be done in accordance with IS: 3809 - 1979 Fire Resistance Test of Structures.
- 40.2.19. “Fire Resisting Wall”** A fire resistance rated wall, having protected openings, which restricts the spread of fire and extends continuously from the foundation to at least 1m above the roof.
- 40.2.20. “Fire Separation”** means the distance in metres 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.

- 40.2.21. “Fire Service Inlet”** means a connection provided at the base of a building for pumping up water through in-built fire-fighting arrangements by fire service pumps in accordance with the recommendations of the Chief Fire Officer & Fire Advisor to MIDC.
- 40.2.22. “Fire Tower”** means an enclosed staircase which can only be approached from the various floors through landings or lobbies separated from both the floor area and the staircase by fire-resistant doors and open to the outer air.
- 40.2.23. “Hazardous Material” means -**
- i. Radio active substances;
 - ii. Material which is highly combustible or explosive and/or which may produce poisonous fumes or explosive emanations or storage, handling,
 - iii. processing or manufacturing of which may involve highly corrosive, toxic or noxious alkalis or acids or other liquids;
 - iv. 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.
- 40.2.24. “Lift Well”** means unobstructed space within an enclosure provided for the vertical movement of the lift car(s) and any counter weight(s), including the lift pit and the space for top clearance, and maintenance
- 40.2.25. “Means of Egress”** A continuous and unobstructed way of travel from any point in a building or structure to a place of comparative safety.
- 40.2.26. “Non-Combustible”** means material which does not burn nor add heat to a fire when tested for combustibility in accordance with IS-3808-1966.
- 40.2.27. “Pressurization”** The establishment of a pressure difference across a barrier to project a stairway, lobby, escape route or room of a building from smoke penetration.
- 40.2.28. “Smoke-Stop Door”** means a door for preventing or checking the spread of smoke from one area to another.
- 40.2.29. “Travel Distance”** means the distance to be traveled from the remotest point on a floor of a building to a place of safety be it a protected escape route, external escape route or final exit i.e. vertical exit, horizontal exit or an outside exit measured along the line of travel.

40.2.30. “Ventilation” supply of outside air into or the removal of inside air from an enclosed space.

40.2.31. “Venting Fire” The process of including heat and smoke to level a building as quickly as possible by such paths that lateral spread of fire and heat is checked, fire fighting operations are facilitated and minimum fire damage is caused.

40.2.32. “Wet Riser” An arrangement for fire fighting within the building by means of vertical rising mains not less than 100 mm nominal diameter with landing valve on each floor /landing for fire fighting purposes, and permanently charged with water from a pressurized supply.

40.3. General requirements for all occupancies:

40.3.1. Open spaces on road sides

40.3.2. For high rise building above 15 meters the open space required shall be as per Table 10, under regulation No 24.1

40.4. Construction

40.4.1. Building Materials

- i. Load bearing elements of construction and elements of construction for which the required fire resistance is one hour or more shall be of non-combustible material. Interior finish materials (wall panelings, floors, coverings etc) may be permitted of materials having their rating for flame spread and smoke developed not exceeding a very low flame spread limit in accordance with IS 1642 - 1989 (Class-1). Ceiling linings shall be of non-combustible or of plaster - board.
- ii. Stairs and corridors shall not contain combustible materials. All main and fire escape staircases shall be of RCC only for easy evacuation of occupants and carrying out fire fighting and rescue operations.
- iii. Structural members such as supports and bearing walls shall have fire resistance rating of 3 hours, transoms and ceilings 2 hours to 4 hours.
- iv. Internal walls and partitions (Fire Sections) walls separating corridor areas of floor that are used for any purpose other than circulation shall have a fire resistance of not less than two hours. There shall be no openings in such walls other than for doors or delivery batches with fire resistance not less than one hour.
- v. Facades shall consist of non-combustible building materials. A fire must bridge a distance of at least 0.9 meters between storeys.

40.5. Staircase enclosure

40.5.1. One lift and one staircase shall be considered as 2 exits, required as fire exits as per these rules, for buildings having height up to 15 meters. For the other buildings the number of exits shall be in accordance with the Clause 4.6 of Part 4 of NBC 2005.

40.5.2. The internal enclosing walls of staircase shall be of brick or RCC construction having fire resistance of not less than two hours. All enclosed staircases shall have access through self closing doors of at least one hour fire resistance. These shall be single swing doors opening in the direction of the escape. The door shall be fitted with check action doors closure.

40.5.3. The staircase enclosure on external walls of the building shall be ventilated to atmosphere at each landing.

40.5.4. Permanent vent at the top equal to 5% of the cross sectional area of the enclosure and open able sashes at each landing level with area not less than 0.5 sq.m on the external walls shall be provided. The roof of the shaft shall be at least 1m above the surrounding roof. There shall be no glazing or glass bricks in any internal enclosing wall of a staircase. If the staircase is in the core of the building and cannot be ventilated at each landing, a positive pressure of 5 mm w.g. by an electrically operated blower / blowers shall be maintained.

40.5.5. The mechanism for pressurizing the staircase shaft shall be so installed that the same shall operate automatically and also with manual operation facilities, when the automatic fire alarm operates.

40.5.6. a) - The maximum travel distance that shall be permitted from the farthest exit on a floor to the staircase shall be as follows:

Table 20: Travel distance

Sr no	Group of Occupancy	Maximum travel distance	
		Construction	
		Type1&2 (in meters)	Type 3&4 (in meters)
1	Residential	30.0	22.5
2	Educational	30.0	22.5
3	Institutional	30.0	22.5
4	Assembly	30.0	30.0
5	Business	30.0	30.0
6	Mercantile	30.0	30.0

Sr no	Group of Occupancy	Maximum travel distance	
		Construction	
		Type 1&2 (in meters)	Type 3&4 (in meters)
7	Industrial	45.0	*
8	Storage	30.0	*
9	Hazardous	22.5	*

Notes

- i. For fully sprinkled building, the travel distance may be increased by 50% of the value specified,
 - ii. Ramps shall be protected with automatic sprinkler system and shall be counted as one of the means of access,
- * - Construction of type 3 or 4 is not permitted.

b) Main staircases in buildings of all occupancies shall have a minimum width as specified in table number 16 under regulation number 32

40.6. Lift enclosures

40.6.1. The walls enclosing lift shafts shall have a fire resistance of not less than two hours. Shafts shall have permanent vents at the top not less than 1800 sq.cm in clear area. Lift motor rooms shall preferably be sited at the top of the shaft and shall be separated from lift shafts by the enclosing wall of the shaft or by the floor of the motor rooms.

40.6.2. Landing doors in lift enclosures shall open in the ventilated or pressurized corridor / lobby and shall have fire resistance of not less than one hour.

40.6.3. The number of lifts in one lift bank shall not exceed four. Shafts for fire lift in a lift bank shall be separated from each other by a brick masonry or RCC wall of fire resistance of not less than two hours. Lift car doors shall have fire resistance of not less than one hour.

40.6.4. If the lift shaft and lift lobby are in the core of the building, a positive pressure of not less than 2.5 mm and not more than 3 mm w.g. by an electrically operated blower / blowers shall be maintained in the lift lobby and positive pressure of not less than 5mm w.g. shall be maintained in the lift shaft. The mechanism for pressurizing the lift shaft and lift lobby shall be so installed that they shall operate automatically when the automatic fire alarm operate. The mechanism shall have facilities to operate manually (for building more than 24 m in height)

40.6.5. Exit from the lift lobby if located in the core of the building shall be through a self-closing smoke stop door of one hour fire resistance.

40.6.6. Lifts shall not normally communicate with basement. However, one of the lifts may be permitted to reach the basement levels provided the lift lobby at each basement level is separated from the rest of the basement areas, by fusible link operated fire resistance door of two hours fire resistance. The lobby should be pressurized, to minimize the spread of heat and smoke on upper floors of the building.

40.6.7. Exit from lift lobby shall be through a self-closing smoke stop door.

40.6.8. Grounding switch / switches at ground floor level to enable the fire service to ground the lift / cars in an emergency shall be provided (for building more than 15 m in height).

40.7. External windows

In case of centrally air-conditioned buildings area of the open able external windows on a floor shall be not less than 2.5% of the floor area. The locks for these windows shall be fitted with budget lock of the carriage key type (which can be opened with the point of a fireman's axe).

40.8. Lifts and fire lifts

Provisions for a fire lift shall be made as per the following details in all buildings more than 15 m only.

- a. To enable Fire Services personnel to reach to the upper floors with the minimum delay, one of the lifts shall be so designed so as to be available for the exclusive use of the Fireman in emergency and be directly accessible to every dwelling/lettable floor space on each floor.
- b. The lift shall have loading capacity of not less than 545 kgs (8 persons lift). The lift shall have a floor area of not less than 1.4 sq.m.
- c. The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire, that is, within the lift shafts. In case of failure of normal electric supply, it shall be capable of changing over to alternate supply manually through a change over switch.
- d. The operation of a fire lift is by simple toggle or two button switch situated in a glass fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will control only. When the switch is off, the lift will return to normal working.
- e. This lift can be used by the occupants in normal times.
- f. The words "FIRE LIFT" shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.

- g. For buildings above 24 m in height, collapsible gates shall not be permitted for lifts and shall be solid doors with fire resistance of one hour.
- h. Lifts shall not be provided in the staircase well.
- i. The speed of the fire lift shall be such that it can reach the top floor from ground level within one minute or 91.5 meters per minute whichever is less.
- j. The lift machine room shall be separate and no other machinery shall be installed therein.
- k. Fire fighting lift should be provided with a ceiling hatch for use in case of emergency
- l. Telephone or other communication facilities shall be provided in the lift cars which shall be connected to fire control room of the building.

40.9. Basements

40.9.1. Each basement shall be separately ventilated. Vents with cross sectional area (aggregate) not less than 2.5% of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills or breakable stall boards lights or pavement lights or by way of shafts. Alternatively, a system of air inlets shall be provided at basement floor level and smoke outlets at basement ceiling levels. Inlets and extracts may be terminated at ground level with stall boards or pavement lights as before but ducts to convey fresh air to the basement floor level have to be laid. Stall boards and pavement lights should be in positions easily accessible to the Fire Bridge and clearly marked "SMOKE OUTLETS" or "AIR INLET" with an indication of area served at or near the opening.

40.9.2. The staircase of basement shall be of enclosed type having fire resistance of not less than two hours and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper storeys of the building and shall communicate with basement through a lobby provided with fire resisting self closing doors of one hour fire resistance. If the travel distance exceeds 18.50 m, additional staircases at proper places shall be provided. For fully sprinkled basements the above travel distance may be increased by 50%.

40.9.3. In multi - storey basements, intake ducts may serve all basement levels but each basement and basement compartment shall have separate smoke outlet duct or ducts.

40.9.4. Mechanical extractors for smoke venting system from lower basement levels shall also be provided. The system shall be of such design as to operate on actuation of heat sensitive detectors and sprinklers and shall have a considerably higher performance than the standard units. It should also have an arrangement to start it manually & shall be designed to function at a temperature not less than 550 degree Celsius.

40.9.5. Kitchens working on gas fuel, departmental stores and shops shall not be permitted in basement / sub-basement.

40.10. Service ducts

40.10.1. Service ducts and shafts for electrical conduits, cables etc. shall be enclosed by walls having a fire resistance of not less than two hours. Doors for inspection or access shall also have fire resistance of not less than two hours. All such ducts / shafts shall be properly sealed and fire stopped at all floors levels.

40.10.2. Refuse if the cross sectional area exceeds 1 sq.m it shall be sealed where it passes a floor by carrying the duct through the floor. The floor within the duct shall be pierced for any service pipe or ventilation trunk and shall fit as closely as possible around any such pipe or trunk.

40.10.3. A permanent vent shall be provided at the top of the service shaft of cross sectional area not less than 460 sq.cm or 6.25 sq.m for each 900 sq.cm of the area of the shaft, whichever is more.

40.11. Refuse Chutes and Refuse chambers

40.11.1. Hoppers to refuse chutes shall be situated in well ventilated positions and the chutes shall be continued upwards with an outlet above roof level and with an enclosure wall of non-combustible material with fire resistance not less than two hours. The hoppers shall not be located within the staircase enclosure.

40.11.2. Inspection panel and hopper (charging station) opening shall be fitted with tight fitting metal doors, covers having a fire resistance of not less than one hour.

40.11.3. Refuse chutes shall not be provided in staircase walls, air-conditioning shafts etc.

40.11.4. Refuse-chambers shall have walls and floors or roofs constructed of non-combustible and impervious material and shall have a fire resistance of not less than two hours. They shall be located at a safe distance from exit routes.

40.12. Building services

40.12.1. Electrical Services:

- a.) The electric distribution cables / wiring shall be laid in separate duct. The duct shall be sealed at every alternative floor with non-combustible materials having the same fire resistance as that of the duct.
- b.) Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electric cables.
- c.) Separate circuits for water pumps, lifts, staircases and corridor lighting shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes so that fire in one circuit will not affect the others.
- d.) The inspection panel doors and any other opening in the shaft shall be provided with air tight fire doors having the fire resistance of not less than two hours.
- e.) Medium and Low-Voltage wiring running in shafts and within false ceiling shall run in metal conduit.
- f.) An independent and well ventilated service room shall be provided on the ground floor with direct access from outside or from the corridor for the purpose of termination of electric supply cable. The doors provided for the service room shall have fire resistance of not less than two hours.
- g.) If the licensees agree to provide meters on upper floors, the licensees cables shall be segregated from consumer's cable by providing a partition in the duct.
- h.) PVC cables should have an additional sheeting or protection provided by compounds sprayed on after installation because of the notorious secondary damage in case of fire.

40.12.2. Town Gas / L P Gas supply pipes: Where gas pipes are run in the building, the same shall be run in separate shafts exclusively for this purpose and these shall be on external walls, away from the staircases. There shall be no inter connection of this shaft with the rest of floors.

40.13. Staircase and Corridor Lighting:

- a.) The staircase and corridor lighting shall be on separate service and shall be independently connected so as it could be operated by one switch installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points, if any. The switch shall be of miniature circuit breaker type.

- b.) The staircase and corridor lighting shall also be connected to alternate supply as defined in Byelaw No. 12.4 for building exceeding 24 m in height. For assembly, institutional buildings of height less than 24 m the alternate source of supply may be provided by battery continuously trickle, charged from the electric mains.
- c.) Suitable arrangements shall be made by installation double throw switches to ensure that the lighting installed in the staircase and the corridor does not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand-by supply.
- d.) Emergency lights shall be provided in the staircases / corridor for all buildings above 15 m in height.

40.14. a) Alternate source of Electric Supply: A stand-by electric/ diesel generator for high hazard building shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump, smoke extraction and damper systems in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machines and circuits stated above simultaneously. If the stand-by pump is driven by diesel engine, the generator supply need not be connected to the stand-by pump. Where parallel HV/LV supply from a separate sub-station is provided with appropriate transformer for emergency, the provision of generator may be waived in consultation with competent Fire Officer authorized by the Chief Fire Officer and Fire Advisor, MIDC.

b) The provision of generator set as above shall not be applicable to residential buildings up to 24 m in height.

40.15. Transformers:

- a.) If transformers are housed in the building between the ground level, it shall be necessarily in the first basement in separate fire resisting room of 4 hours rating. The room shall necessarily be at the periphery of the basement. The entrance to the room shall be provided with a steel door of 2 hours fire rating. A curb (sill) of a suitable height shall be provided at the entrance in order to prevent the flow of oil from ruptured transformer into other part of the basement. The direct access to the transformer room shall be provided preferably from outside.
- b.) The switch gears shall be housed in a separate room separated from the transformer bays by a fire resisting wall with fire resistance not less than four hours.
- c.) The transformer if housed in basement shall be protected by an automatic high pressure water spray system (Emulsifier System).

- d.) In case the transformers housed in the basements are totally segregated from other areas of the basements by 4 hours fire resisting wall /walls with an access directly from outside it may be protected by carbon dioxide or B.C.F. fixed installation system.
- e.) When housed at ground floor level it / they shall be cut off from the other portion of premises by fire resisting walls of 4 hours fire resistance.
- f.) They shall not be housed on upper floors.
- g.) A tank of RCC construction of capacity capable of accommodating entire oil of the transformers shall be provided at lower level, to collect the oil from the catch-pit in case of emergency. The pipe connecting the catch-pit to the tank shall be of non-combustible construction and shall be provided with a flame arrester.
- h.) The transformers shall be protected by providing proper fire protection.
- i.) No grass or shrubs shall be allowed to grow in transformer switchyard.
- j.) A barbed wired fencing of minimum 1.5 m height shall be provided around transformer switchyard & the gate shall be provided for entrance. The gate should be always locked & the keys should be kept with authorized/responsible person of the company.
- k.) "Danger"/"No Smoking" board shall be displayed at the entrance gate of transformer switchyard.

40.16. Air Conditioning:

- a.) Escape routes like staircases, common corridors, lift lobbies etc. shall not be used as return air passage.
- b.) The ducting shall be constructed of substantial gauge metal in accordance with IS 655 - 1963 (Revised) and any revision thereof.
- c.) Wherever the ducts pass through firewalls or floors the opening around the ducts shall be sealed with fire resisting materials such as asbestos rope, vermiculite concrete, glass wool etc.
- d.) As far as possible, metallic ducts shall be used even for the return air instead of space above the false ceiling.
- e.) The materials used for insulating the duct system (inside or outside) shall be of non-combustible material such as glass wool etc.

- f.) Area more than 750 sq. m on individual floor shall be segregated by a fire wall and automatic Fire Dampers for isolation shall be provided where the ducts pass through fire walls. The fire dampers shall be capable of operating manually.
- g.) Air ducts serving main floor areas, corridors etc. shall not pass through the stair wall.
- h.) The air handling units (AHU) shall as far as possible be separate for each floor and air ducts for every floor shall be separate and in no way inter-connected with the ducting of any other floor.
- i.) The inspection panels shall be provided in the main turning to facilitate the cleaning of the ducts of accumulated dust and to obtain access for maintenance of fire dampers.
- j.) No combustible material shall be fixed near than 150 mm to any duct unless such duct is properly enclosed & protected with non-combustible material (glass, wool or sunglass with neoprene facing enclosed & wrapped with aluminum sheeting) at least 3.2 mm thick and which would not readily conduct heat.
- k.) If the air handling unit serves more than one floor, the recommendations given above shall be complied with in addition to the conditions given from 'l' to 'q' below.
- l.) Proper arrangements by way of automatic fire dampers working on smoke detectors for isolating all ducting at every floor from the main riser shall be made.
- m.) When the automatic fire alarm operates the respective air handling units of the air conditioning system shall automatically be switched off.
- n.) Automatic fire dampers shall be provided at the inlet of the fresh air duct and the return air duct of each compartment / shop on every floor.
- o.) Automatic fire dampers shall be so arranged so as to close by gravity in the direction of the air movement and to remain tightly closed upon operating of a smoke detectors.
- p.) The air filters of the air-handling units shall be of non-combustible materials.
- q.) The air handling unit room shall not be used for storage of any combustible materials.

40.17. Boiler Room

Provisions of Boiler and Boiler Rooms shall conform to Indian Boiler Act. Further, the following additional aspects may be taken into account in the location of Boiler/Boiler Room

- a.) The boilers shall not be allowed in sub-basement but may be allowed in the basements away from the escape routes.

- b.) The boilers shall be installed in a fire resisting room of 4 hours fire resistance rating and this room shall be situated on the periphery of the basement. Catch-pits shall be provided at the low level.
- c.) Entry to this room shall be provided with a composite door of 2 hours fire resistance.
- d.) The boiler room shall be provided with fresh air inlets and smoke exhausts directly to the atmosphere.
- e.) The furnace oil tank for the Boiler if located in the adjoining room shall be separated by fire resisting wall of 4 hours rating. The entrance to this room shall be provided with double composite doors. A curb of suitable height shall be provided at the entrance in order to prevent the flow of oil into the Boiler room in case of tank rupture.
- f.) Foam inlets shall be provided on the external walls of the building near the ground level to enable the fire service to use foam in case of fire.

40.18. Hazardous or inflammable materials

- a.) No hazardous materials shall be allowed to be stored or kept in any part of high rise building either as storage or for handling, processing or manufacturing etc.
- b.) Use of inflammable solvents for cleaning carpets etc. shall not be allowed inside the building.
- c.) No refuse dumps or storage places shall be permitted in the staircase walls.
- d.) Liquefied petroleum gas (LPG) shall not be stored or used in basement.
- e.) Auto repairs and spray painting shall not be allowed in basement.
- f.) Where gas pipes are run in the building, the same shall be run in separate shafts exclusively for this purpose and these shall be on external walls, away from the staircase. There shall be no interconnection of this shaft with the rest of the floors.
- g.) Wooden or any other combustible materials shall not be used in staircases, lift lobby and such other places, which connect one floor to other.

40.19. Provision of first aid fire fighting appliances

- 40.19.1.** The first aid fire fighting equipments shall be provided on all floors including basements, occupied terraces, lift rooms, meter rooms, transformer rooms in accordance with IS 2190 - 1992 or revision thereof and in accordance with table No. 23, PART 4 of NBC 2005. Recommendations for providing First-aid-Fire Fighting Arrangements in Public Buildings in consultation with the competent fire authority as designated or authorized by the MIDC.

40.19.2. The fire fighting appliances shall be distributed over the building in accordance with prevailing IS: Code of practice for selection, installation and maintenance of portable first-aid fire appliances.

40.20. Fixed fire fighting installations:

40.20.1. All buildings depending upon the occupancy use shall be protected by wet riser, wet riser cum down comer automatic sprinkler installation, high pressure water spray or foam generating system etc. as per the details given below in Regulation No 40.20.3 to 40.20.8.

40.20.2. Fire Fighting Installations / Requirements: The fire fighting installations / requirements shall be as per the tables in Appendix X.

40.20.3. The Wet Riser installations shall conform to IS 3844-1989 Code of Practice for installation of internal fire hydrants in multi-storied buildings. In addition, Wet Riser shall be designed for zonal distribution ensuring that unduly high pressure are not developed in risers and hose pipes.

In addition to Wet Risers / Wet Riser-cum-down comer, first aid hose reels shall be installed on all the floors of the buildings above 15 m and shall conform to IS 884 - 1985. Specification for first aid hose reel for fire fighting (fixed installation). The first aid hose reel shall be connected to one of the female couplings of twin couplings of landing valves of the Wet Riser installations by means of adopter.

40.20.4. a) Static Water Storage Tank: A satisfactory supply of water for the purpose of fire fighting shall always be available in the form of underground static storage tank with capacity specific for each building with arrangements of replenishment by main or alternative source of supply @ 1000 litres per minute. The static storage water supply required for the above mentioned purpose should entirely be accessible to the fire engines of the local Fire Services. Provision of suitable number of manholes shall be made available for inspection, repairs and inspection of suction holes etc. The covering slab shall be able to withstand the vehicular load of 25 tons. The domestic suction tank connected to the static water storage tank shall have an overflow capable for discharging 2250 litres per minute to a visible drain point from which by a separate conduits, the overflow shall be conveyed to a storm water drain.

b) To prevent stagnation of water in the static water storage tank, the suction tank of the domestic water supply shall be fed only through an overflow arrangement to maintain the level therein at the minimum specified capacity.

c) The static water storage tank shall be provided with a fire brigade collecting breaching with 4 nos. 63 mm dia (2 nos. 63mm dia for pump with capacity 1400 litres / minute) instantaneous male inlets arranged in a valve box at a suitable point at street level and connected to the static tank by a suitable fixed pipe not less than 15 cm dia to discharge water into the tank when required at a rate of 2250 litres per minute.

40.20.5. Automatic Sprinklers:

Auto - sprinklers shall be installed:

- a) In basement used as car parks, if the area exceeds 200 sq.m.
- b) In multi-storey basements used as car parks and for housing essential services ancillary to a particular occupancy.
- c) Any room or other compartment of a building exceeding 500 sq.m.
- d) Departmental stores or shops that totally exceed 750 sq.m.
- e) All non-domestic floors of mixed occupancy considered to constitute a hazard and not provided with staircases independent of the remainder of a building.
- f) Godown and warehouses as considered necessary.
- g) On all floors of the buildings other than residential buildings, if the height of the building exceed 60m
- h) Dressing rooms, scenery docks, stages and stage basements of theatres.
- i) All business, mercantile, residential hotels having building height 24m and above shall have sprinkler system

40.20.6. Automatic high pressure water spray (mulsifyre) system:

- a) This system shall be provided for protection of indoor transformers.
- b) High pressure water spray system shall be provided for all "Class A petroleum products & storage of hazardous gases".

40.20.7. Foam Generation System: This system shall be provided for protection of boiler rooms with its ancillary storage of furnace oils.

40.20.8. Carbon-Di-oxide Fire Extinguishing System: Fixed CO₂ fire extinguishing installation shall be provided as per IS 6382 - 1984 (or latest edition) Code of Practice for design and installation of fixed CO₂ fire extinguishing system on premises where water or foam cannot be used for fire extinguishment because of the special nature of the contents of the buildings areas to be protected. Where possible FC -227, FM 200, HFP (heptafluoropropane), Inergen, etc. types of gases may be used for total flooding for fire protection instead of CO₂ installation.

40.21. Fire alarm system:

All buildings with heights mentioned against each shall be equipped with fire alarm system as given in Regulation No. 40.20.1 and 40.21.1 to 40.21.2

40.21.1. Residential Buildings above 35 m, Residential Hotels above 15 m, Business, Educational & Institutional Building above 24 m, Storage Buildings above 15 m, and industrial buildings having built up area above 500:

- a. Such buildings shall be equipped with manually operated electrical alarm system with one or more call boxes located at each floor. The location of the call boxes shall be decided after taking into consideration the floor plan with a view to ensure that one or the other call box shall be readily accessible to all occupants of the floor without having to travel more than 22.5 m
- b. The call boxes shall be of the “break-glass” type without any moving parts, where the call is transmitted automatically to the control room without any other action on the part of the person operating the call box.
- c. All call boxes shall be wired in a closed circuit to a control panel in the control room, so that the floor number where the call box is actuated is clearly indicated on the control panel. The circuit shall also include one or more batteries with a capacity of 48 hours normal working at full load. The battery shall be arranged to be continuously trickle - charged from the electric mains. The circuit may be connected to alternate source of electric supply as defined in Regulation No. 40.12.1.
- d. The call boxes shall be arranged to sound one or more sounders so as to ensure that all the occupants of the building shall be warned whenever any call box is actuated.
- e. The call boxes shall be so installed that they do not obstruct the exit-ways and yet their location can easily be noticed from either direction. The base of the call box shall be at a height of 1 m from the floor level.

40.21.2. All other buildings exceeding 24 m height excluding those mentioned above:

The building shall, in addition to the manually operated electrical fire alarm system, be equipped with an automatic fire alarm system. The latter shall be in addition to the alarm which may be sounded by the actuation of any automatic fire extinguishing system which may be installed in any particular occupancy in accordance with these bylaw. The detectors for the automatic fire alarm shall conform to relevant IS specification Head / Smoke sensitive type Fire Detector and the system shall be installed in accordance with IS 2189 – 1999 or (latest edition) Code of practice of Automatic Fire Detection and Alarm System or any other relevant Indian Standard prescribed from time to time.

Notes:

1. Several types of fire detectors are available in the market but the application of each type is limited and has to be carefully considered in relation to the type of risk and the structural feature of the building where they are to be installed.
2. No automatic detectors shall be required in any room or portion of building which is equipped with an approved installation of automatic sprinklers.

40.22. Lightning protection of buildings:

The lightning protection for the buildings shall be provided as given in Part – 8 “Building Services, Section 2, Electrical Installations” of National Building Code of India 2005.

40.23. Fire control Room

For residential buildings with a height of 30 meter and above and for all other buildings with a height of 15 meter and above there shall be a control room on the entrance floor of the building with communication system (suitable public address system) to all floors and facilities for receiving the message from different floors. Details of all floor plans along with the details of the fire fighting equipment and installations shall be maintained in the Control Room. The Control Room shall also have facilities to detect the fire on any floor through Indicator Boards connecting fire detecting and alarm system on all floors. The staff in charge of control room shall be responsible for the maintenance of the various services and fire fighting equipment and installations.

40.24. Refuge area

- a. In multi-storied and high-rise buildings, at least one Refuge Area shall be provided on the floor immediately above 24 M
- b. It shall be on the external walls as a cantilevered projection or in any manner.
- c. It shall have a minimum area of 15 sq.mt. and a minimum width of 3.0 m
- d. It shall not be counted in FSI.

40.25. Caretaker for residential, hotels, business, mercantile, industrial, storage and hazardous buildings with height more than 30 m

40.25.1. A qualified Fire Officer with experience of not less than 3 years shall be appointed as a care taker who will be available on the premises at all times.

The qualification of Fire Officer shall be as under:

1. Should have Diploma or Adv. Diploma of National Fire Service College, Nagpur.
- OR
2. Should have Degree of B.E. (Fire) from NFSC, Nagpur. OR
3. Should have passed Grade (I) Fire, U.K. or India.

40.25.2. The Fire Officer shall -

- i. Maintain the fire fighting equipment in good working condition at all times.
- ii. Layout fire orders and fire operational plan.
- iii. Impart training to the occupants of the buildings in the use of fire fighting equipments provided on the premises and keep them informed about the fire emergency evacuation plan.
- iv. Keep proper coordination with Local Fire Service.

40.26. House keeping:

To eliminate fire hazards a good house keeping inside the building and outside the buildings shall be strictly maintained by the occupants and / or the owner of the building.

40.27. Fire drills and fire orders:

Fire notices / orders shall be prepared to fulfill the requirements of the fire fighting and evacuation from the buildings in the event of fire and other emergency. The occupants shall be made thoroughly conversant with their action in the event of the emergency, by displaying fire notices at vantage points and also through regular training as per the provisions specified in Annex "E" of Part 4 of NBC 2005. Such notices should be displayed prominently in bold lettering.

40.28. Security deposits:

For buildings which are more than 24 M in height the applicant / owner shall deposit and keep deposited an amount of Rs 20,000/- as security deposit, at the time of application to the Chief Fire Officer of MIDC for approval under these regulations, for the due performance of the requirements of these regulations. The security deposit shall be refunded without interest, after the grant of Occupancy Certificate.

40.29. Fire Protection Fund Fees and Additional Fire Protection Fund Fees for developments in MIDC

The Fire Protection Fund Fees *as applicable and amended from time to time* are applicable to all new developments in MIDC as per the provisions of clause 11 and 25 of Maharashtra Fire Prevention and Life Safety Measures Act 2006.

The additional Fire Protection Fund Fees are applicable to all high rise buildings in addition to Fire Protection Fund Fees.

40.30. Additional requirements for industrial buildings (Group G), Storage Building - (Group H) and Buildings of Hazardous Use (Group J)

In addition to the general requirements specified above, the requirements given in Clause Nos. 6.7, 6.8 and 6.9 of Part IV of the National Building Code of India, 2005

shall be complied with for the above group of buildings. In addition the following Annexure shall be followed for the respective occupancy.

Annex A - Calorific values of common materials and typical values of fire load density

Annex B - Broad classification of industrial and Non Industrial occupancies into different degree of hazard.

Annex C - Fire protection Requirements for high rise buildings – 15m in height or above.

Annex D – Fire protection Considerations for venting in industrial buildings

Annex E – Guidelines for fire drill and evacuation procedures for high rise buildings

40.31. Compartmentation

The building shall be suitably compartmented so that fire/ smoke remain confined to the area where fire incident has occurred and does not spread to the remaining part of the building.

40.32. Helipad

For the high rise buildings above 60 m in height, provision for helipad should be made.

40.33. Passive fire protection required

The passive Fire Protection Requirements shall be as per PART IV of National Building Code of India 2005.

PART – IV OTHER ASPECTS OF DEVELOPMENT

41. Structural design and building services

The following aspects of development shall be governed by the provisions of the National Building Code of India 2005 - Indian Standard Institution or any modifications thereof.

1. Building Materials.
2. Structural Designs.
3. Constructional Practice and Safety.
4. Building services.
 - a. Electrical Services
 - b. Air Conditioning and Heating
 - c. Installation of lifts and escalators
5. Plumbing Services
 - a. Water Supplies
 - b. Drainage and Sanitation
6. Lightning Protection.

42. Fuel Stations and Weigh Bridges

The development of fuel stations and weigh bridges shall be governed by special Regulations as contained in Appendix III.

43. Erections of Hoardings

The erection of hoardings shall be governed by special Regulations as contained in Appendix IV.

44. Housing for Industrial Workers

Housing schemes for Industrial workers shall be governed by the special Regulations as contained in Appendix V.

45. Regulations for Physically Handicapped

The provisions for physically handicapped shall be governed by the special Regulations as contained in Appendix VI.

46. Rainwater Harvesting

The provisions for Rainwater Harvesting shall be governed by Special Regulations as contained in Appendix VII.

47.Solar Energy Assisted System

The provision for use of non-conventional energy shall be governed by Special Regulations as contained in Appendix VIII.

48.Height restrictions in the Vicinity of Aerodromes

For structures, and installations of buildings in the vicinity of aerodromes, the height shall be as shown in Table below or such greater height as may be permitted by the Civil Aviation Authorities.

Table 21: Building Height Restrictions in the Vicinity of Aerodromes

Sr. No.	Distance of buildings, structures or installations, measured horizontally, (as crow flies) from aerodrome reference point.		Permissible height of structures or installation/ buildings above mean sea level/ Aerodrome Reference Point
	International civil airports and their alternate.	Other Civil airports and Civil Aerodromes	
(1)	(2)	(3)	(4)
1)	Between 8535 m and 22000 m	Between 7925 m and 22000 m	152 m
2)	Between 7315 m and 8535 m	Between 6706 m and 7925 m	122m
3)	Between 6096 m and 7315m	Between 5486 m and 6706 m	91 m
4)	Between 4877 m and 6096 m	Between 4267 m and 5486 m	61 m
5)	Between 4267 m and 4877 m	Between 3658 m and 4267 m	45m*
6)	Between 5658 m and 4267 m	Between 3048 m and 3658 m	36 m*
7)	Between 3048 m and 3658 m	Between 2438 m and 3948 m	24 m/
8)	Between 2438 m and 3048 m	Between 1829 m and 2438 m	12 m*
9)	Less than 2438 m	Less than 1829 m	Nil except with the concurrence of the Civil Aviation Authorities.

Note: Height limits shall also be applicable for tree heights

Explanations:

- i. Irrespective of their distance from the aerodrome, even beyond the 22 km limit from the aerodrome reference point, no radio masts or similar installation exceeding 152 m in height shall be erected without the permission of the Civil Aviation Authorities.
- ii. The location of a slaughter house/ abattoir/ butcher house or other areas for activities like depositing of garbage which may encourage the collection of high flying birds, like eagle and hawks, shall not be permitted within 10 km from the aerodrome reference point.
- iii. Within a 5 km radius of the aerodrome reference point, every structure/ installation/ building shall be so designed as to meet the pigeon/bird-proofing requirements of the Civil Aviation Authorities. Such requirements may stipulate the prohibition of any cavity, niche, or other opening on the exterior of such building/ installation/ structure so as to prevent the nesting and habitation of pigeons or other birds.
- iv. **Other restrictions in height:** For the purpose of operational requirements of buildings structures or installations or for the purpose of telecommunications or other forms of communications of the departments of the Government of India or the State Government or Public Sector Undertakings, MIDC may for reasons to be recorded in writing restrict the height of any building in the vicinity of such buildings, structures or installation, and may also permit the prescribed heights to be exceeded for such buildings, structures or installations themselves or for any other statutory communication requirement,
- v. **Structures not relevant to height:** The following appurtenant structures shall not be included in reckoning the height of a building except while considering the requirement of Civil Aviation Authorities and other statutory communications requirements :- Roof tanks and their supports, ventilation/air- conditioning shafts, lift-rooms and similar service equipment, stair covers, chimneys and parapet walls, architectural features not exceeding 1.5 m in height, television antenna, booster antenna and wireless transmitting and receiving towers.

49. Interpretation: *If any question or dispute arises with regard to interpretation of any of these Regulations the matter shall be referred to the State Government which, after considering the matter and, if necessary, after giving hearing to the parties, shall give a decision on the interpretation of the provisions of these Regulations. The decision of the Government on the interpretation of these Regulations shall be final and binding on the concerned party or parties.*

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APPENDIX I - CLASSIFICATION OF INDUSTRIES

(Regulation No – 17.4 of these Regulations)

1 Light Industries

Definition - Light industries are defined as those which do not employ more than 100 workers and do not use power more than 100 H.P. except in the case of foundries and smithies, they do not generally consume any solid fuel. The plot area requirement per unit does not normally exceed 4.9 acres (2 Ha).

Sr. No.	Permissible
1.	Washing soap.
2.	Aluminium utensils.
3.	Copper, brass/ bell metal utensils.
4.	Torches (flashlights).
5.	Cycle parts and accessories.
6.	Steel slates.
7.	Tin products (including containers, tin buttons and tin printing).
8.	Oil stoves and pressure lamps.
9.	Tricycles and prams.
10.	Buttons (all kinds).
11.	Hair oils and cosmetics.
12.	Electric Motors (fractional horse power).
13.	Zip fasteners.
14.	Show grindery.
15.	Animal shoe nails.
16.	Wax polishes.
17.	Precipitated chalk.
18.	Upholstery springs and other springs.
19.	Hoofs and box.
20.	Die and tool room shop.
21.	Small foundries (ferrous and non-ferrous).
22.	Sprayers (hand and foot).
23.	Watch and clock parts.
24.	Chalk, crayon and artists' colours.
25.	Builder's hardware.
26.	Drugs and medicines.

Sr. No.	Permissible
27.	Sewing machines (assembly)
28.	Sanitary fittings.
29.	Wire nails, panel pins and wood screws.
30.	Machine screws, bolts, nuts, rivets.
31.	Hand tools.
32.	Measuring tapes (metallic and non-metallic).
33.	Writing ink.
34.	Wooden industrial goods.
35.	Padlocks and pressed locks.
36.	Glass cutting, etching and polishing.
37.	Scientific glass instruments.
38.	Costume, jewellery and novelties.
39.	Decorated glass wares.
40.	Blower fans.
41.	Television parts.
42.	Electrical condensers (paper).
43.	Optical instruments.
44.	Buckets and metal containers.
45.	Animal feed.
46.	Manufacture of misc food products such as baking powder, flavouring essences edible silver paper/fail etc.
47.	Carpet and durree, weaving.
48.	Paper coating and glazing.
49.	Cleaning and polishing preparations.
50.	Phenyle and insecticides (not obnoxious in character).
51.	Sheet metal works.
52.	Metal stamping, coating and engraving.
53.	Laboratory reagents.
54.	Flood lights, reflectors and studio.
55.	Auto-transformers.
56.	Essential oils and aromatic oils.
57.	Torch bulbs and aromatic oils.
58.	Gramophone parts.
59.	Storage batteries and accessories.
60.	Wire netting.

Sr. No.	Permissible
61.	Vaccum flasks.
62.	Saw milling.
63.	Umbrella ribs.
64.	Aluminum wares.
65.	Collapsible gates.
66.	Railing and grills.
67.	Expanded metals.
68.	Toys and other similar products.
69.	Power looms.
70.	Oil seeds crushing (non-edible).
71.	Lawn mowers.
72.	Hand pumps.
73.	Electrical equipments for auto cycles and motor cycles.
74.	Writing and marking inks.
75.	Bakelite electrical accessories.
76.	Automobile leaf springs.
77.	Bakeries and confectionaries.
78.	Ice factories and cold storage plants.

2 Extensive Industries

Definition: Extensive industries are those which employ more than 100 workers and may use any kind of motive power or fuel subject to ofcourse, to their noxious features. These industries usually require more than 4.9 acres (2 Ha) of site area per unit.

Sr. No.	Permissible
1.	Chains of gears.
2.	Automobile parts.
3.	Conduit pipes.
4.	Electric fans.
5.	Refrigerators and air conditioners.
6.	Water proof textiles.
7.	Weighing and measuring machines.
8.	Steel joinery.
9.	Machine tools.
10.	Plaster and plaster board.
11.	Wire drawing.

Sr. No.	Permissible
12.	Mica and Micanite.
13.	Paints, varnishes and lacquers.
14.	Typewriters and parts.
15.	Hurricane lanterns.
16.	Veneer and plywood.
17.	Razor blades.
18.	Sewing machines.
19.	Edible oils and fats (medium-scale).
20.	Agricultural implements (large-scale).
21.	Flour mills.
22.	Re-rolling mills.
23.	Rubber goods (moulded and dipped).
24.	Plastic products (large scale).
25.	Iron and steel forging (Mechanical).
26.	Pressure die castings.
27.	Electric motors (more than 1 H.P.)
28.	Bicycle manufacturing.
29.	Hume pipes.
30.	Centrifugal pumps and small turbines.
31.	Matches.
32.	Vitreous enamelling.
33.	Hot tinning.
34.	Asbestos and cement products.
35.	Glucose manufacturing.
36.	Printing machinery and parts.
37.	Lead Pencils.
38.	Industrial leather goods.
39.	Industrial precision instruments.
40.	Small tools.
41.	Electrical precision instruments.
42.	Printing ink.
43.	Toilet soaps.
44.	Cigarettes.
45.	Starch.

Sr. No.	Permissible
46.	Manufacture of wooden structural frames.
47.	Silk reeling, spinning, weaving.
48.	Paving and roofing materials.
49.	Drugs and medicines.
50.	Glass products.
51.	Electric wires and cables. •
52.	Steel doors and windows.
53.	Motor cycles and scooters.

3 Heavy and Large-Scale Industries

Definition: Such industries are highly capital-intensive and also land-intensive in character and they generally function as self-contained and independent units.

Sr. No.	Permissible
1.	Heavy structural steel fabrication.
2.	G.I. malleable pipe fittings.
3.	Heavy diesel engines.
4.	Sugar.
5.	Vegetable oils (hydrogenated).
6.	Textile mills.
7.	Blast furnaces, steel works and rolling mills.
8.	Primary and secondary smelting and refining of non-ferrous metal and alloys.
9.	Automobile and coach building.
10.	Manufacture of aircraft frames and aero-engines.
11.	Special industrial machinery.
12.	Sluice gates and gearings.
13.	Cranes and hoists.
14.	Steel pipes and tubes.
15.	Wire ropes.
16.	Steel chains (conveyors, shipping).
17.	Electrical steel sheets and stampings.
18.	Heavy steam engines.
19.	Power Driven pumps and pumping equipments.
20.	Tractors and heavy agricultural machinery.
21.	Metal working machinery.
22.	Electrical generating transmission, distribution and industrial apparatus.

Sr. No.	Permissible
23.	Rail-road equipment.
24.	Industrial trucks, trailers, stackers, etc.
25.	Earthmoving machinery.
26.	Conveyors and conveying equipment.
27.	Heavy iron and steel forgings.
28.	Foundries (heavy).
29.	Other primary metal industries (e.g., cold rolled sheets, alloy steel, etc.).
30.	Turbines.
31.	Ship-yards.
32.	Rayon productions.
33.	Nylon production.
34.	Jute spinning and weaving.
35.	Cement.
36.	Asbestos cement sheets and pipes.
37.	Manufacture of locomotives-electric, diesel and steam.

4 Obnoxious or Hazardous Industry

Definition - These are industries which are associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious fumes, effluents, explosives, inflammable material etc. and other hazards to the health or safety of the community.

Sr. No.	Industrial Groups	Noxious characteristics
1.	CHEMICAL INDUSTRY	
1.	Inorganic Manufacturing Industries	i. Acids : Sulphuric acid, Nitric acid, acetic acid, Battery acid, Benzoic acid, arboic acid, Chlorosulphonic acid, etc.
		ii. Alkalies:Caustic soda, caustic potash, soda ash, etc.
		iii. Production of mineral salt which involves use of acids.
		iv. Carbon disulphide, Ultramarine blue, chlorine, hydrogen.
2.	Organic Manufacturing Industries	i. Dyes and Dyestuff intermediate manufacture.

Sr. No.	Industrial Groups	Noxious characteristics
	ii. Synthetic plastics like Polythylene, PVC, Resins, Nylon.	Distillates from reaction vessels, fire risk also.
	iii. Synthetic rubber	Liquid effluents with unpleasant smell.
	iv. Synthetic detergents.	Unpleasant smell and risk of fire.
	v. Insecticides, Fungicides and pesticides.	Unpleasant smell and dust fire hazards.
	vi. Phenols & related industries based on coaltar distillation.	Risk of fire.
	vii. Organic solvents, chlorinated minerals, methanol, aldehyde and methylated spirits.	Fire hazard, unpleasant smell.
	viii. Manufacture of compressed 'permanent' liquified and dissolved gases.	Risk of fire.
	ix. Acetylides, pyridines, Iodorform, chloroform, B- naphthol etc.	Risk of fire, smell.
3.	Miscellaneous	Electro-thermal industries such as manufacture of Calcium carbide, phosphorous, Aluminum dust, paste and powder, and copper zinc etc.
4.	Poisons	Ammonium Sulpho-cyanide, arsenic and its compounds, Barium acetate, Barium carbonate, Barium cyanide, Barium ethyl-sulphate, Barium acetate Cinnabar, Copper Sulpho-cyanide Hydrocyanic acid, Potassium cyanide, prussiate of potash, pyrogalllic acid, silver cyanide etc.
5.	Manufacture of Rayon fibre, waste products Cellulosic Rayophane paper, etc. Cellulose Products. nitrate, celluloid articles, scrap and solution.	Risk of fire.
6.	Paints, Enamels, Colours, Varnish (other than Litho Varnish) and warnish removers of all kinds. Turpentine and Turpentine Substitutes.	Risk of fire and smell.
7.	Matches.	Fire Hazards.
8.	Printing Ink.	Fire Hazards.
9.	Industrial Alcohol.	Unpleasant smell
10.	Manufacture of Newsprint.	Unpleasant smell, enormous

Sr. No.	Industrial Groups	Noxious characteristics
		quantities of contaminated waste water, and fire hazard.
II. PETROLEUM PRODUCTS.		
1.	Crude Oil refining, processing and cracking, Petroleum jelly, petroleum ether, Naphtha cracking including Gaz cracking for any purpose	Inflammable Fumes and noise.
2.	Carbon black manufacture and blacks of all kinds.	Fire hazard.
3.	Petroleum coke usage for Graphite production.	Fire hazard.
4.	Lubricating and fuel oils and illuminating oils and other oils such as schist oil, shale oil etc.	Fire hazard.
III. RUBBER INDUSTRY		
1.	Reclamation of rubber and production of tyres, rubber solutions containing mineral Naphtha rubber waste.	Unpleasant smell, dust and fire.
IV. METALLURGICAL INDUSTRIES WITH THE FOLLOWING OPERATIONS.		
1.	Sintering, Smelting	Noise, dust, smoke and risk of fire.
2.	Blast furnaces.	
3.	Recasting of ore sulphide oxides or mixtures.	
V. MANUFACTURE OF RADIO ACTIVE ELEMENTS		
1.	Such as -Thorium, Radium and similar isotopes and recovery of rare earth.	Radiation hazard.
VI. PAPER AND PAPER PRODUCTS		
1.	Large scale paper, pulp and board manufacture.	Unpleasant smell large quantities of contaminated waste water.
VII. LEATHER AND OTHER ANIMAL PRODUCTS		
1.	Leather tanning	Obnoxious smell.
2.	Glue and gelatine manufacture from bones and flesh.	Obnoxious smell.
3.	Bone crist, bone meal, bone powder or storage of bones in the open.	Obnoxious smell.
4.	Glanduler extractions.	Obnoxious smell.
5.	Animal and fish oils.	Risk of fire.
VIII. MANUFACTURE OF EXPLOSIVE AMMUNITIONS		
1.	All types of explosives or their ingredients such as fireworks of all kinds, bon-bons, gun cotton, gun power, flares, flash powers, rockets.	Fire explosion hazard.
2.	Industrial gelatine, nitroglycerine and fulminate.	Risk of fire.

Sr. No.	Industrial Groups	Noxious characteristics
IX. MANUFACTURE OF CEMENT AND REFRACTORIES		
1.	Portland cement.	Dust.
2.	Refractories.	Smoke and solid waste.
3.	Enamelling vitreous.	Smoke from furnace.
4.	Glass furnaces of 3 tonne capacity and above.	Fire.
5.	Mechanical stone-crushing.	Dust, shurry noise.
X. FERTILIZERS.		
1.	Nitrogenous and phosphatic fertiliser manufacturing on large-scale except mixing of fertilisers for compounding.	Fire, noise, atmosphere pollution due to noxious gases, fire and dust.
XI. HEAVY ENGINEERING AND FORGING SHOPS		
1.	Using steam and power hammers and heavy metal forgings.	Noise, vibration and smoke.
XII. WOOD AND WOOD PRODUCTS		
1.	Distillation of wood.	Readily ignitable obnoxious gases; risk of fire.
XIII. TEXTILES		
1.	i Oil sheets and water proof clothing (a) Wool spinning.	Fire hazard. Wool Washing liquor containing certain impurities.
2.	Clean rags (not including clean textile cutting), oily and greasy rags.	Fire hazard.
3.	Flax Yarn and other fibre.	Fire hazard.
4.	Textile finishing, bleaching and dyeing.	Waste water containing acids etc.
XIV. FOODS		
1.	Vegetable oils.	Noise, unpleasant smell.
2.	Abattoirs	Waste water with obnoxious smell.
3.	Alcohol distilleries and Breweries.	Oxygen causing unpleasant smell, noise, fire hazard.
4.	Sugar refining.	Unpleasant smell, and fire hazard.
XV. TRANSPORT		
1.	Manufacture of aircraft, locomotives, etc.	Smoke and noise.

5 Service Industries -- Class 'A' / Class 'B'

Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B			
		Criteria for classification and special conditions.				Criteria for classification and special conditions.			
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.
1	2	3	4	5	6	7	8	9	10
	I. FOOD PRODUCTS								
1.	Preservation of meat canning preserving and processing of fish, crustacea and similar foods.	-	Not included	-	-	20	20	250	-
2.	Manufacture of dairy products such as butter, ghee etc.	5	9	50	-	20	20	250	-
3.	Canning and preservation of fruits and vegetables including production of jam, jelly, sauce etc.	-	Not included	-	-	20	20	250	-
4.	a) Grain mill for	10	9	50	i) Shall not be permitted under	20	20	100	-

Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B				
		Criteria for classification and special conditions.				Criteria for classification and special conditions.				
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.	
1	2	3	4	5	6	7	8	9	10	
	production of flour.				or adjoining a dwelling unit.					
	b) Supari and masala grinding.	10	9	50	ii) Operation shall be permitted only between 800 hrs & 2000 hrs.	20	20	100		
5.	Manufacture of bakery products.	10	9	50	i) -do- ii) -do iii) Fuel used shall be electricity, gas or smokeless coal.	20	20	250	-	
6.	Manufacturing of coco, chocolate, sugar factory.	-	Not included	-	-	20	20	250	-	
7.	Coffee curing, roasting and grinding.	2	9	50	-	10	20	100	-	
8.	Cashewnut	-	Not included	-	-	10	20	250	-	

Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B				
		Criteria for classification and special conditions.				Criteria for classification and special conditions.				
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.	
1	2	3	4	5	6	7	8	9	10	
	processing like drying, shelling, roasting, salting etc.									
9.	Manufacture of Ice.	-	Not included	-	-	30	20	250	-	
10.	Sugar-cane and fruit juice curshers.	2	9	25	-	2	9	25	-	
II. BEVERAGES AND TOBACCO										
11.	Manufacture of soft drink and carbonated water.	-	Not included	-	-	20	20	250	-	
12.	Manufacture of bidi.	-	Not included	-	-	20	20	250		If no power is used the maximum permissible employment shall be 40 persons with special permission of MIDC.

Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B				
		Criteria for classification and special conditions.				Criteria for classification and special conditions.				
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.	
1	2	3	4	5	6	7	8	9	10	
III TEXTILE AND TEXTILE PRODUCTS										
13.	Printing, dyeing and bleaching of cotton woollen and silk textiles.	-	Not included	-	-	20	20	250	-	
14.	Embroidery and making of crape laces and fringes.	5	9	50	-	20	20	250	-	
15.	Manufacture of all type of textiles garments including wearing apparel.	-	Not included.	-	-	20	20	250	-	
16.	Manufacture of made up textile goods such as curtains, mosquito nets, mattress bedding	-	Not included	-	-	20	20	250	-	

Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B			
		Criteria for classification and special conditions.				Criteria for classification and special conditions.			
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.
1	2	3	4	5	6	7	8	9	10
	material, pillow cases, textile bags etc.								
IV. WOOD PRODUCTS AND FURNITURE									
17.	Manufacture of wooden and cane boxes and packing cases.	-	Not included	-	-	20	20	500	-
18.	Manufacture of structural wooden goods such as beams, posts, doors and windows.	-	Not included	-	-	20	20	500	-
19	Manufacture of wooden furniture and fixtures.	No power to be used.	9	50	i) Shall not be permitted under or adjoining a dwelling unit. ii) Operation shall be permitted only between 800 hrs. and 2000 hrs.	20	20	250	-

Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B				
		Criteria for classification and special conditions.				Criteria for classification and special conditions.				
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.	
1	2	3	4	5	6	7	8	9	10	
20.	Manufacture of bamboo and cane furniture and fixtures.	-do-	9	50	-do-	20	20	250	-	
21.	Manufacture of wooden products such as utensils, toys, art wares etc.	-	Not included	-	-	20	20	250	-	
V. PAPER PRODUCTS AND PRINTING PUBLISHING										
22.	Manufacture of containers and boxes of paper, paper board, and paper pulp.	-	Not included	-	-	20	20	250	-	
23.	Printing and publishing of newspaper.	-	Not included	-	i) Shall not be permitted under or adjoining a dwelling unit.	20	20	250	No restrictions of power, number of employees or area shall apply and if special	

Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B				
		Criteria for classification and special conditions.				Criteria for classification and special conditions.				
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.	
1	2	3	4	5	6	7	8	9	10	
										permission of the Corporation is obtained.
24.	Printing and publishing of periodicals, books, journals, atlases, maps, printing picture, post card, and embossing.	5	9	50	ii) Operation shall be permitted only between 0800 hrs. and 2000 hrs. iii) No restrictions of power number of employees, area of hours of operation shall apply if located in a building in separate plot not less than 500 sq.m & if special permission of the Corporation is obtained.	-	-	-	-	-
25	Engraving,	5	9	50	Operation shall be permitted only	20	20	250	-	-

Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B			
		Criteria for classification and special conditions.				Criteria for classification and special conditions.			
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.
1	2	3	4	5	6	7	8	9	10
	etching, block making etc.				between 800hrs&2000hrs				
26	Book binding.	5	9	50	-	20	20	250	-
	VI. LEATHER PRODUCTS.								
27	Manufacture of leather footwear.	-	Not included	-	-	20	20	250	If no power is used the maximum permissible employment shall be 40 persons with special permission of the Corporation.
28.	Manufacture of wearing apparel like coats, gloves etc.	-	Not included	-	-	20	20	250	-
29.	Manufacture of leather consumer goods such as	-	Not included	-	-	20	20	250	-

Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B				
		Criteria for classification and special conditions.				Criteria for classification and special conditions.				
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.	
1	2	3	4	5	6	7	8	9	10	
	upholstery, suit cases, pocket books, cigarette and key cases, purses etc.									
30.	Repair of footwear and other leather goods.	No power to be used.	9	50	-	20	20	250	If no power is used the maximum permissible employment shall be 40 persons with special permission of MIDC	
VII. RUBBER AND PLASTIC PRODUCTS										
31.	Retreading and vulcanising works.	-	Not included	-	-	20	20	250	-	
32.	Manufacture of balloons, rubber and plastic toys.	-	Not included	-	-	20	20	250	-	

Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B				
		Criteria for classification and special conditions.				Criteria for classification and special conditions.				
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.	
1	2	3	4	5	6	7	8	9	10	
VIII. NON-METALLIC MINERAL PRODUCTS										
33.	Manufacture of structural stone, goods, stone dressing, crushing, and polishing.	-	Not included	-	-	20	20	250	-	
34.	Manufacture of earthen and plaster slates and images, toys and art wares.	-	Not included	-	-	20	20	250	-	
35.	Manufacture of cement concrete building components, concrete jallis, septic tank, plaster of paris work, lime mortar etc.	-	Not included	-	-	20	20	500	-	

Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B				
		Criteria for classification and special conditions.				Criteria for classification and special conditions.				
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.	
1	2	3	4	5	6	7	8	9	10	
IX. METAL PRODUCTS										
36.	Manufacture of furniture and fixture primarily of metal.	-	Not included	-	-	30	20	250	-	
37.	Plating and polishing of metal products.	-	Not included	-	-	30	20	250	-	
38.	Manufacture of metal building component such as grills, gates, doors and window frames water tanks wire nets etc.	-	Not included	-	-	30	20	250	-	
39.	Manufacture and repair of sundry ferrous engg. Products done by jobbing concerns such	-	Not included	-	-	30	20	250	-	

Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B				
		Criteria for classification and special conditions.				Criteria for classification and special conditions.				
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.	
1	2	3	4	5	6	7	8	9	10	
	as mechanical work shops with lathes, drills, grinders welding equipment etc.									
40.	Tools sharpening and razor sharpening works.	No power to be used.	6	25	Operation shall be permitted only between 800hrs&2000hr	20	20	250	-	
X. ELECTRICAL GOODS.										
41.	A. Repair of Refrigerators, air conditioners, washing machines, electric cooking ranges, motor rewinding work, etc	-	Not included	-	-	20	20	250	-	
	B. Repair of	-	9	50	-do-	20	20	250	-	

Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B				
		Criteria for classification and special conditions.				Criteria for classification and special conditions.				
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.	
1	2	3	4	5	6	7	8	9	10	
	other house hold electrical appliances such as radio set, television set,. Tape recorders, heaters, irons, shavers, vaccum cleaners etc.									
XI. TRANSPORT EQUIPMENT										
42.	Manufacturing of push cart, hand cart etc.	-	Not included	-	-	20	20	250	-	
43.	A. Servicing of motor vehicles and servicing and repairing	10	9	50	Operation shall be permitted only between 800 hr&2000 hr	-	-	-	-	

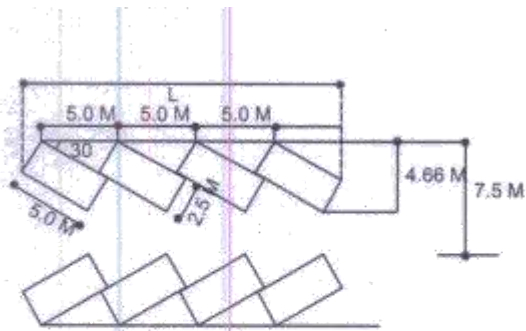
Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B				
		Criteria for classification and special conditions.				Criteria for classification and special conditions.				
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.	
1	2	3	4	5	6	7	8	9	10	
	of motor cycles.									
	B. Repairs of motor vehicles.	-	-	Not included	-	30	20	250	This includes activities under (A) and (C).	
	C. Battery charging and repair.	5	6	25	-	-	-	-	-	
44.	Repair of bicycles and cycle rickshaws.	5	6	50	Operation shall be permitted only between 800 hours and 2000 hrs.	10	20	250	-	
XII. OTHER MANUFACTURING & REPAIR INDUSTRIES AND SERVICES.										
45.	Manufacture of jewellery and related articles.	No power to be used.	9	50	-do-	10	20	250	-	
46.	Repair of watch, clock and jewellery.	-do-	6	50	-do-	10	20	250	-	
47.	Manufacture of sports and athletics goods.	-	Not included	-	-	20	20	250	-	
48.	Manufacture of	No power to be	6	50	-do-	20	20	250	-	

Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B				
		Criteria for classification and special conditions.				Criteria for classification and special conditions.				
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.	
1	2	3	4	5	6	7	8	9	10	
	Musical instruments and its repair.	used.								
49.	Manufacture of miscellaneous products such as costume jewellery, costume novelties, feather, plumes, artificial flowers, brooms, brushes, lamp shades, tobacco pipes, cigarette holders, ivory goods, badges, wigs and similar articles.	No power to be used.	Not included	-	-do-	20	20	250	-	
50.	A. Repairs of locks, stoves, umbrellas sewing	-do-	6	50	-do-	10	20	100	-	

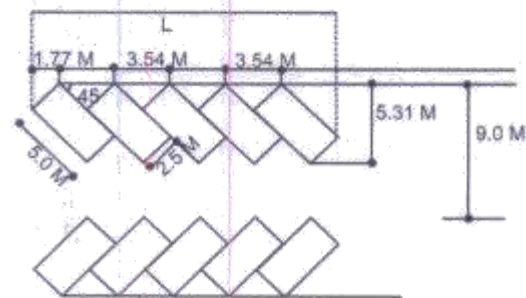
Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B				
		Criteria for classification and special conditions.				Criteria for classification and special conditions.				
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.	
1	2	3	4	5	6	7	8	9	10	
	machines, gas lournes, buckets and other sundry household equipment.									
	B. Optical glass grinding and repairs.	-do-	6	50	-do-	10	20	100	-	
51.	Manufacture of gas in gas work and distribution.	10	9	-	-	No restriction	20	500 (plot area)	-	
53.	Laundries, Laundry services and cleaning, dyeing, bleaching and dry cleaning.	5	9	50	i. Cleaning and dyeing fluid used shall, not have flash point higher than 138 degree F. ii. Operation shall be permitted between 0800 hrs. to 2000 hrs.	20	20	250	-	
54.	Photo processing	5	9	50	Operation shall be permitted between	-	20	250	-	

Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B			
		Criteria for classification and special conditions.				Criteria for classification and special conditions.			
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.
1	2	3	4	5	6	7	8	9	10
	laboratories.				800 hrs. to 2000 hrs.				

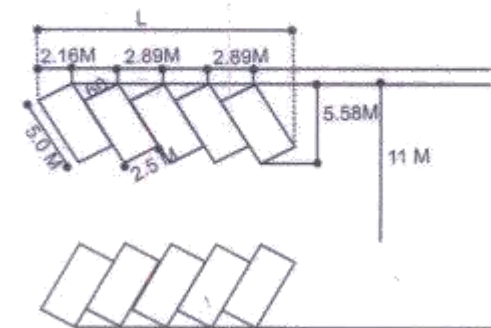
APPENDIX II – Guidelines for Parking and Circulation spaces



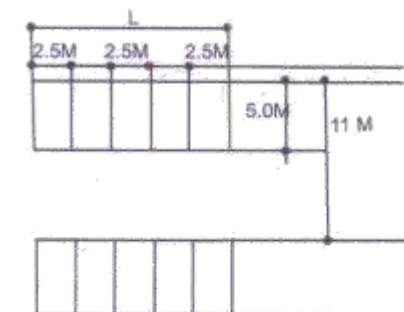
$$N = \frac{L - 1.25}{5}$$



$$N = \frac{L - 1.77}{3.54}$$



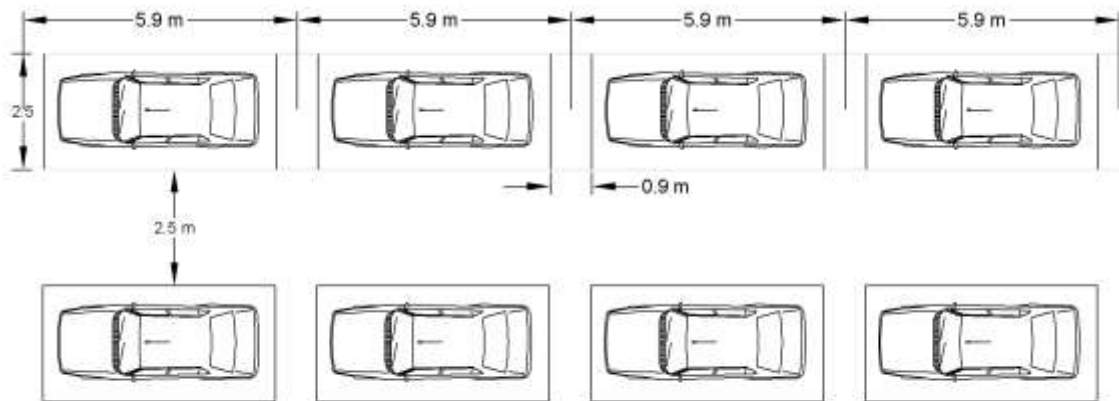
$$N = \frac{L - 2.15}{2.89}$$



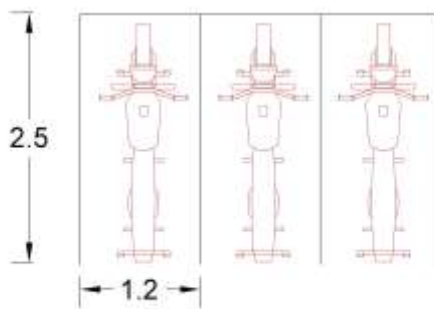
$$N = \frac{L}{2.5}$$

L = LENGTH OF KERB IN METRES
N = NUMBER OF PARKING SPACES

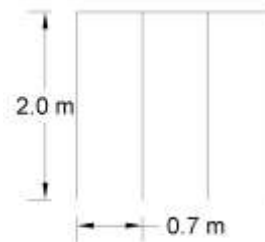
GUIDE LINES FOR CIRCULATION SPACE AROUND PARKING SPACES



Parallel Car Parking



Scooter Parking



**Cycle
Parking**

APPENDIX III

Special provisions for Fuel Stations and Weigh Bridges

(Regulation No-42 of these Regulations)

A Size of the plots for development of petrol filling station shall be as under:

- (i) Petrol filling station without service bay: Width 30 m X depth 20m
- (ii) Petrol filling station with service bay: Width 40 m x depth 30 m

B Size of the plots for development of weigh bridges shall be as under:

Width 40 m x depth 30 m

Notes

- i. In case the weigh bridge is provided in an industrial / storage plot of 1 ha and above and is used for its own purpose and not on commercial basis, the corporation may relax the condition of minimum plot size.
- ii. On the plots allotted by MIDC by invitation of tender, exclusively for weigh bridge and petrol filling stations, as per above sizes the following activities may be permitted:
 - (a) Departmental Store
 - (b) Canteen Facility / Stationery / Grocery Shops etc.
 - (c) Telephone Booth / Communication Centre / ATM
 - (d) Commercial and other activities incidental to principal use for carrying out business etc.

Provided that maximum area under these activities shall not exceed 50% of the plot area.

- iii. The plots, already allotted by MIDC in the past at fixed price and which do not meet these space requirements, are not entitled to avail the benefits of the provisions under (i) above. Such plots may be permitted to utilize 5% of the plot area for carrying out the activities incidental to the principal use. The allottees may nevertheless approach MIDC for additional area required to meet the above standards within a reasonable time. MIDC at its sole discretion may permit/ extend the benefit of the provisions under (i) above subject to payment of additional premium as may be determined by MIDC from time to time. In case the weigh bridge is provided in an industrial plot of 1 Ha. & above and used for its own purpose and not on commercial basis, MIDC may relax the above condition.

APPENDIX IV - Regulations for erection of hoardings

(Regulation No – 43 of these Regulations)

- I.** Every hoarding shall be designed so as to withstand the wind, dead, seismic and other loads as per the provisions of Regulation 39.
- II.** Sizes of hoardings: sizes of hoardings along with various roads shall be governed by the provision in the following table:

Road width range in Metres	Height of Hoarding (width)	Max. Length of Hoarding
National highways And Roads in Width		
50 m	3m	10.00m
20m to 50m	3m	7.50m
10m to 20m	2m	5.00m
Less than 10m	1m	2.50m

- III.** Maximum height of hoardings on ground: No hoarding shall be erected to a height exceeding 9 m above the ground. The light reflectors may however extend beyond the top of the hoarding. The lower base or the bottom of the hoarding shall be at a height of not less than 2.25 m from surface of ground below.
- IV.** Distance from Road: A minimum distance of 3 m shall be maintained between the edge of the existing or proposed street, as stipulated by MIDC.
- V.** Distance from the junction of a road: The Hoarding along roads shall not be permitted within a distance of 100 m from the junction of the intersection of a road. This distance being measured between hoarding and the centre line of a junction.
- VI.** Any hoarding which in the opinion of MIDC is likely to be confused with an authorized traffic sign or signal shall not be permitted.
- VII.** Any hoarding containing the word 'stop', 'look' 'danger' or other similar word that might mislead or confuse the traveler shall not be permitted.
- VIII.** Hoarding on roof:
- (i) The size of hoarding on roof shall be 1 m x 2.5 m or in exact multiples thereof subject to maximum of 3 m x 10 m
 - (ii) No hoarding on roof shall project beyond the existing building line of the building on which it is erected shall extend not beyond the roof in any direction.
- IX.** Deposit and Fees:
- (i) The fees for erection and maintenance of the hoarding shall be charged as given below:

Sr. No. and area details	Scale of fees per annum per. Sq. m of hoarding area
For a space up to 5.00 sq.m	Rs.100.00
For every additional 1.00 sq. m	Rs.25.00

(ii) The fees for hoarding shall be paid by the applicant in advance, for a calendar year, or part thereof.

I. Prohibition of advertising signs and outdoor display structures in certain cases:

Notwithstanding the above provisions, no advertising sign or outdoor display structures shall be permitted on buildings of architectural, aesthetical, historical or heritage importance as may be decided by MIDC, or on Government buildings, save that in the case of Government buildings only advertising signs or outdoor display structures may be permitted if they relate to the activities for the said buildings' own purposes or related programmes.

Note:- Deposits/Fees for erecting hoarding shall be reviewed every five years and if required, be revised by M.IDC.

APPENDIX V

Regulations for housing scheme for Industrial Workers

(Regulation No – 44 of these Regulations)

- 1** In respect of the land developed or intended to be developed for the Group Housing Scheme or Plotted Development Scheme for the benefit of Industrial Workers by MIDC or the Bombay Housing and Area Development Board as defined in the Maharashtra Housing and Area Development Authority, Act, 1976 or any other authority constituted by or under any law and approved by MIDC, the Corporation may permit the development or redevelopment of such land or any part thereof, after varying or modifying the standard, specification, or dimension contained in the foregoing Regulations but subject to the extent of variation or modification shown herein below:

Explanation - I: "Group Housing Scheme" means a scheme of constructing a building or buildings with one or more floors, each floor consisting of one or more dwelling units and having common service facilities. Provided that the land underlying such building or buildings is held in lease-hold by one.

Explanation - II : "Plotted Development Scheme" means a scheme of constructing dwelling units with one or more floors and having party walls or otherwise but having common service facilities. Provided that the lands underlying such dwelling units are held in lease-hold by more than one person.

2 Design of Building:

- 2.1 (a)** In respect of the Plotted Development Scheme, the FSI shall be calculated with reference to the area of the plot held in one ownership.

(b) In respect of the Group Housing Scheme, the FSI shall be calculated with reference to the plot area as deducted by the area of layout roads required under Clause No. 3(3) of Appendix V Regulations and by the recreational open space required under Clause No. 3(5) and social Facilities and Public Utilities required under Clause No. 3(6) of Appendix V Regulations.

- 2.2 Sizes of bathroom and water closet (WC):** The internal dimension of bathroom, WC, and combined toilet shall be as follows:

Bathroom - 1.0 m x 1.2 m

(a) Water Closet (W.C.) 1.0 m x 0.9 m

(b) Combined Toilet 1.0 m x 1.8 m

2.3 Heights of room: The height of a room in any building shall not be less than 2.2 m at eaves in case of a sloping roof provided that the arithmetic average of the maximum height and the minimum height of the room under the same roof shall not be less than 2.6 m

The height of bath rooms and WCs shall not be less than 2.2 m

2.4 Staircases: The following regulations shall apply to the internal individual staircase only.

- Minimum width for 2 Storey buildings:
- Straight flight - 0.60 m
- For 2 Storey building with winders - 0.75 m
- For 3 Storey buildings:
- Straight flight - 0.75 m
- Riser - 20 cms. (max.) with maximum number of winders being 2 in a quarter landing.

Tread -

- For 2 storied building (G+1) - Minimum 22.5 cms
- This could be reduced to 20 cms as the clear tread between perpend, with possibility of open riser as well as nosing and inclined riser to have an effective going of 22.5 cms.

2.5 Permissible height of building and open spaces around buildings: the maximum permissible height of any buildings shall be 10 m The front side and rear open spaces shall be governed by the following provisions in Table No.1 of Appendix V Regulations.

Type of Development	Front		Side Attached	Rear		Max. Height permissible
	Vehicular Road 6 M and above	Pathway		Attached	Detached	
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1. Ground floor Development						
a) Plotted (25 sqm to 40 sqm)	1.50 m	1.0 m	Nil	Nil	1.5M	4 m

Type of Development	Front		Side Attached	Rear		Max. Height permissible
	Vehicular Road 6 M and above	Pathway		Attached	Detached	
(1)	(2)	(3)	(4)	(5)	(6)	(7)
b) Group Housing	1.5 m	Distance between two buildings shall be minimum 3.0 M and distance between the bldg and plot boundary shall be 1.5 M.	Nil	Nil	Nil	4 m
2. Ground + 1 floor Development -						
a) Plotted(25 sqm to 40 sqm)	1.5 m	1.0 m	Nil	Nil	1.5m	7m
b) Group Housing	1.5 m	Distance between two buildings shall be min.3.0M and distance between the building and the plot boundary shall be 1.5 M.	Nil	Nil	Nil	7m
3. Ground + 2Floors Development -						
a) Plotted		Not permitted				
b) Group Housing	3.0m	Distance between two buildings shall be min. 4.5 m and distance				10 m
		between the building and the plot boundary shall be min. 3.0M				

Note: The above provision shall also be applicable to plots up to 60 Sqm in area if the depth of plot is less than 12.0 m

3 Requirement of Layout: The development of land in the form of a layout shall be governed by the following regulations:

3.1 Plot- size Minimum plot size shall be 25 Sqm.

3.2 Peripheral Roads - Peripheral network of the roads for the scheme area shall be retained as per development plan / nodal plan / zonal plan or as may be directed by MIDC.

3.3 Layout roads: For lengths more than 70 m and up to 85 m with dead end, vehicular road of atleast 6 m (right of way) with 4.5 m paved width as carriage way shall be provided.

- a. A loop road with maximum 170 m total length shall be permitted with 6 m right of way and 4.5 m paved width.
- b. For roads more than 85 m dead end / 170 m loop road, the right of way shall be minimum 9 m and carriage width shall be 6 m up to maximum 250 m length.
- c. For roads more than 250 m in length the minimum right of way shall be 11m with carriage width of 7 m

3.4 Pathways

Length	Paved Width	Right of way
20	1.5	3 m
30	2.0	3 m
40	2.5	3 m
50	3.0	3 m
70	3.5	5 m

Note: Dead end roads and pathways exceeding 30 m in length will not be accepted. Along open courts only paved pathways may be provided.

3.5 Recreational Open Space: The proportion of recreational open spaces to the net residential area in the layout shall be 10 percent. PROVIDED that the proportion of such open spaces together with areas under school and playgrounds, where provided, shall be 8.5 per cent of the total gross area of the project. However, the percentage shall not be less than 9.5 per cent exclusive of the areas of roads (11 mtr and above) and other facilities such as schools, hospitals, markets, etc.

3.6 Social Facilities and Public Utilities: Social facilities and public utilities shall be provided as per planning brief totally approved by MIDC. These shall include schools, community centres, plots for social and religious purpose, plot for shopping and markets, plots for ESR/GSR, plot for electric sub-station, plot for sewage pump and any other purpose as approved by MIDC.

APPENDIX VI

Special Regulations for Physically Handicapped

(Regulation No. No.45 of these regulations)

- 1 These regulations or bylaws are applicable to all buildings and facilities used by the public.
- 2 In case any Public Authority or Local Authority constructs the tenements for the disposal to the general public, some flats on the ground floor shall be reserved for the paraplegic/physically handicapped persons.
 - 2.1 Non-ambulatory Disabilities : Impairments that, regardless of cause or manifestation, for all practical purposes, confine individuals to wheel chairs.
 - 2.2 Semi-ambulatory Disabilities : Impairments that cause individuals to walk with difficulty or insecurity. Individuals using braces or crutches, amputees, aritritics, spastics, and those with pulmonary and cardiac ills may be semi-ambulatory.
 - 2.3 Hearing Disabilities: Deafness or hearing handicaps that might make an individual insecure in public areas because he/she is unable to communicate or hear warning signals.
 - 2.4 Sight Disabilities : Total blindness or impairments affecting sight to the extent that the individual, functioning in public areas, is the insecure or exposed to danger.
 - 2.5 Wheel Chair : Chair used by disabled people for mobility. The standard size at wheel chair shall be taken as 1050 mm. X 750 mm as per ISI.
- 3 Certain flats on the ground floor of the residential buildings constructed for the staff by any Private / Public company or corporation shall be reserved for the disabled persons.
- 4 Also, the scope of the set of bylaws shall extend to such reserved flats to promote Non-handicapping or barrier free built environment.
 - 4.1 a) **Access path/Walk way:** Access path from plot entry and surface parking to building entrance shall be of minimum of 1800 mm while having even surface without any slope. Slope if any shall not have gradient greater than 5%. Selection of floor material shall be made suitably to attract or to guide visually impaired persons (Annexures attached). Finishes shall have a non slip surface with a texture traversible by a wheel chair. Curbs/kerb wherever provided shall blend to a common level.
 - b) **Parking:** For parking of vehicles of handicapped people the following provisions shall be made:

- i. Surface parking for two Car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 m from building entrance.
- ii. The width of parking bay shall be minimum 3.60 m
- iii. The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
- iv. Guiding floor materials or on audible signal devise or other devices which serves the same purpose shall be provided to guide visually impaired persons.

5 Building Requirements: The specified facilities for the buildings for physically handicapped persons shall be as follows:

5.1 a) Approach to Plinth Level: Every building 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.

b) **Ramped Approach:** Ramp shall be finished with non slip material to enter the building. Minimum width of ramp shall be 1800 mm. With maximum gradient 1:12. Length of ramp shall not exceed 9.0 m having double rail at a height of 800 mm and 900 mm on both sides extending 300 mm, beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50 mm.

5.2 Stepped Approach: For stepped approach size of tread shall not be less than 300 mm and maximum riser shall be 150 mm. Provision of 800-mm high hand rail on both sides of the stepped approach similar to the ramped approach.

5.3 Exit/Entrance Door: Minimum clear opening of the entrance door shall be 900 mm and it shall not be provided with a step that obstructed the passage of a wheel chair user. Threshold shall not be raised more than 12 mm.

5.4 Entrance Landing: Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 x 2000 mm. The entrance landing that adjoin the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons(hereinafter referred to as “the said 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.

6 Corridor Connecting The Entrance/Exit For The Handicapped: The corridor connecting the entrance\exit for handicapped leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:

- a) "Guiding floor materials" shall be provided or devices that emit sound to guide visually impaired persons.
- b) The minimum width shall be 1500 mm.
- c) In case there is a difference of level, slope ways shall be provided with a slope of 1:12.
- d) Hand rails shall be provided for ramps / slope ways.

7 Stair Ways: One of the stair-ways near the entrance/exit for the handicapped shall have the following provisions:

- a) The minimum width shall be 1350 mm.
- b) Height of the riser shall not be more than 150 mm and width of the tread 300 mm. The steps shall not have abrupt (square) nosing.
- c) Maximum number of risers on a flight shall be limited to 12.
- d) Hand rails shall be provided on both sides and shall extend 300 mm. on both sides and shall extend 300 mm on the top and bottom of each flight of steps.

8 Lifts: Wherever lift is required as per bye-laws, provision of at least one lift shall be made for the wheel chair user with the following cage dimensions (as per B/S). Clear internal depth, 1100 mm; Clear internal width : 2000 mm.

Entrance door width : 900 mm

- a) A hand rail not less than 600 mm long at 900 mm. above floor level shall be fixed adjacent to the control panel. Also, switch control shall be at an operating height equal to that of hand rails.
- b) The lift lobby shall be of an inside measurement of 1800 x 1800 mm or more.
- c) The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 m/sec.
- d) The interior of the case shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance/exist is either open or closed.
- e) The lift meant for paraplegics/handicapped shall be available on each floor with proper signage.
- f) Also, this lift in case of power failure or any such emergent situations shall reach to the nearest floor.

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

- a) The minimum size shall be 1500 x 1750 mm.
- b) Minimum clear opening of the door shall be 900 mm and the door shall swing out.

- c) Suitable arrangement of vertical/horizontal handrails with 50 mm. clearance from wall shall be made in the toilet.
 - d) The W.C. seat top shall be 500 mm from the floor.
- 10** One of the wash basins in the toilet block on each floor shall be fixed at height of 75 cm above the finished floor level, with a tap. A similar arrangement has to be made for the drinking water facility.

APPENDIX VII

Special Regulations for Rain Water Harvesting

(Regulation No- .46 of these Regulations)

The following Provisions shall be applicable for Installation of Rain Water Harvesting Structures (RWHS).

All the layout open spaces / amenity spaces of housing societies and new constructions /.reconstructions / additions on plots having area not less than 300 Sq.m in non Gaothan areas of all towns shall have 5% of the total plot area to be kept uncovered & unpaved to enable the percolation of rain water for plots up to less than 4 ha & 10% for plot area of 4 ha and above and shall have one or more rain water Harvesting structures having a minimum total capacity as given here below.

Provided that the MIDC may approve the Rain Water Harvesting Structures of specifications different from those specified here below, subject to the minimum capacity of rain water harvesting being ensured in each case.

The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good condition for storage of water for non potable purposes or recharge of groundwater, at all times.

The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 Sq.m of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

Rain water harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.

Open well of a minimum of 1 m dia. and 6 m depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.

Rain water harvesting for recharge of ground water may be done through a **bore well** around which a pit of one metre width may be excavated upto a depth of at lease 3 m and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.

An impervious surface / underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.

The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 m width x 1.20 m length x 2.00 m to 2.50 m depth. The trenches can be or 0.60 m width x 2.00 to 6.00 m length x 1.50 to 2.00 m depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials:

- 40 mm stone aggregate as bottom layer upto 50% of the depth;
- 20 mm stone aggregate as lower middle layer upto 20% of the depth;
- Coarse sand as upper middle layer upto 20% of the depth ;
- A thin layer of fine sand as top layer.

Top 10% of the pits / trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.

Brick masonry wall is to be constructed on the exposed surface of pits / trenches and the cement mortar plastered.

The depth of wall below ground shall be such that the wall prevents loose soil entering into pits / trenches. The projection of the wall above ground shall at least be 15 cms.

Perforated concrete slabs shall be provided on the pits / trenches.

If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.

In case of the plots where the water table is high i.e. 10 feet or less, it is not mandatory to follow the above provisions.

The terrace shall be connected to the open well / bore well / storage tank / recharge pit / by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insects) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100mm dia. for a roof area of 100 sq.m

Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

The water so collected / recharged shall as far as possible be used for non-drinking and non-cooking purpose.

Provided that when the rain water in exceptional circumstances will be utilised for drinking and / or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain-water has been provided.

Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

APPENDIX VIII

Regulations for Installation of Solar Energy Assisted Systems

(Regulation No. 47 of these Regulations)

1 Definitions

Unless the context otherwise requires, the following definitions shall be applicable for the purpose of this Regulation.

Sr. No.	Title	Description
i)	“Solar Assisted Water Heating System” (SAWHS)	A devise to heat water using solar energy as heat source
ii)	“Auxiliary Back Up”	Electrically operated or fuel fired boilers / systems to heat water coming out from solar water heating system to meet continuous requirement of hot water
iii)	“New Building”	Such buildings of categories specified in Regulation no. 32.2 for which construction plans have been submitted to competent authority for approval
iv)	“Existing Building”	Such buildings which are licensed to perform their respective business

2 Solar Assisted Water Heating Systems (SAWHS): “Buildings of the following categories shall provide the system or the installation having an auxiliary Solar Assisted Water Heating System (SAWHS).

- Hospitals and Nursing Homes.
- Hotels, Lodges and Guesthouses.
- Hostels of Schools, Colleges, Training Centres.
- Barracks of armed forces, paramilitary forces and police.
- Individual residential buildings having more than 150 sq.m plinth area.
- Functional Building of Railway Stations and Airports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units.
- Community Centres, Banquet Halls, Barat Ghars, Kalyan Mandaps (Marriage Halls) and Buildings for similar use “

3 Installation of Solar Assisted Water Heating Systems (SAWHS): The following provisions shall be applicable for all the new buildings of categories mentioned in Clause No.32.2 for installation of Solar Energy Assisted Systems.

Adequate provisions shall be made for installation of SAWHS in the building design itself for an insulated pipeline from the rooftop to various distribution points, within the aforesaid occupancies. The building must have a provision for continuous water supply to the solar water heating system.

In case of hot water requirement, the building should also have open space on the rooftop, which receives direct sunlight. Wherever hot water requirement is continuous, auxiliary heating arrangement either with electric elements or oil of adequate capacity can be provided.

The load bearing capacity of the roof should at least be 50 kg. Per Sqm All new buildings of above said categories must complete installation of solar water heating systems before obtaining necessary permissions to commence their activities.

The capacity of solar water heating system to be installed on the building different categories shall be decided in consultation with the Planning / Local Authority concerned. The recommended minimum capacity shall not be less than 25 litres per day for each bathroom and kitchen subject to the condition that maximum of 50% of the total roof area is provided with the system.

Installation of SAWHS shall conform to BIS (Bureau of Indian Standards) specifications IS 12933. The solar connectors used in the system shall have the BIS certification mark.

Building permissions for all the new constructions / buildings of the aforesaid categories shall be granted only if they have been complied with these provisions.

In case of existing building, the above provisions shall be mandatory at the time of change of use / expansion of use to any of the categories specified in 32.2 above, provided there is already a system or installation for supplying hot water.

- 4 Solar Assisted Electric Equipment (Photo Voltaic Equipment):** In addition to the above provisions, buildings of all categories, especially public buildings, large holdings of commercial and residential complexes may provide an auxiliary system of solar electricity for staircase lighting, garden area lighting or any other places wherever feasible within the premises. The installations shall conform to the specifications, to be certified by the registered practitioner in this field or the norms stipulated by the Govt. of Maharashtra or any other authority designated for this purpose such as BIS, etc., from time to time.

APPENDIX IX - Forms**Form No. 1****Form for First Application for Development and to Erect a Building**

(On Rs. Stamp) As stipulated from time to time by Suptdt. of Stamps

To,

The Executive Engineer,
M.I.D.C., Division _____

Sir,

I hereby give notice that I intend to carryout development in the site to erect/ to reerect/ to demolish/ to make material alteration in the building on/ in Plot No._____, at ___Industrial Area, Town situated at Road/ Street _____

I forward herewith the following plans and statements (Item 1to 6) in quadruplicate, wherever applicable, signed by me and

Name in block letters _____

the Licensed Surveyor/ Engineer/Structural Engineer/ Supervisor or Architect Licence No _____ who have prepared the plans/design and a copy of other statements/ documents as applicable.

Items

- 1) Key Plan (location plan)
- 2) Measurement plan attached to possession receipt
- 3) Sub-division(Land or building) Layout plan
- 4) Building Plan
- 5) Service Plan
- 6) Particulars of Development in prescribed form
- 7) Ownership Title
- 8) Attested copy of Receipt for payment of application
- 9) Clearance Certificate of Tax Arrears

I request that the proposed development/Construction may be approved and permission accorded to me to execute the work.

Date:

Signature of Licensee/ Lessee

Form no - 2**Form for Supervision**

To,

The Executive Engineer,
M.I.D.C., Division _____

Sir,

I hereby certify that the development work/ erection/re-erection /demolition or material alteration in/ of building for _____ use in Plot No. _____ situated at Street/ Road _____ in section _____ zone of _____ Industrial Area at _____ City/ Town shall be carried out under my supervision and I certify that all the material (type & grade) and the workmanship of the work shall be generally in accordance with the general specifications submitted along with, and that the work shall be carried out according to the sanctioned plans. I shall be responsible for execution of work in all respect.

Signature of Registered Architect / Licensed Engineer _____

Name of Registered Architect / Licensed Engineer _____

License Number .of Registered Architect / Licensed Engineer _____

Address of Registered Architect / Licensed Engineer _____

Date:

Form No. 3**Form for Sanction of Building Permit and Commencement Certificate**

To,

Sir,

With reference to your application No. _____ dated _____ for grant to sanction of commencement certificate to carry out development work and Building Permit under Section 45 of MR & T.P. Act, 1966 to erect building on Plot No of Zone situated at Road/ Street in Industrial Area, the commencement/Building Permit is granted subject to the following conditions:-

- 1) The land vacated in consequence of the enforcement of the set-back rule part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 3) The Commencement Certificate/ Building Permit shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) Minimum two trees in plots 200sq.m and such number of trees at the rate of one tree per 100 sq .m for plots more than 200 sq. m in area shall be planted and protected.
- 6) In case of Group housing, minimum two trees per tenement shall be planted and protected.

Yours faithfully

Office Communication No. : _____ Executive Engineer, _____

Office Stamp : _____ M.I.D.C., Division _____

Date : _____

Form No - 4**Form for Refusal of permission**

To,

Sir,

With reference to your application No _____, dated _____, for the grant of sanction for the development work/ the erection of a building/ execution of work in Building Plot No in Zone situated at Road of Industrial! Area/ City _____ I have to inform you that the sanction has been refused on the following grounds:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

Yours faithfully,

Office No	:	_____	Executive Engineer,
Office Stamp	:	_____	M.I.D.C., Division _____
Date	:	_____	_____

Form No - 5**Form for Notice for Commencement of Work**

To,

The Executive Engineer, M.I.D.C., Division,

Sir,

I hereby certify that the development work/ erection/ reerection/ demolition or material alteration in/ of building _____ on plot No _____ in _____ zone of _____ Industrial Area/ Road _____ of _____ Industrial Area will be commenced on as per your permission vide office communication No. _____ dated _____.

_____ under the supervision of _____ Licensed Surveyor/ Engineer/ Structural Engineer/ Supervisor or Architect, License No _____ and in accordance with the plans sanctioned.

Signature of Licensee/ Lessee Name of Qwner

(in block letters) Address of owner

Date:

Form no 6**Form for Informing Completion of Work upto Plinth Level**

To

The Executive Engineer,
M.I.D.C., Division _____

Sir,

I hereby inform that the construction upto plinth/column upto plinth level has been Completed for the building for use in Plot No. _ situated at ____ Street/ Road inter section zone of _____ Industrial Area at City/ Town as per your permission vide office communication No _____ dated _____ under my supervision and in accordance with the sanctioned plan.

The completed work may be checked and permission given to proceed with further works.

Signature of Registered Architect / Licensed Engineer _____

Name of Registered Architect / Licensed Engineer _____

License Number .of Registered Architect / Licensed Engineer _____

Address of Registered Architect / Licensed Engineer _____

Date:

Form No - 7Form for Approval of Work up to Plinth Level

To,

Sir,

With reference to your intimation No _____ dated _____
 regarding the completion of construction work up to plinth/columns up to plinth level for
 Building for Industrial/ Residential/ Commercial purpose on/ Plot No _____
 of _____ Zone situated at _____ Road/ Street _____
 in _____ Industrial Area. I have to inform that the further work may be
 proceeded with as per sanctioned plans/ shall not be proceeded with as the construction upto plinth
 level is notes per sanctioned plans.

Yours faithfully,

Office Communication No: _____
 Office Stamp: _____
 Date: _____

Executive Engineer,
 M.I.D.C., Division

Form –No. 8**Form for Completion Certificate**

To

The Executive Engineer,
M.I.D.C., Division_____ .

Sir,

I hereby certify that the erection/ re-erection or development work in/ on building/
part building_____ on Plot No_____ of _____
Zone situated at _____ Road/ Street _____
In _____ Industrial Area has been supervised by me and
has been completed on _____ according to the plans sanctioned
vide office communication No _____ dated _____.

The work has been completed to my best satisfaction, the workmanship and all materials
(type and grade) have been used strictly in accordance with general and detailed
specifications. No provisions of the Act or the Building Bye-laws, no requisitions made,
conditions prescribed or orders issued there under have been transgressed in the course of the
work. I am enclosing three copies of the completion plans, one of which is cloth mounted. The
building is fit for occupancy for which it has been erected/ re-erected or altered, constructed
and enlarged.

I have to request you to arrange for the inspection and give permission for occupation of
the building.

Encl: as above

Signature of Registered Architect / Licensed Engineer _____

Name of Registered Architect / Licensed Engineer _____

License Number .of Registered Architect / Licensed Engineer _____

Address of Registered Architect / Licensed Engineer _____

Date:

Form No. 9**Form for Occupancy Certificate**

To,

Sir,

This is to certify that the development work/ erection/ re-erection or alteration in/ of building/ part building _____ on Plot No _____ in _____ Zone situated at _____ Street/ Road _____ of _____ Industrial Area completed under the supervision of _____ Licensed Surveyor/ Engineer/ Structural Engineer/ Supervisor or Architect, Licence No _____ is permitted to be occupied/ not permitted to be occupied on the following grounds:

1. _____ .
2. _____ .
3. _____ .
4. _____ .

Yours faithfully,

Office Communication No : _____ Executive Engineer,

Office Stamp : _____ M.I.D.C., Division _____

Date : _____

Form No. 10**Form for Indemnity for Grant of Occupancy Certificate for part of Building**

(on Rs. Stamp) As stipulated from time to time by Supdt. of Stamps

To,

The Executive Engineer,

M.I.D.C., Division _____

Sub: _____

Sir,

While thanking you to allow me to occupy a portion of the above building before acceptance of the Completion Certificate of the whole building for the plans approved

under communication No _____ dated _____, I hereby

indemnify M.I.D.C. against any risk, damage and danger which may occur to occupants and users of the said portion of the building and also undertake to take necessary security measures for their safety.

We say that this undertaking will be binding on me/ us, our heirs, administrators and to our assignees.

Yours faithfully,

Witness: _____

OWNER

Form No.11**Form for appointment of Structural Engineer**

Name & Address of the

Owner applicant

Date:

To

Dear Sir,

Sub:

Ref:

Further to my letter ref. No. _____ dated _____ wherein I have intimated to you the name and address of Architect engaged by me for the above proposal, I am pleased to inform you that I have now engaged the service of a consulting structural engineer whose name, address and registration No. are given below :

Name

Address

Reg. No.

I am enclosing herewith the letter of consent along with the Supervision Memo from the consulting structural engineer.

Thanking you.

Yours faithfully

()

Signature of the Owner

Name :

c.c.to : 1. Architect

2. Consulting Structural Engineer.

Form No.12**Form For Acceptance By Structural Engineer**

Name & Address of the
Structural Engineer
Registration No.

Date:

To

Dear Sir,

Sub :

Ref :

With reference to the letter no. _____ dated _____ addressed to you by _____ I hereby now confirm that I have agreed to act as his Consulting Structural Engineer for the above proposal.

Thanking you.

Yours faithfully,

(Consulting Structural Engineer)

c.c.to : 1. Architect
2. Owner

Form No.13**Form for Supervision**

To,

The Executive Engineer,
M.I.D.C., Division _____

Sir,

I hereby certify that the development work/ erection/re-erection /demolition or material alteration in/ of building for _____ use in Plot No. _____ situated at Street/ Road _____ in section _____ zone of _____ Industrial Area at _____ City/ Town shall be carried out under my supervision and I certify that all the material (type & grade) and the workmanship of the work shall be generally in accordance with the general specifications submitted alongwith, and that the work shall be carried out according to the sanctioned plans. I shall be responsible for execution of work in all respect.

Signature of Structural Engineer _____

Name of Structural Engineer _____

License Number. Structural Engineer _____

Address of Structural Engineer _____

Date:

Form No. 14**Certificate of Stability of Structure**

1. Proposal
2. Ref. No.
3. Name and Address
of the owner
4. Name and address of
Architect

I hereby certify that the structural work of the above proposal has been carried out as per my structural design and details and that the said structure is safe and stable for the purpose for which it is intended.

(Signature of Structural Engineer)

Name of Structural Engineer &
Registration No.

Place:

Date:

Form no 15**Application form for empanelment of Architects / Town Planners**

To

The CEO

Maharashtra Industrial Development Corporation

Sir,

I wish to register myself as Empanelled Architect, / Town Planner
your organization.

Particulars of my educational qualification and experience are given in the enclosed form.

Yours faithfully,

(Signature of the applicant)

Note: Tick mark the appropriate square.

1. Name of the applicant (in block letters)

2. Address (permanent)

3. Wishes to register as :

1. Empanelled Architect
2. Empanelled Town Planner

For registration as Empanelled Architects, attach a copy of the certificate of registration issued Under the Practicing Architects Act 1972 Council of Architecture.

For registration as Empanelled Architects, attach a copy of the certificate of Associate membership / fellowship issued by Institute of Town Planners, India.

3. Educational Qualification :

Examination

Year of passing

- 1.
- 2.
- 3.
- 4.

4. Membership of the professional institution

1. _____ 2. _____ 3. _____

(Attach copies of certificate in support of 4&5 above)

5. Experience :

(a) Are you registered with a Municipal Corporation ?

Yes No. If yes, give registration No.

(b) Are you registered with 'A' Class municipality?

Yes No. s, give registration No.(c) Have you been working with a professional
Registered with a Municipal Corporation of 'A'

Class Municipality?

Yes No.

If yes, give following particulars:

Name of the professional with whom worked:

Registration No. of the professional:

Period for which worked with the professional in

Years :

(Attach copies of certificates from registered Architects/ Town Planners in support of
5(c) above)

The above information is true.

Signature of the Applicant

CIDCO DC Rules

GENERAL DEVELOPMENT CONTROL REGULATIONS

For Navi Mumbai, 1975

(as amended upto October 2016)



GENERAL DEVELOPMENT CONTROL REGULATIONS

**For Navi Mumbai, 1975
(as amended upto October 2016)**

City And Industrial Development Corporation Of Maharashtra Limited

Regd Office : Nirmal, 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 022-6650 0900
Head Office : CIDCO Bhavan, CBD Belapur, Navi Mumbai - 400 614. Phone : 022-6791 8100

www.cidco.maharashtra.gov.in

GENERAL DEVELOPMENT CONTROL REGULATIONS

**For Navi Mumbai, 1975
(as amended upto October 2016)**





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LIST OF MODIFICATIONS GENERAL DEVELOPMENT CONTROL REGULATIONS

(As amended up-to 1st October, 2016)

1. These regulations were first approved under G.R. No.RPB-1175/635/UD-5 dated 16.9.1976 and were published in M.G.G. on 21st September 1978 at page 931, part 4(c).
2. The Regulations were amended under G.R.No.RPB-1178/209/UD-5 dated 31.3.1978 and published in M.G.G. on 21st September 1978 at page 931, part 4 (c). (New rules/amended rules-4.3 (d), 14.3.8(a), 14.3.8(b), 14.4.1, 14.4.2, 16.3.1(d), 23).
3. The Regulations were further amended under G.R.No.TPB-4384/1079/282/UD-5 dated 10.10.1986 and published in M.G.G. on 21.10.1986 at page 124. (New rules/amended rules-5.1, 14.5, 14.6, 16.1, 16.2, 16.3.1(a), 16.3.5, 17.2, 17.6, 24.2, 25).
4. The Regulations were further amended under G.R.No.CID-1089/73/(CR)-138/88/UD-10, dated 10th January 1990. (New rules/amended rules-17.6)
5. The Regulations were further amended under G.R.No. TPB 4384/1079/Part II/UD-11 dated 24th September 1991. [New rules / amended rules-16.3 (1a) B, 16.3. (1a) BB].
6. The Regulations were further amended under G.R.No. TPB-4391/1007/UD-11 dated 24th September 1991 and published in M.G.G. on 24th October 1991 at page 911. [New rules/amended rules 16.3.5(a), 16.3.5(b), 16.3.5 (c), 16.3.5 (d), 16.3.10 (b), 3.11 (d), 3.11(e), 3.11 (f)]
7. The Regulations were further amended under G.R. No. TPB 4391/3294/UD-11 dated 7th August 1992. (New rules/amended rules-30, 30.1, 30.2, 30.2(1a), 30.2(1b), 30.2(2), 30.2(3), 30.2(4),30.2(5)(a), 30.2(5)(b), 30.3, 30.3(1), 30.3(2), 30.3(3), 30.3(4), 30.3(5), 30.3(6)).
8. The Regulations were further amended under G.R.No. TPB 4384/1079/Part II/UD-11 dated 19th April 1994. (New rules/amended rules-16.3 (1a) BB).
9. The Regulations were further amended under G.R.No. TPB 4394/364/CR-61/94/UD-11 dated 21st September 1994. (New rules/amended rules-3.11 (g), 5.2.1, 5.2.2, 12.2(b), 16.1(1), 16.1(2),16.1(3), 16.3.3(a)).
10. The Regulations were further amended under G.R.No. TPS/1295/1083/CR-183/95/UD-12, dated 3rd September 1996 Regulation 17.6 - 16.3(1a) F.
11. The Regulations were further amended under G. R. No. TPB 4399/1625/CR34/ 2000/UD-11dated 19th April 2000. (New rules/amended rules-3.11 (h), 3.27, 14.3.10, 14.4. (1), 14.4. (2), 14.4. (3), 14.4. (4), 14.4.(5), 14.4. (7), 16.3 (1a), H 16.3 (3c))
12. The Regulations were further amended under G. R. No. TPB/432000/995/CR-112/2000/UD-11 dated 19th May 2001. Amended regulations 16.3 (1a) C.
13. The Regulations were further amended under G. R. No: TPB/432000/585/CR-55/2000/UD-11dated 30th September 2002. (New regulations/amended regulations. Reg. 3.26, Reg. 16.3(3a) (ii).

14. The Regulations were further amended under G.R. No: TPB-4399/50/CR-6/99/UD-11/ dated 30th November 2002 (New regulations/amended regulations Reg. 16.3(la) BBB,18).
15. The Regulations were further amended under G.R. No: TPB 4302/1380/CR-240/02/UD-11 dated 2nd January 2003 (New regulations/amended regulations Reg. 16.3(1a) BB).
16. The Regulations were further amended under G.R. No: TPB-4399/151/CR-113/2000/UD-11 6th January 2003 (New regulations/amended regulations - Reg. 31).
17. The Regulations were further amended under G.R. No: TPB-432001/1912/CR-261/02/UD-11 dated 29th March 2003 (New regulations/amended regulations - 18.2 & 18.5)
18. The Regulations were further amended under G.R. No: TPB-4399/24/CR-7/99/UD-11 dated 22nd March 2004. Amended regulations 16.3 (1a) B and regulation 16.3 (1a) BB.
19. The Regulations were further amended under G.R. No: TPB-432001/1185/CR-107/2004/UD-11 dated 27th May 2004 (New regulations/amended regulations – 14.1, 14.1.4, 14.4.4, 14.4.5, 14.4.8, 14.4.9, 14.4.10, 14.4.11).
20. The Regulations were further amended under G.R. No: TPB-4302/1975/CR-9/03/UD-11 dated 13th July 2004. (New regulations/amended regulations - Reg. 14.1 and 14.4).
21. The Regulations were further amended under G.R. No: TPB-4303/802/CR-270/UD-11 dated 27th January 2005. (New regulations/amended regulations – Addition of new appendix-V, addition of new definition of Biotechnology Unit, modification to clause 14.4.3, 16.3(1a) D).
22. The Regulations were further amended under G. R. No. TPB / 4304/855/CR-278/2004/UD-11 dated 30th May 2005. (New regulations/amended regulations14.4.7.)
23. The Regulations were further amended under G.R. No: TPB-4305/1289/CR-216/05/UD-11 dated 13th September 2005. (New regulations/amended regulations – 3.29, 3.11(j), 16.3.11).
24. The Regulations were further amended under G.R. No: TPB-432000/1045/CR-289/05/UD-11 dated 20th October 2005 (New regulations/amended regulations – 3.11(i)).
25. The Regulations were further amended under G.R. No: TPB-432000/64/CR-265/05/UD-11 dated 27th October 2005 (New regulations/amended regulations – 25.4.1).
26. The Regulations were further amended under G.R. No: TPB-4303/103/CR-277/04/UD-11 dated 31st March 2006. (New regulations/amended regulations – (16.3 3(a) iii, 17.3 a&b, 16.3 8(a), 17.3 (c),16.3 6(e)).
27. The Regulations were further amended under G.R. No: TPB-4305/1290/CR-287/05/UD-11 dated 29th February 2008. (New regulations/amended regulations – 16.3 (1a) E,16.3 (1a)EE, 16.3 (1a)G).
28. The Regulations were further amended under G.R. No: TPB-4307/1728/CR-342/07/UD-11 dated 31st August 2009. (New regulations/amended regulations – 16.3 (1a) I).
29. The Regulations were further amended under G.R. No: TPB-4309/3099/CR-160/2010/UD-11 dated 12th November 2010. (New regulations/amended regulations – 16.3 (1a) C).

30. The Regulations were further amended under G.R. No. TPS-1711/2495/CR-202/11/UD-12 dated 21st March 2012. (New regulations/amended regulations – 14.1.14, 14.3.12, 14.4.12, 14.4.14, 16.3 (1a) HH & 17.7)
31. The Regulations were further amended under G.R. No. CMS/TPB 4312/227/CR-33/2013/UD-11 dated 16th September, 2013. (New regulations/amended regulations – 14.3.3)
32. The Regulations were further amended under G.R. No. TPS-1715/109/CR-2/15/UD-12 dated 13th August, 2015. (New regulations/amended regulations – 36 & 37 with appendix IX & X respectively)
33. The Regulations were further amended under G.R. No. TPB 4312/643/CR-9/2/2014/UD-11 dated 1st October, 2016. (New regulations/amended regulations – 34 with appendix VII)

This document is a reprinted version of the original and sanctioned provisions of the GDCRs. In case of any discrepancy and / or clarification please contact the following officers.

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-



GENERAL DEVELOPMENT CONTROL REGULATIONS

FOR NAVI MUMBAI, 1975

1 PREAMBLE

In exercise of powers conferred by Section 159 of Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) and all other powers enabling it in this behalf, the City and Industrial Development Corporation of Maharashtra Limited, being the New Town Development Authority under Sub-section (3A) of section 113 of the said Act, for the area designated as site for Navi Mumbai under sub-section (1) of Section 113 of the said Act, hereby makes the following regulations the same having been previously approved by the State Government.

2 SHORT TITLE, EXTENT AND COMMENCEMENT

- 2.1 The regulations may be called the General Development Control Regulations for Navi Mumbai, 1975.
- 2.2 These regulations shall come into force immediately after the publication in the Maharashtra Government Gazette.
- 2.3 Subject to the provisions of the Maharashtra Regional and Town Planning Act 1966, these Regulations shall apply to all the developments in the area designated as site for Navi Mumbai under Sub-section (1) of section 113 of the Act vide Government Notification No.RPB-1171-1-W dated 20th March 1971 and No.RPB-I-RPC-1173 dated 16th August 1973 or any modifications or amendment thereof except area covered by any Gaothan in Navi Mumbai and the Action Areas.
- 2.4 Repeal and Saving: The Navi Mumbai Building Control Regulations 1972 (Development Permission), the Navi Mumbai Building Control Regulations 1973 (Vashi Residential Area) are hereby repealed. The effect of this repeal shall be the same as provided by Section 6 of Bombay General Clauses Act.

3 DEFINITIONS

- 3.1 In these regulations, unless the context otherwise requires, "ACT" means the Maharashtra Regional and Town Planning Act 1966 (Maharashtra Act No. XXXVII of 1966).
- 3.2 "ACTION AREA" means area for which the Corporation intends to prepare a detailed layout with Special Development Control Regulations.
- 3.3 "ACTION AREA PLAN" means the approved plan and report indicating the detailed layout of proposed development in the Action Area, which may stipulate the land use permitted on each plot, and the extent to which the building operations may be undertaken on each plot.

- 3.4 “APPROVED” means approved by the Corporation.
- 3.5 “BALCONY” means a horizontal projection, including a handrail, or balustrade to serve as passage or sitting out place.
- 3.6 “BASEMENT OR CELLAR” means the lower storey of a building below or partly below ground level.
- 3.7 “CARPET AREA” means the net floor area of a room excluding the area occupied by walls
- 3.8 “CHOWK, INNER AND OUTER” Inner chowk means an open space enclosed on all sides by a building. Outer chowk means an open unoccupied space similar to an inner chowk but where one of its sides is not enclosed by a building.
- 3.9 “CORPORATION” means Managing Director or any Officer of the City and Industrial Development Corporation of Maharashtra Limited duly authorized by him.
- 3.10 “COVERED AREA” means the area immediately above the plinth level covered by the building, or used for installing machinery, plant and equipment, but does not include :
- a. Garden, rockery, well and well structures, nursery, waterpool, fountain, benches, platforms round a tree and the like;
 - b. Drainage culvert, conduit, catch-pit, gully pit, inspection chamber, gutter and the like; and
 - c. Compound wall, gate, unstoreyed porch and portico, watchmen’s booth and the like.
- 3.11 “FLOOR SPACE INDEX” of a plot is the ratio of the gross floor area of all the storeys including the area of walls, mezzanine floors, staircase and lift, of a building on a plot to the total area of the plot. The gross floor space area of a building shall be calculated as above, excepting that the following shall not be counted towards computation of floor space index.
- a. A basement or cellar and area under a building, constructed on stilts used as a parking space or recreation space provided where there are no side walls on three or more sides of such a space.
 - b. Electric cabin or sub-stations, Watchmen’s Booth, Pump House.
 - c. Staircase room and/or lift rooms above the top most storey, architectural features, chimneys and elevated tanks of dimensions as permissible under these regulations.¹
 - d. Staircases excepting those in an industrial and Service industrial building.¹
 - e. Balconies proposed in accordance with Regulation No. 16.3 (5) ¹
 - f. Lifts.¹

¹The Regulations were amended and sanctioned on 24/09/1991.

- g. Association / Society office cum letter box room in Residential & Shopping cum Residential as per the following norms : ¹

Size of Society / Association Office:

No. of Tenements	Permissible built up area for office
i) Tenements upto 16	20 sq.m
ii) Tenements more than 16 & upto 150	25 sq.m
iii) Tenements beyond 150	30 sq.m

Note: The built-up areas mentioned above are inclusive of Toilet facility.

- h. Any covered antenna / dish antenna / communication tower used for telecom or ITE purposes.²
- i. Any semi-permanent structure upto 20 sqm of built up area for installation of telephone connectors in case of applicants who would provide suitable proof of being authorised by the Department of Telecommunications, Govt. of India, for setting up of cellular mobile telecommunication system. ³
- j. Area of fitness centre, including toilet facilities in an existing or proposed Co-Operative Housing Society or the Apartment owners Association in accordance with the provisions under 16.3(11).⁴

3.12 "GAOTHAN OR VILLAGE SITE" means Gaothan or Village site within the meaning of Maharashtra Land Revenue Code 1966.

3.13 "GROUND COVERAGE RATIO (GCR)" means the ratio of covered area to the total plot area.

3.14 "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 topmost floor slab, in case of flat roofs and up to the midpoint 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 calculation of the height of building.

¹ The Regulations were amended and sanctioned on 21/09/1994.

² The Regulations were amended and sanctioned on 19/04/2000.

³ The Regulations were amended and sanctioned on 20/10/2005.

⁴ The Regulations were amended and sanctioned on 13/09/2005.

- 3.15 "HEIGHT OF ROOM" means the vertical distance measured from the finished floor surface to the finished ceiling surface. Where a finished ceiling is not provided the soffit of the beams, joists or the tie beams shall determine the upper point for measurement.
- 3.16 "HOARDING" means any surface or structure erected on ground or any portion of roof of a building or on or above the parapet, with characters, letters or illustrations applied there to and displayed in any manner whatsoever out of doors for purpose of advertising or to give information regarding or to attract the public to any place, person, public performance, article of merchandise whatsoever.
- 3.17 "LAND USE" means the principal use of land for which a plot of land or building thereon is used or intended to be used; for the purpose of classification of a plot of land according to the land uses, a land use shall be deemed to include subsidiary land uses which are contingent upon it.
- 3.18 "LICENSED ARCHITECT" includes a Licensed Surveyor and means an Architect to whom a license has been granted by the Corporation under these regulations.
- 3.19 "LOFT" means a shelf like projection supported in any manner whatsoever, except by means of vertical supports within a room itself. The width of a loft shall not be more than 1 M. provided that if clear height between the top of the loft and the ceiling directly above it is not more than 1.5 m lofts wider than 1 M may be permitted.
- 3.20 "MEZZANINE FLOOR" means an intermediate floor between two floors.
- 3.21 "OPEN SPACE" means an area forming an integral part of the plot, left permanently open to sky. Front open space means an open space adjacent to the street from which an access to the plot has been permitted by the Corporation. Side and Rear open spaces shall have corresponding meaning with reference to the front open space.
- 3.22 "PLOT" means a portion of land held in one ownership.
- 3.23 "ROW HOUSE" means group of houses on adjacent plot with common walls and having only the front and the rear open spaces.
- 3.24 "SEMI-DETACHED BUILDING" means buildings on two adjacent plots with a common wall and having front, rear and one side open space for each building.
- 3.25 "VOLUME OF BUILDING" means total volume of building. The volume of building with flat roofs shall be computed by multiplying the covered area of the building by the height of the building. Where the height of the building varies, the building shall be divided into blocks of uniform heights and the volume of the building will be the sum of volume of such blocks. In case of buildings with basement the depth of the basement below the average surrounding ground level shall be added to the height of buildings for the computation of volume. The volume of the building with sloping roofs shall be computed similarly, but for the building with sloping roofs the height of building for

the purpose of computation of volume only, shall be measured from the average level of ground around and contiguous to the building up to the point at which the external surface of the outer wall intersects with the finished surface of the sloping roof. The volume of building under the sloping roof contained above the height of the building as defined above shall not be included in the total volume of the building. Provided that, such volume shall not exceed the product of length of the roof, the span of the roof and 1/8 of the span of the roof. If such volume exceeds the product of the length of the roof, the span of thereof and 1/8 of the span of the roof, such additional volume under the sloping roof shall be included in the total volume of the building.

- 3.26 “VOLUME TO PLOT AREA RATIO (VPR)” means the ratio of volume of building measured in cubic meters to the area of plot measured in square meters and therefore shall be expressed in meters.¹
- 3.27 INFORMATION TECHNOLOGY ESTABLISHMENT (ITE) means establishment, which is in the business of developing either software or hardware.²
- 3.28 THE BIOTECHNOLOGY Unit shall mean and include Biotechnology units which are certified by the Development Commissioner (Industries) or any other officer authorized by him in this behalf.³
- 3.29 FITNESS CENTRE in a building means and includes the built up premise provided in the building including gymnasium for the benefit of its inmates and for the purpose of fitness, physical exercise, yoga and such other activities as may be permitted by the Corporation from time to time.⁴

All other terms shall carry the same meaning as assigned to them in the Act.

4 **PROCEDURE FOR SECURING DEVELOPMENT PERMISSION**

- 4.1 Subject to the provision of Section 43 of the Act, no person shall institute or change the use of land or carry out any development of land without the permission in writing of the Corporation.
- 4.2 Subject to the provision of Section 44 of the Act, any person intending to carry out any development on any land shall make an application in writing to the Corporation in prescribed Form No.1 enclosed in the appendix.
- 4.3 The following particulars and documents shall be submitted along with the application viz.:
- a. A site plan (in quadruplicate) of the area proposed to be developed to a scale of 1:500 showing the following details wherever applicable:

¹The Regulations were amended and sanctioned on 30/09/2002.

²The Regulations were amended and sanctioned on 19/04/2000.

³The Regulations were amended and sanctioned on 27/01/2005.

⁴The Regulations were amended and sanctioned on 13/09/2005.

- i. The boundaries of the plot.
 - ii. The position of plot in relation to neighboring street.
 - iii. The name of the streets in which the plot is situated.
 - iv. All the existing buildings and other development standing on over or under the site.
 - v. The position of building and of all other buildings which the applicant intends to erect.
 - vi. The mean of access from the street to the building or the site and all other buildings which the applicant intends to erect.
 - vii. Open space to be left around the buildings to secure free circulation of air, admission of light and access for scavenging purposes.
 - viii. The width of the street (if any) in front and of the street at the side or rear of the building.
 - ix. The direction of north point relative to the plan of the buildings.
 - x. Any physical features such as trees, wells, drains, etc.
- b. A detailed Plan (in quadruplicate) showing the plans, sections and elevations of the proposed development work to a scale 1:100 showing the following details wherever applicable:
- i. Floor plans of all the floors together with the covered area, clearly indicating the size and spacing of all framing members and sizes of rooms and the position of staircases ramps and lift wells.
 - ii. The use of all parts of the building.
 - iii. Sizes of footings, thickness of basement walls, wall construction, floor slabs and roof slabs with their materials. The sections shall indicate the height of building and height of rooms and also the height of the parapet and the drainage and slope of thereof. At least one section should be taken through the staircase.
 - iv. The building elevations from all the streets.
 - v. Details of service privy if any.
 - vi. Terrace plan indicating the drainage and slope of the roof.
 - vii. The north point relative to the plans.
 - viii. All structural calculations with necessary drawings.
 - ix. All plumbing services with necessary details.

- c. In the case of layout of land or plot
- i. A site plan (in quadruplicate) drawn to a scale of 1:1500 showing the surrounding land and existing access to the land included in the layout.
 - ii. A plan (in quadruplicate) drawn to a scale of 1:500 showing:
 - x. Sub-divisions of the land or plot with dimensions and area of each of the proposed subdivisions and its use according to prescribed regulations.
 - y. Width of the proposed streets and
 - z. Dimensions and areas of open spaces provided in the layout for the purpose of garden or recreation or like purposes.
- d. A landscape plan (in quadruplicate) to a scale of 1:250 showing various landscape features such as trees, hedges, paved areas etc. The plan shall show, in particular, the type and number of existing trees, the trees to be felled, the trees to be transplanted and the proposal for planting of new trees.¹
- e. An extract of the record of rights or property register card or any other document showing the ownership of the land proposed for development.
- f. Specifications: Specifications, both general and detail, giving type and grade of materials to be used.
- g. Certificate of Supervision: Certificate in the prescribed form (Form 2 in the appendix) by the Licensed Architect undertaking the supervision.
- 4.4 a. The plans referred to in 4.3 above shall be on drawing sheets of any of the sizes mentioned in table below.

Sr. No.	Designation	Trimmed Sized (mm)
1	A0	840 X 1190
2	A1	895 X 840
3	A2	420 X 590
4	A3	300 X 420
5	A4	210 X 300
6	A5	140 X 210

¹The Regulations were amended and sanctioned on 31/03/1978.

- b. The following notations shall be used for plans referred to in 4.3 above

Sr. No.	Description	Site Plan	Building Plan
1	Plot Line	Thick Black	Thick Black
2	Existing Street	Green	-
3	Future Street, if any	Green dotted	-
4	Permissible building Lines	Thick dotted	-
5	Open spaces	No color	No color
6	Existing Work	Blue	Blue
7	Work proposed to be demolished	Yellow hatched	Yellow hatched
8	Proposed work	Red	Red
9	Drainage & Sewerage work	Red dotted	Red dotted
10	Water Supply work	Black dotted thin	Black dotted thin

- c. Wherever applicable schedules of rooms, apertures and floor areas shall be submitted along with the drawing in accordance with the forms enclosed in Appendix-1.

5 PLANS AND SPECIFICATIONS TO BE PREPARED BY LICENSED ARCHITECT

- 5.1 The plans and specifications referred to in 4.3 above shall be prepared and duly signed by the Licensed Architect. However, if the development is proposed in the scheme for allotment of plots of land to the project affected land holders in the defined area contiguous to the villages and if the development proposed is only ground floor structure without the structural use of RCC, the prescribed application form, the declaration and the plan may not be signed by the registered architect. In such cases, the applicant shall submit under his signature the prescribed application form, the declaration, plans of the proposed development, building completion certificate and any other documents required for receiving necessary development permission from CIDCO as Planning and Development Authority.¹
- 5.2 The plans showing structural details shall be prepared and duly signed by the Registered Structural Engineer.
- 5.2.1 The plans showing structural details shall be prepared & duly certified under the hand of Structural Engineer possessing requisite qualification as per Regulation No.12.2 (b).²
- 5.2.2 In respect of structural stability of each development work, each owner shall notify the name & address of the registered Structural Engineer in the form enclosed form-6, the Structural Engineer shall convey his acceptance as per form No.7 enclosed. The structural engineer shall submit form of supervision as per form No.8 enclosed, and on completion of the development, the structural engineer shall issue a certificate of stability of the structure, as per form No.9 enclosed.²

¹The Regulations were amended and sanctioned on 10/10/1986.

²The Regulations were amended and sanctioned on 21/09/1994.

- 5.3 The plans showing plumbing arrangements shall be prepared and duly signed by the Registered Plumber.
- 5.4 The procedure for Registration of Architects, Structural Engineers and Plumbers shall be as laid down in Regulation 12.

6 DECISION OF THE CORPORATION

- 6.1 On receipt of the application for development permission, the Corporation shall communicate its decision whether to grant or refuse permission to the applicant as per the provisions of section 45 of the Act.
- 6.2 The Commencement Certificate, granting the permission with or without conditions shall be in Form 3 enclosed in the Appendix.

7 DEVIATIONS DURING CONSTRUCTION

If during the carrying out of development, any departure of a substantial nature from the approved plan is intended to be made, the revised plan showing the deviations shall be submitted and the procedure laid down for the original proposal shall apply mutatis mutandis.

8 DEVELOPMENT UNDERTAKEN ON BEHALF OF GOVERNMENT

As per the provision of Section 58 of the Act the Officer-In-Charge of any Government Department or Office or Authority shall inform in writing to the Corporation of the intention to carry out development of any land for its purpose along with the following documents and plans:

- a. A site plan (in quadruplicate) of the area proposed to be developed to a scale of 1:500.
- b. Detailed Plan (in quadruplicate) showing the plans, sections and elevations of the proposed development work to a scale of 1:100.
- c. In the case of layout of land or plot
 - i. A site plan (in quadruplicate) drawn to a scale of 1:1500 showing the surrounding land and existing access to the land included in the layout.
 - ii. A plan (in quadruplicate) drawn to a scale of 1:500 showing
 - x. Sub-divisions of the land or plot with dimensions and area of each of the proposed subdivisions and its use according to prescribed regulations.
 - y. Width of the proposed streets and
 - z. Dimensions and areas of open spaces provided in the layout for the purpose of garden or recreation or like purposes.

9 RESPONSIBILITIES OF THE APPLICANT

9.1 Neither the grant of Commencement Certificate nor the approval of the drawing and specifications nor inspections made by the Corporation during the carrying out of development shall in any way relieve the applicant of his responsibility for carrying out the development in accordance with the requirements of these regulations.

9.2 The applicant shall:

- a. Permit authorized officers of the Corporation to enter the plot for which the Commencement Certificate has been granted for carrying out development, at any reasonable time for the purpose of enforcing these regulations.
- b. Obtain, where applicable, from the Corporation permission relating to building, zoning, grades, sewers, water mains, plumbing, signs, blasting, street occupancy, electricity, highways and all other permits required in connection with the carrying out the development.
- c. Give at least 7 days' notice to the Corporation of the intention to commence the carrying out of development.
- d. In case of building operations, give notice to the Corporation on completion up to plinth level and 7 days before the commencement of further work.
- e. Give written notice to the Corporation regarding completion of the development in Form No.4 enclosed in the Appendix, duly signed by the Licensed Architect.
- f. Obtain occupancy certificate from the Corporation prior to any occupancy or use of the development so completed. (Form No.5).
- g. Keep available for inspection, during the carrying out of development and for such a period thereafter as required by the Corporation the records of the tests which are made of any materials to ensure conformity with the requirements of these regulations.
- h. Keep pasted in a conspicuous place on the property in respect of which the permission to develop is granted, a copy of the Commencement Certificate.
- i. Keep during carrying out of development a copy of the approved plans on the premises where the development is permitted to be carried out.

10 INSPECTION

10.1 Generally all development work for which a permission is required shall be subject to inspection by the Corporation, and certain types of development involving unusual hazards or requiring constant inspection shall have continuous inspection by special inspectors appointed by the Corporation.

10.2 Inspection where required shall be made within 7 days following the receipt of notice, after which period the applicant shall be free to continue the development according to the approved plans. In case of building operations, the Corporation shall, at the first inspection, determine to the best of its ability that the building has been located in accordance with the approved plans. The final inspection of the completion of the work shall be made within 21 days from the date of receipt of the Completion Certificate.

11 OCCUPANCY CERTIFICATE

The Corporation shall within 30 days from the receipt of the Completion Certificate required under regulation 9.2(e) communicate its decision after the necessary inspection about grant of Occupancy Certificate indicated in regulation 9.2.f.

12 REGISTRATION OF LICENSED ARCHITECTS, STRUCTURAL ENGINEERS AND PLUMBERS

12.1 The Corporation shall license Architects, Structural Engineers and Plumbers. Application for registration as Licensed Architect, Licensed Structural Engineer and Licensed Plumbers shall be in form enclosed in the appendix.

12.2 Qualification for Registration:

Following qualification shall be necessary for obtaining the license from the Corporation for practicing in Navi Mumbai

- a. The minimum qualifications for registration as Licensed Architect shall be those prescribed under the Practicing Architects Act, 1972.
- b. The minimum qualification for registration of licensed structural engineer, shall be graduate in Civil Engineering or equivalent with 5 years' experience in structural design (in case of persons holding post graduate qualification experience will be relaxed by 2 years).¹
- c. The minimum qualification for registration as Licensed Plumber shall be a Graduate in Civil Engineering or equivalent or Diploma in Civil Engineering or a certificate from the Bombay Municipal Corporation enabling the person to practice as a licentiate plumber in the Bombay Municipal Corporation Area, or any other certificate in Sanitary Engineering and Plumbing from any recognized institute.

12.3 The annual license fee for registration as Licensed Architects / Structural Engineers / Plumbers shall be Rs.250/- per calendar year or part thereof. The fee shall be payable in advance and shall be non-refundable.

¹The Regulations were amended and sanctioned on 21/09/1994.

13 UNSAFE BUILDING

- 13.1 All unsafe buildings shall be considered to constitute danger to public safety and shall be restored by repairs or demolished or dealt with as otherwise directed by the Corporation.
- 13.2 Examination of Unsafe Buildings: The Corporation shall examine or cause to be examined every building reported to be unsafe or damaged, and shall make a written record of such examination.
- 13.3 Notice to Owners / Occupier: Whenever the Corporation finds any building Corporation there of to be unsafe, it shall, in accordance with established procedure for Legal notice, give to the owner and occupier of such building written notices stating the defects thereof. This notice shall require the owner or the occupier within a stated time either to complete specified repairs or improvements or to demolish and remove the building or portion thereof.
- 13.4 The Corporation may direct in writing that the building which in its opinion is dangerous, or has no provision for exit if the building catches fire, shall be vacated immediately or within the period specified for the purpose, provided that the Corporation shall keep a record of the reasons for such action.
- 13.5 Disregard of Notice: In case the owner or occupier fails, neglect or refuses to comply with the notice to repair or to demolish the said building or portion thereof, the Corporation shall cause the danger to be removed either by demolition or repair of the building or portion thereof or otherwise.
- 13.6 Cause of Emergency: In case of emergency, which in the opinion of the Corporation involves imminent danger to human life or health, the Corporation shall forthwith or with such notice as may be possible promptly cause such building or portion thereof to be rendered safe or removed. For this purpose, the Corporation may at once enter such structure or land on which it stands, or abutting land or structure with such assistance and at such cost as may be deemed necessary. The Corporation may also get the adjacent structure vacated and protect the public by an appropriate fence or such other means as may be necessary. The decision of the Corporation shall be final.
- 13.7 Costs: Costs incurred under 13.5 and 13.6 shall be charged to the owner of the premises involved. Such costs shall be charged on the premises in respect of which or for the benefit of which the same have been incurred and shall be recoverable as arrears of Land Revenue.

14 ZONING AND USE PROVISIONS

- 14.1 The Development Plan of Navi Mumbai, has divided Navi Mumbai into following zones:
1. Predominantly Residential
 2. Predominantly Commercial

3. Industrial
4. Wholesale Market & Warehousing ¹
5. Regional Park
6. ²
7. No Development Zone ³
8. Institutional ⁴
9. Woodland Corridor ⁴
10. Fishing & Allied Activities ⁴
11. Marshalling Yard ⁴
12. *
13. Special Economic Zone ⁵
14. Airport & Allied Activities / Services ⁶

14.2 For the purpose of these regulations the land uses have been classified into following groups:

1. Mining and quarrying.
2. Residential
3. Educational
4. Institutional
5. Assembly
6. Business
7. Mercantile
8. Industrial
9. Storage
10. Information Technology land use
11. *

14.3 In these regulations, unless the context otherwise requires:

1. "Mining and Quarrying" means extraction of stone earth, murum or any other mineral including operating brick kilns.

¹The Regulations were amended and sanctioned on 27/05/2004.

²Industrial Park zone - deleted

³The Regulations were amended and sanctioned on 30/05/2005.

⁴The Regulations were amended and sanctioned on 27/05/2004.

⁵The Regulations were amended and sanctioned on 13/07/2004.

*Recreation Land use - Awaiting government sanction.

⁶The Regulations were amended and sanctioned on 21/03/2012.

2. "Residential Land Use" includes any land on which sleeping accommodation is provided for normal residential purposes, with or without cooking or dining or both facilities, except any activity classified under Group 4.
3. "Educational Land Use" includes any land use for School, College or day-care purposes for more than 8 hours per week, involving assembly for instruction, education or recreation and which is not covered by Group 5. It shall also include quarters for essential staff which is required to reside in the premises of the Educational Institution and buildings used as Student's Hostel, captive to an Educational Institution, whether situated in its campus or not. But the said secondary use of Student's Hostel and residential staff quarters shall range between 15% to 25% of the basic permissible FSI".

Explanation:- Student's Hostel Plot, captive to an Educational Institution and situated outside the campus, means a plot leased to a particular Educational Institution for educational purpose, by the Corporation at a separate location in the vicinity, for the purpose of providing hostel facilities to its students and the use and the ownership of which cannot be changed or transferred.

4. "Institutional Land Use" includes any land, which is used for purposes such as medical or other treatment or care or persons suffering from physical or mental illness, disease or infirmity; care of infants, convalescents or aged persons and for penal or correctional detention in which the liberty of the inmates is restricted. Institutional buildings ordinarily provide sleeping accommodation for the occupants.
5. "Assembly Land Use" includes any land, where groups of people congregate or gather for amusement, recreation, Social, religious, patriotic, civil, travel and similar purpose, for example, theatres, motion picture houses, assembly halls, auditoria, exhibition halls, museums, skating rinks, gymnasia, restaurants, places of worship, dance halls, club rooms, passenger stations and terminal of air, surface and marine public transportation services, recreation piers and stadia.
6. "Business Land Use" includes any land, which is used for the transaction of business (other than that covered in Group 7), for the keeping of accounts and records and similar purpose, doctors' and dentists' consulting rooms (unless these are covered by the provisions of Group 4); service facilities such as news stands, lunch counters serving less than 100 persons, barber shops and beauty parlors. City halls, town halls, Courthouses and Libraries shall be classified in this group in so far as the principal function of these is transaction of public business and the keeping of books and records. Minor offices, incidental to operations in another type of land use shall be considered as part of the main land use and shall be classified under the relevant group for the main land use.

¹ The insertion was amended and sanctioned on 16/09/2013

7. “Mercantile Land Use” includes any land, which is used for shops, stores, markets, for display and sale of merchandise, either wholesale or retail. Office, storage and service facilities incidental to the sale of merchandise and located on the same plot shall be included under this group. Minor merchandising operations on land primarily used for other land use shall be covered by the group under which the predominant land use is classified.
8. “Industrial Land Use” includes any land on which products or materials of all kinds and properties are fabricated, assembled or processed, for example, assembly plants, laboratories, dry-cleaning plants, power plants, pumping stations, smoke houses, laundries, gas plants, refineries, dairies and saw mills.
 - 8a Service Industry Class-A means any industry which is engaged in producing, servicing or repairing goods or articles for consumption by persons residing in the neighborhood and which fulfills the following three conditions:¹
 - i. the number of persons employed in any establishment does not exceed 9;
 - ii. the maximum power requirement of such establishment does not exceed 10 HP; and
 - iii. the floor area occupied by such establishment does not exceed 50 Sqm. and shall include particularly any industry mentioned in Schedule-1.
 - 8b Service Industry Class-B means any industry which is engaged in producing, servicing or repairing goods or articles for consumption in the neighborhood and which fulfills the following three conditions:¹
 - i. the number of persons employed in any establishment does not exceed 20;
 - ii. the maximum power requirement of such establishment does not exceed 20 HP, and
 - iii. the floor area occupied by such establishment does not exceed 250 Sq. and shall include particularly and industry mentioned in Schedule-1.
9. “Storage Land Use” includes any land uses primarily for the storage or sheltering (including servicing, processing or repairs incidental to storage) of goods, wares, or merchandise, vehicles, for example warehouses, cold storages, freight depots, transit sheds, store houses, truck and marine terminals, garages, hangers (other than aircraft repair hangers), grain elevators.

¹The Regulations were amended and sanctioned on 31/03/1978.

²The Regulations were amended and sanctioned on 19/04/2000.

10. Information Technology land use: Information Technology land use includes any land use primarily for the development of computer software and hardware and equipment relating to earth station, V-SAT, routes, transponders, covered and dish antenna, transmission towers and other similar I.T. related uses.²
11. Recreational Land Use*
12. Airport & Allied Activities / Services, Airport & Allied Activities / Services include all Aeronautical & Allied Activities such as Taxiways, Hangers, Airport Terminal Building etc. which are required for the efficient operation of the Airport. The Corporation, for the purpose of Development of the Airport may permit various land uses and provision of services within this zone, which are compatible and requirement for the Airport, with due regard to the provision/regulations stipulated by the Ministry of Civil Aviation, Govt. of India or the Authority authorized by MoCA.¹

The decisions of the Corporation about the land use group of any function shall be final and conclusive.

- 14.4 The land uses that shall generally be permitted with due considerations to amenity in the zones are as follows:

14.4.1²

Zones	Land use (Code No.)
Predominantly Residential	2. Residential
	3. Educational
	4. Institutional
	5. Assembly
	6. Business
	7. Mercantile

In case of Action areas located in predominantly residential zone, essential service industries and warehouses which do not create any nuisance on account of smoke, smell, dust, noise, glare or any other factor may be permitted in addition to the land uses stipulated above. In particular, the following shall be permitted:

- 8a Service Industry, Class 'A' including office and storage space required for service industry as secondary land use on the land designated primarily for 'Mercantile' and 'Business' land uses and earmarked for such secondary use.

¹The Regulations were amended and sanctioned on 21/03/2012.

²The Regulations were amended and sanctioned on 31/03/1978.

*Awaiting government sanction.

Note: For the purposes of Regulations 16, 17 and 18 the secondary use shall be deemed as relevant primary use and all provisions of Regulations 16, 17 and 18 shall apply to secondary use as they apply to primary use.

- 8b Service Industry, Class 'B' with residence for essential staff.
9. Storage, with volume not exceeding 1000 cubic m. per establishment and with residences for essential staff, and such other allied land uses as are incidental to or complementary to Service Industry Class 'B' and storage land use, namely restaurants, bars, lunch counters, news-stands, offices, paan and tobacco shops, fruit shops, and land use commonly known as public utility and services, namely police station or chowky, telephone exchange, fire station, sewage treatment plant or pumping station, electricity sub-station, water-works or pumping stations or service reservoirs.

Note: The above land uses namely 8b and 9 shall be permitted only in the exclusive area earmarked as 'Service Industry'.

10. Information Technology land use, pertaining to only software development, and only on the plots fronting 11.0 m., more wide roads.¹

14.4.2 ²

Zones	Land use (Code No.)
Predominantly Commercial	2. Residential
	3. Educational
	4. Institutional
	5. Assembly
	6. Business
	7. Mercantile

In case of Action areas located in predominantly commercial zone, essential service industries and warehouses, which do not create any nuisance on account of smoke, smell, dust, noise, glare or any other factor may be permitted in addition to the land uses stipulated above. In particular, the following shall be permitted:

- 8a Service Industry, Class 'A' including office and storage space required for service industry as secondary land use on the land designated primarily for 'Mercantile' and 'Business' land uses and earmarked for such secondary use.

Note: For the purposes of Regulations 16, 17 and 18 the secondary use shall be deemed as relevant primary use and all provisions of Regulations 16, 17 and 18 shall apply to secondary use as they apply to primary use.

¹The Regulations were amended and sanctioned on 19/04/2000.

²The Regulations were amended and sanctioned on 31/03/1978.

- 8b Service Industry, Class 'B' with residence for essential staff.
9. Storage, with volume not exceeding 1000 cubic m. per establishment and with residences for essential staff, and such other allied land uses as are incidental to or complementary to Service Industry Class 'B' and storage land use, namely restaurants, bars, lunch counters, news-stands, offices, paan and tobacco shops, fruit shops, and land use commonly known as public utility and services, namely police station or chowky, telephone exchange, fire station, sewage treatment plant or pumping station, electricity sub-station, water-works or pumping stations or service reservoirs.

Note: The above land uses namely 8b and 9 shall be permitted only in the exclusive area earmarked as 'Service Industry'.

10. Information Technology land use, pertaining to only software development, and only on the plots fronting 11.0 m., more wide roads. ¹

Zones	Land use (Code No.)
14.4.3 Industrial	8. Industries with residence for essential staff Biotechnology unit shall be permitted on all plots fronting on roads having width 11 mt or more ²
	9. Storage with residences for essential staff
	10. Information Technology land use, only on the plots fronting 11.00 m., more wide roads. ¹
14.4.4 Wholesale Market & Warehousing ³	7. Mercantile land use 8(a) Service Industry class - A (Only ancillary service industries which are not obnoxious and hazardous shall be allowed) 8(b) Service Industry class - B (Only ancillary service industries which are not obnoxious and hazardous shall be allowed) 9. Storage land use with residence for essential staff up to limit of 30% of the land use 10. IT land use

¹ The Regulations were amended and sanctioned on 19/04/2000.

² The Regulations were amended and sanctioned on 27/01/2005.

³ The Regulations were amended and sanctioned on 27/05/2004.

14.4.5	Regional Parks	<p>1. Mining and Quarrying</p> <p>5. Assembly in areas to be specially designed by the Corporation along with residence for essential staff and Residential for hotels, holidays resorts and the like.</p>
14.4.6	Industrial Park zone	Deleted
14.4.7	No Development zone ¹	<p>“Uses in No Development Zone” include agriculture, horticulture, salt manufacture, forestry, promenades, gardens, parks, play fields, temporary camps for various kinds of social activities like recreational or religious functions on sites wherever the existing topography permits without disturbing the mangroves and marshy areas, holding ponds, coastal roads, public utility establishments including sewage treatment and disposal works and water works, water sports activities along side natural water bodies not involving the construction of man made water bodies, cemeteries and crematoria along with structures incidental thereto, structure of sea lamp and watchman’s quarters, LPG godowns of minimum 2000 sqm area with 0.2 FSI and ground floor construction and other storage land uses.</p> <p>Fish farming and aquaculture activities may be permitted in Coastal Regulation Zone at such places as the Corporation may decide, subject to No Objection Certificate from Department of Fisheries and provisions of notification dated 19th February 1991 issued by Ministry of Environment and Forest and changes made from time to time.</p>
14.4.8	Institutional ²	<p>3. Educational</p> <p>4. Institutional including Govt. and semi Government offices professional and Corporate offices with residences for essential staff upto limit of 30% of land use.</p> <p>10. IT land use</p>
14.4.9	Woodland Corridor ²	Gardens, nurseries, Horticulture and Aboriculture

¹ The Regulations were amended and sanctioned on 30/05/2005.

² The Regulations were amended and sanctioned on 27/05/2004.

14.4.10	Fishing & Allied Activities ¹	Fishing, fish farming, temporary shed for tacking dried fish bags, boat repairing, activities, construction of drying platforms at places designated by the Corporation and other such related activities as may be approved by the Government in Fisheries Department.
14.4.11	Marshalling Yard ¹	9. Storage land use, Railway sidings for goods trains loading and unloading platforms, transit storage sheds, wagon repairing activities etc.
14.4.12	Recreational Land Use*	
14.4.13	Special Economic Zone ²	<ol style="list-style-type: none"> 2. Residential 3. Educational 4. Institutional 5. Assembly 6. Business 7. Mercantile 8. Industrial 9. Storage 10. Information Technology 11. Recreational, Marshalling Yard <p>Any other land uses as may be permitted by the Government of India within the Special Economic Zone.</p>
14.4.14	Airport & Allied Activities / Services ³	12 Airport & Allied Activities/Services

14.5 Whenever land intended to be developed has been granted or agreed to be granted on lease by the Corporation then notwithstanding anything contained herein, the permissible land-use for such land shall be the land-use specified in the foregoing clause and corresponding closely to the land-use specified in the Lease or as the case may be, the Agreement to Lease made with the Corporation ⁴.

14.6 If the development is proposed in the scheme for allotment of plots of land to the Project Affected Land Holders in the defined area contiguous to the villages, then only residential use shall be permitted on the plots allotted.⁴

¹ The Regulations were amended and sanctioned on 27/05/2004.

² The Regulations were amended and sanctioned on 13/07/2004.

³ The Regulations were amended and sanctioned on 21/03/2012.

⁴ The Regulations were amended and sanctioned on 10/10/1986.

*Awaiting government sanction

15 CLASSIFICATION OF DEVELOPMENT

Without prejudice to the meaning assigned to "development" in the Act, "development" shall be classified as:

- a. Building Operations
- b. Layout and sub-division
- c. Erection of Hoarding
- d. Mining and Quarrying Operations
- e. Any other type of development

16 BUILDING OPERATIONS

Development of buildings for the various land uses classified in 14.2 shall be governed by the following regulations:

16.1 Scrutiny Fee:

A person applying for permission for carrying out building operations on any land shall with his application pay to the Corporation Scrutiny Fee at the following rates:

16.1(1)¹

Purpose	Scale of Fees
a. To construct or reconstruct a building	Rs.40 per 10 sqm or part thereof with a minimum of Rs.200.
b. For additional land/or alteration to the existing building where additional area is proposed	Rs.40 per 10 sqm or part there of with a minimum of Rs.200.
c. For alterations where no additional area is involved	Rs. 200 per proposal upto built up area of 50 sqm. Rs. 400 per proposal for built up area more than 50 sqm.
d. In case of amended plans for sanctioned proposal	With every amended proposal a fee of Rs 400 where in no extra floor area is proposed, otherwise as per the additional area proposed Rs 40 per 10 sqm. of part thereof with a minimum of Rs 200

¹The Regulations were amended and sanctioned on 21/09/1994.

Rules

1. Fees will be charged for compound wall, storage tank and uncovered structures at the rate of Rs. 200/- per proposal, if proposal received separately.
2. For the purpose of working out the proposed built up Area, sanctioned built up area for the proposal will be taken as the basis for charging fees.
3. The above scale of fees shall be considered as basic scale and will be applicable for dwelling houses only.
4. In case of the proposal for Medical, Educational, Religious purpose run by charitable institutions which are duly registered, fees shall be charged at 1/2 of the basic scale subject to a minimum of Rs. 200/-.
5. In case of proposal for Industrial, business and Commercial buildings, Cinema Theatres and entertainment halls, hotels, and lodging houses fees shall be charged at double the basic scale subject a minimum of Rs.400/-.
6. For the purpose of this clause, a residential building with even a single shop will be treated as a commercial building, similarly watchman's Quarter's in industrial premises shall be considered as an Industrial Building.

16.1(2)¹ Scale of Scrutiny fees

Purpose	Scale of Fees	
	A' for purely Residential occupancies	B' for occupancies other than residential
a. Where application for re-validation is submitted within one month of expiry of C.C.	400/-	1000/-
b. Where application for revalidation is submitted after expiry of one month but before expiry of 3 months of C.C.	400/- + 400/- (late fee) = 800/-	1000/- + 1000/- (late fee) = 2000/-
c. Where application for revalidation is submitted after expiry of 3 months of valid date of C.C. but in any case not later than 2 years from the date of approval	800/- + late fee at 200/- per month or part thereof to the period beyond 3 months of valid date.	2000/- + late fee at 400/- per month or part thereof to the period beyond 3 months of valid date.

¹The Regulations were amended and sanctioned on 21/09/1994.

16.1(3)¹

Purpose	Scale of Fees
For the layout proposal	Rs 1000 for area upto 2508 sqm (3000 sq.yards) & Rs. 200/- per additional 1000 sqm or part there of
For subdivision or amalgamation proposals	Minimum Rs 2000 for 2508 sqm (3000 sq.yards), area of holding and Rs.200/- per additional 1000 sqm or part there of

Note: In case of proposal from Medical, Educational, Religious purpose, run by charitable Institution which are duly registered, fees shall be charged at 50% of the basic scale, subject to a minimum of Rs 250 for sub-division / amalgamation proposal.

16.1(4) Rs.25/- per proposal and amendment thereof, if the intended development is with in the scheme for allotment of plots of land to the project affected landholders in the defined area contiguous to the villages.

16.2 Security Deposit ²

The applicant shall deposit and keep deposited an amount as a Security for the due performance of the conditions attached to the permission granted under the Commencement Certificate. The amount shall be deposited along with the application, and shall be calculated at the following rates:

16.2(1) Rs.10/- per Sq.M. of the total floor area proposed to be constructed for all the land uses except in case of development for hospital, dispensary, school or college.

16.2(2) Rs.5/- per Sq.M. of the total floor area of the development for hospital, dispensary, school or college or for any other purpose which the Corporation may specify by general or special order. The total amount to be deposited in such cases shall not exceed Rs.1000/-.

16.2(3) Rs.250/- for every 100 Sq.M. of plot area or part thereof if the intended development is within the scheme for allotment of plots of land to the project affected landholders in the defined area contiguous to the villages.

16.2(4) These rates are liable to be revised after every 5 years from the date on which these rules come into force.

16.2(5) The deposit shall carry a simple interest of 6 percent per annum accruing from month to month, the period of less than a month, being disregarded. The Security Deposit shall be refunded with accrued interest after the grant of the Occupancy Certificate.

¹The Regulations were amended and sanctioned on 21/09/1994.

²The Regulations were amended and sanctioned on 10/10/1986.

16.2(6) The Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the provisions of these regulations and conditions attached to the permission conveyed by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of the Corporation.

16.3 Design of Buildings

16.3(1) GCR (Ground Coverage Ratio), FSI (Floor Space Index), VPR (Volume to Plot Area Ratio).

16.3(1a)¹ The floor Space Index shall be in relation to the land use as defined by Regulation 3.17 and shall not exceed the following that is to say:

	Land Use	Maximum Permissible FSI
A	Residential	1.00
B ²	<p>Business or Mercantile or Residential use in predominantly commercial zone,</p> <p>Or</p> <p>Business or Mercantile use wholly or in combination with the residential use in any other zone mentioned in Regulation 14, other than Regional Park Zone and No Development Zone, provided that in case of combination, Business or mercantile use shall not be less than 10% of the admissible FSI. Provided further that the area of all such plots taken together in the zone from Node shall not exceed 15% of the area of the relevant zone from the Node.</p> <p>i. For plots of area below 1000 sqm.</p> <p>ii. For plots of area 1000 sqm. and above</p> <p>Note: The benefit of this amendment mentioned at (ii) above may be extended to plots of land leased or agreed to be leased earlier with different (lower) FSI, in Zones other than predominantly Commercial Zone, after recovery of such additional lease premium as the Corporation may prescribe and provided further that all other GDCRs provisions including parking are complied with.</p>	<p>1.00</p> <p>1.50</p>

¹The Regulations were amended and sanctioned on 10/10/1986.

²The Regulations were amended and sanctioned on 22/03/2004.

BBB ¹	<p>Starred category Residential Hotels in any zone other than RPZ</p> <p>"With the previous approval of Government and subject to payment of such premium as may be fixed by Government (out of 50% payable to Corporation) and subject to such other conditions as it may specify, the FSI to maximum of 2.00 may be permitted independent plots and under one establishment as approved by the department of tourism".</p>	1.50
C ²	<p>Educational, Medical, religious and social including land-use for the benefit of the community.³</p> <p>Provided that with the previous approval of VC&MD, CIDCO.</p> <p>I. Additional 100% FSI may be permitted to the buildings used for educational purpose, medical purpose and institutional buildings of Government or public authorities or of registered public charitable trusts.</p> <p>II. Additional 50% FSI may be permitted to the buildings of religious purposes of registered charitable public trust situated on independent plots having minimum 500 sqm area.</p> <p>Note: 1. No condonation shall be given in the provisions of GDCRs for availing the additional FSI.</p> <p>2. The additional FSI mentioned at SR. No. I be granted subject to payment of additional premium as may be determined by the Corporation.</p> <p>3. In case of religious buildings 10% of additional FSI may be used for ancillary residential purpose. The benefit of the above amendment shall also be extended to the existing authorized religious buildings.</p> <p>4. The additional FSI for religious purpose shall be permissible subject to payment of a premium of 25% of the Ready Reckoner value of the respective year out of which premium shall be paid 50% to the Government and remaining 50% to CIDCO.</p> <p>5. In case of religious buildings, No Objection Certificate shall be obtained from the Home Department of Government of Maharashtra and the Collector before applying for permission.</p> <p>6. In case of religious buildings, the proposal shall be consistent with the Development Plan proposals.</p>	1.00

¹The Regulations were amended and sanctioned on 30/11/2002.

²The Regulations were amended and sanctioned on 19/05/2001.

³The Regulations were amended and sanctioned on 12/11/2010.

D ¹	Industrial-	a. Service Industry	0.50
		b. Other Industrial Development	1.00
<p>Additional FSI to Biotechnology unit:</p> <p>The Managing Director may permit the additional FSI exceeded by 100% in respect of buildings in independent plots of Biotechnology establishment set up by Public Bodies like MHADA, SEEPZ, MIDC, SICOM, CIDCO or their joint venture companies having more than 11% stake of these bodies or lessees of this public bodies having plots exclusively used for Biotechnology units, subject to terms and conditions as he may specify.</p> <p>Provided that, in case additional FSI allowed in respect of Biotechnology unit as aforesaid, with due considerations to the other provisions laid down under GDCRs, premium as determined by the Corporation shall be paid to the Corporation out of which 50% shall be payable to the Government.</p>			
E ²	Assembly (such as Drama Theatres, Cinema Theatres, Meeting Halls and other places of Congregation) in all zones except RPZ.		1.00
EE ²	Assembly (such as Drama Theatres, Cinema Theatres, Meeting Halls and other places of Congregation) in RPZ.		
	1.	Theatres, Motion picture houses, Assembly halls, Auditoria, Exhibition hall, Museums, Restaurants, etc. with minimum plot area of 2000 sq.mt.	0.15
	2.	Film and Video shooting sites with min. plot of 5.0 hectare subject to permanent built-up facilities with max. ground coverage of 10%.	0.10
	3.	Religious and other places of worships	0.10
	4.	Crematoria and burial grounds with incidental structure	0.05
	5.	Parks, Gardens, Play Grounds, Golf Courses, Race Courses, Swimming Pools, shooting ranges, Camping grounds, facilities for Water Sports, Amusement Parks, Theme parks etc.	0.10
6.	Highway amenities such as parking lots including truck terminals, police check-posts, toll stations, Octroinak as with proper lay-byes and subject to IRC codes and approval of Highway authorities (intersection, tree plantation, setbacks from road, advertising etc. controls to be detailed out)	0.10	

¹The Regulations were amended and sanctioned on 27/01/2005.

²The Regulations were amended and sanctioned on 29/02/2008.

	<p>Note: The maximum height of buildings in Regional Park Zone shall be ground and three upper floors. However, increase of the same will be considered by corporation, particularly in case of Holiday Resorts and such other uses on a case by case basis.</p>	
F ¹	<p>If the intended development is within the scheme for allotment to land to the project affected land holders in the defined area contiguous to the villages or within the scheme of allotment of 12.5% land to the project affected land holders 15% of such land may be utilized for commercial area and FSI permissible shall be 1.5</p>	1.50
G ²	<p>Other uses in Regional Park Zone</p> <ol style="list-style-type: none"> 1. Farm Buildings as per S.41 of MLR Code 1966 2. Single Family Houses on plots not less than 2000 sq.mt. 3. Holiday Resorts & Homes with minimum plot size of 1.0 ha. 4. Educational, medical, social, cultural, welfare and religious institutions along with ancillary facilities, with min. plot of 1 Ha 5. Storage of non-obnoxious and non-hazardous use (subject to further detail) including transit godowns with minimum plot area of 4000 sqm 6. Agriculture and allied activities 7. Public utilities 8. Public Utility and transportation corridors 9. Highway amenities such as Petrol pumps / Service stations / Emergency repair services, Motels, Service shops and Highway Restaurants 	<p>0.15</p> <p>0.15</p> <p>0.15</p> <p>0.10</p> <p>0.05</p> <p>0.15</p> <p>0.05</p> <p>0.15</p>
	<p>Note: The maximum height of buildings in Regional Park Zone shall be ground and three upper floors. However, increase of the same will be considered by corporation, particularly in case of Holiday Resorts and such other uses on a case by case basis.</p>	
H ³	<p>Information Technology Land use is permitted in any land use zone other than Regional Park Zone and the maximum permissible FSI in the respective zone will be applicable. Provided that, the Corporation may permit an addl. FSI, in the entire Navi Mumbai area, to the extent of 100% over and above the FSI values prevailing as on 1.4.2000 to the plots sold exclusively for software development, at designated I.T. Parks only, at an additional lease premium as may be decided by the Corporation, with due consideration to the other provisions laid down under GDCRs, including parking standards.</p>	

¹ The Regulations were amended and sanctioned on 03/09/1996.

² The Regulations were amended and sanctioned on 29/02/2008.

³ The Regulations were amended and sanctioned on 19/04/2000.

HH ¹	Airport & Allied Activities / Services - Maximum permissible FSI = 1.00
I ²	<p>Change of use:</p> <p>Corporation may allow Change of Use on plots allotted exclusively for Residential use, Residential cum commercial use or commercial use on the following conditions:-</p> <ol style="list-style-type: none"> a. From Residential use (FSI 1.00) to Residential-cum-business / Mercantile use or Business or mercantile use wholly (FSI 1.50) subject to the condition that all such business / mercantile plots wholly or in combination with residential shall not exceed the limit specified in Clause 16.3(1a)B of the GDCR. b. From Business or mercantile use (FSI 1.50) to Residential-cum-Business/ Mercantile use (FSI 1.50) and vice versa. c. To allow such change uses only for plots having a minimum area of 1000 sq.m. and deriving access from road of 15.00 m width or more. Further, the Corporation may levy additional lease premium for allowing such change of use and / or grant of additional FSI with due consideration of other provisions laid down under GDCR. d. After grant of change of use, the allottee shall comply with all provisions of GDCR including the parking standards without seeking relaxation of any kind in GDCR provisions. e. Business / Mercantile user other than residential user allotted shall not be more than 30% subject to further condition that the principle land use should be segregated by separate entrance. f. Conversion from Residential to Residential-cum-Business / Mercantile use shall not be permitted on the lands granted for educational, institutional and public amenity purpose.

16.3(1b) The GCR of the following land uses shall not exceed 0.5; unless otherwise specified in Special Development Control Regulations.

8. Industrial
9. Storage

16.3(1c) The VPR for the following land use shall not exceed 4 M unless otherwise specified in Special Development Control Regulations.

9. Storage

¹ The Regulations were amended and sanctioned on 21/03/2012.

² The Regulations were amended and sanctioned on 31/08/2009.

16.3(1d)¹ The VPR for the following land use shall not exceed 2 M:

9. Storage land use within the area exclusively earmarked for Service Industry and allied land uses as stated in sub regulation 14.4, under. ²
 1. Predominantly Residential Zone and
 2. Predominantly Commercial Zone
 3. No Development Zone ²

16.3(1e) If the area of plot under development for Residential Land use is 1000 Sqm. or above, the tenement densities shall be as follows :

- (i) For dwelling units with built-up area of more than 30 sqm the minimum and maximum densities on the net plot area shall be 100 tenements per hectare and 300 tenements per hectare respectively.
- (ii) For dwelling units with built-up area upto 30 sqm, the maximum density shall be 550 tenements per hectare of the net plot area.
- (iii) If the area of plot under development is within the scheme for allotment of land to the project affected land holders in the defined area contiguous to the villages or within the scheme of allotment of 12.5% land to the project affected land holders, the maximum density shall be 550 tenements per hectare of the net plot area, irrespective of the size of dwelling unit.³

16.3(1f) The volume of plinth shall not be considered in the calculation of volume of building provided further that in case of building permitted for land use of storage, the height of the plinth shall not be less than lorry loading height. ⁴

16.3(2) Room Sizes:

16.3(2.1) For the Residential Land Use the sizes of rooms shall not be less than those stipulated below:

- a. One Room Dwelling units
 - i) The carpet area of a one room dwelling unit shall not be less than 9.5sqm. A nahani admeasuring 0.9 m x 0.9 m. may be provided in addition to the minimum carpet area.
 - ii) If the one room dwelling unit includes a WC or bathroom their sizes shall be as per regulation 16.3 (2.3).
 - iii) If WCs and bathrooms are to be provided in common, they shall be governed by the following provisions.

¹ The Regulations were amended and sanctioned on 31/03/1978.

² The Regulations were amended and sanctioned on 30/05/2005.

³ The Regulations were amended and sanctioned on 03/09/1996.

⁴ The Regulations were amended and sanctioned on 30/09/2002.

One WC and Bathroom shall be provided for every four dwelling units or part thereof.

One general washing place of area not less than 2.25 Sqm. shall be provided for every four dwelling units, or part thereof.

All these facilities shall be available on the same floor on which the dwelling units are located.

b. Dwelling units with two or more rooms.

- i) The total carpet area of a two room dwelling unit shall not be less than 20 sqm.
- ii) The total carpet area shall be apportioned as living room and kitchen in such a way that the carpet area of the living room shall not be less than 10.5 sqm and the carpet area of the kitchen shall not be less than 4.5 sqm.
- iii) The dimension of the living room shall not be less than 2.4 M and that of the kitchen shall not be less than 1.7 M.
- iv) The carpet area of any other room, provided in addition to the living room and kitchen shall not be less than 7.5 sqm and the dimensions of such room shall not be less than 2.4 M.

16.3(2.2) The carpet area of room in buildings for all the other land uses shall not be less than 7.5 sqm and the dimensions of such room shall not be less than 2.4.M.

16.3(2.3) The minimum sizes of bathrooms and the WCs shall be as follows, for buildings of all and uses:

- a. Bathroom: The internal dimensions of a bathroom shall not be less than 1.20 M x 1.20 M.
- b. Water Closet (WC): The internal dimensions of WC shall not be less than 0.90 M x 1.20 M.
- c. Combined Toilet: The internal dimensions of a combined bathroom and WC shall not be less than 1.2 M x 2.1 M.

16.3(3) Height of Room:

16.3(3a)¹

- i) The height of a room in any building shall not be less than 2.6m
- ii) Wherever the height of a room in any building shall be 4.27 M or more, the FSI of such a room shall be calculated at twice its area.²

¹ The Regulations were amended and sanctioned on 21/09/1994.

² The Regulations were amended and sanctioned on 30/09/2002.

Provided that, nothing contained herein shall apply to a room intended to be applied to assembly land use, industrial land use and storage land use as defined in clauses 5, 8 and 9 respectively of Sub-Regulation 3 of Regulation 14.

- iii) In case of plots earmarked for residential Bungalow, semi-detached or Row Houses, depending upon the size of the plot and with a prior written permission of the Managing Director or the Chief Architect and Planner, CIDCO, floor area upto 30% of the plot area, may be allowed to have clear internal height of more than 4.27 m., without counting the same twice for computation of FSI.¹
- iv) In case of Assembly Halls, Residential Hotels of 3 star category and above, Institutional, Educational, Industrial, Hazardous or storage occupancies, departmental stores including entrance halls and lobbies of all the aforesaid categories minimum and maximum height shall be 3.6 m and 4.2 m respectively. Subject to the written permission of the Managing Director, CIDCO, greater height may be permitted.
- v) No lofts be allowed in such areas wherein increased height is proposed.

16.3(3b) The height of bathrooms, WCs and Store Rooms in buildings of all land uses shall not be less than 2.2M.

16.3(3c) Height of Room for ITE²

Any telemetric equipment storage erection facility can have a height as required for effective functioning of that structure.

16.3(4) Lofts and Mezzanines:

The following regulations shall apply to buildings of all the Land uses:

- a) A loft shall be permitted only on one of the walls of the room. The minimum height below the loft shall be 2.0 M.
- b) A mezzanine floor shall be permitted within a room provided that the carpet area of such room is not less than 27 sqm and the area of the mezzanine floor does not exceed 30% of the carpet area of the room in which it is located. The height above and below the mezzanine floor shall not be less than 2.4 M and 2.6 M respectively.

16.3(5) Balconies³ :

- a. The minimum clear width of balconies in buildings (of all the land uses) shall be one meter, provided that the aforesaid width need not be insisted upon through the length, in case of semicircular or any non-rectangular shaped balconies. ⁴

¹The Regulations were amended and sanctioned on 31/03/2006.

²The Regulations were amended and sanctioned on 19/04/2000.

³The Regulations were amended and sanctioned on 10/10/1986.

⁴The Regulations were amended and sanctioned on 24/09/1991.

- b. The floor area of balconies to the extent of 15 percent built up area of the respective floor will be permitted free of FSI (in all the land uses excepting industrial and service industrial user). Any additional area beyond 15 percent shall be included in the floor area for computation of FSI.¹
- c. A balcony in a building may be permitted to be enclosed by an open grill and parapet grill, being above 0.9 m without payment of additional premium.¹
- d. A balcony in a building may be enclosed otherwise upon the payment of additional premium as would be decided by the said Development Authority from time to time.¹

16.3(6) Apertures for Light and Ventilation

The following regulations shall apply to all rooms in buildings of all land uses:

- a. All rooms shall be provided with one or more apertures such as windows, fan lights, skylights, louvered doors and the like, opening directly on to the external air or on to a covered unenclosed balcony not more than 2M in width.
- b. The total area of such apertures inclusive of frames shall not be less than 1/6th of the carpet area of the room. The glazed portions of the apertures may be partly fixed. The area of such partly fixed portions shall not exceed 33% of the total area of apertures. No portion of a room shall be considered to be lighted, if it is more than 7.5M away from the aperture directly lighting it.
- c. In case of building in which any portion of a room is more than 7.5M away from the aperture or where artificial ventilation is resorted to through air conditioning system, the illumination levels due to artificial lighting shall be as prescribed in the National Building Code Part VIII Clauses 4.1.2 and 4.1.2.2 or any modifications thereof. In all such cases a detailed plan showing proposed illumination arrangement shall be submitted for approval.
- d. For air conditioned premises the provisions as prescribed in part VIII Section 3 of National Building Code or any modifications thereof shall apply.
- e.² The end-walls abutting plot boundary, especially, row houses, semi-detached houses, bungalows etc., may be allowed to derive light and ventilation from the adjoining public spaces, roads, gardens etc., subject to the following:
 - i. Such openings may be allowed subject to the condition that at least 3.0 m side margin be maintained on that end, in case the openings are on ground floor. No door openings shall be allowed on the end walls abutting the plot boundary.

¹The Regulations were amended and sanctioned on 24/09/1991.

²The Regulations were amended and sanctioned on 31/03/2006.

- II. Such openings shall not generally exceed 15% of the total area of the end wall. These openings nevertheless, shall not be considered as main source of light and ventilation.
- III. Such an opening shall not vest any easement right on the part of the user. The Corporation or the concerned public body as the case may be, has freedom to carry out the activities as if no openings exist on the end-walls. The user shall keep the openings solely at his own risk.
- IV. The construction shall be carried out such a way that the projection does not go beyond the plot boundary on the ground floor.
- V. The local authority or the concerned public body, as the case may be, shall have the right to take suitable remedial measures and remove projections in the public spaces, without prejudice to the provisions laid under the Indian Easement Act.

Notwithstanding anything contained in the foregoing provisions, in case the openings are made on road or garden side, the premium, as the Corporation may prescribe, shall be levied.

16.3(7) Refuse Chutes:

The following provisions shall apply in case of refuse chutes, if provided:

- a. The refuse shall be collected in an enclosed chamber located at the bottom of the chute.
- b. The chamber shall be provided with sufficiently large refuse receptacle. The bottom opening of the refuse chutes shall be provided with lid which can be closed when the receptacle is being removed from the chamber. The bottom chamber shall be provided with necessary draining arrangements so that water does not accumulate inside the chamber.
- c. The internal surface of the refuse chutes and the bottom chamber shall be non-absorbent and cleanable.
- d. No intake opening on a refuse chutes shall be greater in area than 60% of the cross sectional area of the chute and all such opening shall be fixed with approved fire resistant metal closures designed to close automatically on release.
- e. Every interior chute shall extend not less than 1 M above the roof and shall be covered with a sky light or shutter not less than one half of the area of the chute.
- f. Every refuse chute shall be equipped at the top with spray equipment for washing down purpose and with an automatic sprinkler for fire protection.

16.3(8) Inner and Outer Chowk:

The following regulations shall apply to buildings of all the land uses:

- a. Inner chowks shall be allowed only in buildings, constructed on stilts. The chowk shall be kept accessible at the ground level. However, Inner Chowks shall be permitted in row houses, semidetached houses and bungalows, built on the ground but which are used only for residential land use.¹
- b. No dimension of an inner chowk on which doors and windows abut shall be less than 3 M.
- c. Inner chowk on which doors and windows abut shall have area at all levels of the chowk, of not less than the square of 1/5th height of the highest wall abutting the chowk. No room excluding a staircase, bathroom and WC shall be exclusively dependent for its light and ventilation on an inner chowk. If any room abutting an inner or outer chowk is exclusively dependent upon such chowk for its light and ventilation the dimensions of the Chowk shall be in accordance with Regulation 17. Provided that when only bath rooms and Water Closets abut the chowk, chowks shall have a minimum dimension of 2.5 M and any area for any height.
- d. No length (as distinguished from its depth) of an outer chowk shall be less than 2.00 M.

16.3(9) Staircases:

The following regulations shall apply to all the staircases in buildings of all land uses without prejudice to the provisions of Regulation 24.

- a. The width of the staircase shall not be less than 1.0 M.
- b. The width of tread without nosing shall not be less than 25 Cms.
- c. The height of riser shall not exceed 19.5 Cms and they shall be limited to 12 per flight.

16.3(10) Lifts:

The following regulations shall apply to lifts in buildings of all land uses without prejudice to the provision of Regulation 24.

- a. If the height of building exceeds 16 M. at least one lift shall be provided in the building.

¹The Regulations were amended and sanctioned on 31/03/2006.

- b. Where, the height of a building exceeds 24 meters, at least two lifts shall be provided in the said building.¹

16.3(11) Fitness Centre²

In every residential building, constructed or proposed to be constructed, for the use of Co-Operative Housing Society or an Apartment Owner's Association, a fitness centre will be permitted subject to following conditions:

- i. The area of such centre shall be equivalent to 2 (two) percent of the total area of the building, however it shall not be less than 20 sq.mt. and more than 200 sq.mt.
- ii. The centre shall not be used for any purpose other than for fitness centre activities.
- iii. The fitness centre activities shall be confined to the members of the concerned housing society only.
- iv. The benefits of this provision shall be applicable prospectively and it shall not be extended for the purpose of regularization of already built up structures constructed without permission.
- v. The ownership of the structure for Fitness Centre shall vest with the concerned society or association.

17 OPEN SPACES AROUND BUILDINGS

17.1 The following regulations shall apply to buildings of all land uses except Industrial Land Use.

- a. The front, side and rear open spaces shall not be less than 3 M. in width where the height of building does not exceed 10 M.
- b. For height of building above 10 M and upto 25 M in addition to the minimum width of the open spaces required for the height of 10 M there shall be an increase in the width of the minimum open spaces at the rate of 1 M per every 3 M or fraction thereof, for height above 10 M.
- c. For heights of buildings above 25 M and upto 30 M the minimum width of the open space shall be 10 M.
- d. For heights of buildings above 30 M in addition to the minimum width of the open space required for heights upto 30 M. There shall be an increase in the width of the open space at the rate of 1 M per every 5 M or fraction thereof. For heights above 30 M., the width of the open space need not exceed 16 M.

¹The Regulations were amended and sanctioned on 24/09/1991.

²The Regulations were amended and sanctioned on 13/09/2005.

17.2¹

- a. If any interior or exterior open space is intended to be used for the purpose of light and ventilation by more than one building belonging to the same owner, then the width of such open space shall be the one required for the tallest building as specified in clause 17.1 of GDCR's.

However, this distance shall be the clear distance without any projections like balcony etc.

- b. The open space specified under (a) above may not be required to be provided if the end walls of buildings are to be left permanently blank without any openings. However, the minimum distance between any blank wall of a building and the plot boundary shall be 3 M if the building is upto 16 M in height, 4.5 M if the building is more than 16 M but not more than 24 M in height and 6 M if the building is more than 24 M in height.

17.3 For buildings of residential land use following special provisions shall apply.

- a. For semi-detached buildings having not more than two storey, the width of the front, rear and one side open space shall not be less than 3 M.
- b. For row-houses having not more than two storeys the width of the front and rear open spaces shall not be less than 3 M.

17.4 Following regulations shall govern the opens spaces around buildings of industrial land use:

- a. For plots of area less than 800 Sqm minimum width of the front open space shall be 5 M and the minimum width of side and rear open spaces shall be 3m.
- b. For plots of area between 800 Sqm and 1200 Sqm the minimum width of front open space shall be 5 M and the minimum width of side and rear open spaces shall be 4 m.
- c. For plots having an area of more than 1200 Sqm the minimum width of the front open space shall be 6.5m and the minimum width of side and rear open spaces shall be 5 m.

17.5 Projection in the open spaces:

Balconies, Chajjas, Weather Sheds and such other features shall be permitted to project in the open space to the extent of 1.5 M. But the clear width of the open space shall in no case be less than 3 M.

¹ The Regulations were amended and sanctioned on 10/10/1986.

17.6¹ If the intended development is within the scheme for allotment of plots of land to the project affected land holders in the defined area contiguous to the villages, or with the scheme of allotment of 12.5% land to the project affected land holders, the clear marginal open spaces within the plot required to be provided for the purposes of deriving light and ventilation shall be as follows

Category	Area of plot fronting road (in m)		Max permissible height of bldgs	Min. Marginal Open Spaces (in m.)			
				Front	Side	Side-2	Rear
Row houses with or without common walls	a	40 m ² to less than 150 m ²	13 m	1.5	0.0	0.0	2.25
	b	150m ² to 300m ²	13 m	3.0	0.0	0.0	3.0
Semi detached buildings	a	100 m ² to less than 150 m ²	13 m	1.5	2.25	0.0	2.25
	b	150 m ² to less than 300 m ²	13 m	3.0	1.5	0.0	3.0
	c	More than 300 m ² to less than 450 m ²	13 m	3.0	3.0	0.0	3.0
Detached buildings	a	450 m ² to less than 1000 m ²	13 m	3.0	3.0	3.0	3.0
	b	1000 m ² and above	As per regulation No. 17				

Note: If parking space under stilt is provided additional height of the building to the extent of the height of the stilt may be permitted.

17.7² The restrictions on development & height of buildings in the vicinity of Airport & also in the area under landing & take of zones, as defined by the Corporation shall be regulated in consultation with Airport Authority of India (AAI), Govt. of India.

18³ CAR PARKING, LOADING & UNLOADING

18.1 One parking area for different modes and number of car spaces to be provided for various land uses shall be governed by the following table.

¹ The Regulations were amended and sanctioned on 10/10/1986, 10/01/1990 & 03/09/1996.

² The Regulations were amended and sanctioned on 21/03/2012.

³ The Regulations were amended and sanctioned on 30/11/2002.

Sr. No.	Type of mode	Size of parking bay
1	Car	2.5 m x 5.0 m
2	Scooter	2.5 m x 1.2 m
3	Bicycle	2.0 m x 0.7 m
4	Truck	3.75 m x 10.0 m

Land Use	Car spaces
1 Residential	a. One space for every one tenement of built-up area more than 60 sqm
	b. One space for every two tenements of built-up area more than 45sq.m upto 60 sqm
	c. One space for every four tenements of built-up area upto 45 sqm
2 I. Star Hotels II. Hotels III. Lodging IV. Restaurants	I. One space for every 60 sqm of total floor area
	II. One space for every 75 sqm of floor area
	III. One space for every 100 sqm of floor area
	IV. One space for every 50 sqm of floor area
3 Educational	One space for 100 sqm of floor area or part thereof
4 Institutional	One space for every 250 sqm of floor area or part thereof
5 Office (Govt.& Pvt.)	One space for every 70 sqm of floor area upto 1500 sqm and one space for every 150 sqm or part thereof for areas exceeding 1500 sqm
6 Assembly	One space for every 60 sqm of floor area or part there of
7 Business	One space for every 100 sqm of floor area or part thereof
8 Mercantile	One space for every 80 sqm of floor area upto 800 sqm or one for 160 sqm and thereafter
9 Industrial	One space for every 200 sqm of floor or part thereof subject to minimum of two spaces.
10 Storage	One space for every 200 sqm of floor area or part thereof subject to minimum of two spaces
11 Hospitals	One space for every 150 sqm of total floor area
12 Cinemas & Theatres	One space for every 20 seats
13 Shopping	One space for 80 sqm of total floor area or part thereof
14 Stadia	One space for every 150 seats plus additional as per the rules for restaurants etc.,

- 18.2(a). In addition to the above 10% of total parking spaces shall be provided for visitors parking and 10% for two wheelers parking. Further incase of plots exceeding 1000 sq. m. in area for all land uses except industrial and storage land use, suitably-by (as shown in appendix No. IIA, IIB&IIC) shall be carved out of visitors parking in the front area within the plot by means of compound wall.¹
- 18.2(b). On the ground floor minimum 3 m margin shall be kept from the rear edge of the lay- by subjective provision of Regulation 17.1 of the GDCRs. The building by from the 1st floor onwards may start from the rear edge of the lay-by subjective provision of Regulation No. 17.1 of the GDCRs.¹
- 18.3 Car parking spaces shall be clearly shown on the site plan along with the maneuvering space to the satisfaction of the Corporation.
- 18.4 The above standards for parking and loading, unloading may be modified in special development Control Regulation for Action area with due consideration of the common parking facilities provided in the layout of the action area.
- 18.5 In case of residential land use 25% of the open space around the building may be used for parking. In case of other land uses 50% of the open space around the building may be used for parking and loading, unloading provided that a minimum distance of 3.0 m around the building shall be kept free from any parking and loading, unloading spaces.
- Notwithstanding the above, entire marginal open space around the building in case of residential plot upto 500 sqm may be utilised for parking with adequate maneuvering spaces. ¹
- 18.6 In addition to the above table, loading and unloading spaces shall be provided for mercantile, industrial and storage land uses as one space for every 100 sqm of floor area or part there of upto 500 sqm and one for every 500 sqm or part thereof thereafter. The loading space shall be 3.75 m x 10.0 m.
- 18.7 Whenever the existing FSI is enhanced, building permission shall be given only after the provision of additional parking spaces corresponding to the revised total built-up area.
- 18.8 Guide lines for circulation space around parking spaces shall be followed as given in the Appendix-II.

19 MEANS OF ACCESS:

- 19.1 Approaches to buildings.

For residential land use, the width of the approach from the street to building shall not be less than:

- a. 1M provided its length is not more than 3 M and / or the floor area of the building served does not exceed 150 sqm.

¹The Regulations were amended and sanctioned on 29/03/2003.

- b. 2M if its length is more than 3 M but does not exceed 9M and/or the floor area of the building served is more than 150 sqm but does not exceed 800 sqm.
- c. 3.5M if its length is more than 9M and/or the area of the building served exceeds 800 sqm.

19.2 Internal Streets

The streets in a layout of sub-division scheme or the streets that serve more than one building in a plot of land shall be governed by following regulations:

- 19.2.1 For residential land use the width of the internal street shall not be less than 6M the minimum paved width being 3M, provided that the length of the street does not exceed 85M and/or the area of the plot served is not more than 3000 sqm.
- 19.2.2 For land uses other than residential the width of the street shall not be less than 11 m.
- 19.3 The Corporation shall have the right to specify the location of the access either for the approaches to the building or for the internal streets from a public road.
- 19.4 The approaches to buildings and internal streets shall be paved drained and lighted to the satisfaction of the Corporation.
- 19.5 The approaches to buildings shall be free from any obstruction. No portion of any building or structure shall project over the approach below a height of 2.25 m from the approach.

20 GATES & BOUNDARY WALLS

- 20.1 Detailed drawings of gates and boundary walls shall be submitted along with the application for development permission.
- 20.2 The height of boundary wall measured from the surrounding ground level or the adjoining kerb level shall not exceed 1.75M.
- 20.3 In case of plots at the junction of streets, no fence or boundary wall together with the grill facing the streets shall be raised to a height more than 0.8M from the kerb for a length of 9M from the junction of the streets.
- 20.4 In case of development for public utilities and public purposes, a solid boundary wall maybe permitted to a height of 2.5M above the surrounding ground level or the adjoining kerb level, with prior approval of the Corporation.

21 DISTANCE FROM WATER COURSE

No Development whether by filling or otherwise shall be carried out within 15M on either side of the bank of a water course. Provided that where a water course passes through a low lying land without any well defined banks the applicant may be permitted by the Corporation to restrict or direct the water courses to an alignment and cross section determined by the Corporation.

22 CONTROL OF AIR & WATER POLLUTION

- 22.1 No industrial effluent shall be disposed or exposed so as to cause nuisance and endanger public health.
- 22.2 Without prejudice to the generality of the above provision the Corporation may after the scrutiny of the information furnished in Form No.1 and any other information, stipulate certain measures to control the air borne emissions and liquid effluents from the factories. These measures shall be stipulated as conditions of the Commencement Certificate.

23 TREE PLANTATION¹

- 23.1 The development in any plot of land shall be such as to preserve, as far as practicable existing trees, where trees are required to be felled, 2 trees shall be planted for every tree to be felled.
- 23.2 Every plot of land shall have at least 1 tree for every 100 sqm or part thereof, of the plot area. Where the number of existing trees in the plot is less than the above prescribed standard, additional number of new trees shall be planted.
- 23.3 Where the tree authority having jurisdiction in the area under development has prescribed standards or regulations in respect of preservation of trees under Maharashtra (Urban Area) Preservation of Trees Act, 1975, the same shall supersede the sub-regulation 23.2 above.

24 OTHER ASPECTS OF DEVELOPMENT

- 24.1 The following aspects of development shall be governed by the provisions of the National Building Code of India 1970 - Indian Standard Institution or any modifications thereof.
1. Fire protection.
 2. Building Materials.
 3. Structural Designs.
 4. Constructional Practice and Safety.
 5. Building services.
 - a. Electrical Services
 - b. Air Conditioning and Heating
 - c. Installation of lifts and escalators
 6. Plumbing Services
 - a. Water Supply
 - b. Drainage and Sanitation
 7. Lightning Protection.

¹ The Regulations were amended and sanctioned on 31/03/1978.

- 24.2 Notwithstanding anything contained in the preceding clauses the CIDCO Fire Protection (Control in Navi Mumbai) Regulations, 1984 contained in appendix III shall apply to any development of land as specified therein.¹

25 LAYOUTS OR SUB-DIVISION OF LAND ¹

Development of land in the form of sub-division or layout shall be governed by the following regulations:

- 25.1 Whenever land is proposed for sub-division a layout of the entire area showing proposed sub-division with access road, open spaces, etc. shall be prepared and submitted for approval.
- 25.2 The provision of the access roads in any layout plan of land shall be as per the provisions of Regulation 19.
- 25.3 The parking, loading and unloading spaces wherever required under these regulations shall be indicated on the layout plan and other plans submitted along with the application for development.
- 25.4 The open recreational spaces required to be provided in the lands allotted outside the Action Area for predominantly residential purpose shall be as per the relevant clause of the Agreement to Lease or 15% of the total plot area, whichever is more. The open recreational space provided shall be accessible and be at one place as far as possible.
- 25.4.1² The lessee of residential or residential-cum-commercial land will be allowed to construct structures/buildings in the recreational open spaces for the following purposes:

Electric sub-station, crèche, gymnasium, kindergarten or library, milk/telephone booth may be allowed by the Corporation. Structures upto a height of Stilt + 1 / G+1 storeys shall be permissible for these activities provided that, the gross built-up area under these uses, shall not exceed 15% of the area of the open space and area of the plinth of the such structures shall be restricted to 10% of the area of the open spaces provided as per Regulation 25.4 and on payment of necessary lease premium as may be determined by the Corporation. The built up area consumed in constructing the structures mentioned above shall not be counted towards the FSI permissible on the plot.

- 25.4.2 Recreation centre for elderly persons*
- 25.5 For purpose of computation of the FSI the total area of the plot shall be considered.

26 CONTROL OF ERECTION OF HOARDINGS

- 26.1 Every Hoarding shall be designed so as to withstand the wind, dead, seismic and other loads as per the provisions of regulation 24. No variation in the height of hoarding shall be permitted however, variation in length shall be allowed in multiples of 2.5M.

¹ The Regulations were amended and sanctioned on 10/10/1986.

² The Regulations were amended and sanctioned on 27/10/2005.

* Awaiting Government Sanction

- 26.2 Size of Hoardings: sizes of Hoarding along with various roads shall be governed by the following table :

Road width range in Meters.	Height of Hoarding (width)	Maximum length of Hoarding
a. National Highways and Roads more than 50 M in width	3 M.	10.00 M.
b. 20M to 50M	3 M.	7.50 M.
c. 10M to 20M	2 M.	5.00 M.
d. Less than 10M	1 M.	2.50 M.

- 26.3 Maximum height of hoardings on ground: No hoarding shall be erected to a height exceeding 9 M above the ground. The light reflectors may however extend beyond the top of the hoarding. The lower base or the bottom of the hoarding shall be at a height of not less than 2.25 M from surface of ground below.

- 26.4 Distance from Road: A minimum distance of 3 M shall be maintained between the edge of the existing or proposed street, as stipulated by the Corporation.

Distance from the junction of a road: The Hoarding along roads shall not be permitted within a distance of 100 M from the junction of the intersection of a road. This distance being measured between hoarding and the centre line of a junction.

- 26.5 Any hoarding which in the opinion of the Corporation is likely to be confused with an authorized traffic sign or signal shall not be permitted.

- 26.6 Any hoarding containing the word 'stop', 'look' 'danger' or other similar word that might mislead or confuse the traveler shall not be permitted.

- 26.7 Hoarding on roof:

26.7(1). The size of hoarding on roof shall be 1 m. X 2.5 m or in exact multiples there of subject to maximum of 3 m x 10 m.

26.7(2). No hoarding of roof shall project beyond the existing building line of the building on which it is erected shall extend beyond the roof in any direction.

26.8 Deposit and Fees:

- 26.8(1). The fees for erection and maintenance of the hoarding be charged as given below:

Sr. No.		Scale of Fees per annum per Sqm of hoarding area
1	For a space upto 5.00 sqm	Rs. 100.00
2	For every additional 1.00 sqm	Rs. 25.00

26.8(2). The fees for hoarding shall be paid by the applicant in advance, for a calendar year, or part thereof.

27 MINING AND QUARRYING

The following regulations shall govern the mining and quarrying operations:

27.1.a. The applicant shall deposit and keep deposited an amount as a Security Deposit for the due performance of the conditions attached to the permission granted under Commencement Certificate. The amount shall be deposited along with the application, and shall be calculated at the following rates. Rs.50/- per 100 sqm of plot area or part thereof to be used for mining, quarrying or operating brick kiln.

27.1.b. The deposit shall be refunded without interest after the expiry of the period mentioned in 27.4 below.

27.1.c. The Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the provisions of these Regulations and conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of the Corporation.

27.2 No mining and quarrying operations where no blasting is involved shall be permitted within a distance of 50M from any public road, railway, canal or any other building. No mining and quarrying operations which involve blasting shall be permitted within a distance of 200M from any public road, railway, canal or any other building.

27.3 No building operation shall be permitted on the plot on which mining and quarrying has been permitted without the prior approval of the Corporation.

27.4 The mining and quarrying operations shall be permitted for a stipulated period not exceeding three years from the date of Commencement Certificate at a time and shall be so prescribed in the Commencement Certificate.

27.5 The following shall govern the mining and quarrying operations and shall form conditions of the Commencement Certificate.

27.5(1) The mining and quarrying operations shall not cause any nuisance to the people in the vicinity.

27.5(2) The mining and quarrying operations shall not cause depression, below the average ground level, if the operations are for the extraction of stone, earth or murum.

28 DEVELOPMENT OF LAND NOTIFIED FOR ACQUISITION

28.1 In case of land notified for acquisition under the Land Acquisition Act 1894 and where the land has not been acquired, the Corporation may in its absolute discretion grant permission for temporary development.

Provided that the period of such temporary development shall not exceed 1 year and provided further that the applicant shall undertake to remove the development so executed on or before the date specified by the Corporation.

- 28.2 All the foregoing provisions shall apply mutatis mutandis to such development.
- 28.3 The permission may be renewed from time to time at the discretion of the Corporation.
- 28.4 Security Deposit:
- a. The applicant shall deposit and keep deposited an amount as Security Deposit at the rate of Rs.10/- per sqm of the floor area of the proposed development for the due performance of the conditions of the permission granted under the Commencement Certificate.
 - b. The amount shall be refunded, without interest; after the removal of the development with due compliance with the conditions of the Commencement Certificate.
 - c. The Security Deposit shall be forfeited either in whole or in part at the discretion of the Corporation, for breach of any of the provisions of these regulations and conditions attached to the permission covered under the Commencement Certificate.
- 28.5 The development permission may be granted at the discretion of the Corporation with following conditions of the Commencement Certificate.
- a. The applicant shall remove all the development on land when directed by the Corporation.
 - b. The applicant shall neither be entitled for any compensation for the removal of the development nor for any alternative land.
 - c. The applicant if he desires may apply in writing for renewal of the permission.

29 DISCRETIONARY POWERS

In specific cases where a clearly demonstrable hardship is caused, the Corporation may modify any of the provisions of these regulations at its absolute discretion. Provided that, the Managing Director, shall before exercising such power consult a Committee constituted of Chief Architect, Chief Engineer and the Town Planning Officer.

30 GROUP HOUSING SCHEME OR PLOTTED DEVELOPMENT SCHEME ¹

30.1 In respect of the land developed or intended to be developed for the Group Housing Scheme or Plotted Development Scheme for the benefit of the economically weaker sections of the society by the Corporation or the Bombay Housing and Area Development Board as defined in the Maharashtra Housing and Area Development Authority, Act, 1976 or any other authority constituted by or under any law and approved by the Corporation, the Corporation may permit the development

¹The Regulations were amended and sanctioned on 07/08/1992.

or redevelopment of such land or any part thereof, after varying or modifying the standard, specification, or dimension contained in the foregoing Regulations but subject to the extent of variation or modification shown herein below:

Explanation - I: "Group Housing Scheme" means a scheme of constructing a building or buildings with one or more floors, each floor consisting of one or more dwelling units and having common service facilities. Provided that the land underlying such building or buildings is held in lease-hold by one person only.

Explanation - II: "Plotted Development Scheme" means a scheme of constructing dwelling units with one or more floors and having party walls or otherwise but having common service facilities. Provided that the lands underlying such dwelling units are held in leasehold by more than one person.

30.2 Design of Building

30.2(1a) In respect of the plotted Development Scheme the FSI shall be calculated with reference to the area of the plot held in one ownership.

30.2(1b) In respect of the Group Housing Scheme the FSI shall be calculated with reference to the plot area as deducted by the area of layout roads required under Clause 30.3(3) of this Regulation and by the recreational open space required under Regulation 30.3(5) and special Facilities and Public Utilities required under Regulation 30.3(6).

30.2(2) Sizes of bathroom and water closet (WC) - The internal dimensions of bathroom, WC, and combined toilet shall be as follow :-

- (a) Bathroom - 1.0M x 1.2 M
- (b) Water Closet - (WC) 1.0 M x 0.9 M
- (c) Combined Toilet - 1.0 M x 1.8 M

30.2(3) Height of room

- (a) The height of a room in any building shall not be less than 2.2 M at eaves incase of a sloping roof provided that the arithmetic average of the maximum height and the minimum height of the room under the same roof shall not be less than 2.6 M.
- (b) The height of bath rooms and WCs shall not be less than 2.2 M

30.2(4) Staircases - The following Regulations shall apply to the internal individual staircase only.

- (a) Minimum width
 - (i) For 2 Storied buildings: Straight Flight - 0.60M
 - (ii) For 2 Storied building with winders - 0.75 M
 - (iii) For 3 Storied buildings: Straight flight - 0.75 M.

- (b) Riser - 20 Cms. (Max.) Maximum number of winders shall be 2 in a quarter landing.
- (c) Tread -
- (i) For 2 storied building (G+1) - Minimum 22.5 cms

This could be reduced to 20 cms as the clear tread between per pends, with possibility of open riser as well as nosing and inclined riser to have an effective going of 22.5 cms.

30.2(5)(a) Permissible height of building and open spaces around buildings

- (a) The maximum permissible height of any buildings shall be 10 M.
- (b) The front side and rear open spaces shall be governed by the following table

30.2(5)(b) TABLE-1

Type of Development	Front		Side Attached	Rear		Max. Height Permissible	
	Vehicular 6m & above	Path Way		Attached	Detached		
1	2	3	4	5	6	7	
1	Ground floor Development						
a. Plotted (25m ² to 40m ²)	1.5 M	1.0 M	Nil	Nil	1.5 M	4.0 M	
b. Group Housing	1.5 M	Distance between two bldgs shall be min 3.0 m and distance between bldg and plot boundary shall be 1.5m.	Nil	Nil	Nil	4.0 M	
2	Gr.+ 1 Floor Development						
a. Plotted (25m ² to 40m ²)	1.5 M	1.0 M	Nil	Nil	1.5 M	7.0 M	
b. Group Housing	1.5 M	Distance between two bldgs shall be min 3.0 M and distance between bldg and plot boundary shall be 1.5 M.	Nil	Nil	Nil	7.0 M	
3	Gr.+ 2 Floors Development						
a. Plotted		Not permitted					
b. Group Housing	3.0 M	Distance between two bldgs shall be min 4.5 M and distance between bldg and plot boundary shall be 3.0 M.				10 M	

Note: The above provision shall also be applicable to plots up to 60 Sqm in area if the depth of plot is less than 12.0 M.

30.3 Requirement of Layout: The development of land in the form of a layout shall be governed by the following regulations:

30.3 (1) Plot- size minimum plot size shall be 25 Sqm

30.3(2) Peripheral Roads - Peripheral network of the roads for the scheme area shall be retained as per Development Plan / Nodal Plan or as may be directed by the Corporation.

30.3(3) Layout roads

- (a) For lengths more than 70 M and up to 85 M with dead end, vehicular road of at least 6 M (right of way) with 4.5 M paved width shall be provided.
- (b) A loop road with maximum 170 M total length shall be permitted with 6 M right of way and 4.5 M paved width.
- (c) For roads more than 85 M dead end / 170 M loop road, the right of way shall be minimum 9 M and carriage width shall be 6 M up to maximum 250 M length.
- (d) For roads more than 250 M in length the minimum right of way shall be 11m. with carriage width of 7 M.

30.3(4) Pathways

Length	Paved Width	Right of way
20	1.5 M.	3 M.
30	2.0 M.	3 M.
40	2.5 M.	3 M.
50	3.0 M.	3 M.
70	3.5 M	3 M.

Note: Dead end roads and pathways exceeding 30 M in length will not be accepted. Along open courts only paved pathways may be provided.

30.3(5) Recreational Open Space: (a) The proportion of recreational open spaces to the net residential area in the layout shall be 10 percent.

PROVIDED that the proportion of such open spaces together with areas under school and playgrounds, where provided, shall be 8.5 percent of the total gross area of the project. However, the percentage shall not be less than 9.5 percent exclusive of the areas of roads (11m and above) and other facilities such as schools, hospitals, markets, etc.

30.3(6) Social Facilities and Public Utilities:

Social facilities and public utilities shall be provided as per planning brief totally approved by the Corporation. These shall include schools, community centers, plots for social and religious purpose, plot for shopping and markets, plots for ESR/GSR, plot for electric sub-station, plot for sewage pump and any other purpose as approved by the Corporation.

31 SPECIAL AMENITIES AND FACILITIES FOR THE PARAPLEGIC / PHYSICALLY HANDICAPPED PERSONS ¹

- 31.1 These by-laws are applicable to all buildings and facilities used by the public.
- 31.2 In case any Public authority or Local Authority constructs the tenements for the disposal to the general public, some flats on the ground floor shall be reserved for the paraplegic/physically handicapped persons.
- 31.2.1 Non-ambulatory Disabilities: Impairments that, regardless of cause or manifest station, for all practical purposes, confine individuals to wheelchairs.
- 31.2.2 Semi-ambulatory Disabilities: Impairments that cause individuals to walk with difficulty or insecurity. Individuals using braces or crutches, amputees, arbritics, spastics, and those with pulmonary and cardiac ills may be semi-ambulatory.
- 31.2.3 Hearing Disabilities: Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.
- 31.2.4 Sight Disabilities: Total blindness or impairments affecting sight to the extent that the individual, functioning in public areas, is the insecure or exposed to danger.
- 31.2.5 Wheel Chair: Chair used by Disabled people for mobility. The standard size at wheel chair shall be taken as 1050 mm. X 750 mm.
- 31.3 Certain flats on the ground floor of the residential buildings constructed for the staff by any Private / Public company or corporation shall be reserved for the disabled persons.
- 31.4 Also, the scope of the set of bylaws shall extend to such reserved flats to promote Non handicapping built environment.
- 31.5.a Access path/walk way: Access path from plot entry and surface parking to building entrance shall be of minimum of 1800 mm while having even surface without any slope. Slope if any shall not have gradient greater than 5%. Selection of floor material shall be made suitably to attract or to guide visually impaired persons (Annexure attached). Finishes shall have a non slip surface with a texture traversable by a wheel chair. Curbs wherever provided shall blend to a common level.
- 31.5.b Parking: For parking of vehicles of handicapped people the following provisions shall be made:
- i) Surface parking for two Car Spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 M. from building entrance.
 - ii) The width of parking bay shall be minimum 3.60 M.

¹The Regulations were amended and sanctioned on 06/01/2003.

- iii) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
- iv) Guiding floor materials or on audible signal device or other devices which serves the same purpose shall be provided to guide visually impaired persons.

31.6 Building Requirements:

The specified facilities for the buildings for physically handicapped persons shall be as follows:

31.6.1

- a) **APPROACH TO PLINTH LEVEL:** Every building 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.
- b) **RAMPED APPROACH:** Ramp shall be finished with non slip material to enter the building. Minimum width of ramp shall be 1800 mm. With maximum gradient 1:12. Length of ramp shall not exceed 9.0 M. having 800 mm high hand rail on both sides extending 300 mm. beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50 mm.

31.6.2 **STEPPED APPROACH:** For stepped approach size of tread shall not be less than 300 mm and maximum riser shall be 150 mm. Provision of 800-mm high hand rail on both sides of the stepped approach similar to the ramped approach.

31.6.3 **EXIT/ENTRANCE DOOR:** Minimum clear opening of the entrance door shall be 900 mm and it shall not be provided with a step that obstructed the passage of a wheel chair user. Threshold shall not be raised more than 12 mm.

31.6.4 **ENTRANCE LANDING:** Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 x 2000 mm. The entrance landing that adjoin the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (here in after referred to as "the said 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.

31.7 CORRIDOR CONNECTING THE ENTRANCE/EXIT FOR THE HANDICAPPED:

The corridor connecting the outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:

- a) "Guiding floor materials" shall be provided or devices that emit sound to guide visually impaired persons.
- b) The minimum width shall be 1500 mm.
- c) In case there is a difference of level slope ways shall be provided with a slope of 1:12.

31.8 STAIR WAYS: One of the stair-ways near the entrance/exit for the handicapped shall have the following provisions:

- a) The minimum width shall be 1350 mm.
- b) Height of the riser shall not be more than 150 mm and width of the tread 300 mm. The steps shall not have abrupt (square) nosing.
- c) Maximum number of risers on a flight shall be limited to 12.
- d) Hand rails shall be provided on both sides and shall extend 300 mm. on both sides and shall extend 300 mm on the top and bottom of each flight of steps.

31.9 LIFTS: Wherever lift is required as per bye-laws, provision of at least one lift shall be made for the wheel chair user with the following cage dimensions.

Clear internal depth : 1100 mm

Clear internal width : 2000 mm.

Entrance door width : 900 mm

- a) A hand rail not less than 600 mm long at 1000 mm. above floor level shall be fixed adjacent to the control panel. Also, switch control shall be at an operating height equal to that of hand rails.
- b) The lift lobby shall be of an inside measurement of 1800 x 1800 mm or more.
- c) The time of an automatically closing door should be minimum 5 second and the closing speed should not exceed 0.25 M/sec.
- d) 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 for entrance/exist is either open or closed.
- e) The lift meant for paraplegics/handicapped shall be available on each floor with proper signage.
- f) Also, this lift in case of power failure or any such emergent situations shall reach to the nearest floor

31.10 TOILETS: One special WC in a set of toilet shall be provided for the use of handicapped with essential provision of wash basin near the entrance for the handicapped.

- a) The minimum size shall be 1500 x 1750 mm.
- b) Minimum clear opening of the door shall be 900 mm and the door shall swing out.

- c) Suitable arrangement of vertical/horizontal handrails with 50 mm. clearance from wall shall be made in the toilet.
- d) The W.C. seat shall be 500 mm from the floor.

31.11 One of the wash basins in the toilet block on each floor shall be fixed at height of 75 cm above the finished floor level, with a tap. A similar arrangement has to be made for the drinking water facility

32 PROVISION FOR INSTALLATION OF SOLAR ENERGY ASSISTED SYSTEMS *

33 PROVISION FOR INSTALLATION OF RAIN WATER HARVESTING STRUCTURES *

34¹ Regulation for reconstruction / redevelopment schemes undertaken by CIDCO / Owners' / Association / Co-operative Housing Society (CHS) in respect of the authorised buildings previously constructed by CIDCO but subsequently destroyed by natural calamities or accidental fires or which have collapsed by aging or are demolished or being demolished under a lawful order of the Managing Director of CIDCO etc. :-

Reconstruction / Redevelopment, in whole or in part of a building,

- a) previously constructed by CIDCO (not being a building wholly occupied by warehousing/ Industrial user and also not being an individually owned structure) which has ceased to exist for the reasons mentioned above

or

- b) a building constructed by CIDCO which has been declared dilapidated by the Managing Director of CIDCO, shall be permissible in accordance with the provisions contained in Appendix-VII of this Regulation.

(hereinafter collectively referred to as dangerous / dilapidated buildings)

35 URBAN RENEWAL SCHEME FOR DEVELOPMENT AROUND GAOTHAN *

36 REGULATION FOR LAND COMPENSATION SCHEME AND REHABILITATION POCKET IN NAVI MUMBAI ²

(Appendix IX)

37 REGULATION FOR UTILIZATION OF TRANSFERABLE DEVELOPMENT RIGHT IN NAVI MUMBAI ²

(Appendix X)

* Awaiting Government Sanction

¹ The Regulations were amended and sanctioned on 01/10/2016.

² The Regulations were amended and sanctioned on 13/08/2015

ANNEXURE

(Explanatory Notes for Regulation No. 31)

GUIDING/WARNING FLOOR MATERIAL:

The floor material 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 material. 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 :

- a) The access path to the building and to the parking areas.
- b) The landing lobby towards the information board, reception, lifts, stair-cases and toilets.
- c) Immediately at the beginning/end of walkway where there is a vehicular traffic.
- d) At the location abruptly changing in level or beginning/end of a ramp.
- e) Immediately in front of an entrance/exit and the landing.

PROPER SIGNAGE:

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

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20mm. High) for visually impaired persons, information board in braille should be possible to approach them closely. To ensure safe walking there should not be any protruding sign which creates obstruction in walking. Public Address System may also be provided in busy public areas.

The symbols / information's should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International symbol mark for wheel chair as shown below be installed at the lift, toilet, staircase, parking areas etc., that have been provided for the handicapped.

APPENDIX - I

Following Schedules should be indicated on the drawings or shall be separately submitted alongwith the Application in form No.1

1. Schedules of doors, windows and other apertures

Schedules of doors, windows and other apertures should be in the form shown below :

Type of Aperture	Size of Aperture	Area inclusive of frames	Area of fixed glazing if any

2. Schedule of Rooms

The rooms on each floor should be distinctly numbered and a schedule of room sizes and apertures should be divided in the form shown below :

Room No.	Dimensions of room	Carpet area of room Type No.	Apertures per room Type No.	Area	Total area of apertures

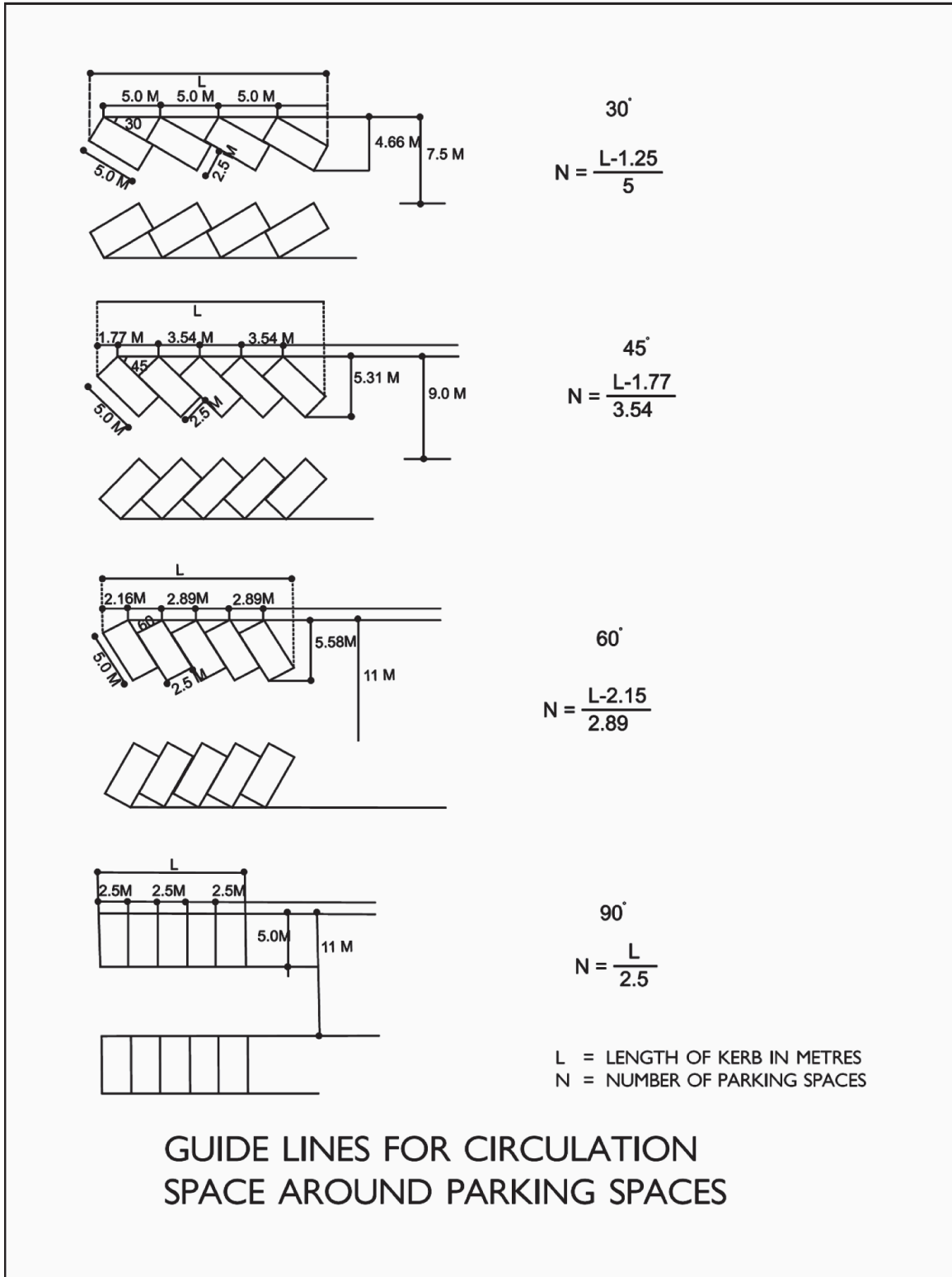
3. Schedule of floor areas

Schedule of floor areas should be in the form shown below :

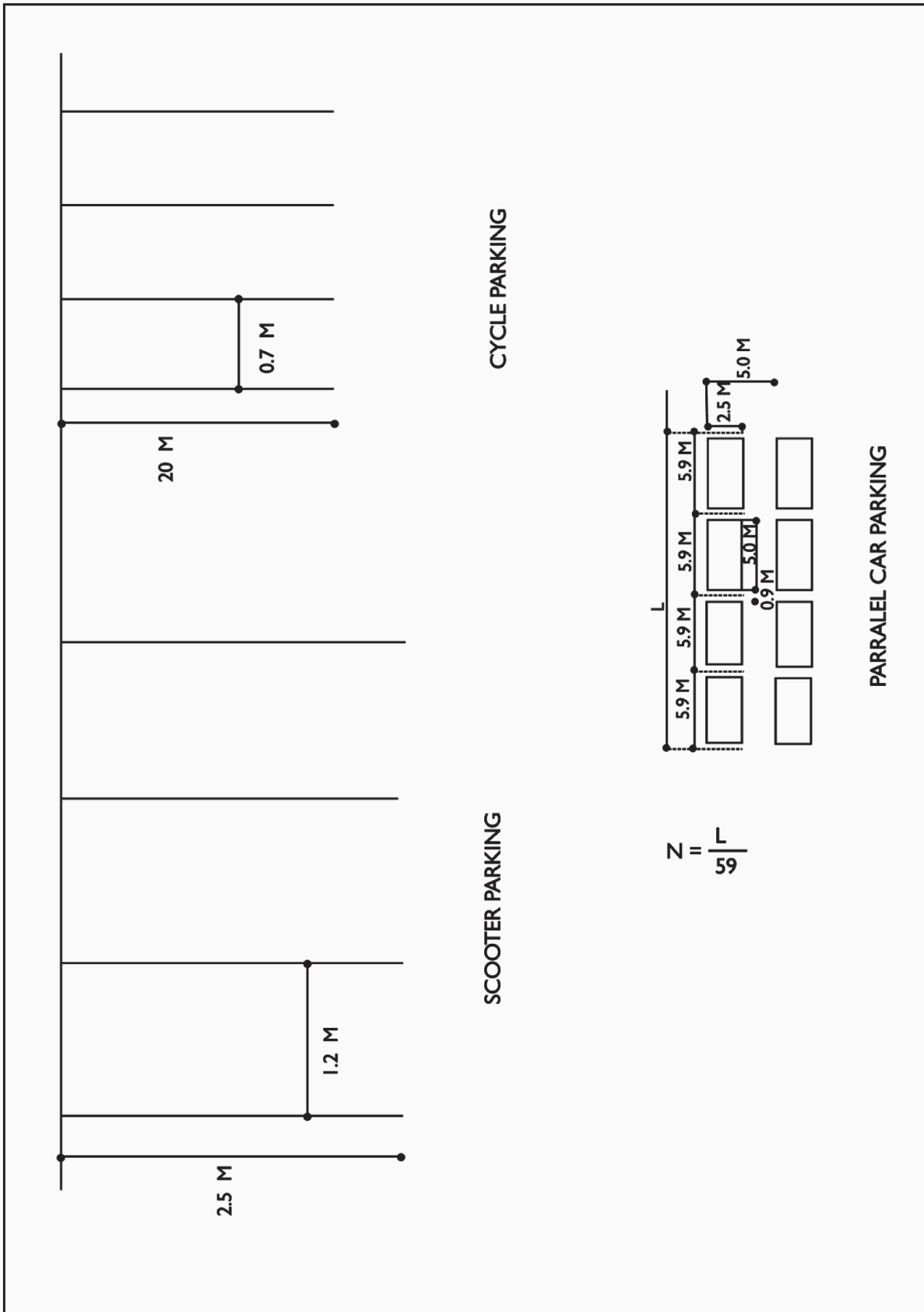
	Storey	Floor area on each storey
Total Floor area		
Total Floor Area		
F.S.I.		

APPENDIX II

With reference to Regulation No. 18, the parking arrangement shown in the following diagrams shall be considered satisfactory.



APPENDIX-II (Continued)



APPENDIX-IIA

(PLEASE REFER REG. NO. 18.2)

TYPICAL LAY-BY FOR VISITORS PARKING
ON 1200 SQM PLOT RESIDENTIAL/C+R LAND USE

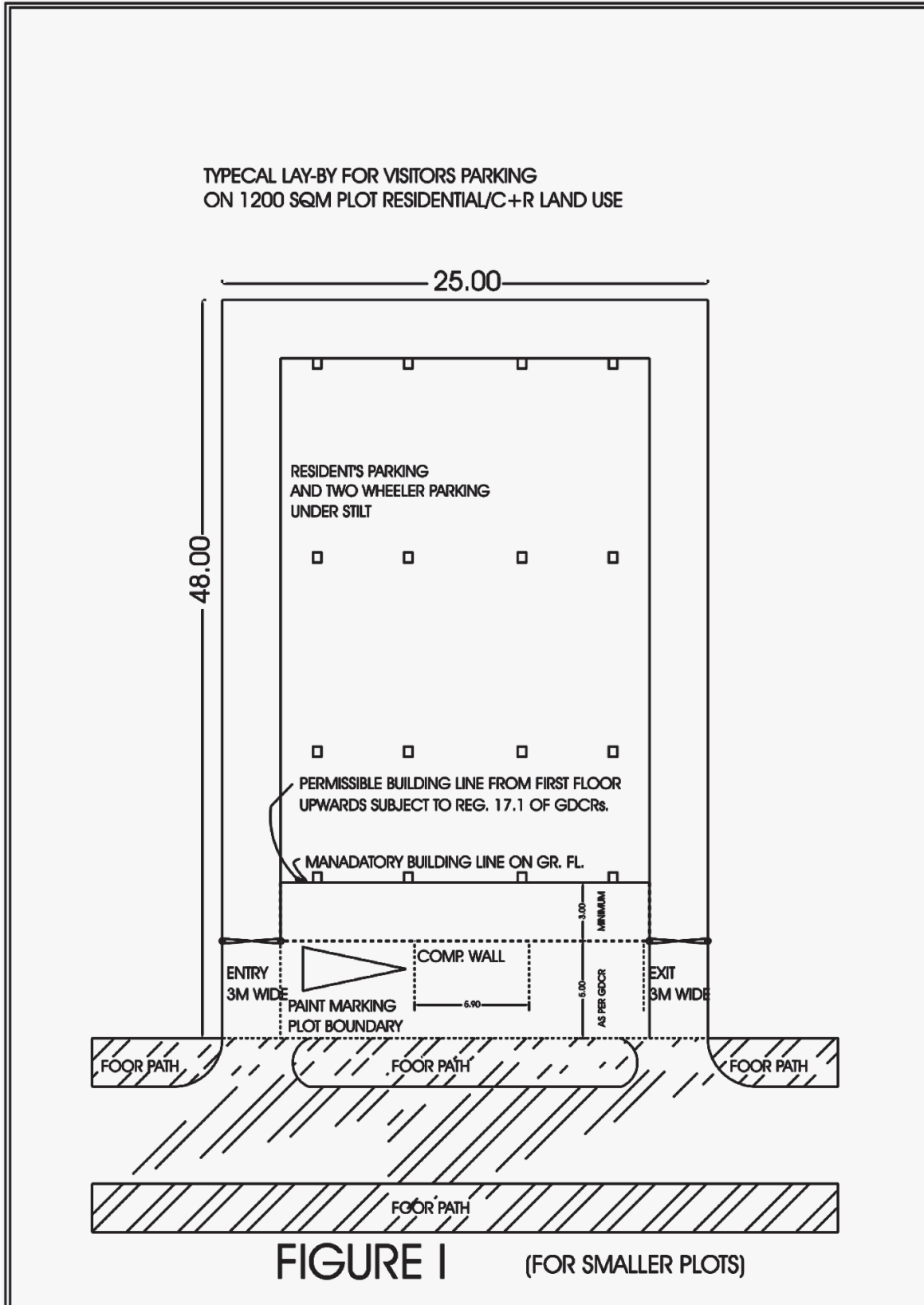
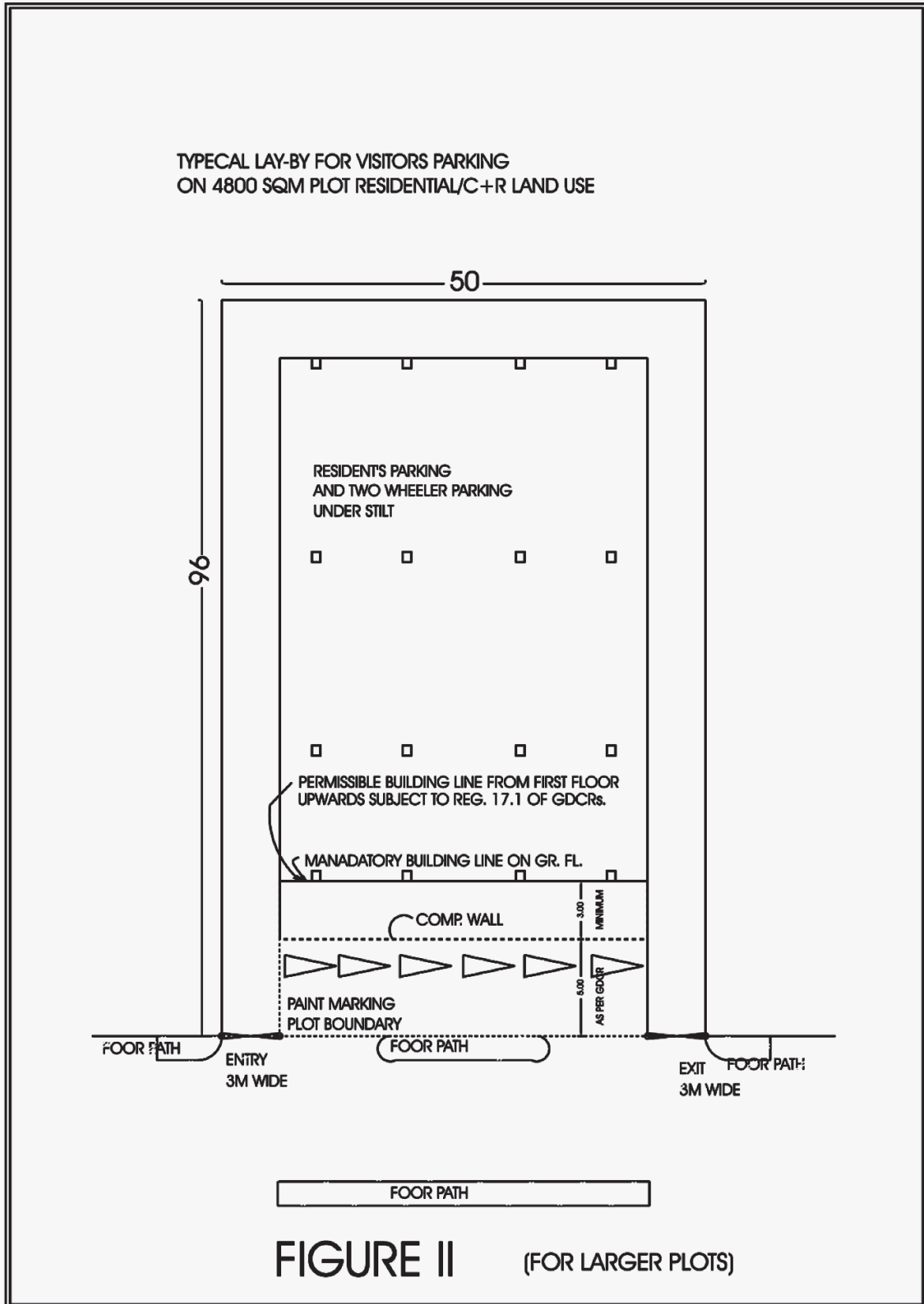


FIGURE I (FOR SMALLER PLOTS)

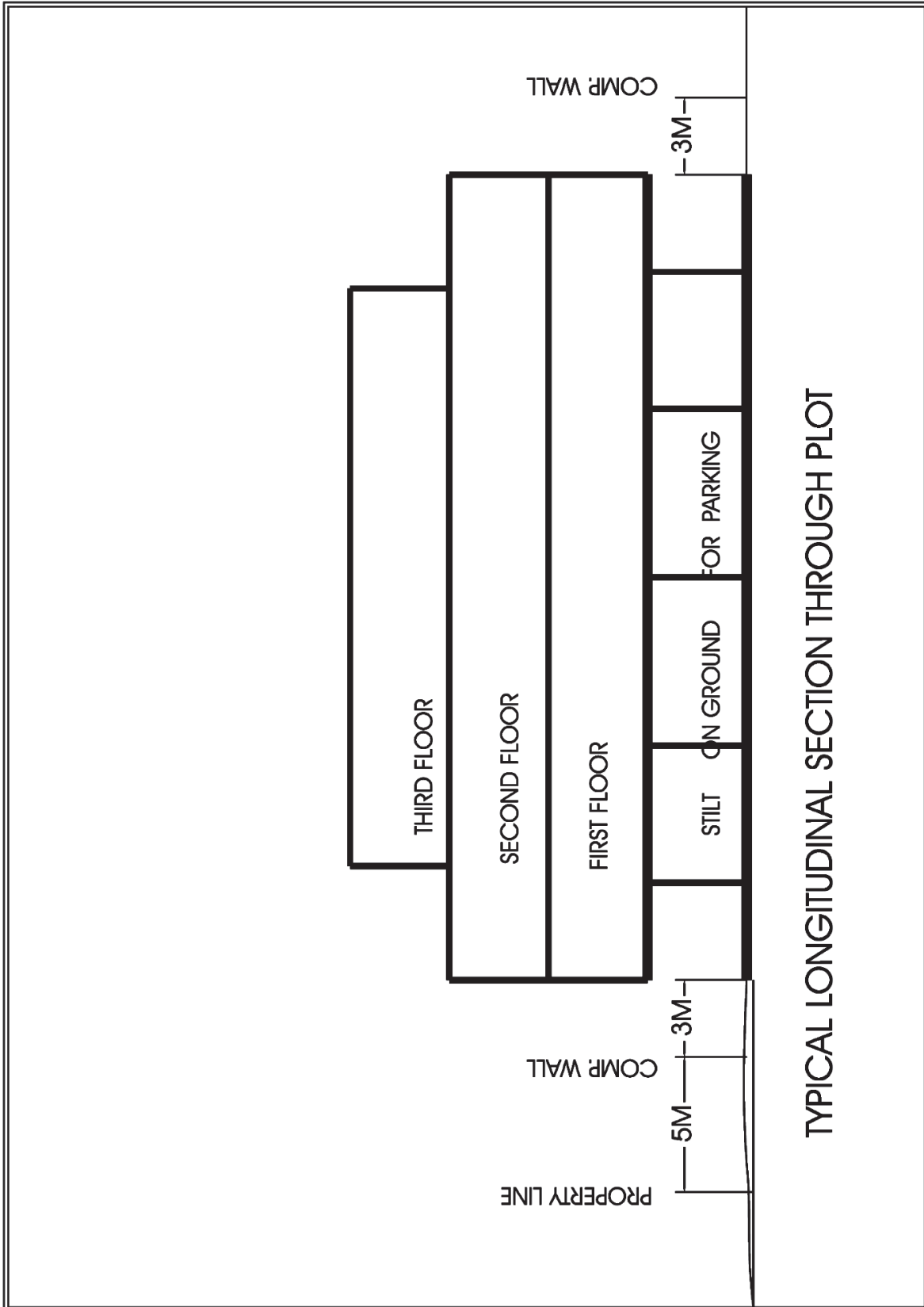
APPENDIX-IIB

(PLEASE REFER REG. NO. 18.2)



APPENDIX-IIC

(PLEASE REFER REG. NO. 18.2)



APPENDIX - III

(See Rule 24.2)

CIDCO Fire Protection (Control in Navi Mumbai) Regulations 1984.

1. SHORT TITLE EXTENT AND COMMENCEMENT:

- 1.1 These regulations may be called CIDCO Fire Protection (Control in Navi Mumbai) Regulations 1984.
- 1.2 They shall apply to development on any land in the site of Navi Mumbai as designated by the State Government under the Provisions of sub-section (1) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966). In particular, they shall apply to buildings which are more than 24 M in height and to special buildings like educational, assembly, institutional, industrial, storage and hazardous and mixed occupancies with any of the aforesaid occupancies having area more than 150 sq.m.
- 1.3 They shall come into force with immediate effect.

2.0 DEFINITIONS:

- 2.1 Words and expressions not defined in these Regulations shall have the same meaning or sense as is assigned in the MR&TP Act 1966 and GDCR for Navi Mumbai 1975.
- 2.2 Combustible Materials: A material, if it burns or adds heat to a fire when tested for combustibility in accordance with IS: 3808 - 1966 Method of test for Combustibility of Building Materials.
- 2.3 Enclosed Staircase: A staircase separated by fire resistance walls and doors from the rest of the building.
- 2.4 Exit: A passage, channel or means of access from any building storeys or floor area to a street or other open space of safety.
- 2.5 Fire Lift: One of the lifts specially designed for use by fire service personnel in the event of fire.
- 2.6 Fire Proof Door: A door or shutter fitted to a wall / opening and constructed and erected with the requirement to check the transmission of heat and fire for a specified period.
- 2.7 Fire Resistance: The time during which it fulfils its function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load or restraint. The fire resistance test of structures shall be done in accordance with IS: 3809 - 1966 Fire Resistance Test of Structures.
- 2.8 Lift Well: Unobstructed space within an enclosure provided for the vertical movement of the lift car(s) and any counter weight(s), including the lift pit and the space for top clearance.
- 2.9 Non-combustible: A material which does not burn not add heat to a fire when tested for combustibility in accordance with good practice.
- 2.10 Travel Distance: The distance from the remotest point on a floor of a building to a place of safety be it a vertical exit, horizontal exit or an outside exit measured along the line of travel.

- 2.11 Escape Route: Shall mean any corridor, staircase or other circulation space, or any combination of the same, by means of which a safe place in the open air at ground level can eventually be reached.
- 2.12 Hazardous Material: Being defined as the material which is highly combustible or explosive or products which are liable to burn with extreme rapidity and/or which may produce poisonous fumes or explosions and the storage, handling, processing or manufacturing of which may involve highly corrosive, toxic or alkalies, acids or other liquids or chemicals producing flames, fumes and explosive, poisonous, laminate or corrosive gases or may produce explosive moistures of dust or fine particles subject to spontaneous ignition.

3. GENERAL REQUIREMENTS FOR ALL OCCUPANCIES :

- 3.1 Open Spaces on Road Sides.
- 3.2 For every building, having height between 16 M to 25 M there shall be minimum clear open space of 4.5 M on the sides fronting roads having width not less than 20 M.

4. CONSTRUCTION :

- 4.1 Building Materials :
- 4.1.1 Load bearing elements of construction and elements of construction for which the required fire resistance is one hour or more shall be of non-combustible material. Interior finish materials (wall panelings, floors, coverings etc) may be permitted of materials having their rating for flame spread and smoke developed not exceeding a very low flame spread limit in accordance with IS 1642 - 1960 (Class-1). Ceiling linings shall be of non-combustible or of plaster - board.
- 4.1.2 Stairs and corridors shall not contain combustible materials.
- 4.1.3 Structural members such as supports and bearing walls shall have fire resistance rating of 3 hours, transoms and ceilings 2 hours to 4 hours.
- 4.1.4 Internal walls and partitions (Fire Sections) walls separating corridors areas of floor that are used for any purpose other than circulation shall have a fire resistance of not less than two hours. There shall be no openings in such walls other than for doors or delivery batches with fire resistance not less than half an hour to one hour.
- 4.1.5 Facades shall consist of non-combustible building materials. A fire must bridge a distance of at least 0.9 meters between storeys.

5. STAIRCASE ENCLOSURE:

- 5.1 One lift and one staircase shall be considered as 2 exits required as fire exits as per these rules, for buildings having height of between 16 M and 22 M.
- 5.2 The internal enclosing walls of staircase shall be brick or RCC construction having fire resistance of not less than two hours. All enclosed staircases shall have access through self closing doors of at least half an hour fire resistance. These shall be single swing doors opening in the direction of the escape. The door shall be fitted with check action doors closure.
- 5.3 The staircase enclosure on external walls of the building shall be ventilated to atmosphere at each landing.

- 5.4 Permanent vent at the top equal to 5% of the cross sectional area of the enclosure and openable sashes at each landing level with area not less than 0.5 sq.m. on the external walls shall be provided. The roof of the shaft shall be at least 1 M above the surrounding roof. There shall be no glazing or glass bricks in any internal enclosing wall of a staircase. If the staircase is in the core of the building and cannot be ventilated at each landing, a positive pressure of 5 mm w.g. by an electrically operated blower / blowers shall be maintained.
- 5.5 The mechanism for pressurising the staircase shaft shall be so installed that the same shall operate automatically and also with manual operation facilities, when the automatic fire alarm operates.
- 5.6 (a) The maximum travel distance that shall be permitted from the farthest exit on a floor to the staircase shall be as follows:
- | | |
|------------------------|---------|
| Residential buildings. | 22.5 m. |
| Commercial buildings | 30.0 m. |
| All other buildings. | 22.5 m. |
- (b) Main staircases in buildings of following occupancies shall have a minimum width as specified below :
- | | |
|--|----------|
| i. Residential building. | 110 cms. |
| ii. Hotels etc. | 150 cms. |
| iii. Business & Mercantile bldgs. | 150 cms. |
| iv. Educational & Public assembly Buildings. | 200 cms. |
| v. Institutional building. | 200 cms. |

6. LIFT ENCLOSURES

- 6.1 The walls enclosing lift shafts shall have a fire resistance of not less than two hours. Shafts shall have permanent vents at the top not less than 1800 sq.m. in clear area. Lift motor rooms shall preferably be sited at the top of the shaft and shall be separated from lift shafts by the enclosing wall of the shaft or by the floor of the motor rooms.
- 6.2 Landing doors in lift enclosures shall open in the ventilated or pressurised corridor / lobby and shall have fire resistance of not less than one hour.
- 6.3 The number of lifts in one lift bank shall not exceed four. Shafts for fire lift in a lift bank shall be separated from each other by a brick masonry or RCC wall of fire resistance of not less than two hours. Lift car doors shall have fire resistance of not less than one hour.
- 6.4 If the lift shaft and lift lobby are in the core of the building, a positive pressure of not less than 2.5 mm and not more than 3 mm w.g. by an electrically operated blower / blowers shall be maintained in the lift lobby and positive pressure of not less than 5 mm w.g. shall be maintained in the lift shaft. The mechanism for pressurising the lift shaft and lift lobby shall be so installed that they shall operate automatically when the automatic fire alarm operate. The mechanism shall have facilities to operate manually (for building more than 24 m in height).
- 6.5 Exit from the lift lobby if located in the core of the building shall be through a self-closing smoke stop door of half an hour fire resistance.
- 6.6 Lifts shall not normally communicate with basement. However, one of the lifts may be permitted to reach the basement levels provided the lift lobby at each basement level is separated from the rest of the basement areas, by fusible link operated fire resistance door of two hours fire resistance.

- 6.7 Exit from lift lobby shall be through a self-closing smoke stop door.
- 6.8 Grounding switch / switches at ground floor level to enable the fire service to ground the lift / car / cars in an emergency shall be provided (for building more than 24 m in height).

7. EXTERNAL WINDOWS :

In case of centrally air-conditioned buildings area of the openable external windows on a floor shall be not less than 2.5% of the floor area. The locks for these windows shall be fitted with budget lock of the carriage key type (which can be opened with the point of a fireman's axe).

8. LIFTS AND FIRE LIFTS :

8.1 Provisions for a fire lift shall be made as per the following details in buildings more than 24 M only.

- a) To enable Fire Services personnel to reach to the upper floors with the minimum delay, one of the lifts shall be so designed so as to be available for the exclusive use of the Fireman in emergency and be directly accessible to every dwelling / lettable floor space on each floor.
- b) The lift shall have loading capacity of not less than 545 kgs (8 persons lift). The lift shall have a floor area of not less than 1.4 sq.mt.
- c) The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire, that is, within the lift shafts. In case of failure of normal electric supply, it shall be capable of changing over to alternate supply manually through a change over switch.
- d) The operation of a fire lift is by simple toggle or two button switch situated in a glass fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will control only. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.
- e) The words "FIRE LIFT" shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
- f) For buildings above 24 M in height, collapsible gates shall not be permitted for lifts and shall be solid doors with fire resistance of one hour.
- g) Lifts shall not be provided in the staircase well.
- h) The speed of the fire lift shall be such that it can reach the top floor from ground level within one minute or 91.5 meters per minute whichever is less.

8.2 For residential buildings the above provisions may not be applicable except the provision at 8.1 (d) and 8.1 (g).

9. BASEMENTS

9.1 Each basement shall be separately ventilated. Vents with cross sectional area (aggregate) not less than 2.5% of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills or breakable stallboards lights or pavement lights or by way of shafts. Alternatively, a system of air inlets shall be provided at basement floor level and smoke outlets at basements ceiling levels. Inlets and extracts may be terminated at ground level with stallboards

or pavement lights as before but ducts to convey fresh air to the basement floor level have to be laid. Stallboards and pavement lights should be in positions easily accessible to the Fire Bridge and clearly marked 'SMOKE OUTLETS' or 'AIR INLET" with an indication of area served at or near the opening.

- 9.2 The staircase of basement shall be of enclosed type having fire resistance of not less than two hours and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper storeys of the building and shall communicate with basement through a lobby provided with fire resisting self closing doors of one hour fire resistance. If the travel distance exceeds 18.50 m additional staircases at proper places shall be provided.
- 9.3 In multi - storey basements, intake ducts may serve all basement levels but each basement and basement compartment shall have separate smoke outlet duct or ducts.
- 9.4 Mechanical extractors for smoke venting system from lower basements levels shall also be provided. The system shall be of such design as to operate on actuation of heat sensitive detectors or sprinklers if installed and shall have a considerably higher performance than the standard units. It should also have an arrangement to start it manually and shall be designed to function at a temperature not less than 550 degree C.
- 9.5 Kitchens working on gas fuel, departmental stores and shops shall not be permitted in basement / sub-basement.

10. SERVICE DUCTS

- 10.1 Service ducts for electrical conduits, cables etc. shall be enclosed by walls having a fire resistance of not less than two hours. Doors for inspection or access shall also have fire resistance of not less than two hours.
- 10.2 If the cross sectional area exceeds 1 sq.m. it shall be sealed where it passes a floor by carrying the duct through the floor. The floor within the duct shall be pierced for any service pipe or ventilation trunk and shall fit as closely as possible around any such pipe or trunk.
- 10.3 A permanent vent shall be provided at the top of the service shaft of cross sectional area not less than 460 sq.cm. or 6.25 sq.m. for each 900 sq.cm. of the area of the shaft whichever is more.

11. REFUSE CHUTES AND REFUSE CHAMBERS :

- 11.1 Hoppers to refuse chutes shall be situated in well ventilated positions and the chutes shall be continued upwards with an outlet above roof level and with an enclosure wall of non-combustible material with fire resistance not less than two hours. The hoppers shall not be located within the staircase enclosure.
- 11.2 Inspection panel and hopper (charging station) opening shall be fitted with tight fitting metal doors, covers having a fire resistance of not less than one hour.
- 11.3 Refuse chutes shall not be provided in staircase walls, air-conditioning shafts etc.

11.4 Refuse-chambers shall have walls and floors or roofs constructed of non-combustible and impervious material and shall have a fire resistance of not less than two hours. They shall be located at a safe distance from exit routes.

12. BUILDING SERVICES :

12.1 Electrical Services :

- a) The electric distribution cables / wiring shall be laid in separate duct. The duct shall be sealed at every alternative floor with non-combustible materials having the same fire resistance as that of the duct.
- b) Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electric cables.
- c) Separate circuits for water pumps, lifts, staircases and corridor lighting shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes so that fire in one circuit will not affect the others.
- d) The inspection panel doors and any other opening in the shaft shall be provided with air tight fire doors having the fire resistance of not less than two hours.
- e) Medium and Low-Voltage wiring running in shafts and within false ceiling shall run in metal conduit.
- f) An independent and well ventilated service room shall be provided on the ground floor with direct access from outside or from the corridor for the purpose of termination of electric supply cable. The doors provided for the service room shall have fire resistance of not less than two hours.
- g) If the licensees agree to provide meters on upper floors, the licensees cables shall be segregated from consumers cable by providing a partition in the duct.
- h) PVC cables should have an additional sheathing or protection provided by compounds sprayed on after installation because of the notorious secondary damage in case of fire.

12.2 Town Gas / L P Gas supply pipes:

Where gas pipes are run in the building, the same shall be run in separate shafts exclusively for this purpose and these shall be on external walls, away from the staircases. There shall be no inter connection of this shaft with the rest of floors.

12.3 Staircase and Corridor lighting :

- (a) The staircase and corridor lighting shall be on separate service and shall be independently connected so as it could be operated by one switch installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points, if any.
- (b) The staircase and corridor lighting shall also be connected to alternate supply as defined in Byelaw No. 12.4 for building exceeding 24 m in height. For assembly, institutional buildings

of height less than 24 m. the alternate source of supply may be provided by battery continuously trickle charged from the electric mains.

- (c) Suitable arrangements shall be made by installation double throw switches to ensure that the lighting installed in the staircase and the corridor do not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand-by supply.
- (d) Emergency lights shall be provided in the staircases / corridor for assembly and institutional buildings above 16 m in height.

- 12.4 (1) Alternate source of Electric Supply:** A stand-by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump, smoke extraction and damper systems in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machines and circuits stated above simultaneously. If the stand-by pump is driven by diesel engine, the generator supply need not be connected to the stand-by pump.

Where parallel HV/LV supply from a separate sub-station is provided with appropriate transformer for emergency, the provision of generator may be waived in consultation with competent fire authority as approved by the Fire Adviser to the Govt. of Maharashtra.

- (2) The provision of generator set as above shall not be applicable to residential buildings.

12.5 Transformers :

- a) If transformers are housed in the building between the ground level it shall be necessarily in the first basement in separate fire resisting room of 4 hours rating. The room shall necessarily be at the periphery of the basement. The entrance to the room shall be provided with a steel door of 2 hours fire rating. A curb (sill) of a suitable height shall be provided at the entrance in order to prevent the flow of oil from ruptured transformer into other part of the basement. The direct access to the transformer room shall be provided preferably from outside. The switch gears shall be housed in a separate room separated from the transformer bays by a fire resisting wall with fire resistance not less than four hours.
- b) The transformer if housed in basement shall be protected by an automatic high pressure water spray system. (Mulsifyre System).
- c) In case the transformers housed in the basements totally segregated from other areas of the basements by 4 hours fire resisting wall / walls with an access directly from outside it may be protected by carbondioxide or B.C.F. fixed installation system
- d) When housed at ground floor level it / they shall be cut off from the other portion of premises by fire resisting walls of 4 hours fire resistance.
- e) They shall not be housed on upper floors.
- f) A tank of RCC construction of capacity capable of accommodating entire oil of the transformers shall be provided at lower level, to collect the oil from the catch-pit in case of emergency. The pipe connecting the catch-pit to the tank shall be of non-combustible construction and shall be provided with a flame arrester.

12.6 Air Conditioning :

- a) Escape routes like staircases, common corridors, lift lobbies etc. shall not be used as return air passage.
- b) The ducting shall be constructed of substantial gauge metal in accordance with IS 655 - 1963 (Revised) and any revision thereof.
- c) Wherever the ducts pass through firewalls or floors the opening around the ducts shall be sealed with fire resisting materials such as asbestos rope, vermiculite concrete, glasswool etc.
- d) As far as possible, metallic ducts shall be used even for the return air instead of space above the false ceiling.
- e) The materials used for insulating the duct system (inside or outside) shall be of noncombustible material such as glasswool etc.
- f) Area more than 750 sq.m. on individual floor shall be segregated by a fire wall and automatic Fire Dampers for isolation shall be provided where the ducts pass through fire walls. The fire dampers shall be capable of operating manually
- g) Air ducts serving main floor areas, corridors etc. shall not pass through the stair wall.
- h) The air handling units shall as far as possible be separate for each floor and air ducts for every floor shall be separate and in no way inter-connected with the ducting of any other floor.
- i) If the air handling unit serves more than one floor, the recommendations given above shall be complied with in addition to the conditions given from J to O.
- j) Proper arrangements by way of automatic fire dampers working on smoke detectors for isolating all ducting at every floor from the main riser shall be made.
- k) When the automatic fire alarm operates the respective air handling units of the air conditioning system shall automatically be switched off.
- l) Automatic fire dampers shall be provided at the inlet of the fresh air duct and the return air duct of each compartment / shop on every floor.
- m) Automatic fire dampers shall be so arranged so as to close by gravity in the direction of the air movement and to remain tightly closed upon operating of a smoke detectors.
- n) The air filters of the air-handling units shall be of non-combustible materials.
- o) The air handling unit room shall not be used for storage of any combustible materials.

13. BOILER ROOM :

13.1 Provisions of Boiler and Boiler Rooms shall conform to Indian Boiler Act. Further, the following additional aspects may be taken into account in the location of Boiler / Boiler Room.

- a) The boilers shall not be allowed in sub-basement but may be allowed in the basements away from the escape routes.

- b) The boilers shall be installed in a fire resisting room of 4 hours fire resistance rating and this room shall be situated on the periphery of the basement. Catch-pits shall be provided at the low level.
- c) Entry to this room shall be provided with a composite door of 2 hours fire resistance.
- d) The boiler room shall be provided with fresh air inlets and smoke exhausts directly to the atmosphere.
- e) The furnace oil tank for the Boiler if located in the adjoining room shall be separated by fire resisting wall of 4 hours rating. The entrance to this room shall be provided with double composite doors. A curb of suitable height shall be provided at the entrance in order to prevent the flow of oil into the Boiler room in case of tank rupture.
- f) Foam inlets shall be provided on the external walls of the building near the ground level to enable the fire service to use foam in case of fire.

14. HAZARDOUS OR INFLAMMABLE MATERIALS :

- 14.1 No hazardous materials shall be allowed to be stored or kept in any part of high rise building either as storage or for handling, processing or manufacturing etc.
- 14.2 Use of inflammable solvents for cleaning carpets etc. shall not be allowed inside the building.
- 14.3 No refuse dumps or storage places shall be permitted in the staircase walls.
- 14.4 Liquefied petroleum gas shall not be stored or used in basement.
- 14.5 Auto repairs and spray painting shall not be allowed in basement.
- 14.6 Where gas pipes are run in the building, the same shall be run in separate shafts exclusively for this purpose and these shall be on external walls, away from the staircase. There shall be no interconnection of this shaft with the rest of the floors.
- 14.7 Wooden or any other combustible materials shall not be used in staircases, lift lobby and such other places, which connect one floor to other.

15. PROVISION OF FIRST AIR FIRE FIGHTING APPLIANCES :

- 15.1 The first air fire fighting equipments shall be provided on all floors including basements, occupied terraces, lift rooms in accordance with IS 2217 - 1963 or revision thereof. Recommendations for providing First-aid-Fire Fighting Arrangements in Public Buildings in consultation with the Competent fire authority as designated or authorised by the Corporation.
- 15.2 The fire fighting appliances shall be distributed over the building in accordance with prevailing IS: Code of practice for selection, installation and maintenance of portable first-aid fire appliances.

16. FIXED FIRE FIGHTING INSTALLATIONS:

- 16.1 Building above 16 m in height depending upon the occupancy use shall be protected by wet riser cum down comer automatic sprinkler installation, high pressure water spray or foam generating system etc. as per the details given 16.2 to 16.7

16.2 Fire Fighting Installations / Requirements:

Sr. No.	Type of the bldg/occupancy	Type of installations	Water Supply Underground/ Terrace Static Tank		Pump Capacity Near the underground at terrace level Static tank	
			4	5	6	7
1.	Residential building upto 16 M in height	Nil	Nil	Nil	Nil	Nil
2.	Residential buildings a) above 16 M but not exceeding	Wet-riser cum-down comer with provision of fire service inlet only near ground level.	Nil	10000 ltrs	Nil	100 Litres per minutes giving a pressure not less than 1.5 kg/cm ² at the top most hydrant
	b) (I) exceeding 24M but not exceeding 25.5m.	Wet riser-cum-down cornner	15,000 ltrs.	20,000 ltr.	Nil	450 ltr.Per minutes giving a pressure not less than 2.15kg/cm ² at the top most hydrant.
	ii) exceeding 25.5M but not Exceeding 35m	-do-	35,000 ltr	20,000 ltr	Nil	-
	iii) exceeding 35M but not exceeding 45M	-do-	50,000	20,000	Nil	-
	c) above 24M & nor exceeding 35m with shopping area upto 250 sq.m. and restricting the shopping areas to the ground floor only	-do-	-do-	-do-	1400 ltrs/ minutes giving a pressure not less than 3.2 kg/cm ² at the top most hydrant	900 ltrs/minute minutes giving a Pressure not less than 2. 1kg/cm ² at the top most hydrant
	d) above 24m & not exceeding 35m with shopping area exceeding 250 sq.m.	-do-	100,000 ltrs	-do-	2400 ltrs per minutes giving a pressure not less than 3.2 kg/cm ² at the topmost hydrant.	-do-

Sr. No.	Type of the bldg/occupancy	Type of installations	Water Supply Underground/ Terrace Static Tank		Pump Capacity Near the underground at terrace level Static tank	
			4	5	6	7
1.	e) above 45m & not exceeding 60m	-do-	75,000 ltrs.	-do-	-do-	-do-
2.	f) above 60m in height but not exceeding 92m. (Residential bldg. above 92 m should not be permitted)	-do-	100,000 ltrs.	-do-	-do-	-do-
3.	Non-Residential Buildings: a) above 16M in height but not exceeding 24M excepting educational buildings	Wet riser- cum-down commer	50,000 ltrs.	10,000 ltrs.	1350 Ltrs/ minutes giving a pressure not less than 3.2 kg/cm ² at the the top most hydrant except for institutional, business & educational bldg.	450 ltrs. Per minutes giving a pressure not less than 2.1 kg/cm ² at the top most hydrant.
	b) educational building above 16 M but not exceeding 24M in height	-do-	Nil	-do-	Nil	Nil
	c) above 24M but not exceeding	-do-	75,000 ltrs	20,000 ltrs	2400 ltrs per minutes giving a 450 ltrs. Per minute giving a pressure 35M pressure not less than 3.2 kg/cm ² . The pump provided will be of multistage type with suction and delivery size	450 ltrs. per minute giving a pressure not less than 2.1 kg/cm ² at the top most hydrant

Sr. No.	Type of the bldg/occupancy	Type of installations	Water Supply Underground/ Terrace Static Tank		Pump Capacity Near the underground at terrace level Static tank	
			4	5	6	7
1	2	3	4	5	6	7
					not less than 6" dia with low level riser upto 10 storeys and high level riser delivery for upper floors	
	d) above 35M but not exceeding 60 M	Wet riser (fully charged with adequate pressure at all times and automatic in operation)	100,000	Nil	-do-	Nil
	e) above 60M but not exceeding 92M	-do-	150, 000 ltrs	Nil	i) 2400 ltrs per minute giving a pressure not less than 3.2 kg/cm ² . The pump provided will be of multistage type with suction and delivery sizes not less than 6" dia with low level riser up to 16 storeys and high level riser delivery for upper floors. ii) A stand by pump of equal capacity shall be provided on alternate source of supply	Nil
	f) above 92M	-do-	200,000 ltrs	Nil	-do-	Nil

Note 1: Any of the above categories may incorporate an automatic sprinkle / drencher system. If the risk is such that requires installation of such protective methods.

- Note 2:** Minimum of two hydrants shall be provided within the courtyard, the location of which shall be decided in consultation with the competent fire authority as approved by the Fire Adviser to the Govt. of Maharashtra.
- Note 3:** Wet riser cum down comer is an arrangement for fire fighting within the building by means of vertical pipes not less than 10.00 cm dia with hydrant outlets on each floor / landing connected to an overhead water storage tank for fire fighting purpose through a booster pump, gate and non-return valves over the underground static tank. A fire service inlet at ground level fitted with a non-return valve, shall also be provided to the rising main for charging it through fire service pumps in case of failure of static fire pump over the underground station tank.
- Note 4:** The pump specified above shall not exceed 2000 R M P.
- Note 5:** In case of group housing of apartment building 16 M and above in height but below 24 M a centrally located tank having a capacity of 200000 liters shall be provided.
- Note 6:** The above quantities of water shall be exclusively for fire fighting and shall not be utilized for domestic or other use.

Sizes of the riser shall be as under (internal diameter):

- a) Residential buildings :
 - i. upto 45 m - 10 cm with single hydrant outlet and hose reel on each floor.
 - ii. above 45m - 15 cm with twin hydrant outlets and hose reel on each floor.
- b) Non-Residential buildings.
 - i. upto 24 m - 10 cm with single hydrant outlet and hose reel on each floor.
 - ii. Above 24m - 15 cm with twin hydrant outlets and hose reel on each floor.

- 16.3 The Wet Riser installations shall conform to IS 3844-1966 Code of Practice for installation of internal fire hydrants in multistoreyed buildings.

In addition, Wet Riser shall be designed for zonal distribution ensuring that unduly high pressure are not developed in risers and hose pipes. In addition to Wet Risers / Wet Riser cum Down corner, first aid hose reels shall be installed on all the floors of the buildings above 24 m and shall conform to IS 884 - 1969. Specification for first aid hose reel for fire fighting (fixed installation). The first aid hose reel shall be connected to one of the female couplings of twin couplings of landing valves of the Wet Riser installations by means of adopter.

- 16.3 (1) Static Water Storage Tank : A satisfactory supply of water for the purpose of fire fighting shall always be available in the form of underground static storages tank with capacity specific for each building with arrangements of replenishment by main or alternative source of supply @ 1000 litres per minute. The static storage water supply required for the above mentioned purpose should entirely be accessible to the fire engines of the local Fire Services. Provision of suitable number of manholes shall be made available for inspection, repairs and inspection of suction holes etc. The covering slab shall be able to withstand the vehicular load of 18 tons.

The domestic suction tank connected to the static water storage tank shall have an overflow capable for discharging 2250 litres per minute to a visible drain point from which by a separate conduits, the overflow shall be conveyed to a storm water drain.

- 16.3 (2) To prevent stagnation of water in the static water storage tank, the suction tank of the domestic water supply shall be fed only through an overflow arrangement to maintain the level therein at the minimum specified capacity.
- 16.3 (3) The static water storage tank shall be provided with a fire brigade collecting breaching with 4 nos. 63 mm dia (2 nos. 63mm dia for pump with capacity 1400 litres / minute) instantaneous male inlets arranged in a valve box at a suitable point at street level and connected to the static tank by a suitable fixed pipe not less than 15 cm dia to discharge water into the tank when required at a rate of 2250 litres per minute.
- 16.4 Automatic Sprinklers : Auto - sprinklers shall be installed :
- In basement used as car parks, if the area exceeds 500 sq.m.
 - In multi-storied basements used as car parks and for housing essential services ancillary to a particular occupancy.
 - Any room or other compartment of a building exceeding 500 sq.m.
 - Departmental stores or shops that totally exceeds 750 sq.m.
 - All non-domestic floors of mixed occupancy considered to constitute a hazard and not provided with staircases independent of the remainder of a building.
 - Godown and warehouses as considered necessary.
 - On all floors of the buildings other than residential buildings, if the height of the building exceed 60m.
 - Dressing rooms, scenery docks, stages and stage basements of theatres.
- 16.5 Automatic high pressure water spray (mulsifyre) system.
- This system shall be provided for protection of indoor transformers of a substation in a basement area.
- 16.6 Foam generation System:
- This system shall be provided for protection of boiler rooms with its ancillary storage of furnace oils in basement.
- 16.7 Carbon-di-Oxide Fire Extinguishing System:
- Fixed CO₂ fire extinguishing installation shall be provided as per IS 6382 - 1971 Code of Practice for design and installation of fixed CO₂ fire extinguishing system on premises where water or foam cannot be used for fire extinguishment because of the special nature of the contents of the buildings areas to be protected. Where possible BDF (Bromochlorodifluoremethane) installation may be provided instead of CO₂ installation.

17. FIRE ALARM SYSTEM :

- 17.1 All buildings with heights mentioned against each shall be equipped with fire alarm system as given in Byelaws No. 17.11 to 17.13.
- 17.1 (1) Residential Building (Dwelling Houses and Hostels) above 35 m and Educational Buildings, Institutional buildings above 24 m in height.

- a) Such buildings shall be equipped with manually operated electrical alarm system with one or more call boxes located at each floor. The location of the call boxes shall be decided after taking into consideration the floor plan with a view to ensure that one or the other call box shall be readily accessible to all occupants of the floor without having to travel more than 22.5 m.
- b) The call boxes shall be of the 'break-glass' type without any moving parts, where the call is transmitted automatically to the control room without any other action on the part of the person operating the call box.
- c) All call boxes shall be wired in a closed circuit to a control panel in the control room, located as per Bylaw No. 17.0 so that the floor number where the call box is actuated is clearly indicated on the control panel. The circuit shall also include one or more batteries with a capacity of 48 hours normal working at full load. The battery shall be arranged to be continuously trickle - charged from the electric mains. The circuit may be connected to alternate source of electric supply as defined in By-law No. 12.4.
- d) The call boxes shall be arranged to sound one or more sounders so as to ensure that all the occupants of the building shall be warned whenever any call box is actuated.
- e) The call boxes shall be so installed that they do not obstruct the exit-ways and yet their location can easily be noticed from either direction. The base of the call box shall be at a height of 1 m from the floor level.

17.1 (2) Business and Industrial Building above 24 m but not exceeding 30 m.

- a) Such buildings shall be equipped with manually operated electrical fire alarm system with one or more call boxes located at each floor. The location of the call boxes shall be decided after taking into consideration the floor plan with a view to ensure that one or the other call box shall be readily accessible to all occupants of the floor without having to travel more than 22.5m.
- b) The call boxes shall be of the 'break-glass' type without any moving parts, where the call is transmitted automatically to the control room without any other action on the part of the person operating the call box.
- c) All call boxes shall be wired in a close circuit to a control panel in the control room located as per By-law No. 17.0 so that the floor number from where the call box is actuated is clearly indicated on the control panel. The circuit shall also include one or more batteries with a capacity of 48 hours normal working at full load. The battery shall be arranged to be continuously trickle charged from the electric mains. The circuit may be connected to alternate source of electric supply as defined in By-law No. 12.4.
- d) The call boxes shall be arranged to sound one or more sounders so as to ensure that all occupants of the building shall be warned whenever any call box is actuated.
- e) The call boxes shall be so installed that they do not obstruct the exit ways and yet their location can easily be noticed from either direction. The base of the call box shall be at a height of 1 m from the floor level.

- 17.1 (3) All other buildings exceeding 24 m height excluding those mentioned in By-law No. 17.1 and 17.1.2.

The building shall, in addition to the manually operated electrical fire alarm system, be equipped with an automatic fire alarm system. The later shall be in addition to the alarm which may be sounded by the actuation of any automatic fire extinguishing system which may be installed in any particular occupancy in accordance with these bylaws. The detectors for the automatic fire alarm shall conform to relevant IS specification Head / Smoke sensitive type Fire Detector and the system shall be installed in accordance with IS 2139 - 1976 Code of practice of Automatic Fire Alarm System or any other relevant Indian Standard prescribed from time to time.

Note-1: Several types of fire detectors are available in the market but the application of each type is limited and has to be carefully considered in relation to the type of risk and the structural feature of the building where they are to be installed.

Note-2: No automatic detectors shall be required in any room or portion of building which is equipped with an approved installation of automatic sprinklers.

18 LIGHTNING PROTECTION OF BUILDINGS :

- 18.1 The lightning protection for buildings shall be provided based on the provisions of Part-III of the National Building Code of India 1970.

19. CONTROL ROOM :

- 19.1 For all buildings mentioned in Byelaws No. 17.1.1, 17.1.2 and 17.1.3 except residential buildings not exceeding 60 m there shall be a control room on the entrance floor of the building with communication system (suitable public address system) to all floors and facilities for receiving the message from different floors. Details of all floor plans along with the details of the fire fighting equipment and installations shall be maintained in the Control Room. The Control Room shall also have facilities to detect the fire on any floor through Indicator Boards connecting fire detecting and alarm system on all floors. The staff in charge of control room shall be responsible for the maintenance of the various services and fire fighting equipment and installations.

20. CARETAKER FOR RESIDENTIAL, HOTELS, BUSINESS, MERCANTILE, INDUSTRIAL, STORAGE AND HAZARDOUS BUILDINGS WITH HEIGHT MORE THAN 45 M.

- 20.1 A qualified Fire Officer with experience of not less than 3 years shall be appointed as a care taker who will be available on the premises at all time.

20.2 The Fire Officer shall -

- i) Maintain the fire fighting equipment in good working condition at all times.
- ii) Layout fire orders and fire operational plan.
- iii) Impart training to the occupants of the buildings in the use of fire fighting equipments provided on the premises and keep them informed about the fire emergency evacuation plan.
- iv) Keep proper liaison with City Fire Brigade.

21. HOUSE KEEPING :

21.1 To eliminate fire hazards a good house keeping inside the building and outside the buildings shall be strictly maintained by the occupants and / or the owner of the building.

22. FIRE DRILLS AND FIRE ORDERS :

22.1 Fire notices / orders shall be prepared to fulfill the requirements of the fire fighting and evacuation from the buildings in the event of fire and other emergency. The occupants shall be made thoroughly conversant with their action in the event of the emergency, by displaying fire notices at vantage points. Such as notices should be displayed prominently in bold lettering.

23. SECURITY DEPOSITS :

For buildings which are more than 24 M in height the applicant / owner shall deposit and keep deposited an amount of Rs 20,000/- as security deposit, at the time of application to the Fire Officer of CIDCO for approval under these regulations, for the due performance of the requirements of these regulations. The security deposit shall be refunded without interest, after the grant of Occupancy Certificate.

APPENDIX-IV

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

"NIRMAL", Nariman Point, Bombay - 400 021.

No. In exercise of the powers conferred by paragraph (l) of Section 159 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), the City & Industrial Development Corporation of Maharashtra Limited, Bombay, being the New Town Development Authority for the area comprised in the site of New Bombay under sub-section 3(A) of Section 113 of the said Act, hereby makes the following building regulations with the previous approval of the State Government for controlling the development of land in village gaothans in New Bombay, namely:

1. Short Title and Extent:
 - (a) These regulations may be called the New Bombay Building Control Regulations 1973 (village gaothans) for the control of the development in village gaothans in New Bombay.
 - (b) They shall come into force immediately on the publication in the Maharashtra Govt. Gazette.
 - (c) Subject to the provisions of the Maharashtra Regional & Town Planning Act, 1966, the following Regulations shall apply to the village gaothans in New Bombay.
2. Permission may be granted for the construction of buildings for the following purpose only.
 - (a) Residential houses
 - (b) Dispensaries, medical or allied clinics
 - (c) Shops selling provisions of day-to-day requirements like vegetables, toilet areas etc., and not more than 15 Sq.m. in area.
 - (d) Small Scale Service Industries, which do not create nuisance on account of smoke, smell, dust, noise, glare or any other factor and having power, floor area and employment requirement of not more than 5 HP., 25 Sq.m. and 5 persons respectively, may be permitted in gaothan, subject to a No Objection Certificate from concerned village Panchayat in the form of Resolution. †
 In particular, any industry mentioned in Schedule-II (Appendix-IV), may be permitted.
3. The built-up area shall not exceed 50% of the plot area.
4. The number of storeys shall not exceed two (including ground floor) .
5. The total floor area of both of floors shall not be more than 3/4 of the plot area (FSI 0.75).
6. The minimum dimension of the leaving room shall be 2.75 mtrs.
7. The minimum carpet area of a dwelling unit shall be 11 Sq.m.. Nahani may be permitted within the allowable carpet area of 11 Sq.mtrs. provided the remaining is at least 9.5 Sq.m.. This was added in December '78.
8. Open space around building :
 - (i) A marginal open space of 1.5 m. shall be left permanently open on all sides of the building.

- (ii) The plots with less than 9 mtr. width or depth the marginal open space may be allowed to be reduced to 1m. but in such plots only ground floor structure shall be permitted.
 - (iii) For two storeyed structures a marginal open space of 2.25 m. shall be left permanently open on all sides of the building.
9. In preparing building plans care shall be taken to provide the following.
- (a) Windows space for light and ventilation equal to at least 1/8th of the floor area of the room.
 - (b) Soak pits for drainage, water where there are no.....
 - (c) Soak pits and privies shall be at least 7.5 mtrs. away from private wells and 15 mtrs. area from the public wells.
10. No plot shall be sub-divided without the permission of the Planning Authority.
11. The Vice Chairman & Managing Director, CIDCO may relax the any of these regulations in deserving cases.

APPENDIX-V ¹

Commercial use of lands in the possession of the Maharashtra State Road Transport Corporation

Notwithstanding anything to the contrary contained in these Regulations or the Development Plan / Planning proposals, land in the possession of the Maharashtra State Road Transport Corporation shall be allowed to be developed for commercial use to the extent of 50% of the admissible floor space index, subject, however, to the general restrictions otherwise applicable to such development and also in accordance with the Government of Maharashtra, Home department, Resolution No. STC 3400/CR-148/TRA-1 dated 1st February 2001 as may be modified from time to time.

APPENDIX-VI *

2.5 FSI for EWS, LIG, MIG

APPENDIX - VII ²

[Regulation No. 34]

Regulations for Reconstruction/Redevelopment:

- For redevelopment of building or buildings in the housing schemes of CIDCO, containing houses or tenements for (i) EWS/LIG and/or (ii) MIG and/or (iii) HIG, the total permissible FSI shall be permissible in accordance with the provisions contained in Appendix VII of this Regulation as specified in Table-A below and shall be based on gross plot area:

Table A

Sr. No.	Category	Permissible FSI
i.	Plot area of 1000 sq. m. or more and having access road of minimum 15m width	2.50
ii.	Plot area of 1000 sq.m. or more and having access road of minimum 9 m width.	2.00
iii.	All other plots having access road below 9m width	1.80 or Authorisedly consumed FSI + 50% Incentive whichever is less

Identification of dangerous / dilapidated buildings shall be done by a Committee Under the Chairmanship of the Joint Managing Director, CIDCO, comprising Superintendent Engineer, Public Works Department, Thane, Joint Director, Town Planning, Konkan Division; City Engineer, NMMC; Chief Engineer, CIDCO, Chief Planner, CIDCO and such other members as may be appointed by the Joint Managing Director, CIDCO having regard to their academic qualifications, technical competence and previous experience in the field of Structural Engineering.

- Where redevelopment of any dangerous/dilapidated building(s) in a Housing Scheme of CIDCO constructed buildings is undertaken by the Co-op Housing Society or the occupiers of such building(s) or by the lessees of CIDCO, the Rehabilitation area Entitlement, Incentive FSI and sharing of balance FSI shall be as follows:

¹ The Regulations were amended and sanctioned on 27/01/2005.

² The Regulations were amended and sanctioned on 01/10/2016.

* Awaiting Government Sanction.

A) Rehabilitation Area Entitlement:

- i) Under redevelopment of any dangerous/dilapidated building(s) in a Housing Scheme of CIDCO, the entitlement of rehabilitation area for an existing residential tenement shall be equal to sum total of:
- a basic entitlement equivalent to the carpet area of the existing tenements plus 35% thereof, subject to a minimum carpet area of 300 sq.ft. and
 - an additional entitlement, governed by the size of the plot under redevelopment, in accordance with the Table-B below:

Table B

Area of the Plot under Redevelopment	Additional Entitlement (As % of the Carpet Area of the Existing Tenement)
Upto 4000 sq. m.	Nil
Above 4000 sq.m. to 2 hect	10%
Above 2 hect to 5 hect	15%
Above 5 hect to 10 hect	20%

Explanation: The plot under redevelopment, means the total area of the land on which redevelopment of dangerous/dilapidated building(s) is to be undertaken.

Provided that the maximum entitlement of rehabilitation area shall in no case exceed the maximum limit of carpet area prescribed for MIG category by the Govt. as applicable on the date of approval of the redevelopment project.

Provided further that the entitlement of rehabilitation area, as admissible under this regulation, shall be exclusive of the area of balcony.

- ii) Under redevelopment of any dangerous/dilapidated building(s) in a Housing Scheme of CIDCO, the entitlement of rehabilitation area of any existing authorised commercial unit / amenity unit in the Residential Housing Scheme shall be equal to the carpet area of the existing unit plus 20% thereof.

B) Incentive FSI:

Incentive FSI admissible against the FSI required for rehabilitation, as calculated above, shall be based on the ratio (hereinafter referred to as Basic Ratio) of Land Rate (LR) in Rs./Sq.m. of the plot under redevelopment as per the Annual Schedule of Rates (ASR) and Rate of Construction (RC)* in Rs/Sqm applicable to the area as per the ASR and shall be as given in the Table - C below:

Table C

Basic Ratio (LR/RC)	Incentive (As % of Admissible Rehabilitation Area)
Above 3.00	70%
Above 2.00 and upto 3.00	80%
Above 1.00 and upto 2.00	90%
Upto 1.00	100%

Explanation:- * RC is the rate of construction in respect of R.C.C. Construction, as published by the Chief Controlling Revenue Authority & Inspector General of Registration, Maharashtra State in the Annual Schedule of Rates.

Provided that the above incentive will be subject to the availability of the FSI on the Plot under the redevelopment and its distribution by CIDCO.

Provided further that in case there are more than one land rate applicable to different parts of the plot under redevelopment, a weighted average of all the applicable rates shall be taken for calculating the Average Land Rate and the Basic Ratio.

Provided further that the Land Rate (LR) and the Rate of Construction (RC) for calculation of the Basic Ratio shall be taken for the year in which the redevelopment project is approved by the authority.

C) Sharing of the Balance FSI:

The FSI remaining in balance after providing for the rehabilitation and the incentive components, calculated as per (A) and (B) above respectively, shall be shared between the existing or proposed Co-operative Housing Society/ Apartment Ownership Association and CIDCO, in the form of built-up area, as given in Table D below and the share of CIDCO shall be handed over to CIDCO free of cost.

Table D

Basic Ratio (LR/RC)	Sharing of Balance FSI	
	Society / Association Share	CIDCO Share
Above 3.00	50%	50%
Above 2.00 and upto 3.00	60%	40%
Above 1.00 and upto 2.00	70%	30%
Upto 1.00	80%	20%

2.1 Where redevelopment of dangerous/dilapidated building(s) in a Housing Scheme of CIDCO is undertaken by CIDCO directly or jointly by CIDCO along with the Co-operative Housing Society / Association or the occupiers of such building(s) or by the lessees of CIDCO, the Rehabilitation Area Entitlement, incentive FSI and sharing of balance FSI shall be as follows:

A) Rehabilitation Area Entitlement:

The Rehabilitation Area Entitlement shall be increased by 15% of the existing carpet area, over and above the Rehabilitation Area Entitlement calculated in (A) of clause 2 above, subject to the maximum of the size of MIG, prescribed by the Government in the Housing Department.

B) Incentive FSI:

Incentive FSI shall be the same as in (B) of Clause 2.

C) Sharing of the balance FSI:

There shall be so sharing of the balance FSI, which shall be entirely available to CIDCO for implementing Affordable Housing Project.

* Awaiting government sanction

3. Other requirement/Criteria:

- i. For the purpose of calculating the FSI, the entire area of the layout including widening of existing roads and internal roads but excluding the land earmarked for public amenities shall be considered. Sub-division as well as amalgamation of plots shall be permissible. Amalgamation of more than one Apartment Owners' Association / Co. op. Hsg. Society amalgamation, the amalgamated plot should be in the name of the applicant CHS with legal ownership title, without considering the provision made in the Regulation of this DCR. However, consent of at least 70% leaseholders / occupants who intend to amalgamate such condominium shall be necessary.
- ii. In a condominium/plot area, widening of existing roads as per the regular line of street prescribed by CIDCO or widening of road providing vehicular access to the condominium plot to bring it to the minimum right of way as prescribed in Table "A", shall be permissible for reconstruction / redevelopment, after handing over required stretch of land under road to CIDCO, free of cost, duly developed with storm water drains and footpath, if any, to the satisfaction of the Managing Director, CIDCO.
- iii. In case where there are a number of dangerous / dilapidated building on a plot, in such cases, equivalent Land component of such buildings shall be worked out and incentive F.S.I. shall be based on such land component.
- iv. The normal permissible tenement density per net hectare may be allowed to be exceeded in multiple of F.S.I. permissible.
- v. The existing residential premises (other than R+C premises) shall be permitted to be redeveloped for residential user only. No change of Use from Residential to Residential cum Commercial shall be permitted. However, in such premises, if area of such plot is more than 1000 sqm and the same is fronting on a road having width of 20 mtr and above then it shall be permissible to construct convenience shopping to the extent of 5% of the plot area and if the plot area is more than 1000 sq. mtr. and the plot is fronting on a road having width of 30 mtrs and above then this limit for convenience shopping will be upto 10%.
- vi. In a condominium/plot area, it shall be mandatory to keep minimum 10% or 15% as the case may be compulsory recreational open space on ground clearly open to sky over and above podium garden, in the proposed redevelopment project in respect of land area between 2500 sq.mtrs. to 4000 sq.mtrs. or more than 4000 sq.mtrs. respectively.
- vii. 5% of the Plot area under reconstruction/redevelopment project shall be surrendered to the CIDCO, free of cost, towards essential amenity area, in case the plot area is more than 2500 sq.mt. The FSI of such amenity area shall be permissible on the balance plot area and the entire area of such amenity space will be considered for computation of FSI, without deducting this area from the gross plot area. However, 1.0 FSI out of amenity space FSI will be deducted from the total permissible FSI. Alternatively carpet area equivalent to 5% of the area of the plot under redevelopment can be constructed within the scheme, providing separate access, and handed over to CIDCO free of cost as Social amenity.
- viii. The Layout of entire condominium / residential / Residential cum commercial premises, duly signed by the Apartment owners' Association/CHS shall be submitted at the time of Commencement Certificate to ascertain the feasibility of the entire condominium for redevelopment, so that in future, proper redevelopment of other buildings in the condominium/residential premises is smoothly feasible. However, such redevelopment can be undertaken in a phased manner in respect of one

or two buildings likewise as per the approved layout of the entire condominium/residential premises. In case of such partial redevelopment, the infrastructure charges shall also be deposited in proportion to the area under such partial redevelopment.

- ix. For the purpose of deciding the authenticity in of the age of the structure, if the approved plans of such existing structure are not available, the Managing Director, CIDCO shall consider other evidence such as Assessment Record or city survey record or sanad.
- x. In any Redevelopment project where the existing or proposed Corporative Housing Society/ Apartment Owners Association/Developer appointed by the concerned Society/Associations has obtained No Objection Certificate from the CIDCO, thereby securing additional balance FSI with the consent of 70% of its members and where such NOC holder has made provision for alterative accommodation in the proposed building (including transit accommodation), then it shall be obligatory for all the occupiers/members to participate in the Redevelopment Scheme and vacate the existing tenements for the purpose of redevelopment. However, in case of Apartment owners associations, the consent as per the concerned Act will be required.
- xi. For redevelopment of any dangerous/dilapidated buildings in any Housing Scheme of CIDCO under clause 2.1 herein above, by CIDCO, the consent of the Corporative Housing Society in the form of a valid Resolution as per the Co-operative Societies Act, 1960 will be sufficient. Similarly, in case of Apartment Owners Association, the consent as per the concerned Act will be required.
- xii. For providing the requisite infrastructure for the increased population, an infrastructure charge at the rate of 10% of the Land Rate as per the ASR of the year of approval of the redevelopment project shall be levied and charged by the CIDCO for the extra FSI granted for the redevelopment project, over and above the Basic Zonal FSI.
- xiii. A corpus fund, as may be decided by the Managing Director, CIDCO shall be created by the Developer which shall remain with the concerned Co-operative Housing Society/Apartment Owner Association for the maintenance of the new buildings under the Rehabilitation Component.
- xiv. For the purpose of this Regulation, the carpet areas of EWS, LIG or MIG tenements shall be determined by the Government in the Housing Department from time to time.
- xv. Any redevelopment proposal where CIDCO has already issued Commencement Certificate (CC) prior to the date of coming into force of this Modification (hereinafter referred to as "the appointed date") and which is valid as on the appointed date, shall be allowed to convert to redevelopment project under this Regulation, provided it satisfies all the requirements specified in this Regulation.

APPENDIX - VIII : DEVELOPMENT AROUND GAOTHAN *

* Awarding Government Sanction

APPENDIX - IX : REGULATION 36 ¹

(A) Regulations for Land Compensation Scheme and Rehabilitation Pocket in Navi Mumbai

1. Land Compensation Scheme and Rehabilitation Pocket:

Land Compensation Scheme means the Scheme devised by City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO) with the approval of State Government vide Government Resolution CID-1812/C.R. 274/UD10, dated 1/3/2014 and as amended from time to time for compensating the land holders whose lands are being acquired on or after 1st March 2014, The Rehabilitation Pocket means the land identified by CIDCO for allotment under land compensation scheme. The compensation under Scheme shall have three components.

- a) **Component - I:** involving allotment of 10% developed land in lieu of monetary compensation after deduction of 30% of the eligible area for the development of infrastructure and amenities. Maximum 15% FSI may be used for commercial use provided that such commercial use shall be permissible as per provisions of General Development Control Regulations.
- b) **Component - II:** involving allotment of 12.5% developed land in lieu of monetary compensation after deduction of 30% of the eligible area for the development of infrastructure and amenities. Maximum 15% FSI may be used for commercial use provided that such commercial use shall be permissible as per provisions of General Development Control Regulations.
- c) **Component - III:** involving allotment of developed plot to the eligible owner of the house whose house and land under house are being acquired and resettled at another location Maximum 15% FSI may be used for commercial use provided that such commercial use shall be permissible as per provisions of General Development Control Regulations.

2. Floor Space Index admissible on lands allotted under the scheme shall be as follows:

- a) **Component - I:** Floor Space Index for the development of lands allotted under Component - I shall be 2.5.
- b) **Component - II:** Floor Space Index for the development of land allotted under Component - II shall be 1.5.
- c) Floor Space Index for the development of total land allotted under Component - I and Component - II that is **22.5%** shall be 2.0.
- d) **Component - III:** Floor Space Index for the development of land allotted under Component - III shall be 1.5.
- e) **Kept in abeyance**
- f) The base FSI of the lands within Pushpak Node as described by CIDCO shall be 2.0 irrespective of the land use and the maximum permissible FSI shall be 2.5. Provided that with the previous approval of VC & MD, CIDCO, this additional 0.5 FSI may be granted for utilization on these plots subject to payment of additional premium as may be decided by the Corporation.

Alternatively, with the previous approval of VC & MD, CIDCO, additional FSI 0.5 in the form of DRC shall be allowed on lands within the Pushpak Node only over and above the base FSI of 2.0.

However, while granting such additional 0.5 FSI VC & MDm CIDCO shall give priority to grant of such additional FSI in the form of DRC.

¹ The Regulations were amended and sanctioned on 13/08/2015

Provided that

- i) A maximum FSI 2.0 shall be admissible for plots having an area equal to or in excess of 1000 sq. mtr., however in case, the available FSI can not be used at site due to hardship of height restriction and for any other reasons recorded in writing in Pushpak Node, floating of TDR shall be allowed and such TDR shall be used within Pushpak Node only with the approval of VC&MD.
- ii) FSI 1.5 shall be admissible for plot having area less than 1000 sq. mtr. And the balance 0.5 or 1.0 FSI, as may be applicable, shall be admissible for utilization in the form of Development Right Certificate (DRC) as a Transferable Development Right (TDR), the utilization of which shall be within Pushpak Node only as per regulation 37.

3. Locations for utilization of DRC -

DRC in the form of TDR shall be eligible for utilization in the following locations.

- a) Pushpak Node as shown on the plan.
- b) Kept in abeyance
- c) The proposed provision is refused to accord sanction.

4. Extent of Utilization of DRC :

The utilization of DRC within Pushpak node only shall be permitted is as follows:

Road width	Maximum Permissible Utilization of TDR in addition to the base FSI under GDCR and under this regulations.
Equal to or above 20.0 mtr and along the service road in Pushpak node	Upto 0.5 FSI on receiving plot.

5. Marginal Open Space:

The minimum marginal open spaces for any individual building in the are designate for the allotment of land under the Land Compensation Scheme shall be

- a) As per table no. 17.6 of General Development Control Regulations in respect of plots of size less than 1000 sq.m. Further semidetached building shall be permitted on the plots of size less than 1000 sq. mtr.
- b) The minimum marginal open space on all sides of the building on a plot of 1000 sq. m. or more shall be 6.0 m. without any projections, except required for fire fighting and as permitted by the Fire Officer CIDCO and irrespective of whether the face of the building derives light and ventilation or not.
- c) If any interior or exterior open space is intended to be used for the purpose of light & ventilation by more than one building belonging to the same owner, then the width of such open spaces shall be minimum 9.0 mtr.

6. Applicability of the other Provisions of DCR

All the aspects of development not covered under this regulation shall be governed by the relevant provisions of the sanctioned GDCR.

7. Powers of Interpretation :

If any dispute regarding the interpretation of these Regulations arises, the decision made by the State Government shall be final.

Appendix - X : Regulation 37 ¹

(B) Regulation for Utilization of Transferable Development Right in Navi Mumbai (TDR is as specified in the Appendix – X)

1. Transferable Development Right means the unused potential of the plot allotted under the Land Compensation Scheme which in FSI terms is equivalent to the balance eligible area of development of such allotted plot, and which is made available to the allottee in the form of Development Right Certificate, which allottee may utilize himself or transfer to any other person.
2. Allottee under the Land Compensation Scheme who is entitled to receive developed lands under Component - I and Component - II and is unable to utilize the full potential of development of such land in situ as per the provisions of Regulation 36, shall be eligible for the grant of Development Right Certificate.
3. The Development Right Certificate (DRC) shall be issued by the Managing Director/Jt. Managing Director CIDCO.
4. If the holder of the DRC intends to transfer it to any other person, he shall submit the DRC to the Managing Director, CIDCO with their appropriate application for endorsement of the new holder's name.
5. A holder of DRC who desires to use the FSI credit on a particular plot land shall attach to his application for development permission, valid DRC to the extent required.
6. The DRC shall be valid for use on receiving plots in area of Pushpak Node described in detail in the schedule, the pockets as may be notified by CIDCO as the Intensive Development Pockets and all the plots of residential, business or mercantile in combination with residential use in all Southern Node (Raigad District) under the jurisdiction of CIDCO having one side or the plot fronting on equal to or above 20.0 mtr. Wide road.
7. The minimum size of the receiving plot on which TDR may be permitted to be utilized shall be 2000 sq. mtr. in the area of Pushpak Node, described in detail in the schedule and development of such plot shall be as per Regulations no. 36.
8. Plots in the range of 1000 m² to 2000 m² shall not be permitted to float TDR unless the full potential of the plot with FSI 2.0 is consumed, however in case of exceptional hardship more specifically due to height restrictions, in Pushpak node, floating of TDR shall be allowed and such TDR shall be used within Pushpak node only with the approval of VC&MD.
9. Except Intensive Development Pockets, in other plots the utilization of TDR shall depend on the size of the plot and its development potential as per GDCR.
10. Amount of TDR shall be equal to the unutilised FSI in sq. mtr. The utilisation of TDR on receiving plot shall be as per formula given below:

¹ The Regulations were amended and sanctioned on 13/08/2015

Formula;

$$A = (R_g/R_r) \times B$$

Where,

A = utilisation of DR in sq. mtr. on receiving plot

R_g = Rate in rupees per sq. mtr. as per ASR* of generating plots in generating year

R_r = Rate in rupees per sq.mtr. as per ASR* of receiving plots in generating year

B = TDR debited from DRC in sq.mtr.

*ASR means Annual Schedule of Rates published by the registration department for each year.

Wherever ASR rate is not available the rates decided by CIDCO shall be applicable for computation.

11. DRC in combination shall be allowed for utilization on receiving plots on exclusive residential use plots and business or mercantile plots use in combination residential use in the designated areas.
12. The DRC may be used in one or more plot of land in multiple of 10 sq. mtr.
13. The principal DRC shall be valid for a period of 5 years from the date of issue, thereafter, it shall have to get revalidated from CIDCO every five year.
14. The transferees DRC shall be valid only for two years or up to the date of principal DRC - whichever is earlier. Thereafter the transferee's DRC shall be got revalidated every two years,

SCHEDULE - I : LIST OF SERVICE INDUSTRIES - CLASS 'A' / CLASS 'B'.

Sr. No.	Category of Industry	Service Industry, Class A					Service Industry, Class B				
		Criteria for classification and special conditions	Maximum permissible power requirement (HP)	Maximum Employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Criteria for classification and special conditions	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Special conditions, if any
1	2	3	4	5	6	7	8	9	10		
I	Food Products										
1.	Preservation of meat canning preserving and processing of fish, crustacea and similar foods.	-	Not included	-	-	20	20	250	-		
2.	Manufacture of dairy products such as butter, ghee etc.	5	9	50	-	20	20	250	-		
3.	Canning and preservation of fruits and vegetables including production of jam, jelly, sauce etc.	-	Not included	-	-	20	20	250	-		
4.	a) Grain mill for production of flour.	10	9	50	i) shall not be permitted under or adjoining a dwelling unit	20	20	100	-		
	b) Supari and masala grinding	10	9	50	ii) Operation shall be permitted only between 800 hrs and 2000 hrs.	20	20	100	-		

Sr. No.	Category of Industry	Service Industry, Class A					Service Industry, Class B				
		Criteria for classification and special conditions					Criteria for classification and special conditions				
		Maximum permissible power requirement (HP)	Maximum permissible Employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Special conditions, if any		
1	2	3	4	5	6	7	8	9	10		
5.	Manufacture of	10	9	50	i) -do- ii)-do- bakery products iii) Fuel used shall be electricity, gas or smokeless coal.	20	20	250	-		
6.	Manufacturing of coco, chocolate. sugar confectionery.	-	Not included	-	-	20	20	250	-		
7.	Coffee curing, roasting and grinding.	2	9	50	-	10	20	100	-		
8.	Cashewnut processing like, drying, shelling. roasting, salting etc	-	Not included	-	-	10	20	250	-		
9.	Manufacture of Ice	-	Not included	-	-	30	20	250	-		
10.	Sugar-cane and fruit juice curshers.	2	9	25	-	2	9	25	-		
II	Beverages and Tobacco										
11.	Manufacture of soft drink and carbonated water:	-	Not included	-	-	20	20	250	-		

Sr. No.	Category of Industry	Service Industry, Class A					Service Industry, Class B					
		Criteria for classification and special conditions		Criteria for classification and special conditions			Criteria for classification and special conditions		Criteria for classification and special conditions			
		Maximum permissible power requirement (HP)	Maximum permissible Employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employ-ment (persons)	Maximum permissible floor area (sq.m.)	Other special conditions, if any			
1	2	3	4	5	6	7	8	9	10			
12.	Manufacture of bidi.	-	Not included	-	-	20	20	250	If no power is used the maximum permissible employment shall be 40 persons with special permission of the Corporation.			
III	TEXTILE AND TEXTILE PRODUCTS											
13.	Printing, dyeing and bleaching of cotton woolen and silk textiles.	-	Not included	-	-	20	20	250	-			
14.	Embroidery and making of crape laces and fringes.	5	9	50	-	20	20	250	-			
15.	Manufacture of all type of textiles garments including wearing apparel.	-	Not included	-	-	20	20	250	-			
16.	Manufacture of made up textile goods such as certains. Mosquitonets, mattress bedding material, pillow cases, textile bags etc.	-	Not included	-	-	20	20	250	-			

Sr. No.	Category of Industry	Service Industry, Class A				Service Industry, Class B			
		Criteria for classification and special conditions		Special conditions, if any		Criteria for classification and special conditions		Special conditions, if any	
		Maximum permissible power requirement (HP)	Maximum permissible Employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Special conditions, if any
1	2	3	4	5	6	7	8	9	10
IV	WOOD PRODUCTS AND FURNITURE								
17.	Manufacture of wooden and cane boxes and packing cases.	-	Not included	-	-	20	20	500	-
18.	Manufacture of structural wooden goods such as beams, posts, doors and windows.	-	Not included	-	-	20	20	500	-
19.	Manufacture of wooden furniture and fixtures.	No power to be used	9	50	i) Shall not be permitted under or adjoining a dwelling unit ii) operation shall be permitted only between 800hrs. and 2000 hrs.	20	20	250	-
20	Manufacture of bamboo and cane furniture and fixtures.	-do-	9	50	-do-	20	20	250	-
21.	Manufacture of wooden products such as utensils, toys, artwares etc.	-	Not included	-	-	20	20	250	-

Sr. No.	Category of Industry	Service Industry, Class A					Service Industry, Class B				
		Criteria for classification and special conditions	Maximum permissible power requirement (HP)	Maximum permissible Employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Special conditions, if any	
1	2	3	4	5	6	7	8	9	10		
V	PAPER PRODUCTS AND PRINTING PUBLISHING										
22.	Manufacture of containers and boxes of paper, paper board, paper pulp.	-	Not included	-	-	20	20	250	-		
23.	Printing & publishing of newspaper.	-	Not included	-	i) shall not be permitted under or adjoining a dwelling unit.	20	20	250	No restriction of power, number of employees or area shall apply and if special permission of the corporation is obtained		
24.	Printing & Publishing of periodicals, books, journals, atlases, maps printing, picture post card embossing	5	9	50	ii) operation shall be permitted only between 800hrs. and 2000hrs. iii) No restriction of power number of employee, area of hours of operation shall apply if located in a building in separate plot not less than 500 sq.m & if special permission of the Corporation is obtained.	-	-	-	-		

Sr. No.	Category of Industry	Service Industry, Class A				Service Industry, Class B			
		Criteria for classification and special conditions				Criteria for classification and special conditions			
		Maximum permissible power requirement (HP)	Maximum permissible Employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Special conditions, if any
1	2	3	4	5	6	7	8	9	10
25.	Engraving, etching block making etc	5	9	50	Operation shall be permitted only between 800 hrs. and 2000 hrs.	20	20	250	-
26.	Book binding	5	9	50	-	20	20	250	-
VI.	LEATHER PRODUCTS.								
27.	Manufacture of leather footwear.	-	Not included	-	-	20	20	250	If no power is used the maximum permissible employment shall be 40 persons with special permission of the Corporation.
28.	Manufacture of wearing apparel like coats, gloves etc.	-	Not included	-	-	20	20	250	do
29.	Manufacture of leather consumers goods such as upholstery, Suit cases, Pocket books, Cigarette and key cases, Purses etc.	-	Not included	-	-	20	20	250	do

Sr. No.	Category of Industry	Service Industry, Class A					Service Industry, Class B				
		Maximum permissible power requirement (HP)	Maximum Employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Special conditions, if any		
1	2	3	4	5	6	7	8	9	10		
30.	Repair of footwear and other leather goods.	No power to be used	9	50	-	20	20	250	If no power is used the maximum permissible employment shall be 40 persons with special permission of the Corporation.		
VII	RUBBER AND PLASTIC PRODUCTS										
31.	Retreading and vulcanising works	-	Not included	-	-	20	20	250	-		
32.	Manufacture of balloons. Rubber and plastic toys.	-	Not included	-	-	20	20	250	-		
VIII	NON-METALLIC MINERAL PRODUCTS										
33.	Manufacture of structural stone goods stone dressing crushing and polishing	-	Not included	-	-	20	20	250	-		
34.	Manufacture of earthen and plaster slates and images. Toys and artwares.	-	Not included	-	-	20	20	250	-		

Sr. No.	Category of Industry	Service Industry, Class A					Service Industry, Class B				
		Criteria for classification and special conditions	Maximum permissible power requirement (HP)	Maximum permissible Employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Criteria for classification and special conditions	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Special conditions, if any
1	2	3	4	5	6	7	8	9	10		
35.	Manufacture of cement concrete building components. Concrete jallis, septic tank, plaster of paris work, lime mortar etc.	-	Not included	-	-	20	20	500	-		
IX	METAL PRODUCTS										
36.	Manufacture of furniture and fixture primarily of metal	-	Not included	-	-	30	20	250	-		
37.	Plating and polishing of metal products	-	Not included	-	-	30	20	250	-		
38.	Manufacture of metal building component such as grills, gates, doors and window frames water tanks wire nets etc.	-	Not included	-	-	30	20	250	-		
39.	Manufacture & repair of sundry ferrous engg. Products done by jobbing concerns such as mechanical work shops with lathes, drills,grinders, welding equipment etc.	-	Not included	-	-	30	20	250	-		
40.	Tools sharpening and razor sharpening works.	No power to be used.	6	25	Operation shall be permitted only between 800 hours & 2000 hrs.	20	20	250	-		

Sr. No.	Category of Industry	Service Industry, Class A					Service Industry, Class B				
		Criteria for classification and special conditions	Maximum permissible power requirement (HP)	Maximum permissible Employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Special conditions, if any	
1	2	3	4	5	6	7	8	9	10		
X.	ELECTRICAL GOODS.							250			
41.	A) Repair Refrigerators, air conditioners, washing machines, electric cooking ranges, motor rewinding works etc. B) Repair of other house hold electrical appliances such as radio set, television set, Tape recorders, heaters, irons, shavers, vacuum cleaners etc.	-	Not included	-	-	20	20	250	-		
		-	9	50	- do -	20	20	250	-		
XI.	TRANSPORT EQUIPMENT										
42.	Manufacturing of push cart, hand cart etc.	-	Not included	-	-	20	20	250	-		
43.	A) servicing of motor vehicles and servicing and repairing of motor cycles. B) Repairs of motor vehicles. C. Battery charging and repair.	10	9	50	Operation shall be permitted only between 800 hrs and 2000 hrs.						
		-	-	Not included	-	30	20	50	This includes activities under (A) and (C)		
		5	6	25	-	-	-	-			

Sr. No.	Category of Industry	Service Industry, Class A				Service Industry, Class B			
		Criteria for classification and special conditions	Maximum permissible power requirement (HP)	Maximum Employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Special conditions, if any
1	2	3	4	5	6	7	8	9	10
44.	Repair of bicycles and cycle rickshaws.	5	6	50	Operation shall be permitted only between 800 hrs. and 2000 hrs.	10	20	250	-
XII	OTHER MANUFACTURING & REPAIR INDUSTRIES AND SERVICES.								
45.	Manufacture of jewellery and related articles.	No power to be used	9	50	-do-	10	20	250	-
46.	Repair of watch, clock and jewellery.	-do-	6	50	-do-	10	20	250	-
47.	Manufacture of sports and athletics goods.	-	Not included	-	-	20	20	250	-
48.	Manufacture of Musical instruments and its repair	No power to be used	6	50	-do-	20	20	250	-
49.	Manufacture of miscellaneous products such as costume jewellery, costume novelties, feather, plumes, artificial flowers, brooms, brushes, lamp shades, tobacco pipes, cigarette holders, ivory goods, badges, wigs & similar articles.	No Power to be used	Not included	-	-do-	20	20	250	-

Sr. No.	Category of Industry	Service Industry, Class A					Service Industry, Class B				
		Criteria for classification and special conditions	Maximum permissible power requirement (HP)	Maximum Employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Special conditions, if any	
1	2	3	4	5	6	7	8	9	10		
50.	A) Repairs of locks, stoves, umbrellas, sewing machines, gas burners, buckets and other sundry household equipment B) Optical glass grinding and repairs.	- do -	6	50	- do -	10	20	100	-		
51.	Manufacture of gas in gas work & distribution.	10	9	-	-	No restriction	20	500 (Plot area)	-		
52.	Petrol filling stations.	10	9	1200 (Min. plot area)	-	10	9	1200 (Min. plot area)	-		
53.	Laundries, Laundry services and cleaning, dyeing, bleaching and dry cleaning	5	9	50	i) Cleaning and dyeing fluid used shall, not have flash point higher than 138 degree F. ii) Operation shall be permitted between 800hrs. to 2000 hrs.	20	20	250	-		
54.	Photo. Processing laboratories	5	9	50	Operation shall be permitted between 800hrs. to 2000 hrs.	-	20	250	-		

SCHEDULE - II

(Appendix - IV)

List of service industries to be allowed in Gaothan Areas.

Sr.	Category of Industry	Max.permissible power requirement (H.P)	Max.permissible floor Area in square Metres	Max permissible No. employment persons
1.	Manufacture of dairy products, butter, ghee etc, and allied products.	5	25	5
2.	Rice Mill	10	50	5
3.	Sugarcane & Fruit juice crushers.	2	25	5
4.	Manufacture of supari and Masale Grinding etc. (in separate building)	5	25	5
5.	Grain mill for production of flour	10	25	5
6.	Manufacture of bakery products. (The height of chimney shall be at least 10M above the ground level or 3M above the top most structure in the vicinity, whichever is more).	5	25	5
7.	Manufacture of chocolate	5	25	5
II	Food Products			
8.	Manufacture of wooden furniture fixtures and toy making etc.	5	25	25
9.	Manufacture of bomboo furniture	Nil	25	5
III	Repairing and Servicing			
10.	Repairs of household electrical appliances such as radio, T.V. sets. Tape-Recorders, heaters geyser etc.	Nil	25	5

Sr.	Category of Industry	Max.permissible power requirement (H.P)	Max.permissible floor Area in square Metres	Max permissible No. employment persons
11.	Repairs of Auto -rickshaw, cycles, motor cycles, scooters, marine engines repairs etc.	5	25	5
12.	Repairs of locks, stoves, umbrellas, sewing machine, gas burners, bucket and other sundry household requirements.	-	25	5
13.	Tool Sharpening	5	25	5
14.	Optical glass grinding & repairs	-	25	5
15.	Lathe machine operation for small job work	5	25	5
IV	Miscellaneous			
16.	Printing binding. Publishing of periodicals. Books, cyclostyling. Typing etc.	5	25	5
17.	Manufacture of Bidi (if no power is used max. employment shall be 9 persons)	5	25	5
18.	Agarbatti Making	-	25	5
19.	Manufacture of jewelry & related articles, watch repairs	5	25	5
20.	Musical Instruments (Manufacturing & repairs)	5	25	5
21.	Laundries, cleaning, dyeing, bleaching of dry cleaning etc.	5	25	5
22.	Plastic processed products manufactured from plastic sheets, rods, tubes etc.	5	25	5
23.	Photo processing Laboratories	5	25	5

Sr.	Category of Industry	Max.permissible power requirement (H.P)	Max.permissible floor Area in square Metres	Max permissible No. employment persons
24.	Manufacture of garments and hosiery, embroidery making crape laces	5	25	5
25.	Medical and surgical apparatus i.e. Hospital and minor surgical apparatus	5	25	5
26.	Pottery making from mud, china-clay (separate structures essential)	5	50	5

Note:

1. Corporation may, from time to time add, alter or amend the above list
2. For service industries at serial Nos. 2 & 5 maximum permissible power stipulated is 10 H.P.
3. Approved by the State Government on Aug. 1973

APPLICATION FOR PERMISSION FOR DEVELOPMENT												
<p>To The city and industrial Development Corporation of Maharashtra Limited, Administrative Building, CBD Belapur, Navi Mumbai - 400 614. Sir,</p> <p>I intended to carry out the undermentioned development in survey No./Plot No. _____ Street _____ Sector _____ Township/Village _____ in accordance with the provisions of section 44 of the Maharashtra regional and Town planning Act, 1966. (state particular of proposed developed)</p> <p>2. I forward herewith: a) A site plan (in quadruplicate showing the plan, section and elevations of the proposed development work; or (in the case of layout a plan (in quadruplicate) showing: i) sub-divisions of the land or plot with dimensions and area of each of the proposed subdivisions and its use according to prescribed regulations:</p>												
<p>3. I request that the proposed development may be approved and that permission may be accorded to carry out the development. Signature of the licensed Architect _____ Signature of the owner of the land Date: _____ Date: _____</p> <p>Note: 0. Please read the instruction before filling the forms. 1. Information in areas bounded by bold lines is to be filled in by CIDCO. 2. Use only shaded areas for filling in the information. 3. All areas are to be in Square metres.</p>												
Name of the applicant					Name of the Applicant (for correspondence)							
No.	Date of Application dt. mo yr	Date of Comment refusal dt. mo yr	Date of Completion Certificate dt. mo yr	Architect's Regn. No.	No. of Develop	Ownership	Plot No.	Stree	Sector	Township	Date of Comment refusal dt. mo yr	a) Put 1 for Commencement 2 for Refusal b) Put 1 for mining & quarrying 2 for building 3 for sub-division/layout 4 for Hoarding 5 for Engineering operations 9 for other development c) Put 1 for owned 2 for owned but notified for acquisition 3 for lease of the corpn.
IF the nature of Development "Mining & Quarrying"												
Register No.	Mtrl Extrad	Total area of Plot (sq. M)	Area required for quarrying	Area required for Crusher	Area reqd for incidental use	Date of expiry of permission						
The nature of Development "Building" provide following information												
Register No.	L. Use	Total area of Plot	Total floor area approved	FSI	Floor area to which C.C. Sought	Amount of Scrutiny Fee	Security Deposit	e) Put 2 for residence 3 for Educational 4 for Institutional 5 for Assembly 6 for Business 7 for Mercantile 8 for Industrial 9 for Storage				
The nature of Development "Sub-Division or Layout" provide following information												
Register No.	Total area of land	Area of amenity open space	Net area of plots	Net area of plots	Plot area	Plot area	Plot area	Plot area	Plot area	Plot area	Area under roads	f) Put appropriate figures for the land uses as in e above
The nature of Development "Sub-Division or Layout" provide following information												
Register No.	Area Hoarding	Annual Fee										

DECLARATION

We hereby declare that the structural work of proposal on Plot No. _____ Sector _____ Township (Node) _____ shall be executed in accordance with the Structural design, drawings and details to be prepared by a qualified Structural Engineer and under his supervision to enable due and proper safety and stability of the intended work under the aforesaid proposal. We hereby further declare that no approval or permission granted to the aforesaid proposal shall be construed to impose upon your Corporation any liability of responsibility in law for any damage or loss arising from any act of omission in executing the intended work for which we ourselves liable or responsible wholly and exclusively.

Name and Signature of the
Licensed Architect.

Name and Signature of the
owner of the land.

Date:

Date:

Form No.2

FORM FOR SUPERVISION

I hereby certify that the proposed development to be carried for _____ (Name of the owner-applicant) Plot No. _____ Street _____ Ward/Sector _____ in Navi Mumbai shall be carried out under my supervision and I certify that all the materials (type and grade) and the workmanship of the work shall be generally in accordance with the general and detailed specifications submitted along with, and that the development shall be carried out according to the approved plans.

Signature of Licensed Architect

Name of the architect _____

Registration Number _____

Address _____

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted, under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966):

To* _____

To** _____

subject to the following conditions, viz

This certificate shall remain valid for period of one year commencing on the date of issue

Place _____

Date _____

CIDCO

* Name of person

** Description of work of development

Form No.4

FORM OF COMPLETION CERTIFICATE

I hereby certify that the carrying out of development for _____ (give a brief description of the nature of development) on plot No. / S No. _____ Ward/Sector / Village _____ in Navi Mumbai, has been completed on _____ according to the permission granted vide Commencement Certificate dt. _____ and plans approved. I hereby declare that the structural work of the aforesaid proposal has been executed in accordance with the structural design, drawings and details prepared by a qualified structural Engineer and under his supervision to ensure due and proper safety and stability of the work carried under the aforesaid proposal. I hereby further certify that no approval or permission granted to the aforesaid proposal has been constructed to impose upon your Corporation any liability or responsibility in law for any damage or loss arising from any act or omission in executing the intended work for which I hold myself liable or responsible wholly and exclusively. No provisions of the Development Control Regulations and Conditions prescribed in the Commencement Certificate have been transgressed during the carrying out of development. The development so carried out is fit for which it has been carried out.

(Signature of the Licensed Architect)

Name of the Licensed Architect

(IN BLOCK LETTERS)

Registration No. _____

Address _____

Place: _____

Date: _____

FORM OF OCCUPANCY CERTIFICATE

I hereby certify that the development _____

(Brief description of the nature of development)

on Plot No. / Survey No. _____ Street _____ Ward /
 Sector / Village _____ in Navi Mumbai, completed under the supervision of
 _____ has been

(Name of the Licensed Architect)

inspected on _____ and I declare that the development
 has been carried out in accordance with the General Development Control Regulations and the conditions
 stipulated in the commencement certificate dated _____ and that the development is fit for the use for which it has
 been carried out.

City and Industrial Development
 Corporation of Maharashtra Ltd.

Date : _____

Place : _____

FORM FOR APPOINTMENT OF STRUCTURAL ENGINEER

Form No.6

See Rule No. 5.2.2

Name & Address of the Owner applicant

Date:

To
 The Addl. Town Planning Officer (N)/(S)
 CIDCO Ltd. CBD
 Navi Mumbai - 400 614.

Dear Sir,

Sub :

Ref :

Further to my letter ref. No. _____ dated _____ wherein I have intimated to you the name and address of Architect engaged by me for the above proposal, I am pleased to inform you that I have now engaged the service of a consulting structural engineer whose name, address and registration No. are given below :

Name: _____

Address: _____

Reg. No. _____

I am enclosing herewith the letter of consent along with the Supervision Memo from the consulting structural engineer.

Thanking you.

Yours faithfully

()

Signature of the Owner

Name:

c.c.to : 1. Architect
 2. Consulting Structural Engineer.

FORM FOR ACCEPTANCE BY STRUCTURAL ENGINEER

Form No.7

See Rule No. 5.2.2

Name & Address of the Structural Engineer _____

Registration No.

Date:

To

The Addl. Town Planning Officer (N)/(S)

CIDCO LTD. CBD.

Navi Mumbai 400 614.

Dear Sir,

Sub :

Ref :

With reference to the letter no. _____ dated _____ addressed to you by _____ I hereby now confirm that I have agreed to act as his Consulting Structural Engineer for the above proposal.

Thanking you.

Yours faithfully,

(Consulting Structural Engineer)

c.c.to: 1. Architect

2. Owner

Form No. 8
See Rule No. 5.2.2

Name & Address of the Structural Engineer _____

FORM OF SUPERVISION

I hereby certify that the proposed development to be carried for _____
_____ on Plot No. _____

(Name of owner/applicant)

Sector No _____ in Navi Mumbai shall be executed in accordance with my structural design drawings and details and carried out under my supervision and I certify that all the materials (types and grades) and the workmanship of the work shall be generally in accordance with the general and detailed specifications submitted and that the development shall be carried out according to the approved plans.

(Signature of Structural Engineer)

Name of Structural Engineer

Registration No.

Date:

Form No. 9

See Rule No. 5.2.2

CERTIFICATE OF STABILITY OF STRUCTURE

1. Proposal _____
2. Ref. No. _____
3. Name and Address of the owner _____

4. Name and address of Architect _____

I hereby certify that the structural work of the above proposal has been carried out as per my structural design and details and that the said structure is safe and stable for the purpose for which it is intended.

(Signature of Structural Engineer)

Name & Registration No.

Place :

Date :

APPLICATION FORM FOR REGISTRATION OF ARCHITECTS / STRUCTURAL ENGINEERS/PLUMBERS

To
The Managing Director
City And Industrial Development
Corporation of Maharashtra Limited
"Nirmal", 2nd Floor, Nariman Point,
MUMBAI - 400 021.

Sir,

I wish to register myself as Licensed Architect, Structural Engineer /
Plumber with your organization.

Particulars of my educational qualification and experience are given in the enclosed form.

Yours faithfully,
(Signature of the applicant)

Note: Tick mark the appropriate square.

1. Name of the applicant (in block letters)

Form - 10

For office
use only

2. Address (permanent)

3. Wishes to register as :

1. Licensed Architect
2. Structural Engineer
3. Plumber

(enter the appropriate number in the square)

For registration as Licensed Architects, attach
a copy of the certificate of registration issued
Under the Practising Architects Act 1972.

4. Educational Qualification :

Examination

Year of passing

1. _____

2. _____

3. _____

4. _____

5. Membership of the professional institution

1. _____ 2. _____ 3. _____

(Attach copies of certificate in support of 4&5 above)

6. Experience :

(a) Are you registered with a Municipal Corporation ?

Yes No. If yes, give registration No.

(b) Are you registered with 'A' Class municipality ?

Yes No. If yes, give registration No.

(c) Have you been working with a professional

Registered with a Municipal Corporation of 'A' Class Municipality ?

Yes No.

If yes, give following particulars :

Name of the professional with whom worked:

Registration No. of the professional :

Period for which worked with the professional in Years :

(Attach copies of certificates from registered Architects/ Structural Engineers/Plumbers in support of 6(c) above). The above information is true.

Signature of the Applicant

**UNDERTAKING TO BE GIVEN BY THE APPLICANT
AT THE TIME OF REGISTRATION**

I undertake to perform my professional duties in accordance with the Development Control Regulations of Corporation and any other rules and regulations which will be prescribed from time to time.

Signature of the Applicant

FOR OFFICE USE ONLY :

- a) The applicant shall be registered as a Architect/Structural Engineer/Plumber.
- b) The applicant shall not be registered.
 - 1.
 - 2.
 - 3.

(Signature of the members of the
scrutinising Committee)



June, 2017

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