



सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग एक—कोकण विभागीय पुरवणी

वर्ष १०, अंक २५(८)]

शुक्रवार, मार्च १५, २०२४/फाल्गुन २५, शके १९४५

[पृष्ठे २४८, किंमत : रुपये ११.००

असाधारण क्रमांक ४९

प्राधिकृत प्रकाशन

नगरविकास विभाग

४ था मजला, मुख्य इमारत, मंत्रालय, मुंबई ४०० ०३२.

दिनांक १५ मार्च, २०२४.

अधिसूचना

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६.

क्रमांक टिपीएस. १२२२/३९०/प्र.क्र.१२७/२३/नवि-१२.—ज्याअर्थी, शासन नगरविकास विभागाने महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख “उक्त अधिनियम” असा करण्यात आला आहे) चे कलम ४० मधील तरतुदीनुसार मुंबई विमानतळाच्या प्रभाव क्षेत्राकरिता जे नवी मुंबई विमानतळ प्रभाव अधिसूचित क्षेत्र (नैना) (यापुढे ज्याचा उल्लेख “उक्त अधिसूचित क्षेत्र” असा करण्यात आला आहे) याकरिता अधिसूचना क्र. टिपीएस-१७१२/४७५/प्र.क्र.९८/१२/नवि-१२, दि. १०/१/२०१३ अन्वये शहर व औद्योगिक विकास महामंडळाची (सिडको) विशेष नियोजन प्राधिकरण म्हणून नियुक्ती केली आहे (यापुढे ज्याचा उल्लेख “उक्त विशेष नियोजन प्राधिकरण” असा करण्यात आला आहे) ;

आणि ज्याअर्थी, उक्त अधिसूचित क्षेत्राच्या २३ गावांची अंतरिम विकास योजना त्याच्या विकास नियंत्रण नियमावलीसह उक्त अधिनियमाच्या कलम ३१(१) मधील तरतुदीनुसार शासन नगरविकास विभागाने अधिसूचना क्र.टिपीएस-१२१५/२४५/प्र.क्र.३३२/१६/नवि-१२, दि.२७/४/२०१७ अन्वये मंजूर केली असून, उक्त अधिसूचित क्षेत्राच्या उर्वरित १५२ गावांची प्रारूप विकास योजना त्याच्या विकास नियंत्रण व प्रोत्साहन नियमावलीसह शासन नगरविकास विभागाने उक्त अधिनियमाच्या कलम ३१(१) मधील तरतुदीनुसार अधिसूचना क्र.टिपीएस-१७१२/२७५०/प्र.क्र.९१/१९/नवि-१२, दि. १६/९/२०१९ अन्वये मंजूर केली आहे ;

आणि ज्याअर्थी, शासन नगरविकास विभागाने उक्त अधिनियमाच्या कलम १५४ नुसार प्रदत्त असलेल्या अधिकारान्वये उक्त अधिसूचित क्षेत्राच्या विकास नियंत्रण व प्रोत्साहन नियमावली (यापुढे ज्याचा उल्लेख “उक्त डीसीपीआर” असा करण्यात आला आहे) उक्त अधिसूचित क्षेत्राच्या २३ गावांच्या अंतरिम विकास योजना क्षेत्राकरिता लागू करण्यासाठीचे निदेश क्र.टिपीएस-१७१७/२७५०/प्र.क्र.९१/१९/नवि-१२, दि. ६/१/२०२० दिले आहेत ;

ज्याअर्थी, महाराष्ट्र शासनाने राज्यातील बृहन्मुंबई महानगरपालिका, बृहन्मुंबई महानगरपालिका क्षेत्रातील नियोजन प्राधिकरणे/विशेष नियोजन प्राधिकरणे / विकास प्राधिकरणे, महाराष्ट्र औद्योगिक विकास महामंडळ, नैना, जवाहरलाल नेहरू पोर्ट ट्रस्ट, हिल स्टेशन

नगरपालिका, पर्यावरण, वन व हवामान बदल मंत्रालयाने अधिसूचित केलेली संवेदनशील क्षेत्रे व लोणावळा नगरपरिषद वगळता उर्वरित सर्व नियोजन प्राधिकरणे व प्रादेशिक योजना क्षेत्रांकरिता एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (यूडीसीपीआर) (यापुढे जिचा उल्लेख “उक्त यूडीसीपीआर” असा करण्यात आला आहे) शासनाने महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख “उक्त अधिनियम” असा करण्यात आला आहे) मधील तरतुदीनुसार शासन अधिसूचना क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/वियो व प्रायो/कलम ३७(१कक)(ग) व कलम २०(४)/नवि-१३, दि.२/१२/२०२० अन्वये मंजूर केली असून, ती दि.३/१२/२०२० पासून अंमलात आली आहे;

आणि ज्याअर्थी, उक्त विशेष नियोजन प्राधिकरणाने उक्त यूडीसीपीआर मधील तरतुदी विचारात घेऊन, उक्त अधिनियमाच्या कलम ३७(१) अन्वयेची सर्व वैधानिक कार्यवाही पूर्ण करून दि.२६/१०/२०२१ रोजी प्रसिद्ध केलेल्या सुचनेसोबतच्या परिशिष्टामध्ये नमूद केल्यानुसार उक्त डीसीपीआरच्या तरतुदीमध्ये फेरबदल करण्याचा प्रस्ताव दि.२८/२/२०२२ च्या पत्रान्वये शासनास मंजुरीकरिता सादर केला आहे (यापुढे ज्याचा उल्लेख “उक्त फेरबदल” असा करण्यात आला आहे.);

आणि ज्याअर्थी, आवश्यक ती चौकशी केल्यानंतर व संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर उक्त फेरबदल काही बदलासह मंजूर करणे आवश्यक आहे, असे शासनाचे मत झाले आहे.

आता, त्याअर्थी, उक्त अधिनियमाच्या कलम ३७ चे पोट-कलम (२) व त्याअनुषंगाने शासनास प्राप्त असलेल्या इतर अधिकारांचा वापर करून शासन याद्वारे उक्त फेरबदल प्रस्ताव इंग्रजी भाषेतील अधिसूचनेसोबत जोडलेल्या परिशिष्टामध्ये नमूद केल्यानुसार काही बदलासह मंजूर करित आहे.

२. सदरची अधिसूचना शासन **राजपत्रात** प्रसिद्ध झाल्याच्या दिनांकापासून सदरचे मंजूर फेरबदल अंमलात येईल.

३. उक्त मंजूर फेरबदलाची अधिसूचना नागरीकांच्या अवलोकनार्थ कार्यालयीन वेळेमध्ये कामकाजाच्या दिवशी खालील नमूद कार्यालयामध्ये एक महिन्याच्या कालावधीकरिता उपलब्ध राहील.

- (१) व्यवस्थापकीय संचालक, सिडको, सिडको भवन, नवी मुंबई.
- (२) सहसंचालक, नगररचना, कोकण विभाग, कोकण भवन, नवी मुंबई.
- (३) सहायक संचालक नगररचना, रायगड-अलिबाग शाखा, जि. रायगड.

४. सदर फेरबदलाची अधिसूचना ही महाराष्ट्र शासनाच्या [www. maharashtra. gov.in](http://www.maharashtra.gov.in) वेबसाईटवर प्रसिद्ध करण्यात आली आहे.

SCHEDULE
Accompaniment to the Government in Urban Development Department
Notification No. TPS-1222/390/CR.127/23/UD-12, dated 15/3/2024.

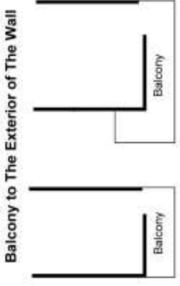
Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
1	1.4	Savings : Notwithstanding anything contained herein, any development permission granted or any action taken under the Regulations in force prior to these Regulations shall be valid and continue to be so valid, unless otherwise specified. Provided further that, the words 'action taken' in this regulation shall also include the issuance of Demand note for granting the development permission. The proposals of amended development permissions wherein work has been commenced in terms of regulation number 6.8, the marginal distances shall be considered as per approval given by Competent Authority. All other provisions shall be followed as per these regulations.	Notwithstanding anything contained in regulations, any development permission granted or 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, the words 'action taken' in this regulation shall also include the issuance of letter for payment of Development and other Charges issued after approval of the proposal in principle. Provided further that if any development permission has been issued before the date of coming into force of these regulations and if work is not commenced within validity period and such permission is not renewed, then the said development permission shall be deemed to have been lapsed.*** Provided further that, it shall be permissible for the owner to - (a) Either continue to develop the project as approved under the erstwhile regulations in to-to; and for that limited purpose erstwhile regulation shall remain in force, or (b) <u>Apply for grant of revised permission under the new regulations</u>, if the project is on-going and the	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, the words 'action taken' in this regulation shall also include the issuance of letter for payment of Development and other Charges issued after approval of the proposal in principle. Provided further that if any development permission has been issued before the date of coming into force of these regulations and if work is not commenced within validity period and such permission is not renewed, then the said development permission shall be deemed to have been lapsed. However, there is no bar to further renew the valid permission from year to year; but such extended period shall in no case exceed three years.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
			occupation certificate has not been granted fully. In such cases, charges/ premium etc. paid earlier shall be adjusted against the revised charges/ premium under these regulations. (e) In case the development is started with due permission before these regulations have come into force, and if the owner / developer, at his option, thereafter seeks further development of plot / layout / buildings as per these regulations, then the provision of these regulations shall apply to the balance development. The development potential of such entire plot shall be computed as per these regulations from which the sanctioned FSI of buildings / part of buildings which are proposed to be retained as per approved plan shall be deducted to arrive at the balance development potential of such plot. (d) The existing marginal distances including front margin may be allowed for higher floor / floors subject to step margin as per these regulations. (e) For the on-going buildings for which passages, stairs, lifts, liftrooms etc. are allowed as free of FSI by charging premium, in such cases these free of FSI items are allowed to that extent only and for the remaining balance potential, provisions for free of FSI items of these regulations shall be applicable. (f) For the on-going buildings for which balconies are allowed to be enclosed as free of FSI by charging premium, these free of FSI items are	Provided further that, it shall be permissible for the owner to - (a) Either continue to develop the project as approved under the erstwhile regulations in to-to; 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. In such cases, charges/ premium etc. paid earlier against the FSI sanctioned /exemptions granted in side margin, allowing Residential / Commercial use on the Industrial Zone as per the erstwhile regulations shall be deemed to have been paid against such earlier sanctioned FSI / exemptions / allowance of use. In such cases the charges / premium under these regulation shall be leviable against the revised permission and the charges / premium paid earlier shall be adjusted against the revised charges/ premium under these regulations. Provided that no refund is permissible in any case. (b) In case the development is started with due permission before these

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			allowed to that extent only and for the remaining balance potential balcony shall only be allowed as mentioned in these regulations. (g) For the cases where occupation certificate is fully granted, revised permission as per these regulations, may be granted subject to provisions of Real Estate (Regulations and Development) Act, 2016, as may be applicable. (h) If the project proponent applies for occupation with minor amendment in plans approved prior to this DCPR, then amendment to the extent of 5% built-up area / dimensions per floor within the permissible FSI as per then regulations may be considered. (i) Provided further that, the Development proposals received on or before the date of publication under section 37 notice of MR & TP, 1966 in Gazzatte; shall be consider as per the already Sanctioned DCPR. However, the applicant may opt for the proposal as per erstwhile Sanctioned DCPR or as per stringency.	regulations have come into force, and if the owner / developer, at his option, thereafter seeks further development of plot / layout / buildings as per these regulations, then the provision of these regulations shall apply to the balance development. The development potential of such entire plot shall be computed as per these regulations from which the sanctioned FSI of buildings / part of buildings which are proposed to be retained as per approved plan shall be deducted to arrive at the balance development potential of such plot. (c) The existing marginal distances including front margin may be allowed for higher floor / floors subject to step margin as per these regulations. (d) For the on-going buildings for which passages, stairs, lifts, liferooms etc. are allowed as free of FSI by charging premium, in such cases these free of FSI items are allowed to that extent only and for the remaining balance potential, provisions for free of FSI items of these regulations shall be applicable. (e) For the on-going buildings for which balconies are allowed to be enclosed as free of FSI by charging

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				premium, these free of FSI items are allowed to that extent only and for the remaining balance potential balcony shall only be allowed as mentioned in these regulations. (f) For the cases where occupation certificate is fully granted, revised permission as per these regulations, may be granted subject to provisions of Real Estate (Regulations and Development) Act, 2016, as may be applicable. (g) If the project proponent applies for occupation with minor amendment in plans approved prior to this DCPR, then amendment to the extent of 5% built-up area / dimensions per floor within the permissible FSI as per then regulations may be considered.
2	2.2	Terms and expressions not defined in these Regulations shall have the same meanings as in the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) and the National Building Code of India 2005 (NBC), as amended from time to time, as the case may be, unless the context otherwise requires.	Terms and expressions not defined in these Regulations shall have the same meanings as in the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966), Maharashtra Land Revenue Code, 1966, Unified Development Control and Promotion Regulations for Maharashtra state 2020 (UDCPR) and the National Building Code of India 2016 (NBC) as amended from time to time, as the case may be, unless the context otherwise requires	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
3.	2.7	"Addition and/or alteration" means change in existing authorized building or a structural change, such as an addition to the area or height, or the removal of any 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.	Addition / 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, 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.	Sanctioned as proposed by SPA
4	2.9	"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, play grounds, 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, indoor stadium, town treatment plant, sewage hall and includes other utilities, services and conveniences.	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, play grounds, sports complex, gardens, convenience shopping, parking lots, primary and secondary schools, nursery, health club, Dispensary, Nursing Home, Hospital, sub post-office, police station, electric substation, ATM of banks, electronic cyber library, open market, garbage bin, assisted living and hospice together, senior citizen persons' housing, auditorium, conventional centre, water supply, electricity supply and includes other utilities, services and conveniences, including activities	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, play grounds, sports complex, gardens, convenience shopping, parking lots, primary and secondary schools, nursery, health club, Dispensary, Nursing Home, Hospital, sub post-office, police station, electric substation, ATM of banks, electronic cyber library, open market, garbage bin, assisted living and hospice together, senior citizen housing and orphanage together, project affected persons' housing, auditorium, conventional

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
5	2.10	"Applicant" for development means, any person who is an owner /lessee or a person claiming to be an owner /lessee through an irrevocable registered power of attorney/ registered development agreement or a lease. "Atrium" means a sky lighted naturally artificially ventilated area in buildings, with no intermediate floors, often used as circulation space or an entrance foyer or a sit out place.	mentioned in Reg.No.2.93.3 and any other activity as added by SPA (NAINA). Specific amenity to be provided shall be as decided by SPA (NAINA). Applicant-means any person who is an owner or lessee or a person having an irrevocable registered Power of Attorney of an owner or lessee and or any other document as acceptable to the Authority.	centre, water supply, electricity supply and includes other utilities, services and conveniences.. Sanctioned as proposed by SPA.
6	2.12		Atrium – means a sky lighted and naturally/mechanically ventilated area in a building, with no intermediate floors and used as circulation space or entrance foyer.	Sanctioned as proposed by SPA.
7	2.13	"Balcony" means a horizontal cantilevered projection shown in the figure 2.1 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.(French windows included)	Balcony – means a horizontal cantilever projection, including parapet, handrail or balustrade to serve as a passage or sitting out place with at least one side open, except for the railing or parapet wall for safety. Also, non-cantilever balcony shown in the illustration below shall be treated as balcony. 	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
			Open Balcony Permissible 	
8	2.14	"Basement or cellar" means the lower storey of a building, below or partly below the ground level.	Basement/Cellar – means the lower storey of a building below or partly below the ground level with one or more than one levels.	Sanctioned as proposed by SPA.
9	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 or as decided by SPA-NAINA 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.	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 or as decided by the Authority 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, terrace water tank, staircase roof and parapet wall shall be excluded for the purpose of measuring heights.	Sanctioned as proposed by SPA.
10	2.19	"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	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. It includes the lines prescribed, if any, in any scheme	Sanctioned as proposed by SPA.

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		lawfully extend.	and / or development plan, or under any of her law in force.	
11	2.21	"Cabin" means a non-residential enclosure constructed of non -load bearing, non- masonry partitions having an area not exceeding 3.00 m ² .	Cabin – means a non-residential enclosure constructed of non -load bearing, non-masonry partitions.	Sanctioned as proposed by SPA.
12	2.22	Canopy means a projection over any entrance.	Canopy – means a cantilevered projection over any entrance to a building.	Sanctioned as proposed by SPA.
13	2.23	"Carpet area" means the net usable floor area within a building excluding that 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.	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 (1) -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. Explanation (2) - If in any regulation of these regulations, carpet area is defined different than what is mentioned here, then carpet area as mentioned in that regulation, shall be applicable	Sanctioned as proposed by SPA.
14	2.26	"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.	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.	Sanctioned as proposed by SPA.

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15	2.27	“Chowk” or “Courtyard” 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 building. Chowk, Inner – A chowk enclosed on all sides. Chowk, Outer – A chowk one of whose side is not enclosed. Further, if the depth of opening is less than 1.5 times width of opening, such opening shall be treated to be on outer face of the building.	Courtyard or Chowk – means a space permanently open to sky enclosed on sides by buildings and may be at ground level or any other level within or adjacent to a building. For partially enclosed spaces, if the depth of the opening is less than 1.5 times width of opening, such opening shall be treated to be an outer face of the building	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. For partially enclosed spaces, if the depth of the opening is less than 1.5 times width of opening, such opening shall be treated to be an outer face of the building
16	2.29	“Combustible material” means that material which when burnt adds heat to a fire when tested for combustibility in accordance with “IS: 3808 1965” Method of test for Combustibility of Building Materials given in National Building Code.	Combustible Material – means a material which when burnt adds heat to a fire when tested for combustibility in accordance with IS 3808-1979: Method of test for non-combustibility of building materials (first revision) given in the National Building Code.	Sanctioned as proposed by SPA.
17	2.31	“Corridor” means a common passage or circulation space including a common entrance hall.	Corridor – means a common passage or circulation space including a common entrance space.	Sanctioned as proposed by SPA.
18	2.32	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.	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.	Sanctioned as proposed by SPA.

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19	2.35	“Detached Building” means a building whose walls and roofs are independent of any other building with open space on all sides as specified.	Detached Building – means a building whose walls and roofs are independent of any other building with marginal distances on all sides as may be specified..	Sanctioned as proposed by SPA.
20	2.42	“Escalator” means a power driven, inclined, continuous stairway used for raising or lowering passengers.	Escalator – means a power-driven, inclined, continuous stairway used for ascending or descending between floors or bridge over a road/ railway line.	Sanctioned as proposed by SPA.
21	2.49	“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.	Fire Proof Door – means a door or shutter fitted to a wall opening made of fire resistant material to prevent the transmission and spread of heat, smoke and fire for a specified period.	Sanctioned as proposed by SPA.
	2.54	“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-resisting doors and open to the outer air.	“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-resisting doors and open to the outer air. Fire tower is applicable for the building height more than 70 M.	Refused to accord sanction.
22	2.55	“Floor” means the lower surface in a storey on which one normally walks in a building and does not include 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	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 floors 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.	Sanctioned as proposed by SPA.

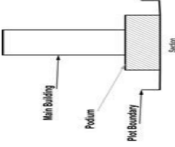
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		ground floor. The other floors above ground floor shall be numbered in sequence as Floor 1, Floor 2, etc., with the number increasing upwards.	The stilt shall be termed as stilt floor or Stilt floor 1, Stilt floor 2 etc. and floors above shall be numbered as Floor 1, Floor 2, etc.	
23	2.56	Floor space index (FSI) means the quotient obtained by dividing the total built-up area on all floors, excluding areas specifically exempted under these Regulations Floor Space Index (FSI) = Total built-up area on all floors / Net Plot Area	Floor space index (F. S. I) – means the quotient obtained by dividing the area covered by P line as mentioned in this regulation by the net area of the plot. F.S.I. = Area covered by P line as mentioned in this regulation on all floors / Net Plot area “Premium FSI” means the FSI that may be available on payment of premium as may be prescribed under these regulations.	Sanctioned as proposed by SPA.
24	2.57	“Footing” means a foundation unit constructed in brickwork, masonry or concrete under the base of a wall or column for the purpose of distributing the load over a large area.	Footing – means a foundation unit constructed in brick work, masonry or concrete, steel or any other material permissible as per IS Code under the base of a wall or column for the purpose of distributing the load over a large area.	Sanctioned as proposed by SPA.
25	2.63	“Garage - Private” means a building or portion thereof, designed and used for parking of privately owned motor driven or other vehicles.	Garage -A) Private Garage – means a building or portion thereof having a roof and walls on three sides, designed and used for parking of privately owned motor driven or other vehicles within a project. A private garage is not operated for gain and not designed or used for repairing, servicing, hiring, selling etc. of such vehicles. It does not include an unenclosed or uncovered parking space such as open parking areas.	Sanctioned as proposed by SPA.
26	2.68	Height of a room” means the vertical distance measured from the finished floor surface to the finished ceiling surface. The height of a room with a	Room Height – means the vertical distance measured from the finished floor surface to the finished slab surface of a room. In case of pitched roofs, the room height shall be the average height between bottom of	Sanctioned as proposed by SPA.

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		pitched roof means the height measured from finished floor level to the point where internal surface of wall intersects the internal finished surface of the sloping roof.	the eaves and bottom of the ridge from the finished floor surface.	
27	2.70	“High-rise Building” means the buildings 15 m or above in height, excluding chimneys, cooling towers, boiler, rooms / lift machine rooms, parapet walls and architectural features not exceeding 1.2 m in height and other non working areas in case of industrial buildings, and water tanks, and architectural features in respect of other buildings.	High-rise Building –means a building having a height of 27 m. or more above the average surrounding ground level. 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. Note : wherever building height 24.0 m is referred in these regulations (for special building / high rise building), the building height shall be consider as 27 m instead of 24 m.	High-rise Building – means a building having a height of 24 m. or more above the average surrounding ground level. 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.
28	2.71	"Home occupation" means customary home occupation, excluding paying guests and part leased cases, 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	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 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 prod used 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	Sanctioned as proposed by SPA.

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		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 CEO subject to such terms and conditions as may be prescribed.	for purely domestic or household purposes and/or employing licensable goods. Home Occupation may also include such similar occupations as may be specified by the Authority.	
29	2.75	"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 half a meter.	Ledge or Tand – means a shelf like projection, supported in any manner whatsoever, except by vertical supports within a room.	Sanctioned as proposed by SPA.
30	2.82	"Mall" means a large enclosed shopping area at any floor level other than basement floor.	Mall – means a large enclosed area comprising of shopping, entertainment and eating facilities and facilities incidental thereto.	Sanctioned as proposed by SPA.
31	2.93	"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	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. Occupancy shall be deemed to include subsidiary occupancies which are contingent upon principal occupancy or use. Buildings with mixed occupancies are those in	Sanctioned as proposed by SPA.

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		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 as below unless otherwise spelt out in the Development Plan.	which, more than one, occupancy is present in different portions of the building. The occupancy classification shall have the meaning given in this regulation, unless otherwise spelt out in any plan under the Act.	
32	2.93.6	“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.	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 and such other activities;	Sanctioned as proposed by SPA.
33	2.93.6	“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,	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,	Sanctioned as proposed by SPA.

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		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.	sorting papers, typing, filing, duplicating, drawing of matter for publication and the editorial preparation of matter for publication and such other activities;	
34	2.93.7	"Mercantile Building" 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.	Mercantile (Commercial) Building 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, including office, storage and service facilities incidental to the sale of merchandise and located in the same building;	Sanctioned as proposed by SPA.
35	2.96	"Parking space" means enclosed or unenclosed, covered or open area sufficient in size to park vehicles having access by a driveway connecting it with a street or alley and permitting ingress or egress of vehicles.	Parking Space –means an enclosed or unenclosed, covered or open area or area provided by mechanical means sufficient in size to park vehicle. Parking spaces shall be served by a driveway connecting them with a street or alley and permitting ingress or egress of vehicles .	Sanctioned as proposed by SPA.
36	2.101	"Podium" means raised platform like structure wider than the main building.	Podium – means a floor of a building extending beyond building line/s and used for parking, recreational open space, recreation, fire and building services/ utilities and incidental purposes, as specified in these regulations.	Sanctioned as proposed by SPA.

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37	2.102	"Porch" means a covered surface supported on pillars or otherwise for the purpose of a pedestrian or vehicular approach to a building.	 Porch – means a covered surface supported on pillars or otherwise, for the purpose of pedestrian or vehicular approach to an entrance in a building. 	Sanctioned as proposed by SPA.
38	2.110	"Semi-detached Building" means a building detached on three sides with open spaces as specified.	Semi Detached Building – means a building detached on three sides with marginal distances as specified and on the fourth side attached to a building in an adjoining plot.	Sanctioned as proposed by SPA.
39	2.111	"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.	Service Floor – means a non-habitable floor with a height not more than 1.8 m. from floor level to soffit of beam, generally provided in special buildings, wherever required, wherefrom services like water supply, sewage disposal system, electricity etc. are co -coordinated/ maintained.	Sanctioned as proposed by SPA.
40	2.120	"Stilts or Stilt Floor" means portion of a building above ground level consisting of structural column	Stilts or Stilt Floor – means the portion of a building above ground level consisting of structural columns supporting the super-structure with at least two sides	Sanctioned as proposed by SPA.

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		supporting the super structure with at least two sides open for the purpose of parking vehicles, scooters, cycles, etc.	open and without any enclosures and used for the purpose of parking vehicles like cars, scooters, cycles, etc. and other services as may be permitted under these Regulations.	
41	2.132	"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.	Water Course – means a natural channel meant for carrying storm water and includes an artificial one formed by training or diversion of a natural channel; i) "Major Water Course" means a river. ii) "Minor Water Course" means a nallah.	Sanctioned as proposed by SPA.
42	2.135	-----	Annual Statements of Rates – means the Annual Statements of Rates (ASR) published by the Inspector General of Registration, Maharashtra State, Pune.	Sanctioned as proposed by SPA.
43	2.136	-----	Architectural projection – means a chajja, cornice etc. which is a protrusion from the building facade or line of the building only for aesthetic purpose and not used for any habitable purpose.	Sanctioned as proposed by SPA.
44	2.137	-----	Access – means a clear approach to a plot or a building.	Sanctioned as proposed by SPA.
45	2.138	-----	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 utilize the floor space index of land utilizable either on the reminder of the land partially reserved for public purpose or elsewhere as the development control & promotion regulations in this behalf provide.	Sanctioned as proposed by SPA.
46	2.139	-----	Energy Efficient Building – means a building compliant with the provisions of Energy Conservation Building Code (ECBC).	Sanctioned as proposed by SPA.
47	2.140	-----	Fire Pump – means a machine driven by external power of transmitting energy to fluids by coupling the pump to a suitable engine or motor, which may have	Sanctioned as proposed by SPA.

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			varying outputs/capacity but shall be capable of having a pressure of 3.2 kg/cm ² at the topmost level of a multi -storied or highrise building.	
48	2.141	-----	Grey Water – means waste water from kitchen sink, bathrooms, tubs, showers, wash basins, washing machines and dish washers excluding the waste water from water closets (W.C.).	Sanctioned as proposed by SPA.
49	2.142	-----	Hazardous Material means - i) Radioactive substances; ii) Material which is highly combustible or explosive and/or which may produce poisonous fumes or explosive emanations or storage, handling, processing or manufacturing of which may involve highly corrosive, toxic or noxious alkalis or acids or other liquids; iii) Other liquids or chemicals producing flame, explosives, poisonous irritant or corrosive gases or which may produce explosive mixtures of dust or fine particles capable of spontaneous ignition.	Sanctioned as proposed by SPA.
50	2.143		Lift Lobby – means a space from which people directly enter lift car(s) and in to which people directly enter upon exiting lift car(s).	Sanctioned as proposed by SPA.
51	2.144		Noise Barrier – means an exterior structure/part of structure designed to protect inhabitants of sensitive land use areas from noise pollution.	Sanctioned as proposed by SPA.
52	2.145		Reconstruction – means 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 Authority/ Other Competent Municipal Officer.	Sanctioned as proposed by SPA.

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53	2.146		Public/ Semi-public Building means a building used or intended to be used, either ordinarily or occasionally by the public such as (a) offices of State or Central Government, any public sector undertaking or statutory or local Authority or Semi Government Organization (b) a place for public worship, etc.;	Sanctioned as proposed by SPA.
54	2.147		Special Building means - i. any multi-storeyed building which is more than 27 m. in height measured from ground level, or ii. Buildings for educational, assembly, mercantile, institutional, industrial, storage and hazardous occupancies having built-up area 500 sq.m. or more on any floor irrespective of height of such building, or Any building with mixed occupancies with any of the aforesaid occupancies in (ii) above with built-up area 500 sq.m. or more on any floor irrespective of height of such building.	Special Building means- i. any multi-storeyed building which is more than 24 m. in height measured from ground level, or ii. buildings for educational, assembly, mercantile, institutional, industrial, storage and hazardous occupancies having built-up area 500 sq.m. or more on any floor irrespective of height of such building, or any building with mixed occupancies with any of the aforesaid occupancies in (ii) above with built-up area 500 sq.m. or more on any floor irrespective of height of such building.
55	2.148		Service Apartment – means premises other than a lodge or hotel, in which furnished rooms or a suite of rooms are let out on short/long term basis.	Sanctioned as proposed by SPA.
56	2.149		Service Road – means a local road on a continuous alignment that normally runs adjacent and parallel to main roads like National or State Highways and provides access to properties bordering it.	Sanctioned as proposed by SPA.

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57	2.150		Stall – means a small shop, floor area of which does not exceed 5.0 sq.m.	Sanctioned as proposed by SPA.
58	2.151		Sub-station (Electric) – means a station for transforming or converting electricity for the transmission or distribution thereof and includes transformers, converters, switchgears, capacitors, synchronous condensers, structures, cables and other appurtenant equipment and any buildings used for that purpose and the site thereof.	Sanctioned as proposed by SPA.
59	2.152		Supported Double Height Terraces – means open terraces, unenclosed on at-least one side with railing and lying wholly within building line with supports underneath and having minimum height of two floors.	Sanctioned as proposed by SPA.
60	2.153		Wing of a Building – means a part of a building with independent access, staircase and lift connected to other parts with common basement/ stilt/ podium/ terrace/ common wall and connecting passages.	Sanctioned as proposed by SPA.
61	3 Applicability of Regulations 3.1.1, 3.1.2, 3.1.3	3.1 These regulations shall apply to all development, redevelopment, demolition, 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	i. 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. ii. 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. iii. Change of Occupancy/ Use: Where the occupancy or the user of a building is changed, except where otherwise specifically stipulated, these regulations shall	Sanctioned as proposed by SPA.

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		Regulations No. 3.1.1 to 3.1.3. 3.1.1 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. 3.1.2 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. 3.1.3 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 SPANAINA and for which the necessary certificate has been given by SPA NAINA, shall be allowed subject to the provisions in these Regulations	apply to all parts of the building affected by the change. iv. 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 Authority shall be allowed subject to the provisions in these regulations. v. 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 / subdivision plan is being altered, these Regulations shall apply only to that part which is being altered. vi. 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, if required under RERA. While granting the revised permission, the approved plans and commencement certificate of the earlier permission with office, shall be stamped as 'SUPERSEDED' by the Authority. vii. Exclusions: Nothing in these regulations shall require the removal, alteration or abandonment or prevent the continuance of the lawfully established use	

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62	5.4.1	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 CEO of the intention to carry out its development along with details of such development or construction as specified below:	or occupancy of an existing building or its use, unless in the opinion of the Authority, such a building is unsafe or constitutes a hazard to the safety of adjacent property. 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 and as certified by the Government Architect/Architect/Technical personnel: -	Sanctioned as proposed by SPA.
63	5.4.2	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;	No permission shall be necessary for operational construction of the Government or Government undertaking, whether of temporary or permanent nature, which is necessary for the operation, maintenance, development or execution of any of the following services : 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 excluding Mobile Towers; f) Regional grids, towers, gantries, switchyards, control room, relay room for transmission, distribution, etc. of electricity; g) Defence Authorities;	Sanctioned as proposed by SPA.

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		viii. Defence Authorities; ix. Any other essential public service as may be notified by the Central and/or State Government. All such constructions shall however, conform to the prescribed requirements for the provision of essential services, water supply connection, sewerage, drains, etc. to the satisfaction of the CEO.	h) Any other essential public service as may be notified by the State/ Central Government; i) The following constructions for operational purposes of new railway lines or tracks by the Metro Rail Administration (MRA) / Project Implementing Agency designated by the Government for the Metro rail and Mono rail / light Rail Transit (LRT) Project. "Operation Control Centre, Playback Training Room. Administration Building, Stabling Yards, Maintenance Workshop and Training Centre, Auto Car Wash Plant and Auto Wash Plant, Auxiliary Rail Vehicle Building, Under Floor Wheel Lathe and Blow Down Plant, Cooling Tower, Generator Area, Auxiliary Sub- station, Traction Sub-station, Transformer Area, Water Treatment Plant, Waste Water Treatment Plant, Depot Control Centre, sump Area, Parking, Check Post, Loading and unloading areas, Fouling Points, DG set Rooms, Metro and Mono stations (underground and elevated), Viaduct and tunnel, Ventilation shaft, Entry/ Exit Blo cks, Passages, Underground passage to Station box, Lifts, Staircases, Escalators, Transit accommodation / Guest rooms, Metro Stations/ Depots on property owned by it in all Use Zones, Air Handling Unit, Fire staircase, Fire lift and fire passages, Refuge area, thereto." Facilities & services such as Roads, Water Supply, Sewerage, Storm Water Disposal and any other essential public services carried out by State/ Central Government or its undertakings / Bodies or the Local Bodies including: - a. maintenance or improvement of highway, road or public street, being works carried out on land within	

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			the boundaries of such highway, road or public street; or b. 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 Planning Authority in writing at the earliest and pay the necessary restoration charges to the Planning Authority within a month. The restoration charges shall not be more than the expenditure to be incurred by the Authority to restore the road etc. along with supervision charges, if any. 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 Authority	
64	5.4.3. (ii)	New building, new construction or new installation or any extension thereof, in case of any other services.	New building, new construction or new installation or any extension thereof, in case of any other services. Other than those mentioned in these regulations.	Sanctioned as proposed by SPA.
65	5.4.4	However, no permission shall be necessary for the following types of works: i. The carrying out of works in compliance with any order 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	However, no permission shall be necessary for the following types of works: i. 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. carrying out of works by any Authority in exercise of its powers under any law for the time being in force. iii. the excavation (including excavation of wells) made in the ordinary course of agricultural operation. iv. the construction of a road intended to give access	Sanctioned as proposed by SPA.

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		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 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 SPA-NAINA, 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	to land solely for agricultural purpose. v. normal use of land which has been used temporarily for other purposes like marriage pandals or for festive occasions etc. on private land; vi. provision of safety grills to window/ventilator, vii. distribution/receiving substation of the electric supply company. viii. installation of solar panels having base of solar panel at height upto 1.8m. from terrace, ensuring structural stability from the Licensed Structural Engineer. ix. providing internal lightweight partitions/cabins in the commercial building / establishment with certificate of structural stability from the Licensed Structural Engineer. x. temporary structures for godowns/storage of construction materials within the site. xi. temporary site offices, sample flats and watchman chowkys within the site only during the phase of construction of the main building. xii. temporary structures for storage of machinery before installation for factories in industrial lands within the site. xiii. labour camps for construction sites, provided adequate water supply and sanitation facilities are provided and safety is ensured; xiv. construction of temporary sets for film / TV serial / advertisement shooting and like activities for a period not more than one year, subject to intimation to the authority.	

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66	6.5.1 Discretionary Powers	In conformity with the intent and spirit of these regulations, the CEO, may, - 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; - determine and establish the location of zonal boundaries in exceptional cases, or in cases of doubt or controversy; Provided that, the area going to be included in project boundary due to change in the Eco Sensitive Zone boundary shall have deemed provisions of adjoining major zone of NAINA. The forest area shall be dealt in accordance with provision of clause No.31.3 of these regulations. - interpret the provisions of these regulations where the street layout actually on ground varies from the street layout as shown on the Interim Development Plan ; - modify the limit of a zone where the boundary line of the zone divides a plot; and - 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	In conformity with the intent and spirit of these Regulations, the Authority may by order in writing - Decide on matters where it is observed 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. - Decide the extent of the proposal of Development Plan with respect to S. No. / Gut No. / CTS No., where boundaries shown on Development Plan varies with the boundaries as per revenue record / measurement plan / City Survey sheets etc. - Determine and establish the location of zone boundaries in cases of doubt or controversy; Provided that, the area going to be included in project boundary due to change in the Eco Sensitive Zone boundary shall have deemed provisions of adjoining major zone of NAINA. The forest area shall be dealt in accordance with provision of clause No.31.3 of these regulations. - 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; - Correct 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; - Modify the limit of a zone where the boundary line of the zone divides a plot. In such cases, the zone covering area more than 50% shall be considered; - Authorize the erection of a building or use of	Sanctioned as proposed by SPA.

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		necessary for the public convenience and welfare, even if it is not permitted in any Land Use Classification.	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.	
67	6.5.2 (iii) Discretionary Powers	While granting permission under (i) conditions may be imposed on size, cost or duration of the structure, abrogation of claim of payment of deposit and its forfeiture for non-compliance.	While granting permission under (i) 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 Authority .	Sanctioned as proposed by SPA.
68	6.5.3	CEO 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 permission may be given by him for the construction of the following, viz. i. Temporary Structures for protection from the rain or covering of the terraces during the monsoon only ii. Pandals for fairs, ceremonies, religious function, public or private functions, events 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	Permission shall be necessary for carrying out temporary construction. The Authority may grant permission for temporary construction for a period not exceeding six months at a time and in the aggregate not exceeding a period of one year. Such 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 monsoon only. ii. Pandals for fairs, ceremonies, religious functions, etc. on public land. iii. Structures of exhibitions/ circuses etc. iv. Structures for ancillary works for quarrying operations in conforming zones. v. Government milk booths, telephone booths, MAFFCO stall and ATM Centres. vi. Transit accommodation for persons to be rehabilitated in a new construction.	Sanctioned as proposed by SPA.

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		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. Transit accommodation for persons to be rehabilitated in a new construction ix. Structures for educational and medical facilities within the site of the proposed building during the phase of planning and constructing the said permanent buildings x. Ready mix concrete plant/ Batching Plant xi. Labour camps for construction sites, provided, adequate water supply and sanitation facilities are provided. Provided that, necessary documents and report such as building design, structural safety etc along with necessary scrutiny fees shall be submitted by the applicant along with the application for temporary construction. Provided further that, temporary constructions for structures etc.	vii. Structures for educational and medical facilities within the site of the proposed building during the phase of planning and constructing the said permanent buildings. viii. Ready mix concrete plant. Provided that, necessary documents along with necessary scrutiny fees shall be submitted by the applicant along with the application for temporary construction. Provided that, temporary constructions for structures etc. mentioned at (vi), (vii) and (viii) may be permitted to be continued temporarily by the Authority, but in any case not beyond completion of construction of the main structure or building and that, structure in (iv) and (v) may be continued on annual renewal basis by the Authority beyond a period of one year. Provided further that approval of the Chief Fire Officer of the authority shall be obtained, wherever necessary.	

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		mentioned at (iii), (iv), (vi), (vii), (viii), (ix) and (xi) may be permitted to be continued temporarily by the CEO 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 CEO beyond a period of one year		
69	6.8.2	Table 6.2: Meaning of the term "Commencement" For building work including additions and alterations- Up to plinth level for individual building	Table 6.2: Meaning of the term "Commencement" For building work including additions and alterations- Up to plinth level or where there is no plinth up to upper level of lower basement or still as the case maybe.	Sanctioned as proposed by SPA.
70	6.10		Drafting error: Drafting errors in Development plan 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 Authority, after due verification.	Sanctioned as proposed by SPA.
71	7.1	Owner's liability : Neither the grant of permission nor approval of the drawing nor inspection by the CEO 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	7.1 Owner / Developer / Architect / Town Planner / Engineer / Structural Engineer / Supervisor or any licensed technical person's Responsibilities in their respective domain- i. Neither granting of the development permission nor the approval of the drawings and specifications, nor the inspections, made by the Authority during erection of the building shall, in any way relieve the Owner / Developer / Architect / Town Planner / Engineer / Structural Engineer / Supervisor or any licensed	Sanctioned as proposed by SPA.

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		Indian Standards.	technical person, of such building/ development from full responsibility (according to their role in the project) for carrying out the work in accordance with the requirements of these regulations and safety norms as prescribed by the bureau of Indian Standards. ii. Every owner / developer shall : a) permit the Authority or his representative 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 Authority regarding completion of work. c) give written notice to the Authority in case of termination of services of a Technical professional engaged by him along with reasons for the same. iii. Architect / Town Planner / Engineer / Structural Engineer / Supervisor or any licensed technical person, shall give written notice to the authority in case of termination of his or her professional services.	
72	7.2(iii)	Display board: Display board mentioning name, addresses & contact numbers of the owner, name of architects, name of structural engineer, for all plot holders.	As soon as the development / building permission is obtained the owner / developer shall installed "Display Board" on conspicuous place on site indicating following details : i. Name and address of owner, developer, all concerned licensed persons. ii. Survey number / city survey number of land under reference. iii. Order number and date of grant of development / building permission / redevelopment permission	As soon as the development / building permission is obtained the owner / developer shall installed "Display Board" on conspicuous place on site indicating following details : vi. Name and address of owner, developer, all concerned licensed persons. vii. Survey number / city survey number of land under reference.

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			issued by the Authority. iv. Built up area permitted. v. RERA registration no. Such Display Board shall not be required for individual plot holder's individual building.	viii. Order number and date of grant of development / building permission / redevelopment permission issued by the Authority. ix. Built up area permitted. x. RERA registration no. xi. Software QR Code for the Project generated in online building permission Such Display Board shall not be required for individual plot holder's individual building.
73	7.3a		7.3a - While applying for grant of Plinth Completion certificate, applicant shall submit the plan showing global coordinates of the plinth constructed and respective road level; obtained from empanelled surveyor of CIDCO or any registered Licensed Professional.	Sanctioned as proposed by SPA.
74	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 CEO, 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 CEO, shall be deemed as unauthorised	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 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 un-authorised. However, any changes made within the internal layout of a residential or commercial unit, which do not violate FSI or other	Sanctioned as proposed by SPA.

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75	7.5	The owner through his licensed architect, as the case may be, who has supervised the construction, shall furnish a building completion certificate to the CEO, in the form in Appendix-H. This certificate shall be accompanied by three sets of plans of the completed development.	regulations, shall not be treated as unauthorised. Such changes shall be incorporated in plan along with completion certificate. Completion Certificate: The owner through his Architect / licensed engineer / town planner / supervisor, 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, wherever necessary. In case of special buildings, the Completion Certificate shall also be accompanied with the NOC from Chief Fire Officer, CIDCO as the case may be.	Sanctioned as proposed by SPA.
76	7.6	The CEO, 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, 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	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-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, 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	Sanctioned as proposed by SPA.

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		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.	above. The Authority shall issue the Deemed Occupancy Certificate within 15 (fifteen) days of the application. In case of Special buildings, the occupancy certificate shall be issued by the Authority only after the clearance from the Chief Fire Officer regarding the completion of work from fire protection point of view.	
77	9.1 Un-safe-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 SPA-NAINA. The procedure of actions to be taken by CEO for unsafe buildings shall be as below.	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 / Act shall apply for procedure of actions to be taken by the Authority for unsafe buildings.	Sanctioned as proposed by SPA.
78	9.2 to 9.7	9.2 Examination of Unsafe Buildings: The SPA-NAINA shall examine or cause to be examined every building reported to be unsafe or damaged, and shall make a written record of such examination. 9.3 Notice to Owners / Occupier : Whenever the SPA-NAINA finds any building or portion thereof 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	To be deleted	Sanctioned as proposed by SPA.

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		time either to complete specified repairs or improvements or to demolish and remove the building or portion thereof. 9.4 The SPA-NAINA 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 SPA-NAINA shall keep a record of the reasons for such action. 9.5 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 SPA-NAINA shall cause the danger to be removed whether by demolition or repair of the building or portion thereof or otherwise. 9.6 Cause of Emergency : In case of emergency, which in the opinion of the SPA-NAINA involves imminent danger to human life or health, the SPA NAINA 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 SPA-NAINA 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		

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		be deemed necessary. The SPA-NAINA 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 SPA-NAINA shall be final. 9.7 Costs : Costs incurred under regulation no 9.5 and regulation no 9.6 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.		
79	10.1	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 be guilty of an offence and upon conviction shall : i. be punished with a fine as fixed by the CEO, and as stipulated in Section 52 of The Maharashtra Regional and Town Planning Act, 1966; ii. further the SPA-NAINA may take suitable actions including demolition of	10.1 Offences and penalties : i. Any person who contravenes any of these regulations, any requirements or obligations imposed on him by virtue of the Act or these regulations, shall :- a) be guilty of an offence and upon conviction, shall be punished as stipulated in Section 52 of the Act; b) be subject to further suitable actions including demolition of unauthorized works, as stipulated under Section 53 and 54 of the Act; c) where such person is a Licensed Engineer / Supervisor / Surveyor, be subject to suitable action against him which may include cancellation of license and debarring him from further practice/ business for a period as may be decided by the Authority;	10.1 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 the Act or these regulations, shall :- a) be guilty of an offence and upon conviction, shall be punished as stipulated in Section 52 of the Act; b) be subject to further suitable actions including demolition of unauthorized works, as stipulated under Section 53 and 54 of the Act; c) where such person is a Licensed Engineer / Structural Engineer / Town Planner / Supervisor / Surveyor, be subject

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		unauthorized works as decided by the SPA-NAINA as stipulated under Section 53 of The Maharashtra Regional and Town Planning Act, 1966; iii. in case of Licensed Engineer / Structural Engineer / Supervisor the CEO, may take suitable action against him which may include cancellation of license and debaring him from further practice / business for a period as decided by the CEO, iv. in case of registered architects, the CEO, may report to the Council of Architecture to take suitable action against the Registered Architect as per the provisions of Architect Act, 1972.	a) where such person is a registered Architect, be subject to action of the Council of Architecture as per the provisions of the Architects Act, 1972 based on the report of the Authority and debaring him from further practice / business for a period as may be decided by the Authority. ii. Any person who neglects any requirements or obligations imposed on him including the maintenance of fire protection services, 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 as specified in Section 36 of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 and, upon conviction, shall be subject to penalties and other consequences spelt out in said Act	to suitable action against him which may include cancellation of license and debaring him from further practice/business for a period as may be decided by the Authority; There upon such Licensed Engineer / Structural Engineer / Town Planner / Supervisor shall be considered debarred d) where such person is a registered Architect, be subject to action of the Council of Architecture as per the provisions of the Architects Act, 1972 based on the report of the Authority and debaring him from further practice / business for a period as may be decided by the Authority. ii. Any person who neglects any requirements or obligations imposed on him including the maintenance of fire protection services, 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 as specified in Section 36 of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 and, upon conviction, shall be subject to penalties and other consequences spelt out in said

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80	Notes Below table 15.1		11. In addition to above, ancillary area FSI upto the extent of 60% of the proposed FSI in the development permission (including Basic FSI, Premium FSI, TDR but excluding the area covered in Regulation No.22.6) shall be allowed with the payment of premium at the rate 10% of NA land rate in Annual Statement of Rates. This shall be applicable to all buildings in all zones. In case of non-residential use, the extent of ancillary area FSI shall be upto 80%. Provided further that Ancillary FSI on Net plot area to all buildings in all zones, shall be applicable only after utilizing premium FSI or TDR. No separate calculation shall be required to be done for this ancillary area FSI. Entire FSI in the development permission shall be calculated and shall be measured with reference to permissible FSI, premium FSI, TDR, additional FSI including ancillary area FSI added therein. Provided further that, this ancillary area FSI shall be applicable to all other schemes like TOD, PMAY, ITP, IT, MHADA, etc. except SRA***. In the result, free of FSI items in the said schemes, if any, other than mentioned in DCPR, shall stand deleted 12. Maximum permissible building potential on plot mentioned above shall be exclusive of FSI allowed for Inclusive Housing as per Annexure 4. Other conditions of TDR utilization shall be applicable as per the TDR Regulations No.43. In respect of service road, shown on	Act 11. In addition to above, ancillary area FSI upto the extent of 60% of the proposed FSI in the development permission (including Basic FSI, Premium FSI, TDR but excluding the area covered in Regulation No.22.6) shall be allowed with the payment of premium at the rate 10% of land rate in Annual Statement of Rates. Such ancillary FSI shall be permissible to all building in all zones with payment of premium. In case of non-residential use, the extent of ancillary area FSI shall be upto 80%. No separate calculation shall be required to be done for this ancillary area FSI. Entire FSI in the development permission shall be calculated and shall be measured with reference to permissible FSI, premium FSI, TDR, additional FSI including ancillary area FSI added therein. Provided further that, this ancillary area FSI shall be applicable to all other schemes like TOD, PMAY, ITP, IT, MHADA, etc. except rehabilitation component in_SRA***. In the result, free of FSI items in the said schemes, if any, other than mentioned in DCPR, shall stand deleted

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			development plan or in approved layout, or plots facing on major road, however deriving access from other roads, the width of highway or major road shall be considered for entitlement of building potential. 12. The maximum limits of FSI prescribed above shall be applicable to (a) fresh permission (viz., green-field development (i.e. building on a vacant plot of land) and brown -field development (i.e., cases of addition to existing building where a permissible FSI has not been exhausted.) and also to (b) an existing building which has not been granted full occupation certificate. The cases of existing buildings shall be subject to production of stability certificate from structural engineer. 13. The maximum limits of FSI prescribed above shall be applicable to (a) fresh permission (viz., green-field development (i.e. building on a vacant plot of land) and brown -field development (i.e., cases of addition to existing building where a permissible FSI has not been exhausted.) and also to (b) an existing building which has not been granted full occupation certificate. The cases of existing buildings shall be subject to production of stability certificate from structural engineer. 14. Entire area of plot may be considered for calculating the potential of plot in respect of premium FSI+TDR, but not the basic FSI. Basic FSI shall be calculated on area of the plot remaining with the owner after deducting area under D.P. road and amenity space. This shall be applicable in cases where reservation area or amenity space is handed over to the authority.	12. Maximum permissible building potential on plot mentioned above shall be exclusive of FSI allowed for Inclusive Housing as per Annexure 4. Other conditions of TDR utilization shall be applicable as per the TDR Regulations No.43. In respect of service road, shown on development plan or in approved layout, or plots facing on major road, however deriving access from other roads, the width of highway or major road shall be considered for entitlement of building potential. 13. The maximum limits of FSI prescribed above shall be applicable to (a) fresh permission (viz., green-field development (i.e. building on a vacant plot of land) and brown -field development (i.e., cases of addition to existing building where a permissible FSI has not been exhausted.) and also to (b) an existing building which has not been granted full occupation certificate. The cases of existing buildings shall be subject to production of stability certificate from structural engineer. Entire area of plot may be considered for calculating the potential of plot in respect of premium FSI+TDR, but not the basic FSI. Basic FSI shall be calculated on area of the plot remaining with the owner after

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81	16.5	Development / Redevelopment of Housing Schemes of Maharashtra Housing and Area Development Authority / Agencies of State or Central Government. The Development / redevelopment of housing schemes of MHADA / Agencies of state or central government shall be permissible as per applicable rules / regulations of respective schemes / project, irrespective of zone provision in NAINA, subject to the directives issued under the MRTP Act, 1966 by the Urban Development Department to do so.	Development / Redevelopment of Housing Schemes of Maharashtra Housing and Area Development Authority / Agencies of State or Central Government. The Development / redevelopment of housing schemes of MHADA / Agencies of state or central government shall be permissible as per applicable rules / regulations of respective schemes / project, irrespective of zone provision in NAINA, subject to the directives issued under the MRTP Act, 1966 by the Urban Development Department to do so and amendments in Sanctioned UDCPR from time to time	deducting area under D.P. road and amenity space. This shall be applicable in cases where reservation area or amenity space is handed over to the authority. Sanctioned as proposed by SPA.
82	17.3		Entitlement of FSI for Road Widening or Construction of New Roads / Surrender of Reserved Land The Authority 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 and also service road proposed to NH/ SH/ MDR/ ODR whether shown on plan or not, if the owner (including the lessee) of such land surrenders such land without claiming any monetary compensation in lieu thereof and hands over the same free from encumbrances to the satisfaction of	Sanctioned as proposed by SPA.

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			the Authority. 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, wherever applicable, 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 Right in accordance with the provisions regulating Transfer of Development Rights (TDR). Thereafter, the road shall be transferred in the city survey records/ revenue records in the name of the Authority 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. 43.3	
83	18.1 (ii)	If the site is within a distance of 9 m from the edge of water mark of a minor water course (like nallah, canal, pond), and 15 M from the edge of water mark of a major water course (like river) shown on the IDP 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 SPA-NAINA to restrict and or to re-align the water course within the same land along with cross section as determined by the CEO; In case of channelized small water course (nala)	If the site is within a distance of 6 m from the edge of water mark of a minor water course (like nallah, canal, pond), and 15 M from the edge of water mark of a major water course (like river) shown on the IDP 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 SPA-NAINA to restrict and or to re-align the water course within the same land along	If the site is within a distance of 9 m from the edge of water mark of a minor water course (like nallah, canal, pond), and 15 M from the edge of water mark of a major water course (like river) shown on the IDP 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 SPA-NAINA to restrict and or to re-align the water course within the same land along

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		the water course within the same land along with cross section as determined by the CEO; In case of channelized small water course (nala) having width 6 M or less and channelized by retaining wall, the marginal distances as per these regulations shall be applicable subject to minimum 4.5 m. Where flood line (blue line) has been determined for major water course and is at a distance more than 15.00 M from edge of water course, no construction shall be permissible within such distance.	having width 6 M or less and channelized by retaining wall, the marginal distances as per these regulations shall be applicable subject to minimum 4.5 m. Where flood line (blue line) has been determined for major water course and is at a distance more than 15.00 M from edge of water course, no construction shall be permissible within such distance.	with cross section as determined by the CEO; In case of channelized small water course (nala) having width 6 M or less and channelized by retaining wall, the marginal distances as per these regulations shall be applicable subject to minimum 4.5 m. Where flood line (blue line) has been determined for major water course and is at a distance more than 15.00 M from edge of water course, no construction shall be permissible within such distance. No construction shall be permissible within a distance mentioned above or flood line (blue line) as determined for any water course from edge of water course, whichever is more
84	18.3	Construction within blue and red flood line : Construction will not be permitted within blue flood line of the river. The construction between blue and red flood line along the river side may be permitted at a height of 0.60 m above the red flood line level	Construction within Blue and Red Flood Line i. Where Blue and Red flood line are marked on the Development Plan or received from the Irrigation Department. a) The Red Flood Line and Blue Flood Line shall be considered as per the plan prepared by the Irrigation Department. The area between the river bank and blue flood line (Flood line near the river bank) shall be prohibited zone for any construction except parking, open vegetable market, garden, lawns, open space, cremation and burial ground, sewage treatment plant,	Sanctioned as proposed by SPA.

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			water / gas / drainage pipe lines, public toilet or like uses, provided the land is feasible for such utilization. Provided that, redevelopment of the existing authorised properties, within river bank and blue flood line, may be permitted at a plinth height of 0.45 m. above red flood line level. b) 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. c) If the area between the river bank and blue flood line forms part of the entire plot in Development Zone, then, FSI of such part of land may be allowed to be utilized on the remaining land d) The red and blue flood line, if shown on the Development plan shall stand modified as and when it is modified by the Irrigation Department. ii. Where Blue and Red flood line is not marked on the Development Plan or not received from the Irrigation Department. Where Blue and Red flood line is not marked on the Development Plan or not received from the Irrigation Department, the tentative Blue line shall be earmarked taking into consideration maximum observed flood level records available locally and also interacting with the residence in the area. The plan showing such tentative Blue line shall be got approved from Chief Engineer, Irrigation Department. The distance of 50 m.	

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			on landward side from thistentative Blue li ne shall be treated as No Construction Zone. In such cases, provisions of Regulation No. 18.3 (i)(a,b,c,d) shall be applicable to that extent. Till such tentative Blue line is prepared and marked on the plan, the development permission shall be governed by the provisions of Regulation No.18.1(ii).							
85	19.1.1		In case of plot not abutting on a public means of access like street / roads etc., the plot shall have access from spaces directly connected from the street by a hard surface approach as given below :- (a) The width of such access ways in *** shall be as follows : <table><tr><td>Min width of access ways</td><td>Max. Length of such access ways</td></tr><tr><td>6m</td><td>75 m</td></tr><tr><td>9m</td><td>150 m</td></tr></table> (b) In Gaothan, the width of such access ways shall not be less than 4.5 m.	Min width of access ways	Max. Length of such access ways	6m	75 m	9m	150 m	(a) The width of such access ways in non-congested area*** shall be as follows : Remaining modification is sanctioned as proposed by SPA
Min width of access ways	Max. Length of such access ways									
6m	75 m									
9m	150 m									
86	19.3.1	For Residential Development if width of means of access is not specified in Regulation No.31.4 : The plots shall about a public means of access like street / road. Minimum width of access / layout road / internal road in any development proposal / sub division / group housing shall be as given in Table 19.1.	For Residential Development if width of means of access is not specified in Regulation No.31.4 : The plots shall about a public means of access like street / road. The minimum width of internal road in any layout or sub division of land shall be as given in Table No.19.1. Table19.1 : Length and width of means of access	For Residential Development if width of means of access is not specified in Regulation No.31.4 : The plots shall about a public means of access like street / road. The minimum width of internal road in any layout or sub division of land shall be as given in Table No.19.1. Table 19.1 : Length and width of means						

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government																										
		<table><tr><th>Length in m</th><th>Width in m</th></tr><tr><td>Upto 75</td><td>9.00</td></tr><tr><td>Above 75 and upto 150</td><td>12.00</td></tr><tr><td>Above 150 and upto 300</td><td>15.00</td></tr><tr><td>Above 300</td><td>18.00</td></tr></table> Table 19.1: Length and width of means of access	Length in m	Width in m	Upto 75	9.00	Above 75 and upto 150	12.00	Above 150 and upto 300	15.00	Above 300	18.00	<table><tr><th>Length of Internal Road in Layout / Sub division (m)</th><th>Width of Internal Road in Layout / Sub Division (m)</th></tr><tr><td>Upto 150</td><td>9.00</td></tr><tr><td>Above 150 and upto 300</td><td>12.00</td></tr><tr><td>Above 300</td><td>15.00</td></tr></table> Note - 1) For layout or part of layout where plots of 100 sq.m. or less are proposed for Economically weaker Sections (EWS), 4.5 m. wide road of length upto 60 m. and 6 m. wide road of length upto 100 m. may be permitted so that EWS plots shall about on both sides of such roads. 2) If plot / land is abutting to two or more roads, above mentioned length and widths of means of access may be measured from each such road / means of access.	Length of Internal Road in Layout / Sub division (m)	Width of Internal Road in Layout / Sub Division (m)	Upto 150	9.00	Above 150 and upto 300	12.00	Above 300	15.00	of access <table><tr><th>Length of Internal Road in Layout / Sub division (m)</th><th>Width of Internal Road in Layout / Sub Division (m)</th></tr><tr><td>Upto 150</td><td>9.00</td></tr><tr><td>Above 150 and upto 300</td><td>12.00</td></tr><tr><td>Above 300</td><td>15.00</td></tr></table> Note - For layout or part of layout where plots of 100 sq.m. or less are proposed for Economically weaker Sections (EWS), 4.5 m. wide road of length upto 60 m. and 6 m. wide road of length upto 100 m. may be permitted so that EWS plots shall about on both sides of such roads.	Length of Internal Road in Layout / Sub division (m)	Width of Internal Road in Layout / Sub Division (m)	Upto 150	9.00	Above 150 and upto 300	12.00	Above 300	15.00
Length in m	Width in m																													
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87	19.3.2	Buildings within a plot/ layout can be accessed by a pathway 4.5 m wide up to 60m length. If the length of such pathway exceeds 60 m then, the provisions of Table 19.1 shall apply.	In case of Group Housing Scheme / Campus planning / Layout of Buildings, 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 40 m., 60 m. and 100 m. respectively from the main / internal means of access. If the length is more than 100m., then width of the road as provided in Table No. 19.1 shall be necessary. The marginal distances shall not be required from such pathways. However, distance between two buildings shall be maintained which will include width of such pathway	Sanctioned as proposed by SPA.																										
88	19.3.3	For Non-Residential Development if width of means of access is not specified in Regulation No. 31.4: The minimum width of access / layout road in any development proposal other than residential	For Non-Residential Development if width of means of access is not specified in Regulation No. 31.4: The minimum width of access / layout road / internal road in any development proposal other than residential	Sanctioned as proposed by SPA.																										

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		/ internal road in any development proposal other than residential (for public & semi - public, commercial and industrial use) shall be as given in Table 19.2. Table 19.2: Length and width of access for non-residential use <table><tr><th>Length in m</th><th>Width in m</th></tr><tr><td>Upto 75</td><td>12.00</td></tr><tr><td>Above 75 and upto 150</td><td>15.00</td></tr><tr><td>Above 150</td><td>18.00 or more</td></tr></table>	Length in m	Width in m	Upto 75	12.00	Above 75 and upto 150	15.00	Above 150	18.00 or more	(for public & semi-public, commercial and industrial use) shall be as given in Table 19.2. Table 19.2: Length and width of access for non-residential use <table><tr><th>Length of Internal Road in Layout / Sub Division (m)</th><th>Width of Internal Road in Layout / Sub Division (m)</th></tr><tr><td>Upto 150</td><td>12.00</td></tr><tr><td>Above 150 and upto 300</td><td>15.00</td></tr><tr><td>Above 300</td><td>18.00 or more</td></tr></table>	Length of Internal Road in Layout / Sub Division (m)	Width of Internal Road in Layout / Sub Division (m)	Upto 150	12.00	Above 150 and upto 300	15.00	Above 300	18.00 or more	
Length in m	Width in m																			
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89	19.3.3.1		In case of group housing schemes, minimum width of internal roads shall be as given in Table No. 19.2.1 Table 19.2.1: Length and width of access for group housing schemes <table><tr><th>Length of Internal Road in Layout / Sub Division (m)</th><th>Width of Internal Road in Layout / Sub Division (m)</th></tr><tr><td>Upto 150</td><td>7.50</td></tr><tr><td>Above 150 and upto 300</td><td>9.00</td></tr><tr><td>Above 300 and upto 600</td><td>12.00</td></tr><tr><td>Above 600</td><td>15.00</td></tr></table> Note : It shall be necessary to provide through roads in group housing scheme of area more than 2 Hectares, so as to coordinate the adjoining major road links (15 m. and above) or give way to new road link for adjoining area. The width required for such road link shall be as per Table No. 19.1. This shall not bar coordination of smaller width roads approaching from adjoining area, if owners so desire. Further the Authority may insist on coordination of smaller width roads from adjoining area, if required from planning point of view.	Length of Internal Road in Layout / Sub Division (m)	Width of Internal Road in Layout / Sub Division (m)	Upto 150	7.50	Above 150 and upto 300	9.00	Above 300 and upto 600	12.00	Above 600	15.00	Sanctioned as proposed by SPA.						
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90	19.5	Access from the Highways / classified roads : Generally the plot / building along High way and classified roads shall derive access from service road. However, highway amenities like petrol pump; hotel, food courts along high ways etc. may have an access direct from High ways and such other roads having a width of 30 m or more. The above shall be subject to the provisions of State High ways Act, 1965, Bombay High way Act 1955 and National High way Act 1956. Provided that in suitable cases, the SPA-NAINA may suspend the operation of this rule till service roads are provided.	Access from the High ways / classified roads : a) Generally, plots / buildings along High ways and classified roads shall derive access from service roads. However, highway amenities like petrol pump, fuel station, hotel, etc. may have a direct access from High ways and this shall be subject to the provisions of National Highway Act, 1965 and State High ways Act, 1955. b) Width of roads to be considered while granting development permissions, unless indicated otherwise in Development Plan / Regional Plan / Planning Proposal / T.P. Scheme shall be as mentioned in table no.19.4 :- <table><caption>Table no. 19.4</caption><tr><th>Sr.no</th><th>Category of Road</th><th>Width of Right of way of Road (m)</th><th>Remarks</th></tr><tr><td>1</td><td>National Highway</td><td>60</td><td>Width inclusive of 12m. service roads on both sides</td></tr><tr><td>2</td><td>State Highway</td><td>45</td><td>Width inclusive of 5m. service roads on both sides</td></tr><tr><td>3</td><td>Major Dist Road</td><td>24</td><td>No Service road required.</td></tr><tr><td>4</td><td>Other Dist Road</td><td>18</td><td>No Service road required.</td></tr><tr><td>5</td><td>Village Road</td><td>15</td><td>No Service road required.</td></tr></table> Notes : 1. If the width of any existing road is specified in above table then the greater width shall prevail. 2. If the service roads are provided beyond the right of way in permission granted earlier, then such service roads may be continued further in adjoining land.	Sr.no	Category of Road	Width of Right of way of Road (m)	Remarks	1	National Highway	60	Width inclusive of 12m. service roads on both sides	2	State Highway	45	Width inclusive of 5m. service roads on both sides	3	Major Dist Road	24	No Service road required.	4	Other Dist Road	18	No Service road required.	5	Village Road	15	No Service road required.	Access from the High ways / classified roads : a) Generally, plots / buildings along High ways and classified roads shall derive access from service roads. However, highway amenities like petrol pump, fuel station, hotel, etc. may have a direct access from High ways and this shall be subject to the provisions of National Highway Act, 1965 and State High ways Act, 1955. b) Width of roads to be considered while granting development permissions, unless indicated otherwise in Development Plan / Regional Plan / Planning Proposal / T.P. Scheme shall be a smentioned in table no.19.4 :- <table><caption>Table no. 19.4</caption><tr><th>Sr.no</th><th>Category of Road</th><th>Width of Right of way of Road (m)</th><th>Remarks</th></tr><tr><td>1</td><td>National Highway</td><td>60</td><td>Width inclusive of 12m. service roads on both sides</td></tr><tr><td>2</td><td>State Highway</td><td>45</td><td>Width inclusive of 5m. service roads on both sides</td></tr><tr><td>3</td><td>Major Dist Road</td><td>24</td><td>No Service road required.</td></tr><tr><td>4</td><td>Other Dist Road</td><td>18</td><td>No Service road required.</td></tr><tr><td>5</td><td>Village Road</td><td>15</td><td>No Service road required.</td></tr></table> Notes : 1. If the width of any existing road is more than what is specified in above table then	Sr.no	Category of Road	Width of Right of way of Road (m)	Remarks	1	National Highway	60	Width inclusive of 12m. service roads on both sides	2	State Highway	45	Width inclusive of 5m. service roads on both sides	3	Major Dist Road	24	No Service road required.	4	Other Dist Road	18	No Service road required.	5	Village Road	15	No Service road required.
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			3. The above widths of roads may vary according to guidelines or circulars issued by the respective department*** 4. Non-categorised and unplanned roads which are not mentioned in above table shall be minimum 12.0 M. However, Planning Authority has rights to insist minimum road width as per earlier approval given by competent authority or as per site condition. Front margin shall be provided as mentioned in this DCPR.	the greater width shall prevail. 2. If the service roads are provided beyond, the right of way in permission, granted earlier then such service roads may be continued further in adjoining land. The above widths of roads may vary according to guidelines or circulars issued by the respective department***
91	19.6 19.6.1, 19.6.2, 19.6.3	For building identified in Annexure 2,6.1, the following additional provisions of means of access shall be ensured 19.6.1 The width of the main street on which the building abuts shall not be less than 12 m or as specified in Regulation No.31.4 whichever is more and one end of this street shall join another street of width not less than 12 m in width subject to Regulation No.19.3. 19.6.2 The approach to the building and open spaces on its all sides (see Regulation No.22) shall be 6 m and the layout for the same shall be approved in consultation with the Chief Fire Officer, CIDCO 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	For building identified in Annexure 2,6.1, the following additional provisions of means of access shall be ensured (a) The width of the main street on which the plot abuts shall not be less than 12 m. in non Gaothan area and shall not be less than 9 m. In Gaothan area, and one end of this street shall join another street of width not less than at least 9 m.*** (b) The marginal distances on all its 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 upto 45 tonnes. The said marginal distances shall be kept free of obstructions and shall be motorable. (c) Maintentrances 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 6 m. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within	For building identified in Annexure 2,6.1, the following additional provisions of means of access shall be ensured (a) The width of the main street on which the plot abuts shall not be less than 12 m. in non Gaothan area and shall not be less than 9 m. In Gaothan area, and one end of this street shall join another street of width not less than at least 9 m. in congested area and 12m. in non-congested area *** Remaining modification is sanctioned as proposed by SPA.

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		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 6 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 6 m.	the plot free for movement of fire engine / fire service vehicles. If main entrance at boundary wall is built over, the minimum clearance (head room) shall be 4.5 m	
92	20.2.7		Co-ordination of Roads in adjoining lands While granting the development permission for land sub -division or group housing/ campus Planning, it shall be necessary to co-ordinate the roads in the adjoining lands subject to provisions mentioned in Regulation No. 19.3.3.1– Note. Also, proper hierarchy of roads shall be maintained while deciding width of road.	Sanctioned as proposed by SPA.
93	20.2.8		Development of Street 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. Development of Private Street, if neglected 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	Sanctioned as proposed by SPA.
94	20.2.9			Sanctioned as proposed by SPA.

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			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.	
95	20.2.10		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 Authority may require access through an adjoining plot or plots and 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 & such other conditions as the Authority may specify. If the Plot is land locked by any reservation, then access may be made available by adjusting reservation within owners land without reduction in area. Such land locked plot, upto 100 mt. shall be considered as fronting on the main road from which the access of minimum 9 mt. width is made available.	Sanctioned as proposed by SPA.
96	20.2.11		Approach by underpass or Over Bridge for adjoining properties. In case adjoining properties of an owner or different owner are separated by road, river, nallah etc . then the Authority may allow the owner to construct underpass or over bridge or foot over bridge of required size at his cost so as to ease the movement of	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
97	20.3.1.a)		people/vehicle across the properties. Not more than 50% of such recreational open space may be provided on the terrace of a podium subject to Regulation No.22.3.10. Notwithstanding anything contained in the definition of "Recreational Open Space" in these regulations, such recreational open space to the extent of 100% may be allowed to be provided on the terrace of a podium if owner / developer provides 1.5 m. strip of land along plot boundary, exclusive of marginal distances, for plantation of trees. The structure mentioned in Regulation No.20.3.9 may be permitted over the podium on which recreational open space is provided, subject to 15% area of such recreational open space.	Sanctioned as proposed by SPA.
98	20.3.2	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. However provided further if layout open space has been used for school playground such playground will be available for use	In the case of development of land for educational purpose, in lieu of 10% recreational open space, following percentage of the gross area (or as decided by the Government from time to time), excluding the area under Development/ Regional Plan road and Development Plan reservations, 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 a playground. The area of such playground shall not be deducted for computation of FSI. Provided that, in case of area more than 1ha. such area to be earmarked for playground shall be as under:-	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government																		
		by layout residents during non-school hours.	<table><thead><tr><th>Sr. No.</th><th>Gross Area of Land</th><th>Percentage of Playground</th></tr></thead><tbody><tr><td>1</td><td>Upto 1 ha.</td><td>40%</td></tr><tr><td>2</td><td>Above 1 ha. and upto 2 ha.</td><td>area as per 1 + 35% of remaining area</td></tr><tr><td>3</td><td>Above 2 ha. and upto 3 ha.</td><td>area as per 2 + 30% of remaining area</td></tr><tr><td>4</td><td>Above 3 ha. and upto 4 ha.</td><td>area as per 3 + 25% of remaining area</td></tr><tr><td>5</td><td>Above 4 ha.</td><td>area as per 4 + 20% of remaining area</td></tr></tbody></table> P cause of development permissions already granted by the Authority for education purpose and work is completed, such space for playground may not be insisted.	Sr. No.	Gross Area of Land	Percentage of Playground	1	Upto 1 ha.	40%	2	Above 1 ha. and upto 2 ha.	area as per 1 + 35% of remaining area	3	Above 2 ha. and upto 3 ha.	area as per 2 + 30% of remaining area	4	Above 3 ha. and upto 4 ha.	area as per 3 + 25% of remaining area	5	Above 4 ha.	area as per 4 + 20% of remaining area	
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99	20.3.3	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. i. On sanction of the development permission, the recreational open space shall be deemed to have been vested in the society / association of the residents / occupants of the layout/ building unit except as specified otherwise. In case such society or association is yet to be formed, the owner shall give undertaking to the Authority at the time of occupation certificate in case of Group Housing Scheme and at the time of final approval in case of plotted layout, that he will transfer the recreational open space at a nominal cost of Re.1/- 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 use except for the common use of residents / occupants.	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. i. On sanction of the development permission, the recreational open space shall be deemed to have been vested in the society / association of the residents / occupants of the layout/ building unit except as specified otherwise. In case such society or association is yet to be formed, the owner shall give undertaking to the Authority at the time of occupation certificate in case of Group Housing Scheme and at the time of final approval in case of plotted layout, that he will transfer the recreational open space at a nominal cost of Re.1/- 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 use except for the common use of society / association of the residents/	Sanctioned as proposed by SPA.																		

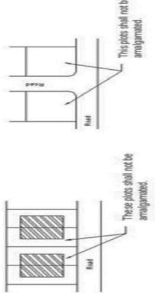
Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		ii. If the authority is convinced that there is misuse of open spaces; in such case the authority shall take over the land of recreational open space.	occupants as mentioned in Regulation No.20.3.9. ii. If the Authority is convinced that, either the owner has failed to abide by the undertaking or such open space is being used in violation of the provisions as prescribed in these regulations, then the Authority shall take over possession of such land of recreational open space for maintaining it for the uses permissible in these regulations, subject to condition that it shall not be further handed over or allotted to any person/ institute/ authority other than the society/ association of the residents/ occupants. Provided that, it shall not bar the return of the possession of such open space to the original society/ association of plot owners, after taking due undertaking to that effect. Provided further that the cost incurred by the Planning Authority on maintenance of such Recreational Open Space shall be recovered as arrears of dues to the Authority from the owner/ society / association of the residents / occupants till reversion of the possession.	Sanctioned as proposed by SPA.
100	20.3.4	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	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 shall ordinarily not be allowed after a period of 4 years from first sanction. However, such revision of open spaces may be allowed after 4 year also, where plots	

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		space area shall ordinarily not be allowed after a period of 4 years from the first sanction.	in the layout are not sold or transferred.	
101	20.3.10	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.	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 or located along buildings and is meant for use by the occupants of those buildings, then independent means of access may not be insisted upon.	Sanctioned as proposed by SPA.
	20.3.11		20.3.11 : Amenities for layouts of larger areas : 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 SPA (NAINA). The area earmarked for such amenities shall be developed for the same purpose. It will be necessary for the developer to develop these amenities before applying for Occupation Certificate for buildings in the layout. The amenity plot shall be developed and maintained by the land owner / developer. However, the Authority may insist for handing over the amenity space to the Authority, if it is required for the Any other purposes as decided by SPA (NAINA) In such circumstances, amenity space shall deem to be reservations / proposals 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,	Refused to accord sanction.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government									
			instead of in-situ FSI, then he may be awarded TDR. The in-situ FSI or TDR shall be granted only after transfer of the amenity space to the Authority. For NAINA Scheme, the provision of amenities shall be as per Regulation No13.4.5.										
102	20.3.13		In case of development / re-development of any land, building or premises mentioned below, provision for electric sub-station shall be made as under, if the requirement for the same is considered necessary by the concerned power supply authority. <table><tr><th>Sr.no</th><th>Plot Area</th><th>Minimum requirements</th></tr><tr><td>1</td><td>Plot above 2000 sq.m.</td><td>One single transformer sub-station of the size of 5m x 5m and height of not more than 5m.</td></tr><tr><td>2</td><td>Layout or sub-division of a plot measuring 2.0 ha. or more.</td><td>A suitable site for an electric sub-station as required by the Power Supply Company</td></tr></table> Provided that the transformer is constructed in such a manner that it is away from the building at a distance of atleast 3 M clear marginal distance shall be left from the single transformer and the building for the building height below 24 M. Provided also 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 of internal access or recreational open space. Provided the above dimintions / size of electric sub-	Sr.no	Plot Area	Minimum requirements	1	Plot above 2000 sq.m.	One single transformer sub-station of the size of 5m x 5m 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 as required by the Power Supply Company	Sanctioned as proposed by SPA.
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103	Table 20.1	Table 20.1 : Minimum Plot Area, Plot Width for Various Uses <table><tr><th>Sr. No.</th><th>Uses</th><th>Plot area (in m²)</th><th>Min. Plot Width</th><th>Type of Development</th></tr><tr><td>1</td><td>Residential and Commercial (except those in 2, 3 & 4 below)</td><td>(i) 30 and above but upto 125 (ii) Above 125 but less upto 250</td><td>3.5 m 10 m</td><td>Row* Semi-detached / Detached</td></tr><tr><td>2</td><td>Plots in EWS Housing / High Density Housing / Slum Upgradation / Reconstruction Scheme by public authority</td><td>(i) above 250 (ii) 25 and above but upto 125</td><td>12 m 3 m</td><td>Detached Row*</td></tr><tr><td>3</td><td>Plot Filling station</td><td>(a) Without service bay (b) With service bay</td><td>545 1100</td><td>Detached Detached</td></tr><tr><td>4</td><td>Industrial</td><td>300</td><td>10 m</td><td>Detached</td></tr></table>	Sr. No.	Uses	Plot area (in m ²)	Min. Plot Width	Type of Development	1	Residential and Commercial (except those in 2, 3 & 4 below)	(i) 30 and above but upto 125 (ii) Above 125 but less upto 250	3.5 m 10 m	Row* Semi-detached / Detached	2	Plots in EWS Housing / High Density Housing / Slum Upgradation / Reconstruction Scheme by public authority	(i) above 250 (ii) 25 and above but upto 125	12 m 3 m	Detached Row*	3	Plot Filling station	(a) Without service bay (b) With service bay	545 1100	Detached Detached	4	Industrial	300	10 m	Detached	Table 20.1 : Minimum Plot area, Plot width for Various Uses	Sanctioned as proposed by SPA.										
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104	20.4.2	Plots in an industrial layout or sub-division shall be guided by Table 20.2 below	To be deleted <table><tr><th>Sr. No.</th><th>Uses</th><th>Min. Plot area (in sq.m.)</th><th>Min. Plot Width (in m.)</th><th>Type of Development</th></tr><tr><td>1</td><td>Residential Commercial</td><td>Min 30</td><td>As per Table No. 22.1</td><td>Row / Semi-detached/ detached development as specified/ anticipated in earlier approved layout or layout to be approved in future. In other cases, as per permissibility of the construction area taking into consideration the marginal distances.</td></tr><tr><td>2</td><td>Plots in EWS Housing / High Density Housing / Sites and Services / Slum Upgradation / Reconstruction Scheme by Public Authority.</td><td>Min 20 sq.m. or as specified in the respective scheme.</td><td></td><td>Row / Semi-detached / detached.</td></tr><tr><td>3</td><td>Vehicle fuel Filling station including LPG / CNG / Ethanol / Public Charging Stations for Electric Vehicles-</td><td>As required by the concerned authority.</td><td>As required by the concerned authority.</td><td>Detached.</td></tr><tr><td></td><td>(a) Without service bay</td><td>--do --</td><td>-- do --</td><td>Detached.</td></tr><tr><td>4.</td><td>Industrial (other than service industries)</td><td>300</td><td>10 m.</td><td>Detached.</td></tr><tr><td>5</td><td>Other uses (other than 1 to 4 above)</td><td>Required plot size and development shall be governed by permissibility of construction under these regulations.</td><td></td><td></td></tr></table>	Sr. No.	Uses	Min. Plot area (in sq.m.)	Min. Plot Width (in m.)	Type of Development	1	Residential Commercial	Min 30	As per Table No. 22.1	Row / Semi-detached/ detached development as specified/ anticipated in earlier approved layout or layout to be approved in future. In other cases, as per permissibility of the construction area taking into consideration the marginal distances.	2	Plots in EWS Housing / High Density Housing / Sites and Services / Slum Upgradation / Reconstruction Scheme by Public Authority.	Min 20 sq.m. or as specified in the respective scheme.		Row / Semi-detached / detached.	3	Vehicle fuel Filling station including LPG / CNG / Ethanol / Public Charging Stations for Electric Vehicles-	As required by the concerned authority.	As required by the concerned authority.	Detached.		(a) Without service bay	--do --	-- do --	Detached.	4.	Industrial (other than service industries)	300	10 m.	Detached.	5	Other uses (other than 1 to 4 above)	Required plot size and development shall be governed by permissibility of construction under these regulations.			Sanctioned as proposed by SPA.
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Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government															
		Table 2.1: Minimum Plot Area in different types of development <table><thead><tr><th>S.No.</th><th>Type of Development</th><th>Minimum Plot area in sq'</th></tr></thead><tbody><tr><td>(i)</td><td>Residential plotted area</td><td>500 sqm</td></tr><tr><td>(ii)</td><td>Commercial, industrial, institutional, public utility, etc.</td><td>200 sqm</td></tr><tr><td>(iii)</td><td>Public works, etc.</td><td>100 sqm</td></tr><tr><td>(iv)</td><td>Other</td><td>As per the rules and regulations</td></tr></tbody></table>	S.No.	Type of Development	Minimum Plot area in sq'	(i)	Residential plotted area	500 sqm	(ii)	Commercial, industrial, institutional, public utility, etc.	200 sqm	(iii)	Public works, etc.	100 sqm	(iv)	Other	As per the rules and regulations		
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105	20.4.3	Computation of FSI: For the purpose of computing FSI/Built -up area, the net plot area shall 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.	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 and Development/ Regional Plan proposals including new roads and road widening, 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 as land owner desires, subject to maximum receiving potential prescribed in these regulations. However, such entitlement of FSI on certain plots shall be clearly mentioned on the layout plan. 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.	Sanctioned as proposed by SPA.															
106	20.4.3.1		Calculation Of Built-up Area For The Purposes Of FSI. Outer periphery of the construction floor wise (P-line)	Sanctioned as proposed by SPA.															

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
			including everything but excluding ducts ,voids, and items in Regulation No. 22.6, shall be calculated for the purpose of computation of FSI. The open balcony, double height terraces and cupboard shall also be included in P-line of respective floor, irrespective of its use / function. If part of the stilt, podium or basement is proposed for habitation purpose or for the construction which is counted in FSI, then such construction shall also be measured in P-line in that respective floor.	
107	20.5	Amalgamation of Plots: Amalgamation of plots shall be permissible if they form a sizable plot and are contiguous with same owner ship.	Amalgamation of Plots: - Amalgamation of plots / lands shall be permissible if they form a sizable plot from planning point of view and are contiguous. Amenity and layout plot shall also be entitled for amalgamation provided amenity is developed on proportionate area. - The amalgamation of plots from approved layout which is not desirable from planning point of view (e.g. as shown in below) shall not be permitted. - Land separated by minor water course or nallah or road may be entitled for amalgamation provided connecting over bridge or under pass of sufficient width and strength is constructed by the owner with the approval of the Authority. 	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
108	21.5		Existing features shown on the plan – The existing features shown on Development Plan are indicative and shall stand modified on Development Plan as per actual situation. Mention of particular use on Development Plan shall not bar the owner from permission to develop land as allowed in the zone shown for such land. Also, boundaries of S.No., alignment of existing road/ nallah 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.	Sanctioned as proposed by SPA.
109	21.6		Development of Parking – The Authority may develop any land, owned by or in possession of the Authority, for public parking in any of the forms-single or multi-storeyed, under ground or above ground, irrespective of its existing use or proposed use in Development / Regional Plan / Planning Proposal. Provided that the Authority may allow Basement Parking below existing or proposed Play Ground, in the plan at one or two levels below the ground level subject to conditions, as may be prescribed by the Authority. The mode of development of such parking with commercial or any other use shall be decided by the authority irrespective of zoning provisions.	Development of Parking – The Authority may develop any land, owned by or in possession of the Authority, for public parking in any of the forms-single or multi-storeyed, under ground or above ground, irrespective of its existing use or proposed use in Development / Regional Plan / Planning Proposal.
110	22.1	Front open spaces for buildings up to 15m : The front open spaces for buildings upto 15 m height shall be as	Marginal Distances and set-back for Residential Buildings and mixed use, with Height up to 15m. as mentioned in the Table No. 22.1.	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government																																																																					
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111	Table 22.1	Table 22.1: Requirements for the open space in building up to height <table><thead><tr><th>No.</th><th>Build</th><th>Minimum width in m</th></tr></thead><tbody><tr><td>1</td><td>Normal Single story</td><td>4 (From all side as specified by higher floor distance is more)</td></tr><tr><td>2</td><td>10/20/30/40</td><td>4 (From all side as specified by higher floor distance is more)</td></tr><tr><td>3</td><td>Over and above 20 m and above</td><td>4.5</td></tr><tr><td>4</td><td>Build with side view 20 m and up to 3 m</td><td>3</td></tr><tr><td>5</td><td>Build with side view 3 m and above</td><td>3</td></tr><tr><td>6</td><td>Build with up to 3 m</td><td>3</td></tr><tr><td>7</td><td>From housing estate of width 12.50 m and above</td><td>2.25</td></tr></tbody></table>	No.	Build	Minimum width in m	1	Normal Single story	4 (From all side as specified by higher floor distance is more)	2	10/20/30/40	4 (From all side as specified by higher floor distance is more)	3	Over and above 20 m and above	4.5	4	Build with side view 20 m and up to 3 m	3	5	Build with side view 3 m and above	3	6	Build with up to 3 m	3	7	From housing estate of width 12.50 m and above	2.25	<table><thead><tr><th colspan="2">Table 22.2</th><th>Min. Margins</th><th>Min. Margins</th><th>Min. Margins</th></tr><tr><th>No.</th><th>Requirement for building up to height</th><th>Min. Margins</th><th>Min. Margins</th><th>Min. Margins</th></tr></thead><tbody><tr><td>1</td><td>Normal Single story</td><td>4.5</td><td>4.5</td><td>4.5</td></tr><tr><td>2</td><td>10/20/30/40</td><td>4.5</td><td>4.5</td><td>4.5</td></tr><tr><td>3</td><td>Over and above 20 m and above</td><td>4.5</td><td>4.5</td><td>4.5</td></tr><tr><td>4</td><td>Build with side view 20 m and up to 3 m</td><td>3</td><td>3</td><td>3</td></tr><tr><td>5</td><td>Build with side view 3 m and above</td><td>3</td><td>3</td><td>3</td></tr><tr><td>6</td><td>Build with up to 3 m</td><td>3</td><td>3</td><td>3</td></tr><tr><td>7</td><td>From housing estate of width 12.50 m and above</td><td>2.25</td><td>2.25</td><td>2.25</td></tr></tbody></table>	Table 22.2		Min. Margins	Min. Margins	Min. Margins	No.	Requirement for building up to height	Min. Margins	Min. Margins	Min. Margins	1	Normal Single story	4.5	4.5	4.5	2	10/20/30/40	4.5	4.5	4.5	3	Over and above 20 m and above	4.5	4.5	4.5	4	Build with side view 20 m and up to 3 m	3	3	3	5	Build with side view 3 m and above	3	3	3	6	Build with up to 3 m	3	3	3	7	From housing estate of width 12.50 m and above	2.25	2.25	2.25	Sanctioned as proposed by SPA.
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No.	Requirement for building up to height	Min. Margins	Min. Margins	Min. Margins																																																																					
1	Normal Single story	4.5	4.5	4.5																																																																					
2	10/20/30/40	4.5	4.5	4.5																																																																					
3	Over and above 20 m and above	4.5	4.5	4.5																																																																					
4	Build with side view 20 m and up to 3 m	3	3	3																																																																					
5	Build with side view 3 m and above	3	3	3																																																																					
6	Build with up to 3 m	3	3	3																																																																					
7	From housing estate of width 12.50 m and above	2.25	2.25	2.25																																																																					
		Notes :- (1) The width of the road in above table shall govern the requirements in column 3 to 8. (2) In case of Sr.No.1 to 6 structures having higher height may be permitted subject to marginal distance mentioned in Regulation No.22.2 and 22.3. (3) The minimum area of plots fronting on service roads along high ways shall be with reference to the actual width of the service road. (4) For semi-detached buildings, side margin shall be on one side only. Plots for semi-detached buildings shall be in pairs. (5) Row-housing plots at the junction of two roads shall	Sanctioned as proposed by SPA.																																																																						

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
			be larger to maintain the set back 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 a 4.5 m. wide road / path way or 4.5 m. side marginal distance within the plot or space including side marginal distance of the plot. (6) No garage shall be permitted in a building having stilt or basement provided for parking. (7) Construction of ottas, railings, barricades or supporting columns for canopy or porch shall not be allowed in minimum 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) The ribbon development rules shall not be relaxed without consent of the High way Authority (9) In case of special building, marginal distances shall be as per regulations for such buildings. (10) The plot width to depth ratio shall be 1:1.5 to 1:2.5, as far as possible in plotted layout. (11) In Public Housing Schemes for E.W.S. undertaken by government or semi-government organizations, marginal distances shall be as per the respective schemes and rules. (12) The front set back set-out in already approved and partially developed layouts / schemes, may be retained as per original 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) Subsidiary structure such as garage (limited to	

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government												
			one), out house and independent sanitary block may be permitted only in plots having area 250 sq.m. or more. (15) Rear or side marginal distances for development along nallah or water courses shall be subject to Regulation regarding “Sites Not Eligible for Construction of Building” and “Construction Within Flood Line”. (16) The plots which are substandard in area shall be developed as per marginal distances mentioned in the above table with reference to road width. (17) In case of plots having approach by dead-end road, (point access) front margin shall be limited to width of point access. (18) Building Line along classified roads as mentioned in regulation no.19.5 shall be applicable for residential buildings defined in Regulation No.2.93.1 and Control Line along classified roads shall be applicable for other uses or for commercial uses as mentioned in regulation no.19.5 or for mixed use buildings where non-residential uses are proposed at least 50% or more of total proposed built-up area.													
112	22.2	Front open spaces for buildings above 15m: The front open spaces for buildings above 15 m height shall be as given in Table 22. Table 22.1: Front open spaces for buildings more than 15 m height <table><tr><th>No.</th><th>Height of the building in m</th><th>Front open space in m</th></tr><tr><td>1</td><td>15 to 24</td><td>6</td></tr><tr><td>2</td><td>24 to 37.5</td><td>9</td></tr><tr><td>3</td><td>Above 37.5</td><td>12</td></tr></table>	No.	Height of the building in m	Front open space in m	1	15 to 24	6	2	24 to 37.5	9	3	Above 37.5	12	Front Margin - Front margin shall be as given in Table No. 22.1 shall be applicable to a building irrespective of its height. Provided that, in the case of group housing schemes where building abuts on internal road, the minimum 3m. set back from internal road or distance between two buildings, whichever is more, shall be provided. For Development/ Regional Plan roads or classified roads or through roads, passing through Group Housing Schemes, the setback as prescribed in these regulations shall be provided.	Sanctioned as proposed by SPA.
No.	Height of the building in m	Front open space in m														
1	15 to 24	6														
2	24 to 37.5	9														
3	Above 37.5	12														

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
113	22.3.1	Buildings up to 15 m height: The minimum marginal rear and side open spaces of a building shall be 3 m, except single-family houses on roads 15 m wide and below where this distance can be 1.5 m. In case of group housing scheme where building abutting on internal road, a minimum 3.00 m setback from internal road or distance between two buildings, whichever is more shall be provided. For RP/DP roads passing through group housing scheme, the setback as prescribed in these regulations shall be provided.	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.22.1/ Table No.22.2 /Table No.22.3 for building height or floors mentioned there in. For height more than stipulated in Table No.22.1/ Table No.22.2 /Table No.22.3, the marginal distance on all sides, except the front side of a building, shall be minimum $H/5$ (Where H = Height of the building above ground level). Provided that, such marginal distance shall be subject to a maximum of 12 m. from the plot boundary and distance between two buildings shall be as per regulation no. 22.3.7 Provided further that, in case of redevelopment of building which has ceased to exist in consequence of accidental fire / natural collapse / demolition for the reason of the same having been declared dangerous or dilapidated or unsafe by or under a lawful order of the authority or building having an age of more than 30 years, such marginal distance may be allowed upto 6 m. for height of building upto 45 m. For redevelopment of smaller plots having area less than 1000 sq.mt., one of the side margin / rear margin of 6 m may be relaxed subject to Fire NOC in case of bonafide hardship. Provided further that, such marginal distance from recreational open space shall be 3 m. in case of non-special buildings and 6 m. in case of special buildings, irrespective of its height. Provided further that, the building height for the purposes of this regulation and for calculating the marginal distances shall be exclusive of height of	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
			parking floors. Provided further that, where rooms do not derive light and ventilation from the exterior open space, i.e. dead walls, such marginal distance may be reduced by 1 m. subject to minimum of 6.0 m. in case of special building and 3.0 m. in case of other buildings. Provided further that the plot / land of the owner falls within the jurisdiction of more than one authority, then continuous building (without leaving margin on the boundary of the authorities) may be allowed with the consent of the other Authorities.	
114	22.3.2	Buildings above 15 m up to 24 m height: the open space on all sides except the front side of a building shall be minimum $(H/2) - 4$ subject to a minimum of 4.5m Where $H =$ Height of the building.	To be deleted	Sanctioned as proposed by SPA.
115	22.3.3	Buildings above 24 m up to 30 m height: the open space on all sides except the front side of a building shall be minimum $H/3$.	To be deleted	Sanctioned as proposed by SPA.
116	22.3.4	Buildings above 30 m height: In addition to the minimum width of the open space required for heights up to 30m, 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. However such open space need not exceed 16 m.	To be deleted	Sanctioned as proposed by SPA.
117	22.3.11		Provision for Step Margin: - Step margins may be allowed to be provided on upper floors to achieve required side or rear marginal distances as	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
			mentioned in these regulations subject to minimum marginal distance of 6 m. on ground level in case of special building. This provision shall be applicable to special building only.	
118	22.3.5	Length or depth exceeding 40 m: If the length or depth of the building exceeds 40 m an additional width of 10 per cent of the dimension in excess of 40 m shall be required on the side and rear open space as the case may be. Provided no such increase in additional open space shall be necessary when only store rooms and stairways derive light and ventilation from the open space.	To be deleted	Sanctioned as proposed by SPA.
119	22.3.5.1	Distance between two buildings: The rear / side marginal distance between two buildings shall not be less than that which is required for the taller building.	To be deleted	Sanctioned as proposed by SPA.
120	22.3.7	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. Provided that, the pathway/ internal road may be allowed to be proposed in such marginal distance. In case of group housing scheme where building abuts on internal road, the minimum 3m. set back from internal road or distance between two buildings which ever is more shall be provided. For Development plan road /Regional plan road or classified road or through road, passing through Group Housing Scheme, normal setback as prescribed in the regulations shall be provided. Provided further that, Podium shall be permissible	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. Provided that, the pathway/ internal road may be allowed to be proposed in such marginal distance. In case of group housing scheme where building abuts on internal road, the minimum 3m. set back from internal road or distance between two buildings which ever is more shall be provided. For Development plan road /Regional plan road or classified road or through road, passing through Group Housing Scheme, normal setback as prescribed in the regulations shall be provided. Provided further that, Podium shall be permissible	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government																																																																													
			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.																																																																														
121	22.3.8	Dead Wall: Where a habitable room does not derive light and ventilation from an, exterior open space the width of this Regulation may be reduced to 3 m if the building height is upto 15 m, 4.5 m if the building height is above 15 m and up to 24m and 6 m for buildings having heights above 24 m. Only Staircases and toilets will be allowed to derive light and ventilation from such areas	22.3.8 Dead wall: Where a habitable room does not derive light and ventilation from an exterior space , i.e. dead walls, such marginal distance may be reduced to 6.0 m. in case of special building and 3.0 m. in case of other buildings. However, in case of special building the clearance from CFO, CIDCO shall be necessary. Only Staircases and toilets will be allowed to derive light and ventilation from such areas.	Sanctioned as proposed by SPA.																																																																													
122	Table 22.3	Table 22.3: Open space and road width requirement for different types of buildings <table><tr><th>No.</th><th>Type of Building</th><th>Minimum Road width</th><th>Minimum Open Space</th></tr><tr><td>1</td><td>Hospital, Maternity Home, Health Club, Public & Semi-public buildings</td><td>12 m</td><td>6m on all sides</td></tr><tr><td>2</td><td>Educational Buildings</td><td></td><td></td></tr><tr><td>i.</td><td>Pre-Primary School</td><td>9 m to 15 m</td><td>3 m on all sides</td></tr><tr><td>ii.</td><td>Primary School</td><td>9 m & not more than 24 m</td><td>6m on all sides</td></tr><tr><td>iii.</td><td>Other Educational Buildings</td><td>15 m</td><td>6m on all sides</td></tr><tr><td>3</td><td>Cinema Theatre/Drama Theatre/ Assembly Hall/ Multiplex/ Shopping Malls</td><td>15 m</td><td>Front - 12 m all other sides 6 m</td></tr><tr><td>4</td><td>Mangal Kalyana and similar buildings</td><td>15 m</td><td>Front - 12 m all other sides 6 m</td></tr></table>	No.	Type of Building	Minimum Road width	Minimum Open Space	1	Hospital, Maternity Home, Health Club, Public & Semi-public buildings	12 m	6m on all sides	2	Educational Buildings			i.	Pre-Primary School	9 m to 15 m	3 m on all sides	ii.	Primary School	9 m & not more than 24 m	6m on all sides	iii.	Other Educational Buildings	15 m	6m on all sides	3	Cinema Theatre/Drama Theatre/ Assembly Hall/ Multiplex/ Shopping Malls	15 m	Front - 12 m all other sides 6 m	4	Mangal Kalyana and similar buildings	15 m	Front - 12 m all other sides 6 m	Table No.22.3:Open space and road width requirement for different types of buildings <table><tr><th>Type of building</th><th>Minimum road width required</th><th>Minimum marginal distance</th></tr><tr><td>1</td><td></td><td>4</td></tr><tr><td>i) Medical buildings</td><td></td><td></td></tr><tr><td>a) Hospital, Maternity Home, Health Club, Clinic etc. buildings not being special buildings</td><td>9 m.</td><td>Marginal as per Table No. 22.1 subject to side marginal distance of minimum 3m.</td></tr><tr><td>b) Hospital, Maternity Home, Health Club etc. buildings under category of special buildings</td><td>Road width as required for Special Buildings (Regulation No. 15.4B)</td><td>6 m. on all sides</td></tr><tr><td>2) Educational buildings</td><td></td><td></td></tr><tr><td>a) On any road</td><td></td><td>Marginal as per Table No. Table 22.1</td></tr><tr><td>b) Primary School not being special building</td><td>6 m.</td><td>—do—</td></tr><tr><td>c) Other Educational Buildings not being special building</td><td>9 m.</td><td>3 m. on all sides</td></tr><tr><td>d) Any building of category a, b, c above being special building</td><td>Road width as required for Special Buildings</td><td>6 m. on all sides</td></tr><tr><td>3) Public-Semi Public Building</td><td></td><td></td></tr><tr><td>a) Public-Semi Public Building not being special building</td><td>9 m.</td><td>Marginal as per Table No. 22.1 subject to side marginal distance of minimum 3m.</td></tr><tr><td>b) Public-Semi Public Building being special building</td><td>Road width as required for Special Buildings</td><td>6 m. on all sides</td></tr><tr><td>4) Cinema Theatre</td><td></td><td></td></tr><tr><td>Cinema Theatre / Drama Theatre / Assembly Hall/ Multiplex / Shopping Malls</td><td>12 m.</td><td>Front - 12m; 6m on one major road; 6m on all remaining sides</td></tr></table>	Type of building	Minimum road width required	Minimum marginal distance	1		4	i) Medical buildings			a) Hospital, Maternity Home, Health Club, Clinic etc. buildings not being special buildings	9 m.	Marginal as per Table No. 22.1 subject to side marginal distance of minimum 3m.	b) Hospital, Maternity Home, Health Club etc. buildings under category of special buildings	Road width as required for Special Buildings (Regulation No. 15.4B)	6 m. on all sides	2) Educational buildings			a) On any road		Marginal as per Table No. Table 22.1	b) Primary School not being special building	6 m.	—do—	c) Other Educational Buildings not being special building	9 m.	3 m. on all sides	d) Any building of category a, b, c above being special building	Road width as required for Special Buildings	6 m. on all sides	3) Public-Semi Public Building			a) Public-Semi Public Building not being special building	9 m.	Marginal as per Table No. 22.1 subject to side marginal distance of minimum 3m.	b) Public-Semi Public Building being special building	Road width as required for Special Buildings	6 m. on all sides	4) Cinema Theatre			Cinema Theatre / Drama Theatre / Assembly Hall/ Multiplex / Shopping Malls	12 m.	Front - 12m; 6m on one major road; 6m on all remaining sides	Sanctioned as proposed by SPA.
No.	Type of Building	Minimum Road width	Minimum Open Space																																																																														
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123	22.4.1	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.	Interior chowk : Wherever habitable rooms or kitchen derive ventilation from inner chowk or interior open space, the minimum size of such interior open space shall not be less than 3 m. x 3m. Further such interior chowk shall have an area of not less than the square of one sixth of the height of the highest wall abutting the chowk considered from the lowest point of the chowk, at all levels.	Sanctioned as proposed by SPA.
124	22.4.2	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 up to 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.	Exterior chowk : 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 the depth shall not exceed 2 times the width, for buildings up to 17 m. height and for height more than 17 m., 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 from ground level. 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. For partially enclosed spaces, if the depth of the opening is less than 1.5 times width of the building, such opening shall be treated to be an outer face of the building Provided that, for Reg no 22.4.1 and Reg no 22.4.2 above maximum distance shall be subject to 16 m. If the owner wishes to provide chowk size more than what is prescribed above, it shall be allowed.	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 the depth shall not exceed 2 times the width, for buildings up to 17 m. height and for height more than 17 m., 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 from ground level. 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. For partially enclosed spaces, if the depth of the opening is less than 1.5 times width of the opening such opening shall be treated to be an outer face of the building Provided that, for Reg no 22.4.1 and Reg no 22.4.2 above maximum distance shall be subject to 16 m. If the owner wishes to

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
				provide chowk size more than what is prescribed above, it shall be allowed.
125	22.4.3	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.24.12.4.	Where only water closet, bath room, combined bath room 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 Reg no 24.12.4 of sanctioned NAINA DCPR	Sanctioned as proposed by SPA.
126	22.5.1 (iii)	iii. Balconies in residential buildings: Balcony or balconies of a minimum width of 1.00 m and maximum width of 2.00 m may be permitted at any floor and such balcony projection shall be subject to the following conditions. a) No balcony shall reduce the marginal open space to less than 2 m for buildings up to 15 m height and 6 m in case of buildings above 15 m in height. In urban villages balcony may be permitted on upper floors projecting in front setbacks except over roads/ lanes having width 4.50 m or less. b) No balcony shall be allowed on ground floor which shall reduce minimum required front setback or marginal open space. c) The width of the balcony will be	Balconies - Balcony or balconies of a minimum width of 1m. and maximum of 2m. may be permitted in residential and other buildings at any floor except ground floor, and such balcony projection shall be subject to the following conditions: - i. In non-congested area (other than core Gaothan), no balcony shall reduce the marginal open space (including front) to less than 2m. upto 24m. building height. For height 24m. and more no balcony shall reduce the marginal open space to less than 6m. on first floor and 4.5 m. on upper floor. In congested area (core gaothan) balcony may be permitted on upper floors projecting in front setbacks except over lanes having width 4.50m. 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. Balcony, though not cantilever, shall be allowed on ground floor, after leaving required setback/ marginal distances.	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		measured perpendicular to the building upto the outermost edge of balcony. a) Balconies may be allowed to be enclosed on payment of premium at the rate of 10% of market value of land as per Annual Statement of Rates. The area taken for computing premium shall be equal to the built up area of enclosed balcony. e) Balconies in excess of 15% of built up area of the floor on which balcony is provided shall be calculated in FSI.	iii. The width of the balcony shall be measured perpendicular to the building up to the outermost edge of balcony. iv. The balcony may be allowed to be enclosed in the room, at the time of development permission, if desired by the owner / developer. In such case depth of the enclosed balcony shall not exceed 1/3 of the depth of the room. (including the depth of balcony) v. Nothing shall be allowed beyond the outer edge of balcony.	
127	22.5.1 (vi)	vi) Ramp in basement for special buildings mentioned in 6.1 of Annexure 2 shall be allowed subject to 6.0 m clear marginal distance formovement of fire fighting vehicle. In other type of buildings, it may be allowed in normal side or rear marginal distances.	vi) Ramp in basement for special buildings mentioned in 6.1 of Annexure 2 shall be allowed subject to 6.0 m clear marginal distance or movement of fire fighting vehicle. Provided that ramp within margin may be permissible subject to clearance from CFO, CIIDCO. In other type of buildings, it may be allowed in normal side or rear marginal distances.	Sanctioned as proposed by SPA.
128	22.5.1 (viii)		Ledge for Air Conditioning unit may be provided on the exterior of wall of the rooms of size not exceeding 0.5 m. x 1.0 m. at suitable location.	Sanctioned as proposed by SPA.
129	22.5.1 (ix)		Staircase mid-landing of 1.2m width with clear minimum headroom of 2.1m. below the mid - landing. However, clear distance from edge of landing to the plot boundary shall not be less than 1.8m.in case of non-special building and 6 m. in case of special building.	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
130	22.5.1 (x)		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 or steps along with otta may be permitted to project upto 1.2m. from the building line.	Sanctioned as proposed by SPA.
131	22.5.1 (xi)		Cupboard: In residential buildings, cantilever projections of cupboards, floor to floor level, may be permitted except on ground floor. Such projections excluding window area, may project upto 0.60 m. in the setbacks for buildings. However, the window frame shall be placed on the inner side of the wall and such cupboard shall be allowed only on one wall of each room. Moreover, such projection shall be at least 6m. from plot boundary in case of special buildings. For height 24 m. and more no cupboard shall reduce the marginal open space to less than 6 m. on first floor and 4.5 m. on upper floor. In congested area cupboard may be permitted on upper floors projecting in front setbacks except over lanes having width 4.50 m. or less and in marginal distance s subject to 1.0 m. clear marginal distance from the plot boundary to the external face of the cupboard.	Sanctioned as proposed by SPA.
	22.6		7)22.6 (xix) Service slab: For building height above 27m, service slab of width upto 0.6M shall be permissible after providing 0.4m wide cutout for services. As far as possible, this service slab shall be located inside service duct. Provided that in no case requirements of light and ventilation shall be reduced.	Sanctioned as proposed by SPA.

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132	22.6 (i)	Structures / Projections mentioned in Regulation No.22.5.1(i),(ii),(iii),(iv),(v),(vi) and (vii)	Structures / Projections mentioned in Regulation No.22.5.1(i),(ii),(iv),(v-iv),(vi),(viii),(x)	Sanctioned as proposed by SPA.
133	22.6 (ii)	Multi-storeyed floor space and used as parking.	Stilt / Multi-storeyed floors / podium / basement, if used (2) exclusively for parking including passages and staircase, Lift Duct / Lobby therein and basement used for users mentioned in regulation 24.11.1 (i) to (iii).	Stilt / Multi-storeyed floors / podium / basement, if used exclusively for parking including passages and staircase, Lift Duct / Lobby therein and basement used for users mentioned in regulation 24.11.1 (i) to (iii).
134	22.6 (iii)	Electrical cabin or sub-station, watchman booth of minimum size of 3.00 m2 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.	To be deleted	Sanctioned as proposed by SPA.
135	22.6 (iv)	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).	To be deleted	Sanctioned as proposed by SPA.
136	22.6 (v)	Areas covered by (a) Lofts (b) Meter rooms, (c) Porches, (d) Canopies, (e) Air conditioning plant rooms (f) Electric sub -stations, (g) Service floor of height not exceeding 1.8 m for star category hotels, institutional buildings, hospitals, office buildings and malls (h) Staircase cover at	Areas covered by Porches, Canopies, lofts, ledge or tand, shelves, Air Conditioning Plant Rooms, Lift t Well, Lift-Machine Room and Service Floor of height not exceeding 1.8 m. height below the beam, for hospitals, shopping malls, plazas and Star category hotels (rating with three stars and above)and like buildings, other buildings above 15 m. in height.	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
137	22.6 (vi)	terrace level (i) Lift machine room. Area of structure for an effluent treatment plant as required as per the requirements of the Maharashtra Pollution Control Board or other relevant authorities.	Area of structures for water, grey water, wet -waste or an effluent treatment plant, rain water harvesting Pump rooms, electric cabin of sub-stations/ of generator set area, electric meter rooms as per requirements, Refuse chutes/ garbage chutes/garbage shafts for wet and dry garbage separately with collection chambers.	Sanctioned as proposed by SPA.
138	22.6 (vii)	Areas covered by service ducts, pumps, rooms, electric sub-station, stilts and additional amenity of lifts provided in addition to the minimum requirement prescribed in Regulation No.28.	To be deleted	Sanctioned as proposed by SPA.
139	22.6 (viii)	viii) 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.	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, Refuge area for high rise buildings as specified in Regulation no 27.4.9	Sanctioned as proposed by SPA.
140	22.6 (ix)	Fitness Centre, Crèche, society office cum letter box room, sanitary blocks for servants and lock up garages admeasuring area of not Exceeding 20 m2	To be deleted	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
141	22.6 (x)	Area of one public telephone booth and one telephon eexchange (PBX) per building.	To be deleted	Sanctioned as proposed by SPA.
142	22.6 (xi)	Area of one room for installation of telephone concentrates as per requirement of Telephone Authority but not exceeding 20 m ² per building.	To be deleted	Sanctioned as proposed by SPA.
143	22.6 (xii)	Area covered by new lift and passage thereto in an existing building with height upto 15 m in gaathan.	To be deleted	Sanctioned as proposed by SPA.
144	2.6 (xiii)	Telecommunication tower, antenna and construction of a room having upto 20 m ² area for allied activities.	Telecommunication tower, antenna and allied activities.	Sanctioned as proposed by SPA.
145	22.6 (xiv)	Atrium in shopping malls, public buildings.	Atrium may be allowed in any type of building. Such atrium may be allowed to be enclosed on top by transparent or opaque sheet.	Sanctioned as proposed by SPA.
146	22.6 (xv)	Escalators as provided in Regulation No.27.4.11.	To be deleted	Sanctioned as proposed by SPA.
147	22.6 (xvii)		Open to sky terraces, top of podium, open to sky swimming pool on the top terrace and top of podium with plant room.	Sanctioned as proposed by SPA.
148	22.6 (xix)		22.6(xix) Service slab : For building height above 27 m, service slab of width upto 0.6 M shall be permissible after providing 0.4 m wide cut out for services. As far as possible. This service slab shall be located inside service duct. Provided that in no case requirements of light and ventilation shall be reduced.	Refused to accord sanction.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
149	22.7	Exclusion of structures / projections for FSI calculation subject to payment of premium i. 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. Such terraces in excess of 20% area shall be calculated in FSI.	Supported double height terraces shall be permitted (open terraces with railing and minimum height equal to two floors) within the building line.	Sanctioned as proposed by SPA.
	22.8		HEIGHT OF BUILDING *** (6.10) This regulation shall be applicable for buildings to be constructed in all land use zones, unless and otherwise specified in the respective regulation. 22.8.1 (i) Height of building shall be allowed to the extent of 70 m (excluding parking floor height) subject to height may be allowed in case of Integrated Township Project where fire station and approval of Chief Fire Officer, CIDCO, if required, under these regulations. Provided that higher fire-fighting facilities are to be constructed / provided. Also, if such facilities are available in nearby area of the project, then buildings of higher heights may be allowed in such project. However, necessary certificate to that effect and NOC shall be produced from CFO, CIDCO. (ii) The maximum height of building shall be governed	Refused to accord sanction.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
			by the fire fighting norms and Civil Aviation Authorities whichever is less. (iii) For building in the vicinity of aerodromes, the maximum height of buildings shall be subject to parameters framed by the Civil Aviation Authorities or the development permission shall be considered only after applicant produces NOC from Airport Authority. (iv) (a) In addition to (iii), for Industrial Chimneys 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 (b) Buildings intended for hazardous godowns for storage of inflammable materials and storage of explosives shall be single storied structures only. (v) The buildings of height more than 70 m., shall be allowed subject to fulfillment of the requirements mentioned in Regulation No.22.10	
150	22.9	Height Exemptions: The appurtenant structures such as roof tanks and their supports, ventilating, air conditioning, lift rooms and similar service equipment, stair cover, chimneys shall not be included in computation of height of building for firefighting requirements Furthermore parapet walls and architectural features not exceeding 1.2 m in height	22.9 HEIGHT EXEMPTIONS The appurtenant structures such as roof tanks and their supports, two toilets on terrace not exceeding 8sq.m. built-up area and height upto 3 m. in case of residential building, ventilating, airconditioning structures, lift rooms and similar service equipment, stair cover, chimneys and parapet walls and architectural features not exceeding height allowed in these regulations, and Solar panels not exceeding 1.8 m. in height shall not be included in computation of	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		shall not be included in computation of height of building for firefighting requirements. However for Civil aviation requirements the height of staircase cover, chimney, overhead water tank, parapet wall, architectural features, mobile towers etc shall be counted towards height of building.	height of building.	
151	22.10		22.10 Requirements in case of building more than 70 m. height It is mandatory for all the high rise buildings to comply with the requirements of Structural Design and Stability, Geo-technical and other aspects and Fire Safety norms as per provisions of UDCPR, Maharashtra Fire (Prevention and life Safety Measures) Act, 2006 and National Building Code of India, amended from time to time, for the aspects not covered in UDCPR. The certificates from structural and geo-technical engineers about the fulfilment of necessary requirements shall be attached with the application. The responsibility of structural and other stability and safety of such high-rise buildings shall lie with owner/ developer and concerned expert, consultant, executants appointed by owner/developer.	Sanctioned as proposed by SPA.
152	22.11		22.11 Provision of recreational floor In case of residential building having height more than 30 m., recreational floor may be allowed subject to following - - the height of such floor shall be upto 4.5 m. and shall be open on all sides, - such floor shall be used for recreational purpose/activities including construction of	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
			swimming pool and shall be in addition to the recreational open space required as per these regulation, iii. one such floor may be allowed at every 30 m. height, iv. such floor shall not be counted in FSI, however, ancillary constructions like changing room, wash room, etc. shall be computed in FSI.	
153	23.1 Parking spaces	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 23.1.	Parking spaces: Wherever a property is to be developed or redeveloped, parking spaces at the scale laid down in these Regulations shall be provided. A parking plan showing the parking spaces along with manoeuvring spaces/ aisles shall be submitted as a part of building plan. 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 for different occupancies shall be as given in Table No.23.1	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government														
154	Table 23.1	Table 23.1: Standards for providing parking spaces <table><tr><th>No.</th><th>Category</th><th>One car parking space for every</th></tr><tr><td>1</td><td>Residential</td><td>(a) 1 car per 100 sq. ft. of built-up area (b) 1 car per 100 sq. ft. of built-up area (c) 1 car per 100 sq. ft. of built-up area (d) 1 car per 100 sq. ft. of built-up area (e) 1 car per 100 sq. ft. of built-up area (f) 1 car per 100 sq. ft. of built-up area (g) 1 car per 100 sq. ft. of built-up area (h) 1 car per 100 sq. ft. of built-up area (i) 1 car per 100 sq. ft. of built-up area (j) 1 car per 100 sq. ft. of built-up area (k) 1 car per 100 sq. ft. of built-up area (l) 1 car per 100 sq. ft. of built-up area (m) 1 car per 100 sq. ft. of built-up area (n) 1 car per 100 sq. ft. of built-up area (o) 1 car per 100 sq. ft. of built-up area (p) 1 car per 100 sq. ft. of built-up area (q) 1 car per 100 sq. ft. of built-up area (r) 1 car per 100 sq. ft. of built-up area (s) 1 car per 100 sq. ft. of built-up 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161		Note : Mechanical Parking shall be permissible in case of parking provided over and above the requisite parking requirements stipulated under all the above categories. In all above categories 10% of the total parking requirement in residential areas will be reserved as visitor's parking and 10% in case of all categories will be reserved as two -wheeler parking. The	Notes:- i. After calculating the parking for entire building, multiplying factor 1*** shall be applied. Fraction of parking spaces more than 0.5 shall be rounded to next digit. ii. In case of independent single family residential bungalow shaving plot area upto 300sq.m., parking space need not be insisted separately. Further a garage shall be allowed inearorside marginal distance at one corner having minimum dimensions of 2.5 m. x 5.0 m.	Notes:- i. In case of independent single family residential bungalows having plot area upto 300 sq.m.,parking space need not be insisted separately. Further agarages hall beallowed in rear or side marginal distance at one corner having minimum dimensions of 2.5 m. x 5.0 m. andmaximum dimensions 3 m. x 6 m. i.e. minimum 12.5 sq.m and maximum 18.0																																								

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		above requirements shall be applicable for developments under Part-II, Development in DP.	and maximum dimensions 3 m. x 6 m. i.e. minimum 12.5 sq.m and maximum 18.0 sq.m. built up area. iii. In the case of shops, row houses on plots upto 100 sq.m. parking space need not be insisted. iv. Mechanical/ Hydraulic/ Stack parking/ multi-storeyed parking with or without car lift may be allowed to meet the requirement. v. Parking more than 50% over and above stipulated in table 23.1, shall be liable for payment of charges at the rate of 10% of NA land rate mentioned in the ASR. Such charges shall be recovered on the area covered under car / scooter parking over and above the requirement. However, for public semi-public, hotel, hospital, educational buildings, such charges shall not be leviable.***	sq.m. built up area. ii. In the case of shops, row houses on plots upto 100 sq.m. parking space need not be insisted. iii. Mechanical/Hydraulic/Stack parking/ multi-storeyed parking with or without car lift may be allowed to meet the requirement. Parking more than 50% over and above stipulated in table 23.1, shall be liable for payment of charges at the rate of 10% of NA land rate mentioned in the ASR. Such charges shall be recovered on the area covered under car / scooter parking over and above the requirement. However, for public semi-public, hotel, hospital, educational buildings, such charges shall not be leviable.***
162	23.2	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 2.4 m from bottom of the beam. The height of the stilt shall not be more than 4.2 m. If the stilt height is available from 3.6 m to 4.2 m	General space requirements i) Location of Parking Spaces The parking spaces include parking spaces in basements or on a floor supported by stilts, podium or on upper floors, covered or uncovered spaces or in separate building in the plot and/ or lock up garages. The height of the stilt shall not be less than 2.4 m. from the bottom of beam. In case of stack parking, height up to 4.5 m. may be allowed.	Sanctioned as proposed by SPA.

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		stack parking may be allowed in such stilts.		
163		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.	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. The width of drive for motor vehicles and scooter, motor cycle shall be minimum 3.00 m. and 2.00 m. respectively. vi) Composite parking. The composite parking of vehicles like one car with two scooters may be allowed. Also, six scooters' parking may be allowed to be converted in one car parking. In such cases, drives or aisles shall be required taking into consideration entire composite parking. vii) Bus bay for schools / multiplex /malls/ assembly buildings / group housing. For these occupancies, being a special building, a bus bay of required size shall be provided within premise or along main road on which plot abuts. This shall be applicable for housing scheme having more than 500 flats.	Sanctioned as proposed by SPA.
164	23.2 vi)			Sanctioned as proposed by SPA.
165	23.5	In addition to the parking spaces provided for building of Mercantile (Commercial) use like office, market, departmental store, shopping mall and building of industrial and storage use, loading and unloading spaces shall be provided at the rate of one space for each 1000 m ² of	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 1000sq.m. of floor carpet 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	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 carpet area or fraction thereof exceeding the first 200

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		floor area or fraction thereof exceeding the first 200 m ² of floor area, shall be provided. The spaces shall not be less than 3.75 m x 7.5 m.	7.5 m.*** However, in case of office building, such parking spaces shall not exceed more than 4.	sq.m. of floor area, shall be provided. The space shall not be less than 3.75 m. x 7.5 m.*** subject to maximum requirement of 4 such parking spaces for office buildings and 6 parking spaces for other buildings. However, in case of office building, such parking spaces shall not exceed more than 4.
166	23.5 a		Parking lock up garages shall be included in the calculation for F.S.I. calculations	Sanctioned as proposed by SPA.
167	23.6	The space to be provided for parking as given in Regulation No. 23.1 to 23.5 shall be in addition to the open spaces left out for lighting and ventilation purposes as given in Regulation No. 22. 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.	23.6 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 regulations no.22 . These spaces may be used for parking provided minimum distance of 3 m. (6 m. in case of special building mentioned in Regulation No. 6.1 of Annexure 2) around the buildings is kept free of any parking or loading and unloading spaces, excepting the building as mentioned in regulation 23.5a above. Such parking area adjoining the plot boundary may be allowed to be covered on top by sheet roofing, so as not to infringe the marginal distance to be kept open as specified above. Further such sheet roofing shall not include the area adjoining the plot boundary to be used for tree plantation as mentioned in Regulation No.25, if any.	Sanctioned as proposed by SPA.
168	23.7	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.	In case of parking spaces provided in basements, at least two separate ramps of adequate width and slope for entry and exit shall be provided preferably at opposite ends. One ramp may be provided as	Sanctioned as proposed by SPA.

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		27.4.7) shall be provided preferably at opposite ends.	specified in Regulation No. 27.4.7.	
169	24.1.1	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 45cm. above the high flood level.	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 30cm. 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.	Sanctioned as proposed by SPA.
170	24.1.2	24.1.2 Interior Courtyards: Every interior Courtyard shall be raised at least 0.15 m above the surrounding ground level and shall be satisfactorily drained	Covered parking spaces and garages shall be raised at least 15 cm. above the surrounding ground level and shall be satisfactory drained	Sanctioned as proposed by SPA.
171	24.2	24.2.1 Size: A habitable room shall have a carpet area of minimum 9.00 m ² 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 m ² 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 9.00 m ² and other 6.50 m ² . 24.2.2 The size of the room in a single room tenement shall not be less than 12.5 m ² with a minimum width	Size and dimension of habitable rooms, shall be as per requirement and convenience of the owner.	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government																																												
		of 2.4 m.																																														
172	24.2.3	Height: The height of all rooms for human habitation shall not be less than 2.75 m and maximum 4.2 m except in case of 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), measured from the surface of the floor to the lowest point of the ceiling (bottom of slab). The minimum clear headroom 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. Any additional height provided above 4.2 m will be counted towards FSI.	The minimum and maximum height of a habitable room shall be given in Table No. 24 hereunder. <table><tr><th colspan="4">Table No. 24</th></tr><tr><th>No.</th><th>Occupancy</th><th>Minimum Height (m)</th><th>Maximum Height (m)</th></tr><tr><td>1</td><td>Pitch Roof -</td><td></td><td></td></tr><tr><td></td><td>a) Any habitable room</td><td>2.75</td><td>4.5</td></tr><tr><td></td><td>b) Habitable room in EHS /UG</td><td>2.75</td><td>4.2</td></tr><tr><td></td><td>c) Air conditioned habitable room</td><td>2.4</td><td>4.5</td></tr><tr><td></td><td>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, Exhibition Centre, Convention Hall, Theatre, Film Studio, Entrance Halls and</td><td>3.0</td><td>6.00 or higher according to the requirement of occupancy.</td></tr><tr><td></td><td>e) Shops</td><td>3.00</td><td>4.5</td></tr><tr><td>2</td><td>Pitched roof -</td><td></td><td></td></tr><tr><td></td><td>a) Any habitable room</td><td>2.75 (average with 2.0 m. at the lowest point)</td><td>4.5 (average with 3.2 m. at the lowest point)</td></tr><tr><td></td><td>b) Habitable room in EHS /UG Housing</td><td>2.6 (average with 2.0 m. at the lowest point)</td><td>4.2 (average with 3.2 m. at the lowest point)</td></tr></table> Provided that the minimum head-way under any beam shall be 2.4 m. Provided further that height more than that specified above, if required for particular occupancy, shall not be counted towards calculation of FSI.	Table No. 24				No.	Occupancy	Minimum Height (m)	Maximum Height (m)	1	Pitch Roof -				a) Any habitable room	2.75	4.5		b) Habitable room in EHS /UG	2.75	4.2		c) Air conditioned habitable room	2.4	4.5		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, Exhibition Centre, Convention Hall, Theatre, Film Studio, Entrance Halls and	3.0	6.00 or higher according to the requirement of occupancy.		e) Shops	3.00	4.5	2	Pitched roof -				a) Any habitable room	2.75 (average with 2.0 m. at the lowest point)	4.5 (average with 3.2 m. at the lowest point)		b) Habitable room in EHS /UG Housing	2.6 (average with 2.0 m. at the lowest point)	4.2 (average with 3.2 m. at the lowest point)	Sanctioned as proposed by SPA.
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173	24.2.4	In the case of pitched roof, the average height shall not be less than 2.75 m and the minimum height at eaves level	To be deleted	Sanctioned as proposed by SPA.																																												

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		shall not be less than 2.1m.		
174	24.2.5	In case of 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 bungalows and duplex flats, minimum and maximum height shall be 3.6 m and 4.2 m respectively. The common portion of two floors in case of bungalows and duplex flats shall not exceed 30% of the carpet area of the floor. However greater height may be permitted subject to permission by CEO.	To be deleted	Sanctioned as proposed by SPA.
175	24.3.1	Kitchen size: The area of the kitchen shall not be less than 4.5 m ² with a minimum width of 1.8 m. In the case of a single room tenement having multi - purpose room with size upto 12.5 sq.m with a minimum width of 2.4 m, alcove (a cooking space having direct access from the main room without any inter communicating door) is permitted. The size of alcove shall not be less than 2.4 sq.m. with a minimum width of 1.2 m.	Size of Kitchen: The size of kitchen or a cooking alcove serving as cooking space shall be as per requirement and convenience of the owner.	Sanctioned as proposed by SPA.
176	24.3.2	Height: The room height of a kitchen measured from the surface of the	Height of Kitchen: The height of a kitchen measured from the surface of	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		floor to the lowest point in the ceiling (bottom of slab) shall not be less than 2.75 m, subject to provisions of 24.2.4.	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.	
177	24.3.3	Other Requirement: Every room to be used as kitchen shall have: i) 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) Impermeable floor; iii) Window of not less than 1.0 m ² area, opening directly onto an interior or exterior open space, but not into a ventilation shaft	To be deleted	Sanctioned as proposed by SPA.
178	24.4.1	Size: The minimum size shall be as under: i) Independent Bathroom 1.00 x 1.2 m. ii) Independent Water closet 0.9 m x 1.2 m. iii) Combined bath room and water closet (toilet) 1.80 m ² with minimum width of 1.0 m.	Minimum Size of bath room and water closet shall be as under: i) Independent Bath room 1.00 m. x 1.20 m. ii) Independent Water closet 0.9 m. x 0.9 m. iii) Combined bath room and water closet 1.50 sq.m. with minimum width or 1.00m	Sanctioned as proposed by SPA.
179	24.4.3 i)	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 m ² in area and side not less than 0.3 m (See Regulation No. 24.12.3).	be so situated that it derives ventilation from ventilation shaft or external air,	Sanctioned as proposed by SPA.
180	24.4.3	have the platform or seat made of water tight non -absorbent material,	have a window or ventilator, opening to a shaft or open space, of area not less than 0.3sq.m. with side	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
	ii)		not less than 0.3m.	
181	24.4.3 iii)	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	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	Sanctioned as proposed by SPA.
182	24.4.3 iv)	be provided with an impervious floor covering, sloping towards the drain with asuitable grade and not towards any other room.	To be deleted	Sanctioned as proposed by SPA.
183	24.5	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.	Ledge or Tand/Loft: 24.5.1 Location and extent: Ledge or Tand may be provided at suitable places as per requirement. 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. 24A subject to the following restrictions - i. The clear head room under the Loft shall not be less than 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 maximum height of loft shall be 1.5m.	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government																								
			<table><tr><th colspan="3">Table No 244 - Provision of Loft</th></tr><tr><th>Sr. No.</th><th>Rooms over which Permitted</th><th>Maximum Coverage (Percentage to area of room below)</th></tr><tr><td>1)</td><td>2)</td><td>3)</td></tr><tr><td>1</td><td>Kitchen-Habitable room</td><td>25</td></tr><tr><td>2</td><td>Bathroom, water closet, corridor</td><td>100</td></tr><tr><td>3</td><td>Stoops with width up to 3m.</td><td>33</td></tr><tr><td>4</td><td>Stoops with width exceeding 3m</td><td>50</td></tr><tr><td>5</td><td>Industrial</td><td>33</td></tr></table>	Table No 244 - Provision of Loft			Sr. No.	Rooms over which Permitted	Maximum Coverage (Percentage to area of room below)	1)	2)	3)	1	Kitchen-Habitable room	25	2	Bathroom, water closet, corridor	100	3	Stoops with width up to 3m.	33	4	Stoops with width exceeding 3m	50	5	Industrial	33	
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4	Stoops with width exceeding 3m	50																										
5	Industrial	33																										
184	24.5.1	The clear head room under loft shall not be less than 2.1 m.	To be deleted	Sanctioned as proposed by SPA.																								
185	24.5.2	iv) Loft in commercial and industrial buildings shall be located 2 m away from the entrance.	To be deleted	Sanctioned as proposed by SPA.																								
186	24.6	Cupboards & Shelves: The projections (cantilever) of cupboards and shelves as shown in figure below may be permitted except on ground floor and would be exempted from covered area and built up area calculations. Such projections may project upto 0.60 m, 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 for buildings up to 15 m height and 6 m in case of buildings	24.6.1 Cupboard: In residential buildings, cantilever projections of cupboards, floor to floor level, may be permitted except on ground floor. Such projections excluding window area, may project upto 0.60 m. in the setbacks for buildings. However, the window frame shall be placed on the inner side of the wall and such cupboard shall be allowed only on one wall of each room. Moreover, such projection shall be at least 6m. from plot boundary in case of special buildings. 24.6.2 For height 24 m. and more no cupboard shall reduce the marginal open space to less than 6 m. on first floor and 4.5 m. on upper floor. In congested area cupboard may be permitted on upper floors	Sanctioned as proposed by SPA.																								

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		above 1.5 m in height.  Figure 24.1: Section of cupboard	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 cupboard.	
187	24.7.1	Size: The aggregate area of the mezzanine floor shall not exceed 50 % of the carpet 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 m².	Size: The minimum size of the mezzanine floor shall be as per requirement and convenience of owner. The aggregate area of such mezzanine floor shall in no case exceed 50% of built -up area of that room, shops, etc. Where loft is provided in the room, the mezzanine floor shall not be allowed. Note: mezzanine floor area shall be counted towards FSI	Sanctioned as proposed by SPA.
188	24.7.3	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.	Height: The head room under mezzanine floor shall not be less than 2.1 m.	Sanctioned as proposed by SPA.
189	24.7.4	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.	A mezzanine floor may be permitted in a room or within a space, provided - it conforms to the standards of living rooms as regards lighting and ventilation in case the mezzanine floor is used as habitable room. - it is so constructed as not to interfere, under any	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
			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.	
190	24.8.1	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 3.00 m ² .	Size: The area of a store room/ rooms, if provided in a residential building, where light, ventilation and height are provided at standards lower than as required for living room, shall be as per requirements and convenience of the owner.	Sanctioned as proposed by SPA.
191	24.8.2	Height: The height of a store room shall not be less than 2.10 m.	To be deleted	Sanctioned as proposed by SPA.
192	24.9.1	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.	Size of private Garage: The size of a garage in individual residential building shall not be less than 2.5 m. x 5.0 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. The area of garage shall be including in FSI.	Sanctioned as proposed by SPA.
193	24.9.2	Height: The maximum head room in a garage shall be 2.4 m.	Height of private Garage: The minimum and maximum height of garage shall be 2.4 m. and 2.75m. respectively	Sanctioned as proposed by SPA.
194	24.9.3	The plinth of garage located at ground level shall not be less than	Plinth of private Garage: The plinth of garage located at ground level shall not be less than 15 cm. above the	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		0.15 m above the surrounding ground level.	surrounding ground level.	
195	24.9.4	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.	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.	Sanctioned as proposed by SPA.
196	24.9.5	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.	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.	Sanctioned as proposed by SPA.
197	24.10.1	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.	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 rainwater 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	Sanctioned as proposed by SPA.
198	24.10.2	CEO 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	The 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, if not used for rain water harvesting	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
199	24.10.3	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 CEO.	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 necessary.	Sanctioned as proposed by SPA.
200	24.10.4	Terrace of a building shall not be sub-divided and it shall have only common access.	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 and shall not be counted in balcony area.	Sanctioned as proposed by SPA.
201	24.11.1	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.	Basement shall generally be constructed within the prescribed setbacks / margins with one or more level. Following uses shall be permissible at free of FSI. i. Air-conditioning equipment's and other machines used for services and utilities of the building; ii. Parking spaces; iii. D.G. set room, meter room and electric substation (which will conform to required safety requirements); Effluent Treatment Plant, suction tank, pump room; Following uses shall be permissible and counted in FSI. a) Storage of household or other goods or ordinarily non-combustible material incidental to principle use; b) Strong rooms, bank lockers, safe deposit vaults, laundry room, Radio/ laser therapy, post mortem room, mortuary, medical shop and cold storage for hospital building etc. c) Commercial use in first basement in case of shopping centre/ shopping malls. d) Uses strictly ancillary to the Principal use. e) Nursing quarters as ancillary use to hospital in first basement, if it is 0.9 to 1.2 m. above ground level with	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		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: - All requirements regarding access, safety (including fire safety), ventilations, etc. shall be complied with. - All the planning standards (particularly as regarding parking) should be strictly adhered to. The basement shall not be used for residential purpose. - Users other than (a) and (b) shall not be counted in FSI. Provided that, - 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. - 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 CEO NAINA may allow only one ramp with not less than 6.0 m. in width. - if the basement is proposed to be constructed below podium then marginal distances shall be as that of	proper ventilation. Provided that, - If the basement is proposed flushing to average surrounding ground level, then such basement can be extended in side and rear margins upto 1.5 m. from the plot boundary. - Multilevel basements may be permitted if the basement is used for parking	

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
202	24.12.1	podium. The minimum aggregate area of opening of habitable rooms and kitchens excluding doors shall be not less than 1/6th of floor area.	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 the floor area of the room	Sanctioned as proposed by SPA.
203	24.12.2	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.	No portion of a room shall be assumed to be lighted, if it is more than 7.5 m. away from the opening assumed for light and ventilation, provided additional depth of any room beyond 7.5m. may be permitted subject to provision of proportionate increase in the area of opening.	Sanctioned as proposed by SPA.
204	24.12.3	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	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.	Sanctioned as proposed by SPA.

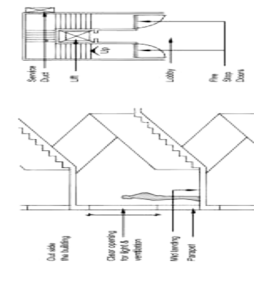
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205	Table 24.1	Table 24.1: Size of ventilation shaft <table><thead><tr><th>Height of building in m</th><th>Size of ventilation every side in m²</th><th>Minimum width of shaft in m</th></tr></thead><tbody><tr><td>Up to 10</td><td>1.2</td><td>0.90</td></tr><tr><td>Up to 12</td><td>3.0</td><td>1.50</td></tr><tr><td>Up to 16</td><td>4.5</td><td>1.80</td></tr><tr><td>Up to 24</td><td>5.4</td><td>1.80</td></tr><tr><td>Up to 30</td><td>8.0</td><td>2.40</td></tr><tr><td>Above 30</td><td>9.0</td><td>Minimum 3 m</td></tr></tbody></table> In residential lodging hotels where attached toilets are provided with mechanical ventilation system installed as per Regulation No. 24.12.3, the size of ventilation shaft may be relaxed by the CEO	Height of building in m	Size of ventilation every side in m ²	Minimum width of shaft in m	Up to 10	1.2	0.90	Up to 12	3.0	1.50	Up to 16	4.5	1.80	Up to 24	5.4	1.80	Up to 30	8.0	2.40	Above 30	9.0	Minimum 3 m	<table><thead><tr><th>Sr. No.</th><th>Height of Building in m.</th><th>Cross-section of ventilation shaft in sq.m.</th><th>Minimum one dimension of the shaft in m.</th></tr></thead><tbody><tr><td>1</td><td>Up to 10</td><td>1.2</td><td>0.9</td></tr><tr><td>2</td><td>Up to 12</td><td>2.4</td><td>1.2</td></tr><tr><td>3</td><td>Up to 16</td><td>4.0</td><td>1.5</td></tr><tr><td>4</td><td>Up to 24</td><td>5.4</td><td>1.8</td></tr><tr><td>5</td><td>Up to 30</td><td>8.0</td><td>2.4</td></tr><tr><td>6</td><td>Above 30</td><td>9.0</td><td>3.0</td></tr></tbody></table> Notes: - a) For buildings above 30m., mechanical ventilation system shall be installed besides the provisions of minimum ventilation shaft. b) For fully air-conditioned residential/ other buildings, 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.	Sr. No.	Height of Building in m.	Cross-section of ventilation shaft in sq.m.	Minimum one dimension of the shaft in m.	1	Up to 10	1.2	0.9	2	Up to 12	2.4	1.2	3	Up to 16	4.0	1.5	4	Up to 24	5.4	1.8	5	Up to 30	8.0	2.4	6	Above 30	9.0	3.0	Sanctioned as proposed by SPA.
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5	Up to 30	8.0	2.4																																																		
6	Above 30	9.0	3.0																																																		
206	24.13	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. However, in case of building height more than 70 M, higher parapet height up to 2.00 M for elevation purpose may be permitted.	Parapet: Parapet walls and handrails provided on the edges of roof terraces, podium, balcony, varandah and recreational floor shall not be less than 1.0m. and not more than 1.2m. in height from the finished floor level. In case of occupancies like educational, health etc. such parapet may be permitted upto 2.00 m. height.	Sanctioned as proposed by SPA.																																																	
207	24.14	Wells: Wells intended for supply of water for human consumption or domestic purposes where provided,	Wells: Wells intended for supply of water for human consumption or domestic purposes may be permitted at suitable place in a plot.	Sanctioned as proposed by SPA.																																																	

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
208	24.14.1	shall comply with the requirements of Regulation No. 24.14.1 and 24.14.2 Location: The well shall be located: i. Not less than 15m from soak pit, refuse pit, earth closet or privy and shall be located on a site up wards from the earth closet or privy. ii. 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. iii. Such that contamination by the movement of sub soil or other water is unlikely; and iv. Not under a tree or otherwise it should have a canopy over it so that leaves and twigs do not fall in to the well and rot.	To be deleted	Sanctioned as proposed by SPA.
209	24.14.2	Requirements: The well shall: i. have minimum internal diameter of not less than 1m. ii. be constructed to a height not less than 1m above the surrounding ground level to form a parapet or curb and 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 curb forming the well head and the upper surface for	To be deleted	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		such pavings shall besloped away from a well; iii. be a sound and permanent construction (Pucca) throughout; iv. the interior surface of the lining or walls of the well shall be rendered impervious for depth of not less than 1.8m measured from the level of the ground immediately adjoining the well-head.		
210	24.15	Septic Tanks: Till sewer network is provided, Septic tanks will be permissible in accordance with provisions of NBC 2016.	Septic Tanks: Every building or group of buildings together shall be either connected to a Drainage system or be provided with sub-soil dispersion system in the form of septic tank of suitable size and technical specifications. Modern methods of disposals, as may be specified by Government/ Government bodies such as NEERI etc. may also be permissible.	Sanctioned as proposed by SPA.
211	24.16	Boundary Wall: The requirements of the boundary wall are given below: i. Except with the special permission of the CEO, the maximum height of the compound wall shall be 1.5 m above ground level. However for road sides the compound wall above 0.75 m will be of open construction – railing or jali. ii. However, the provisions of (i) above are not applicable to boundary wall of jails. iii) In industrial buildings, electric sub stations, transformer stations institutional	Boundary/Compound Wall: i. 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. The maximum height of side and rear compound wall shall be 1.5 m. above the average ground level of the particular plot. ii. In case of a corner plot, the height of the 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 intersection and the remaining height of 0.75 m., if required, in accordance with sub -	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		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 boundary wall height upto 2.4 m may be permitted by the CEO. iii. Compound wall of minimum 1.8 m height shall be built around cremation and burial grounds. iv. The compound gate should open entirely inside the property and shall not open on any access/pathway/road/street.	regulation (i) above, may be of open type construction (railings). iii. The provision of sub-regulations (i) and (ii) above 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 publicity undertakings the height up to 2.4 m. may be permitted by the Authority. v. The gates in a compound wall shall not open on any public access/ pathway / road / street and shall open entirely inside the property.	
212	24.18	Letter box: An independent letter box will be provided of size not exceeding 0.30 m x 0.30 m x 0.30 m for each tenement.	Letter box: A letter box of appropriate dimensions shall be provided on the ground floor of residential and commercial buildings.	Sanctioned as proposed by SPA.
213	24.19	Meter rooms : Meter room size shall be upto 3.00 m x 5.00 m depending upon the requirements; the size may be increased in consultation with M.S.E.D.C.L. or concerned Power Supply Authority.	Meter rooms : Meter room shall be provided as per the requirement of M.S.E.D.C.L. or power supply company as per the number of tenements/ units.	Sanctioned as proposed by SPA.
214	24.19.1	The spaces for provision of transformers shall be provided as per the requirements of M.S.E.D.C.L. or concerned Power Supply Authority.	To be deleted	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
215	24.20.1	Chimneys, where provided shall conform to the requirements of "IS 145 -1960" of latest version.	Chimney, where provided, shall conform to the requirements of Indian Standard Code of Practice for Fire Safety of Building. Provided that the Chimney 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.	Sanctioned as proposed by SPA.
216	24.20.2	Notwithstanding the provisions of Regulation No. 24.20.1, 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.	To be deleted	Sanctioned as proposed by SPA.
217	24.21		Cabin: Where cabins are provided, the size of cabins shall be 3.0 sq.m. 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.	Sanctioned as proposed by SPA.
218	27.3.3	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 27.3	Capacity of Exits: The unit of exit width use to measure the capacity of any exit should be 50 cm. A clear width of 25 cm. should be counted as additional half unit. Clear width less than 25 cm. should not be computed for exit width. 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 27.3	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
219	27.3.4	For all buildings identified in Annexure 2, 6.1 (special buildings) 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	All buildings having height more than ground floor shall have provision of one staircase. The special buildings specified in Annexure 2, 6.1 (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. A staircase shall not be provided around the lift shaft unless provided with fire stop door of 1 hour rating at every floor level and no other openings in the inside wall as illustrated below. 	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government																																													
220	Table 27.4	Table 27.4 Minimum width of staircase in various use <table><thead><tr><th>S.No.</th><th>Type of Building</th><th>Minimum width of Stair Case (in m.)</th></tr></thead><tbody><tr><td>1</td><td>Individual Housing upto G + 2 storeys</td><td>0.75</td></tr><tr><td>2</td><td>Multi-storied Residential Building upto 15 m height</td><td>1.00</td></tr><tr><td>3</td><td>Multi-storied Residential Building above 15 m. & upto 24 m height</td><td>1.20</td></tr><tr><td>4</td><td>Multi-storied Residential Building above 24 m height</td><td>1.50</td></tr><tr><td>5</td><td>Residential hotel buildings</td><td>1.50</td></tr><tr><td>6</td><td>Assembly Building like auditorium, theatres, cinemas, multiplex, mangal karyakya, marriage hall, etc.</td><td>2.00</td></tr><tr><td>7</td><td>Institutional & Educational Buildings</td><td>2.00</td></tr><tr><td>8</td><td>All other buildings excluding S.No. (1) to (8) above</td><td>1.50</td></tr></tbody></table>	S.No.	Type of Building	Minimum width of Stair Case (in m.)	1	Individual Housing upto G + 2 storeys	0.75	2	Multi-storied Residential Building upto 15 m height	1.00	3	Multi-storied Residential Building above 15 m. & upto 24 m height	1.20	4	Multi-storied Residential Building above 24 m height	1.50	5	Residential hotel buildings	1.50	6	Assembly Building like auditorium, theatres, cinemas, multiplex, mangal karyakya, marriage hall, etc.	2.00	7	Institutional & Educational Buildings	2.00	8	All other buildings excluding S.No. (1) to (8) above	1.50	<table><thead><tr><th>S. No</th><th>Use of Building</th><th>Minimum width of Stair Case (in m.)</th></tr></thead><tbody><tr><td>1</td><td>Residential Buildings a) Individual Housing upto G + 2 storeys b) Multi-storied Residential Building upto 15 m. height c) Multi-storied Residential Building above 15 m. & upto 24 m. height d) Multi-storied Residential Building above 24 m. height</td><td>0.75 1.00 1.20 1.50</td></tr><tr><td>2</td><td>Residential hotel buildings</td><td>1.50</td></tr><tr><td>3</td><td>Assembly Building like auditorium, theatres, cinemas, multiplex, mangal karyakya, marriage hall, etc.</td><td>2.00</td></tr><tr><td>4</td><td>Institutional & Educational Buildings</td><td>2.00</td></tr><tr><td>5</td><td>All other buildings excluding S.No. (1) to (4) above</td><td>1.50</td></tr></tbody></table> Note - Internal staircase for duplex tenements shall be of minimum width 0.75 m. and for mezzanine floor shall be of minimum width 0.90 m.	S. No	Use of Building	Minimum width of Stair Case (in m.)	1	Residential Buildings a) Individual Housing upto G + 2 storeys b) Multi-storied Residential Building upto 15 m. height c) Multi-storied Residential Building above 15 m. & upto 24 m. height d) Multi-storied Residential Building above 24 m. height	0.75 1.00 1.20 1.50	2	Residential hotel buildings	1.50	3	Assembly Building like auditorium, theatres, cinemas, multiplex, mangal karyakya, marriage hall, etc.	2.00	4	Institutional & Educational Buildings	2.00	5	All other buildings excluding S.No. (1) to (4) above	1.50	
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221	27.4.1 (ii)	The width of the doorway shall be equal to the width of the stairway. Doorways shall be not less than 2.10 m in height. Doorways for bathrooms, water closet, stores etc. shall be not less than 0.75 m cm wide.	No exit doorway shall be less than 90 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.	Sanctioned as proposed by SPA.																																													
222	27.4.1 (vi)		Mirrors shall not be placed in exit ways or exit doors to avoid confusion regarding the direction of exit.	Sanctioned as proposed by SPA.																																													
223	27.4.3 (vii)	The maximum height of riser shall be 0.20 min the case of residential buildings and 0.15 m in the case of other buildings. They shall be limited to 12 per flight. For low income	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.	Sanctioned as proposed by SPA.																																													

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		housing scheme in narrow plots, the riser may be provided in one flight.		
224	27.4.3 (viii)	Handrails shall be provided with a minimum height of 0.90 m from the tread.	Handrails shall be provided with a minimum height of 100 cm. from the centre of the tread to the top of the handrails. Balusters/ railing shall be provided such that the width of staircase does not reduce	Sanctioned as proposed by SPA.
225	27.4.4	Fire escape or external stairs: For buildings above 15 m in height fire escape stairs shall be provided subject to the following conditions: - Fire escape shall not be taken into account in calculating the evacuation time of building; - All fire escapes shall be directly connected to the ground; - Entrance to fire escape shall be separate and remote from the internal staircase; - 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; - Fire escape shall be constructed of non-combustible materials; - Fire escape stairs shall have straight flights not less than 0.75 m wide with 0.25 m treads and risers not more than 0.20 m. The number of risers shall be limited to 16 per flight. - Handrail shall be of height not less	Fire escape or external stairs: A fire escape or external stair shall be provided as provided in Regulation No. 27.4.3 (Provision for Staircase) External stairs, when provided, shall comply the following : - External stairs shall always be kept in sound operable conditions. - All external stairs shall be directly connected to the ground. - Entrance to the external stairs shall be separate and remote from the internal staircase. - Care shall be taken to ensure that no wall opening or window opens on to or close to an external stairs. - The route to the external stairs shall be free of obstructions at all times. - The external stairs shall be constructed of non - combustible materials, and any doorway leading to it shall have the required fire resistance. - No external staircase, used as a fire escape, shall be inclined at an angle greater than 45 degree from the horizontal. - 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.	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		viii. Fire escape staircase shall be connected to other staircases through common passage at every floor. ix. Unprotected steel frame staircase will not be accepted as means of escape. However, steel staircase in an enclosed fire rated compartment of 2 hours will be accepted as means of access.	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. xii. Fire escape staircase shall be connected to other staircases through common passage at every floor.	
226	27.4.5	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.	To be deleted	Sanctioned as proposed by SPA.
227	27.4.6	Ramps for Pedestrians: i. 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	Non vehicular ramp: All the requirements of stairways in Regulation No. 27.3.5 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	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		limiting dimensions. Ramps shall be surfaced with approved non-slipping material;	be substituted for and shall comply with all the applicable requirements of required stairways as to enclosure, capacity and dimensions. In certain cases, steeper slopes may be permitted but in no case greater than 1 in shall be permitted. 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.	
228		ii. The minimum width of the ramps in hospitals shall be 2.25 m;	b) The minimum width of the ramps in hospitals shall be 2.25 m.	Sanctioned as proposed by SPA.
229		iii. Handrails shall be provided on both sides of the ramp.	c) Handrails shall be provided on both sides of the ramp.	Sanctioned as proposed by SPA.
230			d) Ramps shall lead directly to outside open space at ground level or courtyards or safe place.	Sanctioned as proposed by SPA.
231			e) For building above 24 m. in height, access to ramps from any floor of the building shall be through smoke stop door.	Sanctioned as proposed by SPA.
232			f) When there is a difference in level between connected areas for horizontal exits, ramps not more than 1:10 slope shall be provided; steps shall not be used.	Sanctioned as proposed by SPA.
233			g) In case of non-special building, ramp may be permitted in side marginal distances. In case of special building, ramps may be permitted in side marginal distances, after leaving 6 m. marginal distance for movement of fire fighting vehicle.	Sanctioned as proposed by SPA.
	27.4.7		27.4.7 Ramp to basements and upper storeys for vehicles For parking spaces in a basement and upper floors, atleast two ramps of minimum 3m. width with slope not more than 1:8 shall be provided, preferably at the	Refused to accord sanction.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
			opposite ends. Instead of two ramps, one ramp of 6 m. width may be allowed. In addition to these, the owner may provide car lifts, if he so desires. If the ramp is proposed to be used only for two wheelers then at least two ramps of 2m width with slope not more than 1:8 shall be provided, preferably at the opposite ends. Instead of two ramps one ramp of 4m. width may be allowed. In case of plot admeasuring 1000 sq.m. or less, only one ramp of 3m. may be provided for car /two wheelers parking or one ramp of 2m. may be provided for two wheelers parking or the owner may provide minimum 2 Car lifts instead of Ramp. In case of plot admeasuring up to 2000 sq.m., one ramp of minimum 6 m. width may be provided for car/two wheelers parking or the owner may provide minimum 2 Car lifts instead of Ramp. Note-Sub Regulation No.27.4.6(g) shall also be applicable in this regulation. However, ramps in margins are allowed subject to NOC from CFO, CIDCO.	
234	27.4.9	Refuge Area: For buildings more than 24 m in height, refuge area of 15 m² or an area equivalent to 0.3 m² 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 and	27.4.9 Refuge Area: For buildings more than 24 m in height, refuge area of 15 m² or an area equivalent to 0.3 m² per person to accommodate the occupants of floor below and above the refuge area floor, 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.	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		protected with suitable railings.		
235		i. For floors above 24 m and upto 39 m – One refuge area on the floor immediately above 24 m.	a) For floors above 24 m. and upto 39m. height-One refuge area on the floor immediately above 24 m.	Sanctioned as proposed by SPA.
236		ii. 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.	b) For floors above 39 m height-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, provided, such excess area does not exceed 100% of the required refuge area	Sanctioned as proposed by SPA.
237		iii. Refuge area at midlanding of staircase at alternate floors immediately above 24m height may be permitted.	To be deleted	Sanctioned as proposed by SPA.
238		iv. Water tap shall be provided in Refuge area	To be deleted	Sanctioned as proposed by SPA.
239	27.4.10	Lifts i. At least one lift shall be provided in every building above 15 m height. In case of buildings with height 24 m and above at least 2 lifts shall be provided, subject to provisions mentioned in regulation no 36.2. In such buildings at least one of the lifts shall be freight lifts and also have provision to accommodate a stretcher.	Lifts: Planning and Design i. Atleast one lift shall be provided in every building more than 15 m. in height. In case of buildings more than 24m. height, atleast two lifts shall be provided. However, in 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.	Sanctioned as proposed by SPA.
240	27.4.10	ii. All the floors shall be accessible for 24 hours by the lifts. The lifts provided in the buildings shall not be	ii. For building or floors of the building to be constructed for Retirement Home or Senior Citizen Housing, lift shall be provided irrespective of height	Sanctioned as proposed by SPA.

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		considered as a means of escape in case of emergency.	of building.	
241	27.4.10	iii. Grounding switch at ground floor level to enable the fire service to ground the lift cars in any emergency shall also be provided;	iii. 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 Lift & Escalators of Part VIII - Building Services of National Building Code of India.	Sanctioned as proposed by SPA.
242	27.4.10	iv. The lift machine room shall be separate and no other machinery shall be installed therein.	iv. 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. The lift machine rooms shall be separate and no other machinery shall be installed therein.	Sanctioned as proposed by SPA.
244	24.23a		24.23a: 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 thereafter additional 20 sq.m. area for every 300 flats. (ii) Sanitary block for servants having maximum area of 3 sq.m. 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	24.23a: 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 thereafter additional 20 sq.m. area for every 300 flats. (ii) Sanitary block for servants having maximum area of 3 sq.m. in schemes having minimum 100 flats and thereafter additional 3 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

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government												
			view the above requirements. iv)Every residential building having more than 6 flats/tenements shall have entrance lobby of minimum 9 sq.m at ground floor. Minimum dimension of such lobby shall not be less than 2.50 m. v)The requirements at (i) to (iii) above shall firstly be provided for the building having 30 or more tenements and thereafter the quantum mentioned in the said provisions shall be provided. vi)These additional amenities shall be allowed to be provided centrally at plot level or at the layout (Townships) level or allowed to be provided within the recreational open space as mentioned in reg no 20.3.9	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. iv)Every residential building having more than 6 flats/tenements shall have entrance lobby of minimum 9 sq.m at ground floor. Minimum dimension of such lobby shall not be less than 2.50 m. v)The requirements at (i) to (iii) above shall firstly be provided for the building having 30 or more tenements and thereafter the quantum mentioned in the said provisions shall be provided.												
246	Table 31.2	Conditions under which land uses and activities are permissible	Conditions under which land uses and activities are permissible	Sanctioned as proposed by SPA.												
		<table><tr><th>No.</th><th>Detail of condition</th></tr><tr><td>1</td><td>Should abut minimum 15 m wide road or layout road minimum 9 m wide</td></tr><tr><td>2</td><td>Should abut existing or proposed Interim Development Plan Road minimum 20 m wide and/ or service road of Highways.</td></tr></table>	No.	Detail of condition	1	Should abut minimum 15 m wide road or layout road minimum 9 m wide	2	Should abut existing or proposed Interim Development Plan Road minimum 20 m wide and/ or service road of Highways.	<table><tr><th>No.</th><th>Detail of condition</th></tr><tr><td>1</td><td>Should abut minimum 12 m wide road or layout road minimum 9 m wide</td></tr><tr><td>2</td><td>Should abut existing 12 m or proposed Interim Development Plan Road minimum 20 m wide and/ or service road of Highways.</td></tr></table>	No.	Detail of condition	1	Should abut minimum 12 m wide road or layout road minimum 9 m wide	2	Should abut existing 12 m or proposed Interim Development Plan Road minimum 20 m wide and/ or service road of Highways.	
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1	Should abut minimum 12 m wide road or layout road minimum 9 m wide															
2	Should abut existing 12 m or proposed Interim Development Plan Road minimum 20 m wide and/ or service road of Highways.															
246a	Table 31.3	Table 31.3: Land use classification and permissible activities/ uses	-----	Refused to accord sanction.												

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
247	33.1	The structural design of foundations, elements made of masonry, timber, plain concrete; reinforced concrete; pre-stressed concrete, 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.	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 Bureau of Indian Standard, 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, as prescribed in these Regulations.	Sanctioned as proposed by SPA.

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248	Table 38.1	<table><tr><th>Sr. No</th><th>Features</th><th>Public Toilets</th><th>Staff Toilets</th></tr><tr><th></th><th></th><th>Male</th><th>Female</th></tr><tr><td>i)</td><td>Main Office Toilets for Staff and Visitors</td><td></td><td></td></tr><tr><td></td><td></td><td>1 per 25</td><td>1 per 15</td></tr><tr><td>a) Water-closet</td><td>1 per 25</td><td>1 per 15</td><td>1 per 15</td></tr><tr><td>b) Addition tap with each water-closet</td><td>1 in each water-closet</td><td></td><td></td></tr><tr><td>c) Urinals Add</td><td>Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100</td><td>Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100</td><td>Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100</td></tr><tr><td>Urinals Add @ 3% for Add @ 2.5 %</td><td>Over 200</td><td>Over 200</td><td>Over 200</td></tr><tr><td>d) Washbasins</td><td>1 per 25</td><td>1 per 25</td><td>1 per 25</td></tr><tr><td>e) Drinking water fountain</td><td>1 per 100</td><td>1 per 100</td><td>1 per 100</td></tr><tr><td>f) Cleaners sink</td><td>1 per floor</td><td></td><td></td></tr></table>	Sr. No	Features	Public Toilets	Staff Toilets			Male	Female	i)	Main Office Toilets for Staff and Visitors					1 per 25	1 per 15	a) Water-closet	1 per 25	1 per 15	1 per 15	b) Addition tap with each water-closet	1 in each water-closet			c) Urinals Add	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	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	Urinals Add @ 3% for Add @ 2.5 %	Over 200	Over 200	Over 200	d) Washbasins	1 per 25	1 per 25	1 per 25	e) Drinking water fountain	1 per 100	1 per 100	1 per 100	f) Cleaners sink	1 per floor			<table><tr><th>Sr. No</th><th>Features</th><th>Public Toilets</th><th>Staff Toilets</th></tr><tr><th></th><th></th><th>Male</th><th>Female</th></tr><tr><td>ii)</td><td>Main Office Toilets for Staff and Visitors</td><td></td><td></td></tr><tr><td></td><td></td><td>1 per 25</td><td>1 per 15</td></tr><tr><td>a) Water-Closet</td><td>1 per 25</td><td>1 per 15</td><td>1 per 15</td></tr><tr><td>b) Addition tap with each water-closet</td><td>1 in each water-closet</td><td></td><td></td></tr><tr><td></td><td></td><td>Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100</td><td>Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100</td></tr><tr><td>Add @ 3% for Add @ 2.5 %</td><td>Over 200</td><td>Over 200</td><td>Over 200</td></tr><tr><td>d) Washbasins</td><td>1 per 25</td><td>1 per 25</td><td>1 per 25</td></tr><tr><td>e) Drinking water fountain</td><td>1 per 100</td><td>1 per 100</td><td>1 per 100</td></tr><tr><td>f) Cleaner's sink</td><td>1 per floor</td><td></td><td></td></tr></table>	Sr. No	Features	Public Toilets	Staff Toilets			Male	Female	ii)	Main Office Toilets for Staff and Visitors					1 per 25	1 per 15	a) Water-Closet	1 per 25	1 per 15	1 per 15	b) Addition tap with each water-closet	1 in each water-closet					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 %	Over 200	Over 200	Over 200	d) Washbasins	1 per 25	1 per 25	1 per 25	e) Drinking water fountain	1 per 100	1 per 100	1 per 100	f) Cleaner's sink	1 per floor			Sanctioned as proposed by SPA.
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250	Table 38.14	Sanitation requirement for Railway Stations and Bus stations	Sanitation requirement – Airports, Railway Stations and Bus stations	Sanctioned as proposed by SPA.																																																																																								

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		TABLE N-14: Sanitation requirement for Railway Stations and Bus stations <table border="1"> <thead> <tr> <th>Sr. No.</th><th>Fixtures</th><th>Junction Stations, Intermediate Stations and Bus Stations</th><th>Terminal Railway and Bus Stations</th><th>Domestic and International Airports</th></tr> </thead> <tbody> <tr> <td></td><td>Water Closet</td><td>Male 15 for up to 1000 Add 1 per additional 1000 or per thousand</td><td>Female 15 for up to 1000 Add 1 per additional 1000 or per thousand</td><td>Male 15 for up to 1000 Add 1 per additional 1000 or per thousand</td></tr> <tr> <td>i)</td><td>Additional tap</td><td>One at each water closet</td><td></td><td></td></tr> <tr> <td colspan="5">1) Water tap with drinking arrangement shall be provided for every 50 persons or per thousand in variety of water closets</td></tr> <tr> <td>ii)</td><td>Urinals</td><td>15 for up to 1000 Add 1 per additional 1000 or per thousand</td><td>15 for up to 1000 Add 1 per additional 1000 or per thousand</td><td>15 for up to 1000 Add 1 per additional 1000 or per thousand</td></tr> <tr> <td>iii)</td><td>Washbasins</td><td>1 per WC 1 per WC 1 per WC</td><td>1 per WC 1 per WC 1 per WC</td><td>1 per WC 1 per WC 1 per WC</td></tr> <tr> <td>iv)</td><td>Shower Rooms</td><td>1 per 1000</td><td>1 per 1000</td><td>1 per 1000</td></tr> <tr> <td>v)</td><td>Drinking water fountain or taps (in common lobby for male & female)</td><td>1 per 1000 or per thousand</td><td>1 per 1000 or per thousand</td><td>1 per 1000 or per thousand</td></tr> <tr> <td>vi)</td><td>Cleaner's sink</td><td>1 per toilet compartment with 3 WCs</td><td></td><td></td></tr> <tr> <td>vii)</td><td>Toilet for Disabled</td><td>1 per 4000</td><td></td><td></td></tr> </tbody> </table> Note: 1) Stone WCs shall be European style of descent. 2) Male population may be assumed as three-fifths and female population as two-fifths. 3) Separate provision shall be made for staff and residents.	Sr. No.	Fixtures	Junction Stations, Intermediate Stations and Bus Stations	Terminal Railway and Bus Stations	Domestic and International Airports		Water Closet	Male 15 for up to 1000 Add 1 per additional 1000 or per thousand	Female 15 for up to 1000 Add 1 per additional 1000 or per thousand	Male 15 for up to 1000 Add 1 per additional 1000 or per thousand	i)	Additional tap	One at each water closet			1) Water tap with drinking arrangement shall be provided for every 50 persons or per thousand in variety of water closets					ii)	Urinals	15 for up to 1000 Add 1 per additional 1000 or per thousand	15 for up to 1000 Add 1 per additional 1000 or per thousand	15 for up to 1000 Add 1 per additional 1000 or per thousand	iii)	Washbasins	1 per WC 1 per WC 1 per WC	1 per WC 1 per WC 1 per WC	1 per WC 1 per WC 1 per WC	iv)	Shower Rooms	1 per 1000	1 per 1000	1 per 1000	v)	Drinking water fountain or taps (in common lobby for male & female)	1 per 1000 or per thousand	1 per 1000 or per thousand	1 per 1000 or per thousand	vi)	Cleaner's sink	1 per toilet compartment with 3 WCs			vii)	Toilet for Disabled	1 per 4000				
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251	40.1	Installation of Solar Assisted Water Heating System a. Solar water heating systems shall 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. b. The solar water heating system shall 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	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 4000sq.m. In order to facilitate the installation of SWH/RTPV System, the new buildings shall have the following provisions:- - All such buildings where SWH/RTPV are to be installed will have open sunny roof area available for the installation of SWH/RTPV. - The roof loading adopted in the design of such building should be at least 50 kg. per sq.m. for the installation of SWH/RTPV.	Sanctioned as proposed by SPA.																																																		

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		system. c. 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. d. Guest Houses e. Police men/Army barracks f. Canteens g. Laboratory & Research Institutions where hot water is needed. h. Hostels, Schools, Colleges, Hospitals and Other Institutes. i. 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. j. 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. k. 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	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.	

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		open sunny roof area available for installation of solar water heating system. i. The roof loading adopted in the design of such building should be at least 50 kg per m² for the installation of solar water heating system. m. 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. n. 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		

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		required in the building. o. 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: p. An Open area of 3 m² would be required for installation of a collector, which supplies about 100 litres of water per day. At least 60% of thereof area may be utilized for installation of the system. q. The specification for the solar water heating system laid down by the Ministry of Non-Conventional Energy Sources can be followed. Flat plate or tubular collector conforming to Bureau of Indian Standards -latest standard should be used in all such solar water heating systems.		
252	Table 40.1	SolarHeatedWaterrequirementfordiffer entuses	To be deleted	Sanctioned as proposed by SPA.
253	40.4	Solid Waste Management 40.4.1 All buildings shall be provided with separate colour bins for collecting Dry waste (metal, paper, rubber, plastic, etc) and Wet Waste (organic waste). There shall be proper storage of Hazardous Waste (batteries, used bulbs, lamps,	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	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		medicines etc) as per the prescribed norms for hazardous waste management by Ministry of Environment, Forests and Climate Change, Government of India. 40.4.2 Arrangements shall be made for reuse/ recycling of dry waste by tying up with local recycler or NGOs working with rag pickers such as but not limited to Stree Mukti Sanghata, Kagad Kach Patra Kashtakari Panchayat. 40.4.3 All developments on areas 20 ha and more shall have decentralised (onsite) treatment plant based on non -energy intensive and eco friendly technology (anaerobic digestion or in-vessel composting/vermicomposting) for the treatment of 100% of organic wastes. 40.4.4 Construction and demolition waste may be used for filling up low lying areas with prior permission of SPA-NAINA. Developers are encouraged to recycle the construction and demolition waste as far as possible. The recyclable material from such wastes such as metal, wood, plastic may be recycled / reused as per Regulation No. 40.4.2.	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 Authority	

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
254	43.5.4.5 c)	Where the permissible basic Zonal FSI is less than 0.50, except NAINA Scheme in LDZ and TBD.	To be deleted	Sanctioned as proposed by SPA.
255	Annexure 25 xii)		The plan showing global coordinates of the land/plot under development proposal, as per the TILR boundary and physical boundary plan; obtained from empanelled surveyor of CIDCO or any Government registered licensed surveyor.	Sanctioned as proposed by SPA.
256	Annexure 2	6.1.1. Building Plans for Special Buildings For (i) Multi-storey buildings which are more than 15 m 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 m². The following additional information shall be furnished/indicated in the Building Plans, in addition to the items (i) to (ix) of No.6 above	6.1 Special Building means- i. any multi-storeyed building which is more than 24 m. in height measured from ground level, or ii. buildings for educational, assembly, mercantile, institutional, industrial, storage and hazardous occupancies having built-up area 500 sq.m. or more on any floor irrespective of height of such building, or iii. any building with mixed occupancies with any of the aforesaid occupancies in (ii) above with built-up area 500sq.m. or more on any floor irrespective of height of such building. The following additional information shall be furnished/indicated in the Building Plans, in addition to the items (i) to (ix) of No.6 above.	6.1 Special Building means- i. any multi-storeyed building which is more than 24 m. in height measured from ground level, or ii. buildings for educational, assembly, mercantile, institutional, industrial, storage and hazardous occupancies having built-up area 500 sq.m. or more on any floor irrespective of height of such building, or any building with mixed occupancies with any of the aforesaid occupancies in (ii) above with built-up area 500 sq.m. or more on any floor irrespective of height of such building. The following additional information shall be furnished/indicated in the Building Plans, in addition to the items (i) to (ix) of No.6 above. Note : Any building for residential or mixed occupancy with height upto 24 mtr. but

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257	Annexure 3	Scale of Fees/ Charge for Development Plan Area 6. Premium for free of FSI component 1. Double height terrace will be charged at the rate of 2000 per m² or 40% of NA land rates mentioned in ASR, whichever is more. Balcony enclosure premium shall be 10% of the NA land rates mentioned in the ASR. SPA-NAINA may review and revise the rates when required.	Scale of Fees/Charge for Development Plan Area 6. Ancillary FSI Ancillary FSI premium at the rate 10% of NA land rate in Annual Statement of Rates of the year of granting permission.	built up area upto 750 sq. mtr. on any floor and sprinkler system is provided and travel distance is maintained as per these regulations, shall not be considered as special building, subject to fire NOC. Sanctioned as proposed by SPA.
258	Annexure 4	Provisions for Inclusive Housing	Provisions for Inclusive Housing The following regulation of inclusive housing shall be optional to the developer/project proponent as per provisions mentioned in these regulations.	Refused to accord sanction.
	Appendix 'B'	---	I hereby certify that the development/erection/re-erection/ demolition or material alteration in/ or Building No. in Plot No. in Block No. situated at Road / street 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 along with, and that the work shall be carried out according to the sanctioned plans.	Refused to accord sanction.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government																																								
			I shall be responsible to abide all regulations as prescribed in NAINA DCPR and site engineer of developer/owner will be responsible to execution of the work in all respects.																																									
	Annexure 3	----	FSI linked Premium Charges (FLP). i) FSI linked Premium Charges (FLP) as may be required to be recovered under these regulations shall be paid to the Authority for issue of development permission/ commencement certificate. The amount of premium collected by the Authority shall be kept in a separate account and it shall be utilized for development of civic amenities and infrastructure. The aforesaid premium charges of these regulations shall be allowed to be paid in the instalments with interest @8.5% per annum in the following manner and subject to following conditions A) Option-1 a) Building below 70m height. <table border="1"> <thead> <tr> <th colspan="5">At the end of Month with interest</th> </tr> <tr> <th>Initial Payment</th> <th>12th</th> <th>24th</th> <th>36th</th> <th>48th</th> </tr> </thead> <tbody> <tr> <td>1st Instalment</td> <td>2nd Instalment</td> <td>3rd Instalment</td> <td>4th Instalment</td> <td>5th Instalment</td> </tr> <tr> <td>10%</td> <td>22.5%</td> <td>22.5%</td> <td>22.5%</td> <td>22.5%</td> </tr> </tbody> </table> b) Building having height of 70m and above. <table border="1"> <thead> <tr> <th colspan="5">At the end of Month with interest</th> </tr> <tr> <th>Initial Payment</th> <th>12th</th> <th>24th</th> <th>36th</th> <th>48th</th> </tr> </thead> <tbody> <tr> <td>1st Instalment</td> <td>2nd Instalment</td> <td>3rd Instalment</td> <td>4th Instalment</td> <td>5th Instalment</td> </tr> <tr> <td>10%</td> <td>18%</td> <td>18%</td> <td>18%</td> <td>18%</td> </tr> </tbody> </table> B) Option-2 The instalment of 20% shall be paid at the time of granting development permission /commencement certificate and remaining 80% amount at the time of occupation certificate. The remaining amount shall be liable for interest @ 8.5% per annum. Notes: i) The instalment shall be granted with the interest at the rate of 8.5% p.a. on reducing outstanding balance	At the end of Month with interest					Initial Payment	12th	24th	36th	48th	1st Instalment	2nd Instalment	3rd Instalment	4th Instalment	5th Instalment	10%	22.5%	22.5%	22.5%	22.5%	At the end of Month with interest					Initial Payment	12th	24th	36th	48th	1st Instalment	2nd Instalment	3rd Instalment	4th Instalment	5th Instalment	10%	18%	18%	18%	18%	Refused to accord sanction.
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Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
			premium. ii) The owner/developer shall deposit post-dated cheques for instalment amount with an interest due drawn on scheduled bank, as per the scheduled date of payment. iii) Occupation Certificate shall be granted in proportion to the payments made. iv) The first instalment shall not be less than 50 lakhs. In such case, the remaining amount shall be apportioned in remaining instalments. The aforesaid option 1 & option 2 shall be applicable for the period of 2 years. In addition to this extension of further 2 years (i.e. upto 2.12.2024) shall be applicable, considering the lock-down measures and guidelines issued by the Government w.r.t. Pandemic situation.	

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

निर्मलकुमार चौधरी,
उप सचिव.

URBAN DEVELOPMENT DEPARTMENT

4th Floor, Main Building, Mantralaya,
Mumbai 400 032, dated 15th March, 2024.

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-1222/390/C.R.127/23/UD-12.—Whereas, the Government in Urban Development Department has appointed the City and Industrial Development Corporation (CIDCO) as a Special Planning Authority (hereinafter referred to as “the said Special Planning Authority”) under the provisions of section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”) *vide* Notification No. TPS-1712/475/CR-98/12/UD-12, dated 10/1/2013 for the area of Influence of the Navi Mumbai Airport known as ‘Navi Mumbai Airport Influence Notified Area’ (NAINA) (hereinafter referred to as “the said Notified Area”);

And whereas, the Interim Development Plan for 23 villages of the said Notified Area along with its Development Control Regulations has been sanctioned by the Government in Urban Development Department under sub-section (1) of the section 31 of the said Act, *vide* Notification No. TPS-1215/245/CR.332/16/UD-12, dated 27/4/2017 and the draft Development Plan of the remaining 152 villages of the said Notified Area along with its Development Control and Promotion Regulations has been sanctioned by the Government in Urban Development Department *vide* Notification No. TPS-1717/2750/CR.91/19/UD-12, dated 16/9/2019;

And whereas, Government in Urban Development Department, in exercise of the powers conferred under section 154 of the said Act, *vide* directives bearing no. TPS-1717/2750/CR-91/19/UD-12 dated 6/1/2020 directed that the sanctioned Development Control and Promotion Regulations (hereinafter referred to as “the said DCPR”) of the 152 villages shall be applicable to the Interim Development Plan for 23 villages of the said Notified Area;

Whereas, the Government of Maharashtra has sanctioned the Unified Development Control and Promotion Regulations (UDCPR) (hereinafter referred to as “the said UDCPR”) for all the Regional Plans and Planning Authorities of the state except Municipal Corporation of Greater Mumbai, other Planning Authorities/Special Planning Authorities/Development Authorities within the limit of Municipal Corporation of Greater Mumbai, MIDC, NAINA, Jawaharlal Nehru Port Trust, Hill Station Municipal Councils, Eco-Sensitive / Eco-Fragile region notified by MoEF & CC and Lonavala Municipal Council under the provisions of the said Act *vide* Notification No. TPS-1818/CR.238/18/DP. and RP./Sec.37(IAA)(c) & sec. 20(4)/UD-13, dated 2/12/2020 which has come into force with effect from 3/12/2020;

And whereas, considering the provision of the said UDCPR, the said Special Planning Authority, after following all the legal formalities stipulated under section 37(1) of the said Act, has submitted a proposal of modification to make modifications to the certain regulations of the said DCPR as specified in the Schedule attached with the notice published *vide* dated 26/10/2021 by the said Special Planning Authority to the Government for sanction *vide* letter dated 28/2/2022 (hereinafter referred to as “the said Modification”);

And whereas, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that it is necessary to sanction the said Modification proposal with some changes.

Now, therefore, in exercise of the powers conferred under Sub-section (2) of Section 37 of the said Act and all other powers enabling it in that behalf, the State Government hereby sanctions the said Modification proposal with some change more specifically described in Schedule attached with this notification.

2. The date of publication of this Notification in the *Maharashtra Government Gazettee* is fixed as the date of coming into force of this sanctioned modification.

3. The notification of the aforesaid sanctioned modification shall be made available for inspection by the general public during office hours on all working days at the following offices for a period of one month :—

(i) The Managing Director, City and Industrial Development Corporation (CIDCO), CIDCO Bhavan, Belapur, Navi Mumbai.

(ii) The Joint Director of Town Planning, Konkan division, Konkan Bhavan, Navi Mumbai.

(iii) The Assistant Director of Town Planning, Raigad-Alibaug Branch, Raigad.

4. This notification is also published on the Government Website at www.maharashtra.gov.in

SCHEDULE
Accompaniment to the Government in Urban Development Department
Notification No. TPS-1222/390/CR.127/23/UD-12, dated 15/3/2024.

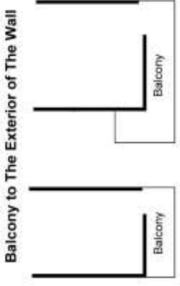
Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
1	1.4	Savings : Notwithstanding anything contained herein, any development permission granted or any action taken under the Regulations in force prior to these Regulations shall be valid and continue to be so valid, unless otherwise specified. Provided further that, the words 'action taken' in this regulation shall also include the issuance of Demand note for granting the development permission. The proposals of amended development permissions wherein work has been commenced in terms of regulation number 6.8, the marginal distances shall be considered as per approval given by Competent Authority. All other provisions shall be followed as per these regulations.	Notwithstanding anything contained in regulations, any development permission granted or 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, the words 'action taken' in this regulation shall also include the issuance of letter for payment of Development and other Charges issued after approval of the proposal in principle. Provided further that if any development permission has been issued before the date of coming into force of these regulations and if work is not commenced within validity period and such permission is not renewed, then the said development permission shall be deemed to have been lapsed.*** Provided further that, it shall be permissible for the owner to - (a) Either continue to develop the project as approved under the erstwhile regulations in to-to; and for that limited purpose erstwhile regulation shall remain in force, or (b) <u>Apply for grant of revised permission under</u> the new regulations, if the project is on-going and the	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, the words 'action taken' in this regulation shall also include the issuance of letter for payment of Development and other Charges issued after approval of the proposal in principle. Provided further that if any development permission has been issued before the date of coming into force of these regulations and if work is not commenced within validity period and such permission is not renewed, then the said development permission shall be deemed to have been lapsed. However, there is no bar to further renew the valid permission from year to year; but such extended period shall in no case exceed three years.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
			occupation certificate has not been granted fully. In such cases, charges/ premium etc. paid earlier shall be adjusted against the revised charges/ premium under these regulations. (e) In case the development is started with due permission before these regulations have come into force, and if the owner / developer, at his option, thereafter seeks further development of plot / layout / buildings as per these regulations, then the provision of these regulations shall apply to the balance development. The development potential of such entire plot shall be computed as per these regulations from which the sanctioned FSI of buildings / part of buildings which are proposed to be retained as per approved plan shall be deducted to arrive at the balance development potential of such plot. (d) The existing marginal distances including front margin may be allowed for higher floor / floors subject to step margin as per these regulations. (e) For the on-going buildings for which passages, stairs, lifts, liftrooms etc. are allowed as free of FSI by charging premium, in such cases these free of FSI items are allowed to that extent only and for the remaining balance potential, provisions for free of FSI items of these regulations shall be applicable. (f) For the on-going buildings for which balconies are allowed to be enclosed as free of FSI by charging premium, these free of FSI items are	Provided further that, it shall be permissible for the owner to - (a) Either continue to develop the project as approved under the erstwhile regulations in to-to; 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. In such cases, charges/ premium etc. paid earlier against the FSI sanctioned /exemptions granted in side margin, allowing Residential / Commercial use on the Industrial Zone as per the erstwhile regulations shall be deemed to have been paid against such earlier sanctioned FSI / exemptions / allowance of use. In such cases the charges / premium under these regulation shall be leviable against the revised permission and the charges / premium paid earlier shall be adjusted against the revised charges/ premium under these regulations. Provided that no refund is permissible in any case. (b) In case the development is started with due permission before these

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
			allowed to that extent only and for the remaining balance potential balcony shall only be allowed as mentioned in these regulations. (g) For the cases where occupation certificate is fully granted, revised permission as per these regulations, may be granted subject to provisions of Real Estate (Regulations and Development) Act, 2016, as may be applicable. (h) If the project proponent applies for occupation with minor amendment in plans approved prior to this DCPR, then amendment to the extent of 5% built-up area / dimensions per floor within the permissible FSI as per then regulations may be considered. (i) Provided further that, the Development proposals received on or before the date of publication under section 37 notice of MR & TP, 1966 in Gazzatte; shall be consider as per the already Sanctioned DCPR. However, the applicant may opt for the proposal as per erstwhile Sanctioned DCPR or as per stringency.	regulations have come into force, and if the owner / developer, at his option, thereafter seeks further development of plot / layout / buildings as per these regulations, then the provision of these regulations shall apply to the balance development. The development potential of such entire plot shall be computed as per these regulations from which the sanctioned FSI of buildings / part of buildings which are proposed to be retained as per approved plan shall be deducted to arrive at the balance development potential of such plot. (c) The existing marginal distances including front margin may be allowed for higher floor / floors subject to step margin as per these regulations. (d) For the on-going buildings for which passages, stairs, lifts, liftrooms etc. are allowed as free of FSI by charging premium, in such cases these free of FSI items are allowed to that extent only and for the remaining balance potential, provisions for free of FSI items of these regulations shall be applicable. (e) For the on-going buildings for which balconies are allowed to be enclosed as free of FSI by charging

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
				premium, these free of FSI items are allowed to that extent only and for the remaining balance potential balcony shall only be allowed as mentioned in these regulations. (f) For the cases where occupation certificate is fully granted, revised permission as per these regulations, may be granted subject to provisions of Real Estate (Regulations and Development) Act, 2016, as may be applicable. (g) If the project proponent applies for occupation with minor amendment in plans approved prior to this DCPR, then amendment to the extent of 5% built-up area / dimensions per floor within the permissible FSI as per then regulations may be considered.
2	2.2	Terms and expressions not defined in these Regulations shall have the same meanings as in the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) and the National Building Code of India 2005 (NBC), as amended from time to time, as the case may be, unless the context otherwise requires.	Terms and expressions not defined in these Regulations shall have the same meanings as in the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966), Maharashtra Land Revenue Code, 1966, Unified Development Control and Promotion Regulations for Maharashtra state 2020 (UDCPR) and the National Building Code of India 2016 (NBC) as amended from time to time, as the case may be, unless the context otherwise requires	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
3.	2.7	"Addition and/or alteration" means change in existing authorized building or a structural change, such as an addition to the area or height, or the removal of any 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.	Addition / 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, 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.	Sanctioned as proposed by SPA
4	2.9	"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, play grounds, 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, indoor stadium, town treatment plant, sewage treatment plant, and includes other utilities, services and conveniences.	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, play grounds, sports complex, gardens, convenience shopping, parking lots, primary and secondary schools, nursery, health club, Dispensary, Nursing Home, Hospital, sub post-office, police station, electric substation, ATM of banks, electronic cyber library, open market, garbage bin, assisted living and hospice together, senior citizen persons' housing, auditorium, conventional centre, water supply, electricity supply and includes other utilities, services and conveniences, including activities	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, play grounds, sports complex, gardens, convenience shopping, parking lots, primary and secondary schools, nursery, health club, Dispensary, Nursing Home, Hospital, sub post-office, police station, electric substation, ATM of banks, electronic cyber library, open market, garbage bin, assisted living and hospice together, senior citizen housing and orphanage together, project affected persons' housing, auditorium, conventional

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
5	2.10	"Applicant" for development means, any person who is an owner /lessee or a person claiming to be an owner /lessee through an irrevocable registered power of attorney/ registered development agreement or a lease. "Atrium" means a sky lighted naturally artificially ventilated area in buildings, with no intermediate floors, often used as circulation space or an entrance foyer or a sit out place.	mentioned in Reg.No.2.93.3 and any other activity as added by SPA (NAINA). Specific amenity to be provided shall be as decided by SPA (NAINA). Applicant-means any person who is an owner or lessee or a person having an irrevocable registered Power of Attorney of an owner or lessee and or any other document as acceptable to the Authority.	centre, water supply, electricity supply and includes other utilities, services and conveniences.. Sanctioned as proposed by SPA.
6	2.12		Atrium – means a sky lighted and naturally/mechanically ventilated area in a building, with no intermediate floors and used as circulation space or entrance foyer.	Sanctioned as proposed by SPA.
7	2.13	"Balcony" means a horizontal cantilevered projection shown in the figure 2.1 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.(French windows included)	Balcony – means a horizontal cantilever projection, including parapet, handrail or balustrade to serve as a passage or sitting out place with at least one side open, except for the railing or parapet wall for safety. Also, non-cantilever balcony shown in the illustration below shall be treated as balcony. 	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
			Open Balcony Permissible 	
8	2.14	"Basement or cellar" means the lower storey of a building, below or partly below the ground level.	Basement/Cellar – means the lower storey of a building below or partly below the ground level with one or more than one levels.	Sanctioned as proposed by SPA.
9	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 or as decided by SPA-NAINA 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.	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 or as decided by the Authority 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, terrace water tank, staircase roof and parapet wall shall be excluded for the purpose of measuring heights.	Sanctioned as proposed by SPA.
10	2.19	"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	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. It includes the lines prescribed, if any, in any scheme	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		lawfully extend.	and / or development plan, or under any of her law in force.	
11	2.21	"Cabin" means a non-residential enclosure constructed of non -load bearing, non- masonry partitions having an area not exceeding 3.00 m ² .	Cabin – means a non-residential enclosure constructed of non -load bearing, non-masonry partitions.	Sanctioned as proposed by SPA.
12	2.22	Canopy means a projection over any entrance.	Canopy – means a cantilevered projection over any entrance to a building.	Sanctioned as proposed by SPA.
13	2.23	"Carpet area" means the net usable floor area within a building excluding that 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.	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 (1) -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. Explanation (2) - If in any regulation of these regulations, carpet area is defined different than what is mentioned here, then carpet area as mentioned in that regulation, shall be applicable	Sanctioned as proposed by SPA.
14	2.26	"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.	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.	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
15	2.27	“Chowk” or “Courtyard” 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 building. Chowk, Inner – A chowk enclosed on all sides. Chowk, Outer – A chowk one of whose side is not enclosed. Further, if the depth of opening is less than 1.5 times width of opening, such opening shall be treated to be on outer face of the building.	Courtyard or Chowk – means a space permanently open to sky enclosed on sides by buildings and may be at ground level or any other level within or adjacent to a building. For partially enclosed spaces, if the depth of the opening is less than 1.5 times width of the building shall be treated to be an outer face of the building	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. For partially enclosed spaces, if the depth of the opening is less than 1.5 times width of the opening, such opening shall be treated to be an outer face of the building
16	2.29	“Combustible material” means that material which when burnt adds heat to a fire when tested for combustibility in accordance with “IS: 3808 1965” Method of test for Combustibility of Building Materials given in National Building Code.	Combustible Material – means a material which when burnt adds heat to a fire when tested for combustibility in accordance with IS 3808-1979: Method of test for non-combustibility of building materials (first revision) given in the National Building Code.	Sanctioned as proposed by SPA.
17	2.31	“Corridor” means a common passage or circulation space including a common entrance hall.	Corridor – means a common passage or circulation space including a common entrance space.	Sanctioned as proposed by SPA.
18	2.32	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.	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.	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
19	2.35	“Detached Building” means a building whose walls and roofs are independent of any other building with open space on all sides as specified.	Detached Building – means a building whose walls and roofs are independent of any other building with marginal distances on all sides as may be specified..	Sanctioned as proposed by SPA.
20	2.42	“Escalator” means a power driven, inclined, continuous stairway used for raising or lowering passengers.	Escalator – means a power-driven, inclined, continuous stairway used for ascending or descending between floors or bridge over a road/ railway line.	Sanctioned as proposed by SPA.
21	2.49	“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.	Fire Proof Door – means a door or shutter fitted to a wall opening made of fire resistant material to prevent the transmission and spread of heat, smoke and fire for a specified period.	Sanctioned as proposed by SPA.
	2.54	“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-resisting doors and open to the outer air.	“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-resisting doors and open to the outer air. Fire tower is applicable for the building height more than 70 M.	Refused to accord sanction.
22	2.55	“Floor” means the lower surface in a storey on which one normally walks in a building and does not include 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	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 floors 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.	Sanctioned as proposed by SPA.

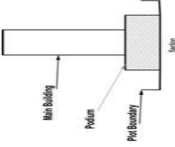
Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		ground floor. The other floors above ground floor shall be numbered in sequence as Floor 1, Floor 2, etc., with the number increasing upwards.	The stilt shall be termed as stilt floor or Stilt floor 1, Stilt floor 2 etc. and floors above shall be numbered as Floor 1, Floor 2, etc.	
23	2.56	Floor space index (FSI) means the quotient obtained by dividing the total built-up area on all floors, excluding areas specifically exempted under these Regulations Floor Space Index (FSI) = Total built-up area on all floors / Net Plot Area	Floor space index (F. S. I) – means the quotient obtained by dividing the area covered by P line as mentioned in this regulation by the net area of the plot. F.S.I. = Area covered by P line as mentioned in this regulation on all floors / Net Plot area “Premium FSI” means the FSI that may be available on payment of premium as may be prescribed under these regulations.	Sanctioned as proposed by SPA.
24	2.57	“Footing” means a foundation unit constructed in brickwork, masonry or concrete under the base of a wall or column for the purpose of distributing the load over a large area.	Footing – means a foundation unit constructed in brick work, masonry or concrete, steel or any other material permissible as per IS Code under the base of a wall or column for the purpose of distributing the load over a large area.	Sanctioned as proposed by SPA.
25	2.63	“Garage - Private” means a building or portion thereof, designed and used for parking of privately owned motor driven or other vehicles.	Garage -A) Private Garage – means a building or portion thereof having a roof and walls on three sides, designed and used for parking of privately owned motor driven or other vehicles within a project. A private garage is not operated for gain and not designed or used for repairing, servicing, hiring, selling etc. of such vehicles. It does not include an unenclosed or uncovered parking space such as open parking areas.	Sanctioned as proposed by SPA.
26	2.68	Height of a room” means the vertical distance measured from the finished floor surface to the finished ceiling surface. The height of a room with a	Room Height – means the vertical distance measured from the finished floor surface to the finished slab surface of a room. In case of pitched roofs, the room height shall be the average height between bottom of	Sanctioned as proposed by SPA.

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		pitched roof means the height measured from finished floor level to the point where internal surface of wall intersects the internal finished surface of the sloping roof.	the eaves and bottom of the ridge from the finished floor surface.	
27	2.70	“High-rise Building” means the buildings 15 m or above in height, excluding chimneys, cooling towers, boiler, rooms / lift machine rooms, parapet walls and architectural features not exceeding 1.2 m in height and other non working areas in case of industrial buildings, and water tanks, and architectural features in respect of other buildings.	High-rise Building –means a building having a height of 27 m. or more above the average surrounding ground level. 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. Note : wherever building height 24.0 m is referred in these regulations (for special building / high rise building), the building height shall be consider as 27 m instead of 24 m.	High-rise Building – means a building having a height of 24 m. or more above the average surrounding ground level. 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.
28	2.71	"Home occupation" means customary home occupation, excluding paying guests and part leased cases, 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	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 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 prod used 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	Sanctioned as proposed by SPA.

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		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 CEO subject to such terms and conditions as may be prescribed.	for purely domestic or household purposes and/or employing licensable goods. Home Occupation may also include such similar occupations as may be specified by the Authority.	
29	2.75	"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 half a meter.	Ledge or Tand – means a shelf like projection, supported in any manner whatsoever, except by vertical supports within a room.	Sanctioned as proposed by SPA.
30	2.82	"Mall" means a large enclosed shopping area at any floor level other than basement floor.	Mall – means a large enclosed area comprising of shopping, entertainment and eating facilities and facilities incidental thereto.	Sanctioned as proposed by SPA.
31	2.93	"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	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. Occupancy shall be deemed to include subsidiary occupancies which are contingent upon principal occupancy or use. Buildings with mixed occupancies are those in	Sanctioned as proposed by SPA.

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		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 as below unless otherwise spelt out in the Development Plan.	which, more than one, occupancy is present in different portions of the building. The occupancy classification shall have the meaning given in this regulation, unless otherwise spelt out in any plan under the Act.	
32	2.93.6	“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.	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 and such other activities;	Sanctioned as proposed by SPA.
33	2.93.6	“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,	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,	Sanctioned as proposed by SPA.

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		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.	sorting papers, typing, filing, duplicating, drawing of matter for publication and the editorial preparation of matter for publication and such other activities;	
34	2.93.7	“Mercantile Building” 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.	Mercantile (Commercial) Building 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, including office, storage and service facilities incidental to the sale of merchandise and located in the same building;	Sanctioned as proposed by SPA.
35	2.96	“Parking space” means enclosed or unenclosed, covered or open area sufficient in size to park vehicles having access by a driveway connecting it with a street or alley and permitting ingress or egress of vehicles.	Parking Space –means an enclosed or unenclosed, covered or open area or area provided by mechanical means sufficient in size to park vehicle. Parking spaces shall be served by a driveway connecting them with a street or alley and permitting ingress or egress of vehicles .	Sanctioned as proposed by SPA.
36	2.101	“Podium” means raised platform like structure wider than the main building.	Podium – means a floor of a building extending beyond building line/s and used for parking, recreational open space, recreation, fire and building services/ utilities and incidental purposes, as specified in these regulations.	Sanctioned as proposed by SPA.

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37	2.102	"Porch" means a covered surface supported on pillars or otherwise for the purpose of a pedestrian or vehicular approach to a building.	Porch – means a covered surface supported on pillars or otherwise, for the purpose of pedestrian or vehicular approach to an entrance in a building.	Sanctioned as proposed by SPA.
38	2.110	"Semi-detached Building" means a building detached on three sides with open spaces as specified.	Semi Detached Building – means a building detached on three sides with marginal distances as specified and on the fourth side attached to a building in an adjoining plot.	Sanctioned as proposed by SPA.
39	2.111	"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.	Service Floor – means a non-habitable floor with a height not more than 1.8 m. from floor level to soffit of beam, generally provided in special buildings, wherever required, wherefrom services like water supply, sewage disposal system, electricity etc. are co -coordinated/ maintained.	Sanctioned as proposed by SPA.
40	2.120	"Stilts or Stilt Floor" means portion of a building above ground level consisting of structural column	Stilts or Stilt Floor – means the portion of a building above ground level consisting of structural columns supporting the super-structure with at least two sides	Sanctioned as proposed by SPA.

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		supporting the super structure with at least two sides open for the purpose of parking vehicles, scooters, cycles, etc.	open and without any enclosures and used for the purpose of parking vehicles like cars, scooters, cycles, etc. and other services as may be permitted under these Regulations.	
41	2.132	"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.	Water Course – means a natural channel meant for carrying storm water and includes an artificial one formed by training or diversion of a natural channel; i) "Major Water Course" means a river. ii) "Minor Water Course" means a nallah.	Sanctioned as proposed by SPA.
42	2.135	-----	Annual Statements of Rates – means the Annual Statements of Rates (ASR) published by the Inspector General of Registration, Maharashtra State, Pune.	Sanctioned as proposed by SPA.
43	2.136	-----	Architectural projection – means a chajja, cornice etc. which is a protrusion from the building facade or line of the building only for aesthetic purpose and not used for any habitable purpose.	Sanctioned as proposed by SPA.
44	2.137	-----	Access – means a clear approach to a plot or a building.	Sanctioned as proposed by SPA.
45	2.138	-----	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 utilize the floor space index of land utilizable either on the reminder of the land partially reserved for public purpose or elsewhere as the development control & promotion regulations in this behalf provide.	Sanctioned as proposed by SPA.
46	2.139	-----	Energy Efficient Building – means a building compliant with the provisions of Energy Conservation Building Code (ECBC).	Sanctioned as proposed by SPA.
47	2.140	-----	Fire Pump – means a machine driven by external power of transmitting energy to fluids by coupling the pump to a suitable engine or motor, which may have	Sanctioned as proposed by SPA.

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			varying outputs/capacity but shall be capable of having a pressure of 3.2 kg/cm ² at the topmost level of a multi -storied or highrise building.	
48	2.141	-----	Grey Water – means waste water from kitchen sink, bathrooms, tubs, showers, wash basins, washing machines and dish washers excluding the waste water from water closets (W.C.).	Sanctioned as proposed by SPA.
49	2.142	-----	Hazardous Material means - i) Radioactive substances; ii) Material which is highly combustible or explosive and/or which may produce poisonous fumes or explosive emanations or storage, handling, processing or manufacturing of which may involve highly corrosive, toxic or noxious alkalis or acids or other liquids; iii) Other liquids or chemicals producing flame, explosives, poisonous irritant or corrosive gases or which may produce explosive mixtures of dust or fine particles capable of spontaneous ignition.	Sanctioned as proposed by SPA.
50	2.143		Lift Lobby – means a space from which people directly enter lift car(s) and in to which people directly enter upon exiting lift car(s).	Sanctioned as proposed by SPA.
51	2.144		Noise Barrier – means an exterior structure/part of structure designed to protect inhabitants of sensitive land use areas from noise pollution.	Sanctioned as proposed by SPA.
52	2.145		Reconstruction – means 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 Authority/ Other Competent Municipal Officer.	Sanctioned as proposed by SPA.

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53	2.146		Public/ Semi-public Building means a building used or intended to be used, either ordinarily or occasionally by the public such as (a) offices of State or Central Government, any public sector undertaking or statutory or local Authority or Semi Government Organization (b) a place for public worship, etc.;	Sanctioned as proposed by SPA.
54	2.147		Special Building means - i. any multi-storeyed building which is more than 27 m. in height measured from ground level, or ii. Buildings for educational, assembly, mercantile, institutional, industrial, storage and hazardous occupancies having built-up area 500 sq.m. or more on any floor irrespective of height of such building, or Any building with mixed occupancies with any of the aforesaid occupancies in (ii) above with built-up area 500 sq.m. or more on any floor irrespective of height of such building.	Special Building means- i. any multi-storeyed building which is more than 24 m. in height measured from ground level, or ii. buildings for educational, assembly, mercantile, institutional, industrial, storage and hazardous occupancies having built-up area 500 sq.m. or more on any floor irrespective of height of such building, or any building with mixed occupancies with any of the aforesaid occupancies in (ii) above with built-up area 500 sq.m. or more on any floor irrespective of height of such building.
55	2.148		Service Apartment – means premises other than a lodge or hotel, in which furnished rooms or a suite of rooms are let out on short/long term basis.	Sanctioned as proposed by SPA.
56	2.149		Service Road – means a local road on a continuous alignment that normally runs adjacent and parallel to main roads like National or State Highways and provides access to properties bordering it.	Sanctioned as proposed by SPA.

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57	2.150		Stall – means a small shop, floor area of which does not exceed 5.0 sq.m.	Sanctioned as proposed by SPA.
58	2.151		Sub-station (Electric) – means a station for transforming or converting electricity for the transmission or distribution thereof and includes transformers, converters, switchgears, capacitors, synchronous condensers, structures, cables and other appurtenant equipment and any buildings used for that purpose and the site thereof.	Sanctioned as proposed by SPA.
59	2.152		Supported Double Height Terraces – means open terraces, unenclosed on at-least one side with railing and lying wholly within building line with supports underneath and having minimum height of two floors.	Sanctioned as proposed by SPA.
60	2.153		Wing of a Building – means a part of a building with independent access, staircase and lift connected to other parts with common basement/ stilt/ podium/ terrace/ common wall and connecting passages.	Sanctioned as proposed by SPA.
61	3 Applicability of Regulations 3.1.1, 3.1.2, 3.1.3	3.1 These regulations shall apply to all development, redevelopment, demolition, 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	i. 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. ii. 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. iii. Change of Occupancy/ Use: Where the occupancy or the user of a building is changed, except where otherwise specifically stipulated, these regulations shall	Sanctioned as proposed by SPA.

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		Regulations No. 3.1.1 to 3.1.3. 3.1.1 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. 3.1.2 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. 3.1.3 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 SPANAINA and for which the necessary certificate has been given by SPA NAINA, shall be allowed subject to the provisions in these Regulations	apply to all parts of the building affected by the change. iv. 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 Authority shall be allowed subject to the provisions in these regulations. v. 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 / subdivision plan is being altered, these Regulations shall apply only to that part which is being altered. vi. 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, if required under RERA. While granting the revised permission, the approved plans and commencement certificate of the earlier permission with office, shall be stamped as 'SUPERSEDED' by the Authority. vii. Exclusions: Nothing in these regulations shall require the removal, alteration or abandonment or prevent the continuance of the lawfully established use	

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62	5.4.1	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 CEO of the intention to carry out its development along with details of such development or construction as specified below:	or occupancy of an existing building or its use, unless in the opinion of the Authority, such a building is unsafe or constitutes a hazard to the safety of adjacent property. 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 and as certified by the Government Architect/Architect/Technical personnel: -	Sanctioned as proposed by SPA.
63	5.4.2	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;	No permission shall be necessary for operational construction of the Government or Government undertaking, whether of temporary or permanent nature, which is necessary for the operation, maintenance, development or execution of any of the following services : 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 excluding Mobile Towers; f) Regional grids, towers, gantries, switchyards, control room, relay room for transmission, distribution, etc. of electricity; g) Defence Authorities;	Sanctioned as proposed by SPA.

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		viii. Defence Authorities; ix. Any other essential public service as may be notified by the Central and/or State Government. All such constructions shall however, conform to the prescribed requirements for the provision of essential services, water supply connection, sewerage, drains, etc. to the satisfaction of the CEO.	h) Any other essential public service as may be notified by the State/ Central Government; i) The following constructions for operational purposes of new railway lines or tracks by the Metro Rail Administration (MRA) / Project Implementing Agency designated by the Government for the Metro rail and Mono rail / light Rail Transit (LRT) Project. "Operation Control Centre, Playback Training Room. Administration Building, Stabling Yards, Maintenance Workshop and Training Centre, Auto Car Wash Plant and Auto Wash Plant, Auxiliary Rail Vehicle Building, Under Floor Wheel Lathe and Blow Down Plant, Cooling Tower, Generator Area, Auxiliary Sub- station, Traction Sub-station, Transformer Area, Water Treatment Plant, Waste Water Treatment Plant, Depot Control Centre, sump Area, Parking, Check Post, Loading and unloading areas, Fouling Points, DG set Rooms, Metro and Mono stations (underground and elevated), Viaduct and tunnel, Ventilation shaft, Entry/ Exit Blo cks, Passages, Underground passage to Station box, Lifts, Staircases, Escalators, Transit accommodation / Guest rooms, Metro Stations/ Depots on property owned by it in all Use Zones, Air Handling Unit, Fire staircase, Fire lift and fire passages, Refuge area, thereto." Facilities & services such as Roads, Water Supply, Sewerage, Storm Water Disposal and any other essential public services carried out by State/ Central Government or its undertakings / Bodies or the Local Bodies including: - a. maintenance or improvement of highway, road or public street, being works carried out on land within	

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			the boundaries of such highway, road or public street; or b. 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 Planning Authority in writing at the earliest and pay the necessary restoration charges to the Planning Authority within a month. The restoration charges shall not be more than the expenditure to be incurred by the Authority to restore the road etc. along with supervision charges, if any. 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 Authority	
64	5.4.3. (ii)	New building, new construction or new installation or any extension thereof, in case of any other services.	New building, new construction or new installation or any extension thereof, in case of any other services. Other than those mentioned in these regulations.	Sanctioned as proposed by SPA.
65	5.4.4	However, no permission shall be necessary for the following types of works: i. The carrying out of works in compliance with any order 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	However, no permission shall be necessary for the following types of works: i. 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. carrying out of works by any Authority in exercise of its powers under any law for the time being in force. iii. the excavation (including excavation of wells) made in the ordinary course of agricultural operation. iv. the construction of a road intended to give access	Sanctioned as proposed by SPA.

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		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 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 SPA-NAINA, 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	to land solely for agricultural purpose. v. normal use of land which has been used temporarily for other purposes like marriage pandals or for festive occasions etc. on private land; vi. provision of safety grills to window/ventilator, vii. distribution/receiving substation of the electric supply company. viii. installation of solar panels having base of solar panel at height upto 1.8m. from terrace, ensuring structural stability from the Licensed Structural Engineer. ix. providing internal lightweight partitions/cabins in the commercial building / establishment with certificate of structural stability from the Licensed Structural Engineer. x. temporary structures for godowns/storage of construction materials within the site. xi. temporary site offices, sample flats and watchman chowkys within the site only during the phase of construction of the main building. xii. temporary structures for storage of machinery before installation for factories in industrial lands within the site. xiii. labour camps for construction sites, provided adequate water supply and sanitation facilities are provided and safety is ensured; xiv. construction of temporary sets for film / TV serial / advertisement shooting and like activities for a period not more than one year, subject to intimation to the authority.	

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66	6.5.1 Discretionary Powers	In conformity with the intent and spirit of these regulations, the CEO, may, - 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; - determine and establish the location of zonal boundaries in exceptional cases, or in cases of doubt or controversy; Provided that, the area going to be included in project boundary due to change in the Eco Sensitive Zone boundary shall have deemed provisions of adjoining major zone of NAINA. The forest area shall be dealt in accordance with provision of clause No.31.3 of these regulations. - interpret the provisions of these regulations where the street layout actually on ground varies from the street layout as shown on the Interim Development Plan ; - modify the limit of a zone where the boundary line of the zone divides a plot; and - 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	In conformity with the intent and spirit of these Regulations, the Authority may by order in writing - Decide on matters where it is observed 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. - Decide the extent of the proposal of Development Plan with respect to S. No. / Gut No. / CTS No., where boundaries shown on Development Plan varies with the boundaries as per revenue record / measurement plan / City Survey sheets etc. - Determine and establish the location of zone boundaries in cases of doubt or controversy; Provided that, the area going to be included in project boundary due to change in the Eco Sensitive Zone boundary shall have deemed provisions of adjoining major zone of NAINA. The forest area shall be dealt in accordance with provision of clause No.31.3 of these regulations. - 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; - Correct 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; - Modify the limit of a zone where the boundary line of the zone divides a plot. In such cases, the zone covering area more than 50% shall be considered; - Authorize the erection of a building or use of	Sanctioned as proposed by SPA.

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		necessary for the public convenience and welfare, even if it is not permitted in any Land Use Classification.	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.	
67	6.5.2 (iii) Discretionary Powers	While granting permission under (i) conditions may be imposed on size, cost or duration of the structure, abrogation of claim of payment of deposit and its forfeiture for non-compliance.	While granting permission under (i) 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 Authority .	Sanctioned as proposed by SPA.
68	6.5.3	CEO 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 permission may be given by him for the construction of the following, viz. i. Temporary Structures for protection from the rain or covering of the terraces during the monsoon only ii. Pandals for fairs, ceremonies, religious function, public or private functions, events 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	Permission shall be necessary for carrying out temporary construction. The Authority may grant permission for temporary construction for a period not exceeding six months at a time and in the aggregate not exceeding a period of one year. Such 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 monsoon only. ii. Pandals for fairs, ceremonies, religious functions, etc. on public land. iii. Structures of exhibitions/ circuses etc. iv. Structures for ancillary works for quarrying operations in conforming zones. v. Government milk booths, telephone booths, MAFFCO stall and ATM Centres. vi. Transit accommodation for persons to be rehabilitated in a new construction.	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		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. Transit accommodation for persons to be rehabilitated in a new construction ix. Structures for educational and medical facilities within the site of the proposed building during the phase of planning and constructing the said permanent buildings x. Ready mix concrete plant/ Batching Plant xi. Labour camps for construction sites, provided, adequate water supply and sanitation facilities are provided. Provided that, necessary documents and report such as building design, structural safety etc along with necessary scrutiny fees shall be submitted by the applicant along with the application for temporary construction. Provided further that, temporary constructions for structures etc.	vii. Structures for educational and medical facilities within the site of the proposed building during the phase of planning and constructing the said permanent buildings. viii. Ready mix concrete plant. Provided that, necessary documents along with necessary scrutiny fees shall be submitted by the applicant along with the application for temporary construction. Provided that, temporary constructions for structures etc. mentioned at (vi), (vii) and (viii) may be permitted to be continued temporarily by the Authority, but in any case not beyond completion of construction of the main structure or building and that, structure in (iv) and (v) may be continued on annual renewal basis by the Authority beyond a period of one year. Provided further that approval of the Chief Fire Officer of the authority shall be obtained, wherever necessary.	

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		mentioned at (iii), (iv), (vi), (vii), (viii), (ix) and (xi) may be permitted to be continued temporarily by the CEO 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 CEO beyond a period of one year		
69	6.8.2	Table 6.2: Meaning of the term "Commencement" For building work including additions and alterations- Up to plinth level for individual building	Table 6.2: Meaning of the term "Commencement" For building work including additions and alterations- Up to plinth level or where there is no plinth up to upper level of lower basement or still as the case may be.	Sanctioned as proposed by SPA.
70	6.10		Drafting error: Drafting errors in Development plan 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 Authority, after due verification.	Sanctioned as proposed by SPA.
71	7.1	Owner's liability : Neither the grant of permission nor approval of the drawing nor inspection by the CEO 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	7.1 Owner / Developer / Architect / Town Planner / Engineer / Structural Engineer / Supervisor or any licensed technical person's Responsibilities in their respective domain- i. Neither granting of the development permission nor the approval of the drawings and specifications, nor the inspections, made by the Authority during erection of the building shall, in any way relieve the Owner / Developer / Architect / Town Planner / Engineer / Structural Engineer / Supervisor or any licensed	Sanctioned as proposed by SPA.

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		Indian Standards.	technical person, of such building/ development from full responsibility (according to their role in the project) for carrying out the work in accordance with the requirements of these regulations and safety norms as prescribed by the bureau of Indian Standards. ii. Every owner / developer shall : a) permit the Authority or his representative 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 Authority regarding completion of work. c) give written notice to the Authority in case of termination of services of a Technical professional engaged by him along with reasons for the same. iii. Architect / Town Planner / Engineer / Structural Engineer / Supervisor or any licensed technical person, shall give written notice to the authority in case of termination of his or her professional services.	
72	7.2(iii)	Display board: Display board mentioning name, addresses & contact numbers of the owner, name of architects, name of structural engineer, for all plot holders.	As soon as the development / building permission is obtained the owner / developer shall installed "Display Board" on conspicuous place on site indicating following details : i. Name and address of owner, developer, all concerned licensed persons. ii. Survey number / city survey number of land under reference. iii. Order number and date of grant of development / building permission / redevelopment permission	As soon as the development / building permission is obtained the owner / developer shall installed "Display Board" on conspicuous place on site indicating following details : vi. Name and address of owner, developer, all concerned licensed persons. vii. Survey number / city survey number of land under reference.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
			issued by the Authority. iv. Built up area permitted. v. RERA registration no. Such Display Board shall not be required for individual plot holder's individual building.	viii. Order number and date of grant of development / building permission / redevelopment permission issued by the Authority. ix. Built up area permitted. x. RERA registration no. xi. Software QR Code for the Project generated in online building permission Such Display Board shall not be required for individual plot holder's individual building.
73	7.3a		7.3a - While applying for grant of Plinth Completion certificate, applicant shall submit the plan showing global coordinates of the plinth constructed and respective road level; obtained from empanelled surveyor of CIDCO or any registered Licensed Professional.	Sanctioned as proposed by SPA.
74	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 CEO, 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 CEO, shall be deemed as unauthorised	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 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 un-authorised. However, any changes made within the internal layout of a residential or commercial unit, which do not violate FSI or other	Sanctioned as proposed by SPA.

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75	7.5	The owner through his licensed architect, as the case may be, who has supervised the construction, shall furnish a building completion certificate to the CEO, in the form in Appendix-H. This certificate shall be accompanied by three sets of plans of the completed development.	regulations, shall not be treated as unauthorised. Such changes shall be incorporated in plan along with completion certificate. Completion Certificate: The owner through his Architect / licensed engineer / town planner / supervisor, 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, wherever necessary. In case of special buildings, the Completion Certificate shall also be accompanied with the NOC from Chief Fire Officer, CIDCO as the case may be.	Sanctioned as proposed by SPA.
76	7.6	The CEO, 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, 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	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-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, 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	Sanctioned as proposed by SPA.

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		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.	above. The Authority shall issue the Deemed Occupancy Certificate within 15 (fifteen) days of the application. In case of Special buildings, the occupancy certificate shall be issued by the Authority only after the clearance from the Chief Fire Officer regarding the completion of work from fire protection point of view.	
77	9.1 Un-safe-build-ings	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 SPA-NAINA. The procedure of actions to be taken by CEO for unsafe buildings shall be as below.	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 / Act shall apply for procedure of actions to be taken by the Authority for unsafe buildings.	Sanctioned as proposed by SPA.
78	9.2 to 9.7	9.2 Examination of Unsafe Buildings: The SPA-NAINA shall examine or cause to be examined every building reported to be unsafe or damaged, and shall make a written record of such examination. 9.3 Notice to Owners / Occupier : Whenever the SPA-NAINA finds any building or portion thereof 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	To be deleted	Sanctioned as proposed by SPA.

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		time either to complete specified repairs or improvements or to demolish and remove the building or portion thereof. 9.4 The SPA-NAINA 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 SPA-NAINA shall keep a record of the reasons for such action. 9.5 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 SPA-NAINA shall cause the danger to be removed whether by demolition or repair of the building or portion thereof or otherwise. 9.6 Cause of Emergency : In case of emergency, which in the opinion of the SPA-NAINA involves imminent danger to human life or health, the SPA NAINA 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 SPA-NAINA 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		

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		be deemed necessary. The SPA-NAINA 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 SPA-NAINA shall be final. 9.7 Costs : Costs incurred under regulation no 9.5 and regulation no 9.6 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.		
79	10.1	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 be guilty of an offence and upon conviction shall : i. be punished with a fine as fixed by the CEO, and as stipulated in Section 52 of The Maharashtra Regional and Town Planning Act, 1966; ii. further the SPA-NAINA may take suitable actions including demolition of	10.1 Offences and penalties : i. Any person who contravenes any of these regulations, any requirements or obligations imposed on him by virtue of the Act or these regulations, shall :- a) be guilty of an offence and upon conviction, shall be punished as stipulated in Section 52 of the Act; b) be subject to further suitable actions including demolition of unauthorized works, as stipulated under Section 53 and 54 of the Act; c) where such person is a Licensed Engineer / Structural Engineer / Supervisor / Surveyor, be subject to suitable action against him which may include cancellation of license and debarring him from further practice/ business for a period as may be decided by the Authority;	10.1 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 the Act or these regulations, shall :- a) be guilty of an offence and upon conviction, shall be punished as stipulated in Section 52 of the Act; b) be subject to further suitable actions including demolition of unauthorized works, as stipulated under Section 53 and 54 of the Act; c) where such person is a Licensed Engineer / Structural Engineer / Town Planner / Supervisor / Surveyor, be subject

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		unauthorized works as decided by the SPA-NAINA as stipulated under Section 53 of The Maharashtra Regional and Town Planning Act, 1966; iii. in case of Licensed Engineer / Structural Engineer / Supervisor the CEO, may take suitable action against him which may include cancellation of license and debaring him from further practice / business for a period as decided by the CEO, iv. in case of registered architects, the CEO, may report to the Council of Architecture to take suitable action against the Registered Architect as per the provisions of Architect Act, 1972.	a) where such person is a registered Architect, be subject to action of the Council of Architecture as per the provisions of the Architects Act, 1972 based on the report of the Authority and debaring him from further practice / business for a period as may be decided by the Authority. ii. Any person who neglects any requirements or obligations imposed on him including the maintenance of fire protection services, 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 as specified in Section 36 of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 and, upon conviction, shall be subject to penalties and other consequences spelt out in said Act	to suitable action against him which may include cancellation of license and debaring him from further practice/business for a period as may be decided by the Authority; There upon such Licensed Engineer / Structural Engineer / Town Planner / Supervisor shall be considered debarred d) where such person is a registered Architect, be subject to action of the Council of Architecture as per the provisions of the Architects Act, 1972 based on the report of the Authority and debaring him from further practice / business for a period as may be decided by the Authority. ii. Any person who neglects any requirements or obligations imposed on him including the maintenance of fire protection services, 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 as specified in Section 36 of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 and, upon conviction, shall be subject to penalties and other consequences spelt out in said

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80	Notes Below table 15.1		11. In addition to above, ancillary area FSI upto the extent of 60% of the proposed FSI in the development permission (including Basic FSI, Premium FSI, TDR but excluding the area covered in Regulation No.22.6) shall be allowed with the payment of premium at the rate 10% of NA land rate in Annual Statement of Rates. This shall be applicable to all buildings in all zones. In case of non-residential use, the extent of ancillary area FSI shall be upto 80%. Provided further that Ancillary FSI on Net plot area to all buildings in all zones, shall be applicable only after utilizing premium FSI or TDR. No separate calculation shall be required to be done for this ancillary area FSI. Entire FSI in the development permission shall be calculated and shall be measured with reference to permissible FSI, premium FSI, TDR, additional FSI including ancillary area FSI added therein. Provided further that, this ancillary area FSI shall be applicable to all other schemes like TOD, PMAY, ITP, IT, MHADA, etc. except SRA***. In the result, free of FSI items in the said schemes, if any, other than mentioned in DCPR, shall stand deleted 12. Maximum permissible building potential on plot mentioned above shall be exclusive of FSI allowed for Inclusive Housing as per Annexure 4. Other conditions of TDR utilization shall be applicable as per the TDR Regulations No.43. In respect of service road, shown on	Act 11. In addition to above, ancillary area FSI upto the extent of 60% of the proposed FSI in the development permission (including Basic FSI, Premium FSI, TDR but excluding the area covered in Regulation No.22.6) shall be allowed with the payment of premium at the rate 10% of land rate in Annual Statement of Rates. Such ancillary FSI shall be permissible to all building in all zones with payment of premium. In case of non-residential use, the extent of ancillary area FSI shall be upto 80%. No separate calculation shall be required to be done for this ancillary area FSI. Entire FSI in the development permission shall be calculated and shall be measured with reference to permissible FSI, premium FSI, TDR, additional FSI including ancillary area FSI added therein. Provided further that, this ancillary area FSI shall be applicable to all other schemes like TOD, PMAY, ITP, IT, MHADA, etc. except rehabilitation component in_SRA***. In the result, free of FSI items in the said schemes, if any, other than mentioned in DCPR, shall stand deleted

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			development plan or in approved layout, or plots facing on major road, however deriving access from other roads, the width of highway or major road shall be considered for entitlement of building potential. 12. The maximum limits of FSI prescribed above shall be applicable to (a) fresh permission (viz., green-field development (i.e. building on a vacant plot of land) and brown -field development (i.e., cases of addition to existing building where a permissible FSI has not been exhausted.) and also to (b) an existing building which has not been granted full occupation certificate. The cases of existing buildings shall be subject to production of stability certificate from structural engineer. 13. The maximum limits of FSI prescribed above shall be applicable to (a) fresh permission (viz., green-field development (i.e. building on a vacant plot of land) and brown -field development (i.e., cases of addition to existing building where a permissible FSI has not been exhausted.) and also to (b) an existing building which has not been granted full occupation certificate. The cases of existing buildings shall be subject to production of stability certificate from structural engineer. 14. Entire area of plot may be considered for calculating the potential of plot in respect of premium FSI+TDR, but not the basic FSI. Basic FSI shall be calculated on area of the plot remaining with the owner after deducting area under D.P. road and amenity space. This shall be applicable in cases where reservation area or amenity space is handed over to the authority.	12. Maximum permissible building potential on plot mentioned above shall be exclusive of FSI allowed for Inclusive Housing as per Annexure 4. Other conditions of TDR utilization shall be applicable as per the TDR Regulations No.43. In respect of service road, shown on development plan or in approved layout, or plots facing on major road, however deriving access from other roads, the width of highway or major road shall be considered for entitlement of building potential. 13. The maximum limits of FSI prescribed above shall be applicable to (a) fresh permission (viz., green-field development (i.e. building on a vacant plot of land) and brown -field development (i.e., cases of addition to existing building where a permissible FSI has not been exhausted.) and also to (b) an existing building which has not been granted full occupation certificate. The cases of existing buildings shall be subject to production of stability certificate from structural engineer. Entire area of plot may be considered for calculating the potential of plot in respect of premium FSI+TDR, but not the basic FSI. Basic FSI shall be calculated on area of the plot remaining with the owner after

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81	16.5	Development / Redevelopment of Housing Schemes of Maharashtra Housing and Area Development Authority / Agencies of State or Central Government. The Development / redevelopment of housing schemes of MHADA / Agencies of state or central government shall be permissible as per applicable rules / regulations of respective schemes / project, irrespective of zone provision in NAINA, subject to the directives issued under the MRTP Act, 1966 by the Urban Development Department to do so.	Development / Redevelopment of Housing Schemes of Maharashtra Housing and Area Development Authority / Agencies of State or Central Government. The Development / redevelopment of housing schemes of MHADA / Agencies of state or central government shall be permissible as per applicable rules / regulations of respective schemes / project, irrespective of zone provision in NAINA, subject to the directives issued under the MRTP Act, 1966 by the Urban Development Department to do so and amendments in Sanctioned UDCPR from time to time	deducting area under D.P. road and amenity space. This shall be applicable in cases where reservation area or amenity space is handed over to the authority. Sanctioned as proposed by SPA.
82	17.3		Entitlement of FSI for Road Widening or Construction of New Roads / Surrender of Reserved Land The Authority 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 and also service road proposed to NH/ SH/ MDR/ ODR whether shown on plan or not, if the owner (including the lessee) of such land surrenders such land without claiming any monetary compensation in lieu thereof and hands over the same free from encumbrances to the satisfaction of	Sanctioned as proposed by SPA.

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			the Authority. 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, wherever applicable, 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 Right in accordance with the provisions regulating Transfer of Development Rights (TDR). Thereafter, the road shall be transferred in the city survey records/ revenue records in the name of the Authority 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. 43.3	
83	18.1 (ii)	If the site is within a distance of 9 m from the edge of water mark of a minor water course (like nallah, canal, pond), and 15 M from the edge of water mark of a major water course (like river) shown on the IDP 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 SPA-NAINA to restrict and or to re-align the water course within the same land along with cross section as determined by the CEO; In case of channelized small water course (nala)	If the site is within a distance of 6 m from the edge of water mark of a minor water course (like nallah, canal, pond), and 15 M from the edge of water mark of a major water course (like river) shown on the IDP 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 SPA-NAINA to restrict and or to re-align the water course within the same land along	If the site is within a distance of 9 m from the edge of water mark of a minor water course (like nallah, canal, pond), and 15 M from the edge of water mark of a major water course (like river) shown on the IDP 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 SPA-NAINA to restrict and or to re-align the water course within the same land along

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		the water course within the same land along with cross section as determined by the CEO; In case of channelized small water course (nala) having width 6 M or less and channelized by retaining wall, the marginal distances as per these regulations shall be applicable subject to minimum 4.5 m. Where flood line (blue line) has been determined for major water course and is at a distance more than 15.00 M from edge of water course, no construction shall be permissible within such distance.	having width 6 M or less and channelized by retaining wall, the marginal distances as per these regulations shall be applicable subject to minimum 4.5 m. Where flood line (blue line) has been determined for major water course and is at a distance more than 15.00 M from edge of water course, no construction shall be permissible within such distance.	with cross section as determined by the CEO; In case of channelized small water course (nala) having width 6 M or less and channelized by retaining wall, the marginal distances as per these regulations shall be applicable subject to minimum 4.5 m. Where flood line (blue line) has been determined for major water course and is at a distance more than 15.00 M from edge of water course, no construction shall be permissible within such distance. No construction shall be permissible within a distance mentioned above or flood line (blue line) as determined for any water course from edge of water course, whichever is more
84	18.3	Construction within blue and red flood line : Construction will not be permitted within blue flood line of the river. The construction between blue and red flood line along the river side may be permitted at a height of 0.60 m above the red flood line level	Construction within Blue and Red Flood Line i. Where Blue and Red flood line are marked on the Development Plan or received from the Irrigation Department. a) The Red Flood Line and Blue Flood Line shall be considered as per the plan prepared by the Irrigation Department. The area between the river bank and blue flood line (Flood line near the river bank) shall be prohibited zone for any construction except parking, open vegetable market, garden, lawns, open space, cremation and burial ground, sewage treatment plant,	Sanctioned as proposed by SPA.

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			water / gas / drainage pipe lines, public toilet or like uses, provided the land is feasible for such utilization. Provided that, redevelopment of the existing authorised properties, within river bank and blue flood line, may be permitted at a plinth height of 0.45 m. above red flood line level. b) 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. c) If the area between the river bank and blue flood line forms part of the entire plot in Development Zone, then, FSI of such part of land may be allowed to be utilized on the remaining land d) The red and blue flood line, if shown on the Development plan shall stand modified as and when it is modified by the Irrigation Department. ii. Where Blue and Red flood line is not marked on the Development Plan or not received from the Irrigation Department. Where Blue and Red flood line is not marked on the Development Plan or not received from the Irrigation Department, the tentative Blue line shall be earmarked taking into consideration maximum observed flood level records available locally and also interacting with the residence in the area. The plan showing such tentative Blue line shall be got approved from Chief Engineer, Irrigation Department. The distance of 50 m.	

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			on landward side from thistentative Blue li ne shall be treated as No Construction Zone. In such cases, provisions of Regulation No. 18.3 (i)(a,b,c,d) shall be applicable to that extent. Till such tentative Blue line is prepared and marked on the plan, the development permission shall be governed by the provisions of Regulation No.18.1(ii). In case of plot not abutting on a public means of access like street / roads etc., the plot shall have access from spaces directly connected from the street by a hard surface approach as given below :- (a) The width of such access ways in *** shall be as follows : <table><tr><td>Min width of access ways</td><td>Max. Length of such access ways</td></tr><tr><td>6m</td><td>75 m</td></tr><tr><td>9m</td><td>150 m</td></tr></table> (b) In Gaothan, the width of such access ways shall not be less than 4.5 m.	Min width of access ways	Max. Length of such access ways	6m	75 m	9m	150 m	
Min width of access ways	Max. Length of such access ways									
6m	75 m									
9m	150 m									
85	19.1.1		(a) The width of such access ways in non-congested area*** shall be as follows : Remaining modification is sanctioned as proposed by SPA							
86	19.3.1	For Residential Development if width of means of access is not specified in Regulation No.31.4 : The plots shall about a public means of access like street / road. Minimum width of access / layout road / internal road in any development proposal / sub division / group housing shall be as given in Table 19.1.	For Residential Development if width of means of access is not specified in Regulation No.31.4 : The plots shall about a public means of access like street / road. The minimum width of internal road in any layout or sub division of land shall be as given in Table No.19.1. Table19.1 : Length and width of means of access	For Residential Development if width of means of access is not specified in Regulation No.31.4 : The plots shall about a public means of access like street / road. The minimum width of internal road in any layout or sub division of land shall be as given in Table No.19.1. Table 19.1 : Length and width of means						

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government																										
		<table><tr><th>Length in m</th><th>Width in m</th></tr><tr><td>Upto 75</td><td>9.00</td></tr><tr><td>Above 75 and upto 150</td><td>12.00</td></tr><tr><td>Above 150 and upto 300</td><td>15.00</td></tr><tr><td>Above 300</td><td>18.00</td></tr></table> Table 19.1: Length and width of means of access	Length in m	Width in m	Upto 75	9.00	Above 75 and upto 150	12.00	Above 150 and upto 300	15.00	Above 300	18.00	<table><tr><th>Length of Internal Road in Layout / Sub division (m)</th><th>Width of Internal Road in Layout / Sub Division (m)</th></tr><tr><td>Upto 150</td><td>9.00</td></tr><tr><td>Above 150 and upto 300</td><td>12.00</td></tr><tr><td>Above 300</td><td>15.00</td></tr></table> Note - 1) For layout or part of layout where plots of 100 sq.m. or less are proposed for Economically weaker Sections (EWS), 4.5 m. wide road of length upto 60 m. and 6 m. wide road of length upto 100 m. may be permitted so that EWS plots shall about on both sides of such roads. 2) If plot / land is abutting to two or more roads, above mentioned length and widths of means of access may be measured from each such road / means of access.	Length of Internal Road in Layout / Sub division (m)	Width of Internal Road in Layout / Sub Division (m)	Upto 150	9.00	Above 150 and upto 300	12.00	Above 300	15.00	of access <table><tr><th>Length of Internal Road in Layout / Sub division (m)</th><th>Width of Internal Road in Layout / Sub Division (m)</th></tr><tr><td>Upto 150</td><td>9.00</td></tr><tr><td>Above 150 and upto 300</td><td>12.00</td></tr><tr><td>Above 300</td><td>15.00</td></tr></table> Note - For layout or part of layout where plots of 100 sq.m. or less are proposed for Economically weaker Sections (EWS), 4.5 m. wide road of length upto 60 m. and 6 m. wide road of length upto 100 m. may be permitted so that EWS plots shall about on both sides of such roads.	Length of Internal Road in Layout / Sub division (m)	Width of Internal Road in Layout / Sub Division (m)	Upto 150	9.00	Above 150 and upto 300	12.00	Above 300	15.00
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87	19.3.2	Buildings within a plot/ layout can be accessed by a pathway 4.5 m wide up to 60m length. If the length of such pathway exceeds 60 m then, the provisions of Table 19.1 shall apply.	In case of Group Housing Scheme / Campus planning / Layout of Buildings, 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 40 m., 60 m. and 100 m. respectively from the main / internal means of access. If the length is more than 100m., then width of the road as provided in Table No. 19.1 shall be necessary. The marginal distances shall not be required from such pathways. However, distance between two buildings shall be maintained which will include width of such pathway	Sanctioned as proposed by SPA.																										
88	19.3.3	For Non-Residential Development if width of means of access is not specified in Regulation No. 31.4: The minimum width of access / layout road	For Non-Residential Development if width of means of access is not specified in Regulation No. 31.4: The minimum width of access / layout road / internal road in any development proposal other than residential	Sanctioned as proposed by SPA.																										

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government																
		/ internal road in any development proposal other than residential (for public & semi - public, commercial and industrial use) shall be as given in Table 19.2. Table 19.2: Length and width of access for non-residential use <table><tr><th>Length in m</th><th>Width in m</th></tr><tr><td>Upto 75</td><td>12.00</td></tr><tr><td>Above 75 and upto 150</td><td>15.00</td></tr><tr><td>Above 150</td><td>18.00 or more</td></tr></table>	Length in m	Width in m	Upto 75	12.00	Above 75 and upto 150	15.00	Above 150	18.00 or more	(for public & semi-public, commercial and industrial use) shall be as given in Table 19.2. Table 19.2: Length and width of access for non-residential use <table><tr><th>Length of Internal Road in Layout / Sub Division (m)</th><th>Width of Internal Road in Layout / Sub Division (m)</th></tr><tr><td>Upto 150</td><td>12.00</td></tr><tr><td>Above 150 and upto 300</td><td>15.00</td></tr><tr><td>Above 300</td><td>18.00 or more</td></tr></table>	Length of Internal Road in Layout / Sub Division (m)	Width of Internal Road in Layout / Sub Division (m)	Upto 150	12.00	Above 150 and upto 300	15.00	Above 300	18.00 or more	
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89	19.3.3.1		In case of group housing schemes, minimum width of internal roads shall be as given in Table No. 19.2.1 Table 19.2.1: Length and width of access for group housing schemes <table><tr><th>Length of Internal Road in Layout / Sub Division (m)</th><th>Width of Internal Road in Layout / Sub Division (m)</th></tr><tr><td>Upto 150</td><td>7.50</td></tr><tr><td>Above 150 and upto 300</td><td>9.00</td></tr><tr><td>Above 300 and upto 600</td><td>12.00</td></tr><tr><td>Above 600</td><td>15.00</td></tr></table> Note : It shall be necessary to provide through roads in group housing scheme of area more than 2 Hectares, so as to coordinate the adjoining major road links (15 m. and above) or give way to new road link for adjoining area. The width required for such road link shall be as per Table No. 19.1. This shall not bar coordination of smaller width roads approaching from adjoining area, if owners so desire. Further the Authority may insist on coordination of smaller width roads from adjoining area, if required from planning point of view.	Length of Internal Road in Layout / Sub Division (m)	Width of Internal Road in Layout / Sub Division (m)	Upto 150	7.50	Above 150 and upto 300	9.00	Above 300 and upto 600	12.00	Above 600	15.00	Sanctioned as proposed by SPA.						
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90	19.5	Access from the Highways / classified roads : Generally the plot / building along High way and classified roads shall derive access from service road. However, highway amenities like petrol pump; hotel, food courts along high ways etc. may have an access direct from High ways and such other roads having a width of 30 m or more. The above shall be subject to the provisions of State High ways Act, 1965, Bombay High way Act 1955 and National High way Act 1956. Provided that in suitable cases, the SPA-NAINA may suspend the operation of this rule till service roads are provided.	Access from the High ways /classified roads : a) Generally, plots / buildings along High ways and classified roads shall derive access from service roads. However, highway amenities like petrol pump, fuel station, hotel, etc. may have a direct access from High ways and this shall be subject to the provisions of National Highway Act, 1965 and State High ways Act, 1955. b) Width of roads to be considered while granting development permissions, unless indicated otherwise in Development Plan / Regional Plan / Planning Proposal / T.P. Scheme shall be as mentioned in table no.19.4 :- <table><caption>Table no. 19.4</caption><thead><tr><th>Sr.no</th><th>Category of Road</th><th>Width of Right of way of Road (m)</th><th>Remarks</th></tr></thead><tbody><tr><td>1</td><td>National Highway</td><td>60</td><td>Width inclusive of 12m. service roads on both sides</td></tr><tr><td>2</td><td>State Highway</td><td>45</td><td>Width inclusive of 5m. service roads on both sides</td></tr><tr><td>3</td><td>Major Dist Road</td><td>24</td><td>No Service road required.</td></tr><tr><td>4</td><td>Other Dist Road</td><td>18</td><td>No Service road required.</td></tr><tr><td>5</td><td>Village Road</td><td>15</td><td>No Service road required.</td></tr></tbody></table> Notes : 1. If the width of any existing roadis more than what is specified in above table then the greater width shall prevail. 2. If the service roads are provided beyond the right of way in permission granted earlier, then such service roads may be continued further in adjoining land.	Sr.no	Category of Road	Width of Right of way of Road (m)	Remarks	1	National Highway	60	Width inclusive of 12m. service roads on both sides	2	State Highway	45	Width inclusive of 5m. service roads on both sides	3	Major Dist Road	24	No Service road required.	4	Other Dist Road	18	No Service road required.	5	Village Road	15	No Service road required.	Access from the High ways / classified roads : a) Generally, plots / buildings along High ways and classified roads shall derive access from service roads. However, highway amenities like petrol pump, fuel station, hotel, etc. may have a direct access from High ways and this shall be subject to the provisions of National Highway Act, 1965 and State High ways Act, 1955. b) Width of roads to be considered while granting development permissions, unless indicated otherwise in Development Plan / Regional Plan / Planning Proposal / T.P. Scheme shall be a smentioned in table no.19.4 :- <table><caption>Table no. 19.4</caption><thead><tr><th>Sr.no</th><th>Category of Road</th><th>Width of Right of way of Road (m)</th><th>Remarks</th></tr></thead><tbody><tr><td>1</td><td>National Highway</td><td>60</td><td>Width inclusive of 12m. service roads on both sides</td></tr><tr><td>2</td><td>State Highway</td><td>45</td><td>Width inclusive of 5m. service roads on both sides</td></tr><tr><td>3</td><td>Major Dist Road</td><td>24</td><td>No Service road required.</td></tr><tr><td>4</td><td>Other Dist Road</td><td>18</td><td>No Service road required.</td></tr><tr><td>5</td><td>Village Road</td><td>15</td><td>No Service road required.</td></tr></tbody></table> Notes : 1. If the width of any existing road is more than what is specified in above table then	Sr.no	Category of Road	Width of Right of way of Road (m)	Remarks	1	National Highway	60	Width inclusive of 12m. service roads on both sides	2	State Highway	45	Width inclusive of 5m. service roads on both sides	3	Major Dist Road	24	No Service road required.	4	Other Dist Road	18	No Service road required.	5	Village Road	15	No Service road required.
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Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
			3. The above widths of roads may vary according to guidelines or circulars issued by the respective department*** 4. Non-categorised and unplanned roads which are not mentioned in above table shall be minimum 12.0 M. However, Planning Authority has rights to insist minimum road width as per earlier approval given by competent authority or as per site condition. Front margin shall be provided as mentioned in this DCPR.	the greater width shall prevail. 2. If the service roads are provided beyond, the right of way in permission, granted earlier then such service roads may be continued further in adjoining land. The above widths of roads may vary according to guidelines or circulars issued by the respective department***
91	19.6 19.6.1, 19.6.2, 19.6.3	For building identified in Annexure 2.6.1, the following additional provisions of means of access shall be ensured 19.6.1 The width of the main street on which the building abuts shall not be less than 12 m or as specified in Regulation No.31.4 whichever is more and one end of this street shall join another street of width not less than 12 m in width subject to Regulation No.19.3. 19.6.2 The approach to the building and open spaces on its all sides (see Regulation No.22) shall be 6 m and the layout for the same shall be approved in consultation with the Chief Fire Officer, CIDCO 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	For building identified in Annexure 2.6.1, the following additional provisions of means of access shall be ensured (a) The width of the main street on which the plot abuts shall not be less than 12 m. in non Gaothan area and shall not be less than 9 m. In Gaothan area, and one end of this street shall join another street of width not less than at least 9 m.*** (b) The marginal distances on all its 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 upto 45 tonnes. The said marginal distances shall be kept free of obstructions and shall be motorable. (c) Maintentrances 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 6 m. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within	For building identified in Annexure 2.6.1, the following additional provisions of means of access shall be ensured (a) The width of the main street on which the plot abuts shall not be less than 12 m. in non Gaothan area and shall not be less than 9 m. In Gaothan area, and one end of this street shall join another street of width not less than at least 9 m. in congested area and 12m. in non-congested area *** Remaining modification is sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		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 6 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 6 m.	the plot free for movement of fire engine / fire service vehicles. If main entrance at boundary wall is built over, the minimum clearance (head room) shall be 4.5 m	
92	20.2.7		Co-ordination of Roads in adjoining lands While granting the development permission for land sub -division or group housing/ campus Planning, it shall be necessary to co-ordinate the roads in the adjoining lands subject to provisions mentioned in Regulation No. 19.3.3.1– Note. Also, proper hierarchy of roads shall be maintained while deciding width of road.	Sanctioned as proposed by SPA.
93	20.2.8		Development of Street 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. Development of Private Street, if neglected 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	Sanctioned as proposed by SPA.
94	20.2.9			Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
			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 .	
95	20.2.10		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 Authority may require access through an adjoining plot or plots and 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 & such other conditions as the Authority may specify. If the Plot is land locked by any reservation, then access may be made available by adjusting reservation within owners land without reduction in area. Such land locked plot, upto 100 mt. shall be considered as fronting on the main road from which the access of minimum 9 mt. width is made available.	Sanctioned as proposed by SPA.
96	20.2.11		Approach by underpass or Over Bridge for adjoining properties. In case adjoining properties of an owner or different owner are separated by road, river, nallah etc . then the Authority may allow the owner to construct underpass or over bridge or foot over bridge of required size at his cost so as to ease the movement of	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
97	20.3.1.a)		people/vehicle across the properties. Not more than 50% of such recreational open space may be provided on the terrace of a podium subject to Regulation No.22.3.10. Notwithstanding anything contained in the definition of “Recreational Open Space” in these regulations, such recreational open space to the extent of 100% may be allowed to be provided on the terrace of a podium if owner / developer provides 1.5 m. strip of land along plot boundary, exclusive of marginal distances, for plantation of trees. The structure mentioned in Regulation No.20.3.9 may be permitted over the podium on which recreational open space is provided, subject to 15% area of such recreational open space.	Sanctioned as proposed by SPA.
98	20.3.2	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. However provided further if layout open space has been used for school playground such playground will be available for use	In the case of development of land for educational purpose, in lieu of 10% recreational open space, following percentage of the gross area (or as decided by the Government from time to time), excluding the area under Development/ Regional Plan road and Development Plan reservations, 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 a playground. The area of such playground shall not be deducted for computation of FSI. Provided that, in case of area more than 1ha. such area to be earmarked for playground shall be as under:-	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government																		
		by layout residents during non-school hours.	<table><thead><tr><th>Sr. No.</th><th>Gross Area of Land</th><th>Percentage of Playground</th></tr></thead><tbody><tr><td>1</td><td>Upto 1 ha.</td><td>40%</td></tr><tr><td>2</td><td>Above 1 ha. and upto 2 ha.</td><td>area as per 1 + 35% of remaining area</td></tr><tr><td>3</td><td>Above 2 ha. and upto 3 ha.</td><td>area as per 2 + 30% of remaining area</td></tr><tr><td>4</td><td>Above 3 ha. and upto 4 ha.</td><td>area as per 3 + 25% of remaining area</td></tr><tr><td>5</td><td>Above 4 ha.</td><td>area as per 4 + 20% of remaining area</td></tr></tbody></table> P cause of development permissions already granted by the Authority for education purpose and work is completed, such space for playground may not be insisted.	Sr. No.	Gross Area of Land	Percentage of Playground	1	Upto 1 ha.	40%	2	Above 1 ha. and upto 2 ha.	area as per 1 + 35% of remaining area	3	Above 2 ha. and upto 3 ha.	area as per 2 + 30% of remaining area	4	Above 3 ha. and upto 4 ha.	area as per 3 + 25% of remaining area	5	Above 4 ha.	area as per 4 + 20% of remaining area	
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99	20.3.3	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. i. On sanction of the development permission, the recreational open space shall be deemed to have been vested in the society / association of the residents / occupants of the layout/ building unit except as specified otherwise. In case such society or association is yet to be formed, the owner shall give undertaking to the Authority at the time of occupation certificate in case of Group Housing Scheme and at the time of final approval in case of plotted layout, that he will transfer the recreational open space at a nominal cost of Re.1/- 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 use except for the common use of residents / occupants.	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. i. On sanction of the development permission, the recreational open space shall be deemed to have been vested in the society / association of the residents / occupants of the layout/ building unit except as specified otherwise. In case such society or association is yet to be formed, the owner shall give undertaking to the Authority at the time of occupation certificate in case of Group Housing Scheme and at the time of final approval in case of plotted layout, that he will transfer the recreational open space at a nominal cost of Re.1/- 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 use except for the common use of society / association of the residents/	Sanctioned as proposed by SPA.																		

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		ii. 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.	occupants as mentioned in Regulation No.20.3.9. ii. If the Authority is convinced that, either the owner has failed to abide by the undertaking or such open space is being used in violation of the provisions as prescribed in these regulations, then the Authority shall take over possession of such land of recreational open space for maintaining it for the uses permissible in these regulations, subject to condition that it shall not be further handed over or allotted to any person/ institute/ authority other than the society/ association of the residents/ occupants. Provided that, it shall not bar the return of the possession of such open space to the original society/ association of plot owners, after taking due undertaking to that effect. Provided further that the cost incurred by the Planning Authority on maintenance of such Recreational Open Space shall be recovered as arrears of dues to the Authority from the owner/ society / association of the residents / occupants till reversion of the possession.	Sanctioned as proposed by SPA.
100	20.3.4	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	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 shall ordinarily not be allowed after a period of 4 years from first sanction. However, such revision of open spaces may be allowed after 4 year also, where plots	

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		space area shall ordinarily not be allowed after a period of 4 years from the first sanction.	in the layout are not sold or transferred.	
101	20.3.10	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.	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 or located along buildings and is meant for use by the occupants of those buildings, then independent means of access may not be insisted upon.	Sanctioned as proposed by SPA.
	20.3.11		20.3.11 : Amenities for layouts of larger areas : 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 SPA (NAINA). The area earmarked for such amenities shall be developed for the same purpose. It will be necessary for the developer to develop these amenities before applying for Occupation Certificate for buildings in the layout. The amenity plot shall be developed and maintained by the land owner / developer. However, the Authority may insist for handing over the amenity space to the Authority, if it is required for the Any other purposes as decided by SPA (NAINA) In such circumstances, amenity space shall deem to be reservations / proposals 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,	Refused to accord sanction.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government									
			instead of in-situ FSI, then he may be awarded TDR. The in-situ FSI or TDR shall be granted only after transfer of the amenity space to the Authority. For NAINA Scheme, the provision of amenities shall be as per Regulation No13.4.5.										
102	20.3.13		In case of development / re-development of any land, building or premises mentioned below, provision for electric sub-station shall be made as under, if the requirement for the same is considered necessary by the concerned power supply authority. <table><tr><th>Sr.no</th><th>Plot Area</th><th>Minimum requirements</th></tr><tr><td>1</td><td>Plot above 2000 sq.m.</td><td>One single transformer sub-station of the size of 5m x 5m and height of not more than 5m.</td></tr><tr><td>2</td><td>Layout or sub-division of a plot measuring 2.0 ha. or more.</td><td>A suitable site for an electric sub-station as required by the Power Supply Company</td></tr></table> Provided that the transformer is constructed in such a manner that it is away from the building at a distance of atleast 3 M clear marginal distance shall be left from the single transformer and the building for the building height below 24 M. Provided also 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 of internal access or recreational open space. Provided the above dimintions / size of electric sub-	Sr.no	Plot Area	Minimum requirements	1	Plot above 2000 sq.m.	One single transformer sub-station of the size of 5m x 5m 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 as required by the Power Supply Company	Sanctioned as proposed by SPA.
Sr.no	Plot Area	Minimum requirements											
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Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government																																			
			station, may vary as per requirement of Electric supply authority.																																				
103	Table 20.1	Table 20.1 : Minimum Plot Area, Plot Width for Various Uses <table><tr><th>Sr. No.</th><th>Uses</th><th>Plot area (in m²)</th><th>Min. Plot Width</th><th>Type of Development</th></tr><tr><td>1</td><td>Residential and Commercial (except those in 2, 3 & 4 below)</td><td>(i) 30 and above but upto 125 (ii) Above 125 but less upto 250</td><td>3.5 m 10 m</td><td>Row* Semi-detached / Detached</td></tr><tr><td>2</td><td>Plots in EWS Housing / High Density Housing / Slum Upgradation / Reconstruction Scheme by public authority</td><td>(i) above 250 (ii) 25 and above but upto 125</td><td>12 m 3 m</td><td>Detached Row*</td></tr><tr><td>3</td><td>Plot Filling station</td><td>(a) Without service bay (b) With service bay</td><td>16.75 m 30.5 m</td><td>Detached Detached</td></tr><tr><td>4</td><td>Industrial</td><td>300</td><td>10 m</td><td>Detached</td></tr></table>	Sr. No.	Uses	Plot area (in m ²)	Min. Plot Width	Type of Development	1	Residential and Commercial (except those in 2, 3 & 4 below)	(i) 30 and above but upto 125 (ii) Above 125 but less upto 250	3.5 m 10 m	Row* Semi-detached / Detached	2	Plots in EWS Housing / High Density Housing / Slum Upgradation / Reconstruction Scheme by public authority	(i) above 250 (ii) 25 and above but upto 125	12 m 3 m	Detached Row*	3	Plot Filling station	(a) Without service bay (b) With service bay	16.75 m 30.5 m	Detached Detached	4	Industrial	300	10 m	Detached	Table 20.1 : Minimum Plot area, Plot width for Various Uses	Sanctioned as proposed by SPA.										
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104	20.4.2	Plots in an industrial layout or sub-division shall be guided by Table 20.2 below	To be deleted <table><tr><th>Sr. No.</th><th>Uses</th><th>Min. Plot area (in sq.m.)</th><th>Min. Plot Width (in m.)</th><th>Type of Development</th></tr><tr><td>1</td><td>Residential Commercial</td><td>Min 30</td><td>As per Table No. 22.1</td><td>Row / Semi-detached/ detached development as specified/ anticipated in earlier approved layout or layout to be approved in future. In other cases, as per permissibility of the construction area taking into consideration the marginal distances.</td></tr><tr><td>2</td><td>Plots in EWS Housing / High Density Housing / Sites and Services / Slum Upgradation / Reconstruction Scheme by Public Authority.</td><td>Min 20 sq.m. or as specified in the respective scheme.</td><td></td><td>Row / Semi-detached / detached.</td></tr><tr><td>3</td><td>Vehicle fuel Filling station including LPG / CNG / Ethanol / Public Charging Stations for Electric Vehicles-</td><td>As required by the concerned authority.</td><td>As required by the concerned authority.</td><td>Detached.</td></tr><tr><td></td><td>(a) Without service bay</td><td>--do --</td><td>-- do --</td><td>Detached.</td></tr><tr><td>4.</td><td>Industrial (other than service industries)</td><td>300</td><td>10 m.</td><td>Detached.</td></tr><tr><td>5</td><td>Other uses (other than 1 to 4 above)</td><td>Required plot size and development shall be governed by permissibility of construction under these regulations.</td><td></td><td></td></tr></table>	Sr. No.	Uses	Min. Plot area (in sq.m.)	Min. Plot Width (in m.)	Type of Development	1	Residential Commercial	Min 30	As per Table No. 22.1	Row / Semi-detached/ detached development as specified/ anticipated in earlier approved layout or layout to be approved in future. In other cases, as per permissibility of the construction area taking into consideration the marginal distances.	2	Plots in EWS Housing / High Density Housing / Sites and Services / Slum Upgradation / Reconstruction Scheme by Public Authority.	Min 20 sq.m. or as specified in the respective scheme.		Row / Semi-detached / detached.	3	Vehicle fuel Filling station including LPG / CNG / Ethanol / Public Charging Stations for Electric Vehicles-	As required by the concerned authority.	As required by the concerned authority.	Detached.		(a) Without service bay	--do --	-- do --	Detached.	4.	Industrial (other than service industries)	300	10 m.	Detached.	5	Other uses (other than 1 to 4 above)	Required plot size and development shall be governed by permissibility of construction under these regulations.			Sanctioned as proposed by SPA.
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Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government															
		Table 2.1: Minimum Plot Area in different types of development <table><thead><tr><th>S.No.</th><th>Type of Development</th><th>Minimum Plot area in sq'</th></tr></thead><tbody><tr><td>(i)</td><td>Residential plotted layout</td><td>500 square</td></tr><tr><td>(ii)</td><td>Commercial, industrial, institutional, public utility, etc.</td><td>200 square</td></tr><tr><td>(iii)</td><td>Public works, etc.</td><td>100 square</td></tr><tr><td>(iv)</td><td>Other</td><td>As per the rules and regulations</td></tr></tbody></table>	S.No.	Type of Development	Minimum Plot area in sq'	(i)	Residential plotted layout	500 square	(ii)	Commercial, industrial, institutional, public utility, etc.	200 square	(iii)	Public works, etc.	100 square	(iv)	Other	As per the rules and regulations		
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105	20.4.3	Computation of FSI: For the purpose of computing FSI/Built -up area, the net plot area shall 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.	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 and Development/ Regional Plan proposals including new roads and road widening, 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 as land owner desires, subject to maximum receiving potential prescribed in these regulations. However, such entitlement of FSI on certain plots shall be clearly mentioned on the layout plan. 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.	Sanctioned as proposed by SPA.															
106	20.4.3.1		Calculation Of Built-up Area For The Purposes Of FSI. Outer periphery of the construction floor wise (P-line)	Sanctioned as proposed by SPA.															

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
			including everything but excluding ducts ,voids, and items in Regulation No. 22.6, shall be calculated for the purpose of computation of FSI. The open balcony, double height terraces and cupboard shall also be included in P-line of respective floor, irrespective of its use / function. If part of the stilt, podium or basement is proposed for habitation purpose or for the construction which is counted in FSI, then such construction shall also be measured in P-line in that respective floor.	
107	20.5	Amalgamation of plots shall be permissible if they form a sizable plot and are contiguous with same owner ship.	Amalgamation of Plots: i) Amalgamation of plots / lands shall be permissible if they form a sizable plot from planning point of view and are contiguous. Amenity and layout plot shall also be entitled for amalgamation provided amenity is developed on proportionate area. ii) The amalgamation of plots from approved layout which is not desirable from planning point of view (e.g. as shown in below) shall not be permitted. iii) Land separated by minor water course or nallah or road may be entitled for amalgamation provided connecting over bridge or under pass of sufficient width and strength is constructed by the owner with the approval of the Authority.	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
108	21.5		Existing features shown on the plan – The existing features shown on Development Plan are indicative and shall stand modified on Development Plan as per actual situation. Mention of particular use on Development Plan shall not bar the owner from permission to develop land as allowed in the zone shown for such land. Also, boundaries of S.No., alignment of existing road/ nallah 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.	Sanctioned as proposed by SPA.
109	21.6		Development of Parking – The Authority may develop any land, owned by or in possession of the Authority, for public parking in any of the forms-single or multi-storeyed, under ground or above ground, irrespective of its existing use or proposed use in Development / Regional Plan / Planning Proposal. Provided that the Authority may allow Basement Parking below existing or proposed Play Ground, in the plan at one or two levels below the ground level subject to conditions, as may be prescribed by the Authority. The mode of development of such parking with commercial or any other use shall be decided by the authority irrespective of zoning provisions.	Development of Parking – The Authority may develop any land, owned by or in possession of the Authority, for public parking in any of the forms-single or multi-storeyed, under ground or above ground, irrespective of its existing use or proposed use in Development / Regional Plan / Planning Proposal.
110	22.1	Front open spaces for buildings up to 15m : The front open spaces for buildings upto 15 m height shall be as	Marginal Distances and set-back for Residential Buildings and mixed use, with Height up to 15m. as mentioned in the Table No. 22.1.	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government																																				
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111	Table 22.1	<table><tr><th colspan="2">Table 22.1: Requirements for Plot area specific buildings as to height</th></tr><tr><th>Sr. No.</th><th>Minimum height in m</th></tr><tr><td>1</td><td>General Use Building Height of the building is as per the following table</td></tr><tr><td>2</td><td>General Use Building Height of the building is as per the following table</td></tr><tr><td>3</td><td>General Use Building Height of the building is as per the following table</td></tr><tr><td>4</td><td>General Use Building Height of the building is as per the following table</td></tr><tr><td>5</td><td>General Use Building Height of the building is as per the following table</td></tr><tr><td>6</td><td>General Use Building Height of the building is as per the following table</td></tr><tr><td>7</td><td>General Use Building Height of the building is as per the following table</td></tr></table>	Table 22.1: Requirements for Plot area specific buildings as to height		Sr. No.	Minimum height in m	1	General Use Building Height of the building is as per the following table	2	General Use Building Height of the building is as per the following table	3	General Use Building Height of the building is as per the following table	4	General Use Building Height of the building is as per the following table	5	General Use Building Height of the building is as per the following table	6	General Use Building Height of the building is as per the following table	7	General Use Building Height of the building is as per the following table	<table><tr><th colspan="2">Table 22.1: Requirements for Plot area specific buildings as to height</th></tr><tr><th>Sr. No.</th><th>Minimum height in m</th></tr><tr><td>1</td><td>General Use Building Height of the building is as per the following table</td></tr><tr><td>2</td><td>General Use Building Height of the building is as per the following table</td></tr><tr><td>3</td><td>General Use Building Height of the building is as per the following table</td></tr><tr><td>4</td><td>General Use Building Height of the building is as per the following table</td></tr><tr><td>5</td><td>General Use Building Height of the building is as per the following table</td></tr><tr><td>6</td><td>General Use Building Height of the building is as per the following table</td></tr><tr><td>7</td><td>General Use Building Height of the building is as per the following table</td></tr></table>	Table 22.1: Requirements for Plot area specific buildings as to height		Sr. No.	Minimum height in m	1	General Use Building Height of the building is as per the following table	2	General Use Building Height of the building is as per the following table	3	General Use Building Height of the building is as per the following table	4	General Use Building Height of the building is as per the following table	5	General Use Building Height of the building is as per the following table	6	General Use Building Height of the building is as per the following table	7	General Use Building Height of the building is as per the following table	Sanctioned as proposed by SPA.
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		Notes :- (1) The width of the road in above table shall govern the requirements in column 3 to 8. (2) In case of Sr.No.1 to 6 structures having higher height may be permitted subject to marginal distance mentioned in Regulation No.22.2 and 22.3. (3) The minimum area of plots fronting on service roads along high ways shall be with reference to the actual width of the service road. (4) For semi-detached buildings, side margin shall be on one side only. Plots for semi-detached buildings shall be in pairs. (5) Row-housing plots at the junction of two roads shall	Sanctioned as proposed by SPA.																																					

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
			be larger to maintain the set back 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 a 4.5 m. wide road / path way or 4.5 m. side marginal distance within the plot or space including side marginal distance of the plot. (6) No garage shall be permitted in a building having stilt or basement provided for parking. (7) Construction of ottas, railings, barricades or supporting columns for canopy or porch shall not be allowed in minimum 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) The ribbon development rules shall not be relaxed without consent of the High way Authority (9) In case of special building, marginal distances shall be as per regulations for such buildings. (10) The plot width to depth ratio shall be 1:1.5 to 1:2.5, as far as possible in plotted layout. (11) In Public Housing Schemes for E.W.S. undertaken by government or semi-government organizations, marginal distances shall be as per the respective schemes and rules. (12) The front set back set-out in already approved and partially developed layouts / schemes, may be retained as per original 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) Subsidiary structure such as garage (limited to	

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government												
			one), out house and independent sanitary block may be permitted only in plots having area 250 sq.m. or more. (15) Rear or side marginal distances for development along nallah or water courses shall be subject to Regulation regarding “Sites Not Eligible for Construction of Building” and “Construction Within Flood Line”. (16) The plots which are substandard in area shall be developed as per marginal distances mentioned in the above table with reference to road width. (17) In case of plots having approach by dead-end road, (point access) front margin shall be limited to width of point access. (18) Building Line along classified roads as mentioned in regulation no.19.5 shall be applicable for residential buildings defined in Regulation No.2.93.1 and Control Line along classified roads shall be applicable for other uses or for commercial uses as mentioned in regulation no.19.5 or for mixed use buildings where non-residential uses are proposed at least 50% or more of total proposed built-up area.													
112	22.2	Front open spaces for buildings above 15m: The front open spaces for buildings above 15 m height shall be as given in Table 22. Table 22.1: Front open spaces for buildings more than 15 m height <table><tr><th>No.</th><th>Height of the building in m</th><th>Front open space in m</th></tr><tr><td>1</td><td>15 to 24</td><td>6</td></tr><tr><td>2</td><td>24 to 37.5</td><td>9</td></tr><tr><td>3</td><td>Above 37.5</td><td>12</td></tr></table>	No.	Height of the building in m	Front open space in m	1	15 to 24	6	2	24 to 37.5	9	3	Above 37.5	12	Front Margin - Front margin shall be as given in Table No. 22.1 shall be applicable to a building irrespective of its height. Provided that, in the case of group housing schemes where building abuts on internal road, the minimum 3m. set back from internal road or distance between two buildings, whichever is more, shall be provided. For Development/ Regional Plan roads or classified roads or through roads, passing through Group Housing Schemes, the setback as prescribed in these regulations shall be provided.	Sanctioned as proposed by SPA.
No.	Height of the building in m	Front open space in m														
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2	24 to 37.5	9														
3	Above 37.5	12														

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
113	22.3.1	Buildings up to 15 m height: The minimum marginal rear and side open spaces of a building shall be 3 m, except single-family houses on roads 15 m wide and below where this distance can be 1.5 m. In case of group housing scheme where building abutting on internal road, a minimum 3.00 m setback from internal road or distance between two buildings, whichever is more shall be provided. For RP/DP roads passing through group housing scheme, the setback as prescribed in these regulations shall be provided.	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.22.1/ Table No.22.2 /Table No.22.3 for building height or floors mentioned there in. For height more than stipulated in Table No.22.1/ Table No.22.2 /Table No.22.3, the marginal distance on all sides, except the front side of a building, shall be minimum $H/5$ (Where H = Height of the building above ground level). Provided that, such marginal distance shall be subject to a maximum of 12 m. from the plot boundary and distance between two buildings shall be as per regulation no. 22.3.7 Provided further that, in case of redevelopment of building which has ceased to exist in consequence of accidental fire / natural collapse / demolition for the reason of the same having been declared dangerous or dilapidated or unsafe by or under a lawful order of the authority or building having an age of more than 30 years, such marginal distance may be allowed upto 6 m. for height of building upto 45 m. For redevelopment of smaller plots having area less than 1000 sq.mt., one of the side margin / rear margin of 6 m may be relaxed subject to Fire NOC in case of bonafide hardship. Provided further that, such marginal distance from recreational open space shall be 3 m. in case of non-special buildings and 6 m. in case of special buildings, irrespective of its height. Provided further that, the building height for the purposes of this regulation and for calculating the marginal distances shall be exclusive of height of	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
			parking floors. Provided further that, where rooms do not derive light and ventilation from the exterior open space, i.e. dead walls, such marginal distance may be reduced by 1 m. subject to minimum of 6.0 m. in case of special building and 3.0 m. in case of other buildings. Provided further that the plot / land of the owner falls within the jurisdiction of more than one authority, then continuous building (without leaving margin on the boundary of the authorities) may be allowed with the consent of the other Authorities.	
114	22.3.2	Buildings above 15 m up to 24 m height: the open space on all sides except the front side of a building shall be minimum $(H/2) - 4$ subject to a minimum of 4.5m Where $H =$ Height of the building.	To be deleted	Sanctioned as proposed by SPA.
115	22.3.3	Buildings above 24 m up to 30 m height: the open space on all sides except the front side of a building shall be minimum $H/3$.	To be deleted	Sanctioned as proposed by SPA.
116	22.3.4	Buildings above 30 m height: In addition to the minimum width of the open space required for heights up to 30m, 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. However such open space need not exceed 16 m.	To be deleted	Sanctioned as proposed by SPA.
117	22.3.11		Provision for Step Margin: - Step margins may be allowed to be provided on upper floors to achieve required side or rear marginal distances as	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
			mentioned in these regulations subject to minimum marginal distance of 6 m. on ground level in case of special building. This provision shall be applicable to special building only.	
118	22.3.5	Length or depth exceeding 40 m: If the length or depth of the building exceeds 40 m an additional width of 10 per cent of the dimension in excess of 40 m shall be required on the side and rear open space as the case may be. Provided no such increase in additional open space shall be necessary when only store rooms and stairways derive light and ventilation from the open space.	To be deleted	Sanctioned as proposed by SPA.
119	22.3.5.1	Distance between two buildings: The rear / side marginal distance between two buildings shall not be less than that which is required for the taller building.	To be deleted	Sanctioned as proposed by SPA.
120	22.3.7	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. Provided that, the pathway/ internal road may be allowed to be proposed in such marginal distance. In case of group housing scheme where building abuts on internal road, the minimum 3m. set back from internal road or distance between two buildings which ever is more shall be provided. For Development plan road /Regional plan road or classified road or through road, passing through Group Housing Scheme, normal setback as prescribed in the regulations shall be provided. Provided further that, Podium shall be permissible	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. Provided that, the pathway/ internal road may be allowed to be proposed in such marginal distance. In case of group housing scheme where building abuts on internal road, the minimum 3m. set back from internal road or distance between two buildings which ever is more shall be provided. For Development plan road /Regional plan road or classified road or through road, passing through Group Housing Scheme, normal setback as prescribed in the regulations shall be provided. Provided further that, Podium shall be permissible	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government																																																																										
			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.																																																																											
121	22.3.8	Dead Wall: Where a habitable room does not derive light and ventilation from an, exterior space the width of the exterior open space as given in this Regulation may be reduced to 3 m if the building height is upto 15 m, 4.5 m if the building height is above 15 m and up to 24m and 6 m for buildings having heights above 24 m. Only Staircases and toilets will be allowed to derive light and ventilation from such areas	22.3.8 Dead wall: Where a habitable room does not derive light and ventilation from an exterior space , i.e. dead walls, such marginal distance may be reduced to 6.0 m. in case of special building and 3.0 m. in case of other buildings. However, in case of special building the clearance from CFO, CIDCO shall be necessary. Only Staircases and toilets will be allowed to derive light and ventilation from such areas.	Sanctioned as proposed by SPA.																																																																										
122	Table 22.3	Table 22.3: Open space and road width requirement for different types of buildings <table><tr><th>No.</th><th>Type of Building</th><th>Minimum Road width</th><th>Minimum Open Space</th></tr><tr><td>1</td><td>Hospital, Maternity Home, Health Club, Public & Semi-public buildings</td><td>12 m</td><td>6m on all sides</td></tr><tr><td>2</td><td>Educational Buildings</td><td></td><td></td></tr><tr><td>i.</td><td>Pre-Primary School</td><td>9 m to 15 m</td><td>3 m on all sides</td></tr><tr><td>ii.</td><td>Primary School</td><td>9 m & not more than 24 m</td><td>6 m on all sides</td></tr><tr><td>iii.</td><td>Other Educational Buildings</td><td>15 m</td><td>6 m on all sides</td></tr><tr><td>3</td><td>Cinema Theatre/Drama Theatre/ Assembly Hall/ Multiplex/ Shopping Malls</td><td>15 m</td><td>Front - 12 m all other sides 6 m</td></tr><tr><td>4</td><td>Mangal Kalyana and similar buildings</td><td>15 m</td><td>Front - 12 m all other sides 6 m</td></tr></table>	No.	Type of Building	Minimum Road width	Minimum Open Space	1	Hospital, Maternity Home, Health Club, Public & Semi-public buildings	12 m	6m on all sides	2	Educational Buildings			i.	Pre-Primary School	9 m to 15 m	3 m on all sides	ii.	Primary School	9 m & not more than 24 m	6 m on all sides	iii.	Other Educational Buildings	15 m	6 m on all sides	3	Cinema Theatre/Drama Theatre/ Assembly Hall/ Multiplex/ Shopping Malls	15 m	Front - 12 m all other sides 6 m	4	Mangal Kalyana and similar buildings	15 m	Front - 12 m all other sides 6 m	Table No.22.3: Open Space and road width requirement for different types of buildings <table><tr><th>Type of building</th><th>Minimum road width required</th><th>Minimum marginal distance</th></tr><tr><td>1. Medical buildings</td><td></td><td>4</td></tr><tr><td>a) Hospital, Maternity Home, Health Club, Others etc. buildings not being special buildings</td><td>9 m.</td><td>Marginal as per Table No. 22.1 subject to side marginal distance of minimum 3m.</td></tr><tr><td>b) Hospital, Maternity Home, Health Club etc. buildings under category of special buildings</td><td>Road width as required for special buildings (Regulation No.15.4B)</td><td>6 m. on all sides</td></tr><tr><td>2. Educational buildings</td><td></td><td></td></tr><tr><td>a) Pre-Primary School</td><td>On any road.</td><td>Marginal as per Table No. Table 22.1.</td></tr><tr><td>b) Primary School not being special building.</td><td>6 m.</td><td>—do—</td></tr><tr><td>c) Other Educational Buildings not being special building.</td><td>9 m.</td><td>3 m. on all sides</td></tr><tr><td>d) Any building of category 1, b, c above being special building.</td><td>Road width as required for special buildings</td><td>6 m. on all sides</td></tr><tr><td>3. Public-Semi Public Building</td><td></td><td></td></tr><tr><td>a) Public-Semi Public Building not being special building.</td><td>9 m.</td><td>Marginal as per Table No. 22.1 subject to side marginal distance of minimum 3m.</td></tr><tr><td>b) Public-Semi Public Building being special building.</td><td>Road width as required for special buildings</td><td>6 m. on all sides</td></tr><tr><td>4. Cinema Theatre</td><td></td><td></td></tr><tr><td>Cinema Theatre / Drama Theatre / Assembly Hall/ Multiplex / Shopping Malls</td><td>12 m.</td><td>Front - 12m. 6m. on one major road, 6m. on all remaining sides</td></tr></table>	Type of building	Minimum road width required	Minimum marginal distance	1. Medical buildings		4	a) Hospital, Maternity Home, Health Club, Others etc. buildings not being special buildings	9 m.	Marginal as per Table No. 22.1 subject to side marginal distance of minimum 3m.	b) Hospital, Maternity Home, Health Club etc. buildings under category of special buildings	Road width as required for special buildings (Regulation No.15.4B)	6 m. on all sides	2. Educational buildings			a) Pre-Primary School	On any road.	Marginal as per Table No. Table 22.1.	b) Primary School not being special building.	6 m.	—do—	c) Other Educational Buildings not being special building.	9 m.	3 m. on all sides	d) Any building of category 1, b, c above being special building.	Road width as required for special buildings	6 m. on all sides	3. Public-Semi Public Building			a) Public-Semi Public Building not being special building.	9 m.	Marginal as per Table No. 22.1 subject to side marginal distance of minimum 3m.	b) Public-Semi Public Building being special building.	Road width as required for special buildings	6 m. on all sides	4. Cinema Theatre			Cinema Theatre / Drama Theatre / Assembly Hall/ Multiplex / Shopping Malls	12 m.	Front - 12m. 6m. on one major road, 6m. on all remaining sides	Sanctioned as proposed by SPA.
No.	Type of Building	Minimum Road width	Minimum Open Space																																																																											
1	Hospital, Maternity Home, Health Club, Public & Semi-public buildings	12 m	6m on all sides																																																																											
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123	22.4.1	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.	Interior chowk : Wherever habitable rooms or kitchen derive ventilation from inner chowk or interior open space, the minimum size of such interior open space shall not be less than 3 m. x 3m. Further such interior chowk shall have an area of not less than the square of one sixth of the height of the highest wall abutting the chowk considered from the lowest point of the chowk, at all levels.	Sanctioned as proposed by SPA.
124	22.4.2	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 up to 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.	Exterior chowk : 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 the depth shall not exceed 2 times the width, for buildings up to 17 m. height and for height more than 17 m., 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 from ground level. 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. For partially enclosed spaces, if the depth of the opening is less than 1.5 times width of the building, such opening shall be treated to be an outer face of the building Provided that, for Reg no 22.4.1 and Reg no 22.4.2 above maximum distance shall be subject to 16 m. If the owner wishes to provide chowk size more than what is prescribed above, it shall be allowed.	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 the depth shall not exceed 2 times the width, for buildings up to 17 m. height and for height more than 17 m., 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 from ground level. 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. For partially enclosed spaces, if the depth of the opening is less than 1.5 times width of the opening such opening shall be treated to be an outer face of the building Provided that, for Reg no 22.4.1 and Reg no 22.4.2 above maximum distance shall be subject to 16 m. If the owner wishes to

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125	22.4.3	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.24.12.4.	Where only water closet, bath room, combined bath room 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 Reg no 24.12.4 of sanctioned NAINA DCPR	provide chowk size more than what is prescribed above, it shall be allowed.
126	22.5.1 (iii)	iii. Balconies in residential buildings: Balcony or balconies of a minimum width of 1.00 m and maximum width of 2.00 m may be permitted at any floor and such balcony projection shall be subject to the following conditions. a) No balcony shall reduce the marginal open space to less than 2 m for buildings up to 15 m height and 6 m in case of buildings above 15 m in height. In urban villages balcony may be permitted on upper floors projecting in front setbacks except over roads/ lanes having width 4.50 m or less. b) No balcony shall be allowed on ground floor which shall reduce minimum required front setback or marginal open space. c) The width of the balcony will be	Balconies - Balcony or balconies of a minimum width of 1m. and maximum of 2m. may be permitted in residential and other buildings at any floor except ground floor, and such balcony projection shall be subject to the following conditions: - i. In non-congested area (other than core Gaothan), no balcony shall reduce the marginal open space (including front) to less than 2m. upto 24m. building height. For height 24m. and more no balcony shall reduce the marginal open space to less than 6m. on first floor and 4.5 m. on upper floor. In congested area (core gaothan) balcony may be permitted on upper floors projecting in front setbacks except over lanes having width 4.50m. 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. Balcony, though not cantilever, shall be allowed on ground floor, after leaving required setback/ marginal distances.	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		measured perpendicular to the building upto the outermost edge of balcony. a) Balconies may be allowed to be enclosed on payment of premium at the rate of 10% of market value of land as per Annual Statement of Rates. The area taken for computing premium shall be equal to the built up area of enclosed balcony. e) Balconies in excess of 15% of built up area of the floor on which balcony is provided shall be calculated in FSI.	iii. The width of the balcony shall be measured perpendicular to the building up to the outermost edge of balcony. iv. The balcony may be allowed to be enclosed in the room, at the time of development permission, if desired by the owner / developer. In such case depth of the enclosed balcony shall not exceed 1/3 of the depth of the room. (including the depth of balcony) v. Nothing shall be allowed beyond the outer edge of balcony.	
127	22.5.1 (vi)	vi) Ramp in basement for special buildings mentioned in 6.1 of Annexure 2 shall be allowed subject to 6.0 m clear marginal distance or movement of fire fighting vehicle. Provided that ramp within margin may be permissible subject to clearance from CFO, CIIDCO. In other type of buildings, it may be allowed in normal side or rear marginal distances.	vi) Ramp in basement for special buildings mentioned in 6.1 of Annexure 2 shall be allowed subject to 6.0 m clear marginal distance or movement of fire fighting vehicle. Provided that ramp within margin may be permissible subject to clearance from CFO, CIIDCO. In other type of buildings, it may be allowed in normal side or rear marginal distances.	Sanctioned as proposed by SPA.
128	22.5.1 (viii)		Ledge for Air Conditioning unit may be provided on the exterior of wall of the rooms of size not exceeding 0.5 m. x 1.0 m. at suitable location.	Sanctioned as proposed by SPA.
129	22.5.1 (ix)		Staircase mid-landing of 1.2m width with clear minimum headroom of 2.1m. below the mid - landing. However, clear distance from edge of landing to the plot boundary shall not be less than 1.8m. in case of non-special building and 6 m. in case of special building.	Sanctioned as proposed by SPA.

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130	22.5.1 (x)		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 or steps along with otta may be permitted to project upto 1.2m. from the building line.	Sanctioned as proposed by SPA.
131	22.5.1 (xi)		Cupboard: In residential buildings, cantilever projections of cupboards, floor to floor level, may be permitted except on ground floor. Such projections excluding window area, may project upto 0.60 m. in the setbacks for buildings. However, the window frame shall be placed on the inner side of the wall and such cupboard shall be allowed only on one wall of each room. Moreover, such projection shall be at least 6m. from plot boundary in case of special buildings. For height 24 m. and more no cupboard shall reduce the marginal open space to less than 6 m. on first floor and 4.5 m. on upper floor. In congested area cupboard may be permitted on upper floors projecting in front setbacks except over lanes having width 4.50 m. or less and in marginal distance s subject to 1.0 m. clear marginal distance from the plot boundary to the external face of the cupboard.	Sanctioned as proposed by SPA.
	22.6		7)22.6 (xix) Service slab: For building height above 27m, service slab of width upto 0.6M shall be permissible after providing 0.4m wide cutout for services. As far as possible, this service slab shall be located inside service duct. Provided that in no case requirements of light and ventilation shall be reduced.	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
132	22.6 (i)	Structures / Projections mentioned in Regulation No.22.5.1(i),(ii),(iii),(iv),(v),(vi) and (vii)	Structures / Projections mentioned in Regulation No.22.5.1(i),(ii),(iv),(v-iv),(vi),(viii),(x)	Sanctioned as proposed by SPA.
133	22.6 (ii)	Multi-storeyed floor space and used as parking.	Stilt / Multi-storeyed floors / podium / basement, if used (2) exclusively for parking including passages and staircase, Lift Duct / Lobby therein and basement used for users mentioned in regulation 24.11.1 (i) to (iii).	Stilt / Multi-storeyed floors / podium / basement, if used exclusively for parking including passages and staircase, Lift Duct / Lobby therein and basement used for users mentioned in regulation 24.11.1 (i) to (iii).
134	22.6 (iii)	Electrical cabin or sub-station, watchman booth of minimum size of 3.00 m2 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.	To be deleted	Sanctioned as proposed by SPA.
135	22.6 (iv)	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).	To be deleted	Sanctioned as proposed by SPA.
136	22.6 (v)	Areas covered by (a) Lofts (b) Meter rooms, (c) Porches, (d) Canopies, (e) Air conditioning plant rooms (f) Electric sub -stations, (g) Service floor of height not exceeding 1.8 m for star category hotels, institutional buildings, hospitals, office buildings and malls (h) Staircase cover at	Areas covered by Porches, Canopies, lofts, ledge or tand, shelves, Air Conditioning Plant Rooms, Lift t Well, Lift-Machine Room and Service Floor of height not exceeding 1.8 m. height below the beam, for hospitals, shopping malls, plazas and Star category hotels (rating with three stars and above)and like buildings, other buildings above 15 m. in height.	Sanctioned as proposed by SPA.

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137	22.6 (vi)	terrace level (i) Lift machine room. Area of structure for an effluent treatment plant as required as per the requirements of the Maharashtra Pollution Control Board or other relevant authorities.	Area of structures for water, grey water, wet -waste or an effluent treatment plant, rain water harvesting Pump rooms, electric cabin of sub-stations/ of generator set area, electric meter rooms as per requirements, Refuse chutes/ garbage chutes/garbage shafts for wet and dry garbage separately with collection chambers. To be deleted	Sanctioned as proposed by SPA.
138	22.6 (vii)	Areas covered by service ducts, pumps, rooms, electric sub-station, stilts and additional amenity of lifts provided in addition to the minimum requirement prescribed in Regulation No.28.	To be deleted	Sanctioned as proposed by SPA.
139	22.6 (viii)	viii) 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.	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, Refuge area for high rise buildings as specified in Regulation no 27.4.9	Sanctioned as proposed by SPA.
140	22.6 (ix)	Fitness Centre, Crèche, society office cum letter box room, sanitary blocks for servants and lock up garages admeasuring area of not Exceeding 20 m2	To be deleted	Sanctioned as proposed by SPA.

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141	22.6 (x)	Area of one public telephone booth and one telephon eexchange (PBX) per building.	To be deleted	Sanctioned as proposed by SPA.
142	22.6 (xi)	Area of one room for installation of telephone concentrates as per requirement of Telephone Authority but not exceeding 20 m ² per building.	To be deleted	Sanctioned as proposed by SPA.
143	22.6 (xii)	Area covered by new lift and passage thereto in an existing building with height upto 15 m in gaathan.	To be deleted	Sanctioned as proposed by SPA.
144	2.6 (xiii)	Telecommunication tower, antenna and construction of a room having upto 20 m ² area for allied activities.	Telecommunication tower, antenna and allied activities.	Sanctioned as proposed by SPA.
145	22.6 (xiv)	Atrium in shopping malls, public buildings.	Atrium may be allowed in any type of building. Such atrium may be allowed to be enclosed on top by transparent or opaque sheet.	Sanctioned as proposed by SPA.
146	22.6 (xv)	Escalators as provided in Regulation No.27.4.11.	To be deleted	Sanctioned as proposed by SPA.
147	22.6 (xvii)		Open to sky terraces, top of podium, open to sky swimming pool on the top terrace and top of podium with plant room.	Sanctioned as proposed by SPA.
148	22.6 (xix)		22.6(xix) Service slab : For building height above 27 m, service slab of width upto 0.6 M shall be permissible after providing 0.4 m wide cut out for services. As far as possible. This service slab shall be located inside service duct. Provided that in no case requirements of light and ventilation shall be reduced.	Refused to accord sanction.

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149	22.7	Exclusion of structures / projections for FSI calculation subject to payment of premium i. 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. Such terraces in excess of 20% area shall be calculated in FSI.	Supported double height terraces shall be permitted (open terraces with railing and minimum height equal to two floors) within the building line.	Sanctioned as proposed by SPA.
	22.8		<u>HEIGHT OF BUILDING *** (6.10)</u> This regulation shall be applicable for buildings to be constructed in all land use zones, unless and otherwise specified in the respective regulation. 22.8.1 (i) Height of building shall be allowed to the extent of 70 m (excluding parking floor height) subject to height may be allowed in case of Integrated Township Project where fire station and approval of Chief Fire Officer, CIDCO, if required, under these regulations. Provided that higher fire-fighting facilities are to be constructed / provided. Also, if such facilities are available in nearby area of the project, then buildings of higher heights may be allowed in such project. However, necessary certificate to that effect and NOC shall be produced from CFO, CIDCO. (ii) The maximum height of building shall be governed	Refused to accord sanction.

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			by the fire fighting norms and Civil Aviation Authorities whichever is less. (iii) For building in the vicinity of aerodromes, the maximum height of buildings shall be subject to parameters framed by the Civil Aviation Authorities or the development permission shall be considered only after applicant produces NOC from Airport Authority. (iv) (a) In addition to (iii), for Industrial Chimneys 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 (b) Buildings intended for hazardous godowns for storage of inflammable materials and storage of explosives shall be single storied structures only. (v) The buildings of height more than 70 m., shall be allowed subject to fulfillment of the requirements mentioned in Regulation No.22.10	
150	22.9	Height Exemptions: The appurtenant structures such as roof tanks and their supports, ventilating, air conditioning, lift rooms and similar service equipment, stair cover, chimneys shall not be included in computation of height of building for firefighting requirements Furthermore parapet walls and architectural features not exceeding 1.2 m in height	22.9 HEIGHT EXEMPTIONS The appurtenant structures such as roof tanks and their supports, two toilets on terrace not exceeding 8sq.m. built-up area and height upto 3 m. in case of residential building, ventilating, airconditioning structures, lift rooms and similar service equipment, stair cover, chimneys and parapet walls and architectural features not exceeding height allowed in these regulations, and Solar panels not exceeding 1.8 m. in height shall not be included in computation of	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		shall not be included in computation of height of building for firefighting requirements. However for Civil aviation requirements the height of staircase cover, chimney, overhead water tank, parapet wall, architectural features, mobile towers etc shall be counted towards height of building.	height of building.	
151	22.10		22.10 Requirements in case of building more than 70 m. height It is mandatory for all the high rise buildings to comply with the requirements of Structural Design and Stability, Geo-technical and other aspects and Fire Safety norms as per provisions of UDCPR, Maharashtra Fire (Prevention and life Safety Measures) Act, 2006 and National Building Code of India, amended from time to time, for the aspects not covered in UDCPR. The certificates from structural and geo-technical engineers about the fulfilment of necessary requirements shall be attached with the application. The responsibility of structural and other stability and safety of such high-rise buildings shall lie with owner/ developer and concerned expert, consultant, executants appointed by owner/developer.	Sanctioned as proposed by SPA.
152	22.11		22.11 Provision of recreational floor In case of residential building having height more than 30 m., recreational floor may be allowed subject to following - - the height of such floor shall be upto 4.5 m. and shall be open on all sides, - such floor shall be used for recreational purpose/activities including construction of	Sanctioned as proposed by SPA.

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			swimming pool and shall be in addition to the recreational open space required as per these regulation, iii. one such floor may be allowed at every 30 m. height, iv. such floor shall not be counted in FSI, however, ancillary constructions like changing room, wash room, etc. shall be computed in FSI.	
153	23.1 Parking spaces	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 23.1.	Parking spaces: Wherever a property is to be developed or redeveloped, parking spaces at the scale laid down in these Regulations shall be provided. A parking plan showing the parking spaces along with manoeuvring spaces/ aisles shall be submitted as a part of building plan. 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 for different occupancies shall be as given in Table No.23.1	Sanctioned as proposed by SPA.

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154A	Table 23.1	Table 23.1 : Standards for providing parking spaces <table><tr><th>No.</th><th>Occupancy</th><th>Per car parking space (sq.m)</th></tr><tr><td>2</td><td>Star category hotels</td><td>Per car parking space 45 sq.m (40' x 10' x 10')</td></tr><tr><td>3</td><td>Lodging establishments</td><td>Per car parking space 45 sq.m (40' x 10' x 10')</td></tr><tr><td>4</td><td>Tourist homes, hotels with lodging accommodation</td><td>Per car parking space 45 sq.m (40' x 10' x 10')</td></tr><tr><td>5</td><td>Hotels with lodging accommodation for performances</td><td>Per car parking space 45 sq.m (40' x 10' x 10')</td></tr></table>	No.	Occupancy	Per car parking space (sq.m)	2	Star category hotels	Per car parking space 45 sq.m (40' x 10' x 10')	3	Lodging establishments	Per car parking space 45 sq.m (40' x 10' x 10')	4	Tourist homes, hotels with lodging accommodation	Per car parking space 45 sq.m (40' x 10' x 10')	5	Hotels with lodging accommodation for performances	Per car parking space 45 sq.m (40' x 10' x 10')	Standards for providing parking spaces <table><tr><th>Sr. No.</th><th>Occupancy</th><th>Size of tenement</th><th>Parking space required</th><th>Parking space required</th><th>Remarks</th></tr><tr><td>1</td><td>ii) Lodging establishment's guest rooms, tourist homes, hotels with lodging accommodation, Star Category</td><td>For every five guest rooms</td><td>1</td><td>6</td><td>--</td></tr><tr><td></td><td>Hotels</td><td></td><td></td><td></td><td></td></tr><tr><td></td><td>iii) Restaurants</td><td>For every 50 sq.m. of carpet area of restaurant including kitchen, pantry hall, dining room etc.</td><td>1</td><td>8</td><td>--</td></tr></table>	Sr. No.	Occupancy	Size of tenement	Parking space required	Parking space required	Remarks	1	ii) Lodging establishment's guest rooms, tourist homes, hotels with lodging accommodation, Star Category	For every five guest rooms	1	6	--		Hotels						iii) Restaurants	For every 50 sq.m. of carpet area of restaurant including kitchen, pantry hall, dining room etc.	1	8	--	Sanctioned as proposed by SPA.
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161		Note : Mechanical Parking shall be permissible in case of parking provided over and above the requisite parking requirements stipulated under all the above categories. In all above categories 10% of the total parking requirement in residential areas will be reserved as visitor's parking and 10% in case of all categories will be reserved as two -wheeler parking. The	Notes:- i. In case of independent single family residential bungalows having plot area upto 300 sq.m., parking space need not be insisted separately. Further agarages hall beallowed 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 sq.m and maximum 18.0																

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		above requirements shall be applicable for developments under Part-II, Development in DP.	and maximum dimensions 3 m. x 6 m. i.e. minimum 12.5 sq.m and maximum 18.0 sq.m. built up area. iii. In the case of shops, row houses on plots upto 100 sq.m. parking space need not be insisted. iv. Mechanical/ Hydraulic/ Stack parking/ multi-storeyed parking with or without car lift may be allowed to meet the requirement. v. Parking more than 50% over and above stipulated in table 23.1, shall be liable for payment of charges at the rate of 10% of NA land rate mentioned in the ASR. Such charges shall be recovered on the area covered under car / scooter parking over and above the requirement. However, for public semi-public, hotel, hospital, educational buildings, such charges shall not be leviable.***	sq.m. built up area. ii. In the case of shops, row houses on plots upto 100sq.m., parking space need not be insisted. iii. Mechanical/Hydraulic/Stack parking/ multi-storeyed parking with or without car lift may be allowed to meet the requirement. Parking more than 50% over and above stipulated in table 23.1, shall be liable for payment of charges at the rate of 10% of NA land rate mentioned in the ASR. Such charges shall be recovered on the area covered under car / scooter parking over and above the requirement. However, for public semi-public, hotel, hospital, educational buildings, such charges shall not be leviable.***
162	23.2	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 2.4 m from bottom of the beam. The height of the stilt shall not be more than 4.2 m. If the stilt height is available from 3.6 m to 4.2 m	General space requirements i) Location of Parking Spaces The parking spaces include parking spaces in basements or on a floor supported by stilts, podium or on upper floors, covered or uncovered spaces or in separate building in the plot and/ or lock up garages. The height of the stilt shall not be less than 2.4 m. from the bottom of beam. In case of stack parking, height up to 4.5 m. may be allowed.	Sanctioned as proposed by SPA.

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		stack parking may be allowed in such stilts.		
163		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.	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. The width of drive for motor vehicles and scooter, motor cycle shall be minimum 3.00 m. and 2.00 m. respectively. vi) Composite parking. The composite parking of vehicles like one car with two scooters may be allowed. Also, six scooters' parking may be allowed to be converted in one car parking. In such cases, drives or aisles shall be required taking into consideration entire composite parking. vii) Bus bay for schools / multiplex /malls/ assembly buildings / group housing. For these occupancies, being a special building, a bus bay of required size shall be provided within premise or along main road on which plot abuts. This shall be applicable for housing scheme having more than 500 flats.	Sanctioned as proposed by SPA.
164	23.2 vi)			Sanctioned as proposed by SPA.
165	23.5	In addition to the parking spaces provided for building of Mercantile (Commercial) use like office, market, departmental store, shopping mall and building of industrial and storage use, loading and unloading spaces shall be provided at the rate of one space for each 1000 m ² of	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 1000sq.m. of floor carpet 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	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 carpet area or fraction thereof exceeding the first 200

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		floor area or fraction thereof exceeding the first 200 m ² of floor area, shall be provided. The spaces shall not be less than 3.75 m x 7.5 m.	7.5 m.*** However, in case of office building, such parking spaces shall not exceed more than 4.	sq.m. of floor area, shall be provided. The space shall not be less than 3.75 m. x 7.5 m.*** subject to maximum requirement of 4 such parking spaces for office buildings and 6 parking spaces for other buildings. However, in case of office building, such parking spaces shall not exceed more than 4.
166	23.5 a		Parking lock up garages shall be included in the calculation for F.S.I. calculations	Sanctioned as proposed by SPA.
167	23.6	The space to be provided for parking as given in Regulation No. 23.1 to 23.5 shall be in addition to the open spaces left out for lighting and ventilation purposes as given in Regulation No. 22. 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.	23.6 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 regulations no.22 . These spaces may be used for parking provided minimum distance of 3 m. (6 m. in case of special building mentioned in Regulation No. 6.1 of Annexure 2) around the buildings is kept free of any parking or loading and unloading spaces, excepting the building as mentioned in regulation 23.5a above. Such parking area adjoining the plot boundary may be allowed to be covered on top by sheet roofing, so as not to infringe the marginal distance to be kept open as specified above. Further such sheet roofing shall not include the area adjoining the plot boundary to be used for tree plantation as mentioned in Regulation No.25, if any.	Sanctioned as proposed by SPA.
168	23.7	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.	In case of parking spaces provided in basements, at least two separate ramps of adequate width and slope for entry and exit shall be provided preferably at opposite ends. One ramp may be provided as	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		27.4.7) shall be provided preferably at opposite ends.	specified in Regulation No. 27.4.7.	
169	24.1.1	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 45cm. above the high flood level.	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 30cm. 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.	Sanctioned as proposed by SPA.
170	24.1.2	24.1.2 Interior Courtyards: Every interior Courtyard shall be raised at least 0.15 m above the surrounding ground level and shall be satisfactorily drained	Covered parking spaces and garages shall be raised at least 15 cm. above the surrounding ground level and shall be satisfactory drained	Sanctioned as proposed by SPA.
171	24.2	24.2.1 Size: A habitable room shall have a carpet area of minimum 9.00 m ² 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 m ² 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 9.00 m ² and other 6.50 m ² . 24.2.2 The size of the room in a single room tenement shall not be less than 12.5 m ² with a minimum width	Size and dimension of habitable rooms, shall be as per requirement and convenience of the owner.	Sanctioned as proposed by SPA.

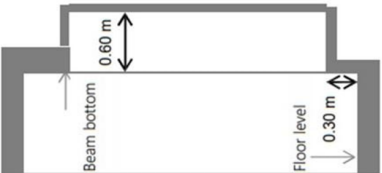
Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government																																												
		of 2.4 m.																																														
172	24.2.3	Height: The height of all rooms for human habitation shall not be less than 2.75 m and maximum 4.2 m except in case of 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), measured from the surface of the floor to the lowest point of the ceiling (bottom of slab). The minimum clear headroom 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. Any additional height provided above 4.2 m will be counted towards FSI.	The minimum and maximum height of a habitable room shall be given in Table No. 24 hereunder <table><tr><th colspan="4">Table No. 24</th></tr><tr><th>No.</th><th>Occupancy</th><th>Minimum Height (m)</th><th>Maximum Height (m)</th></tr><tr><td>1</td><td>Pitched Roof -</td><td></td><td></td></tr><tr><td>a)</td><td>Any habitable room</td><td>2.75</td><td>4.5</td></tr><tr><td>b)</td><td>Habitable room in EHS / LG</td><td>2.75</td><td>4.2</td></tr><tr><td>c)</td><td>Air conditioned habitable room</td><td>2.4</td><td>4.5</td></tr><tr><td>d)</td><td>Assembly Halls, Residential Hotels of 3 star category and above, Institutional, Educational, Industrial, Hazardous or storage occupancies, Departmental Stores, Malls, IT Buildings, Office Buildings, Exhibition Centre, Convention Hall, Theatre, Film Studio, Entrance Halls and</td><td>3.0</td><td>6.00 or higher according to the requirement of occupancy</td></tr><tr><td>e)</td><td>Shops</td><td>3.00</td><td>4.5</td></tr><tr><td>2</td><td>Pitched roof -</td><td></td><td></td></tr><tr><td>a)</td><td>Any habitable room</td><td>2.75 (average with 2.0 m. at the lowest point)</td><td>4.5 (average with 3.2 m. at the lowest point)</td></tr><tr><td>b)</td><td>Habitable room in EHS / LG Housing</td><td>2.75 (average with 2.0 m. at the lowest point)</td><td>4.2 (average with 3.2 m. at the lowest point)</td></tr></table> Provided that the minimum head-way under any beam shall be 2.4 m. Provided further that height more than that specified above, if required for particular occupancy, shall not be counted towards calculation of FSI.	Table No. 24				No.	Occupancy	Minimum Height (m)	Maximum Height (m)	1	Pitched Roof -			a)	Any habitable room	2.75	4.5	b)	Habitable room in EHS / LG	2.75	4.2	c)	Air conditioned habitable room	2.4	4.5	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, Exhibition Centre, Convention Hall, Theatre, Film Studio, Entrance Halls and	3.0	6.00 or higher according to the requirement of occupancy	e)	Shops	3.00	4.5	2	Pitched roof -			a)	Any habitable room	2.75 (average with 2.0 m. at the lowest point)	4.5 (average with 3.2 m. at the lowest point)	b)	Habitable room in EHS / LG Housing	2.75 (average with 2.0 m. at the lowest point)	4.2 (average with 3.2 m. at the lowest point)	Sanctioned as proposed by SPA.
Table No. 24																																																
No.	Occupancy	Minimum Height (m)	Maximum Height (m)																																													
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173	24.2.4	In the case of pitched roof, the average height shall not be less than 2.75 m and the minimum height at eaves level	To be deleted	Sanctioned as proposed by SPA.																																												

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		shall not be less than 2.1m.		
174	24.2.5	In case of 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 bungalows and duplex flats, minimum and maximum height shall be 3.6 m and 4.2 m respectively. The common portion of two floors in case of bungalows and duplex flats shall not exceed 30% of the carpet area of the floor. However greater height may be permitted subject to permission by CEO.	To be deleted	Sanctioned as proposed by SPA.
175	24.3.1	Kitchen size: The area of the kitchen shall not be less than 4.5 m ² with a minimum width of 1.8 m. In the case of a single room tenement having multi - purpose room with size upto 12.5 sq.m with a minimum width of 2.4 m, alcove (a cooking space having direct access from the main room without any inter communicating door) is permitted. The size of alcove shall not be less than 2.4 sq.m. with a minimum width of 1.2 m.	Size of Kitchen: The size of kitchen or a cooking alcove serving as cooking space shall be as per requirement and convenience of the owner.	Sanctioned as proposed by SPA.
176	24.3.2	Height: The room height of a kitchen measured from the surface of the	Height of Kitchen: The height of a kitchen measured from the surface of	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		floor to the lowest point in the ceiling (bottom of slab) shall not be less than 2.75 m, subject to provisions of 24.2.4.	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.	
177	24.3.3	Other Requirement: Every room to be used as kitchen shall have: i) 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) Impermeable floor; iii) Window of not less than 1.0 m ² area, opening directly onto an interior or exterior open space, but not into a ventilation shaft	To be deleted	Sanctioned as proposed by SPA.
178	24.4.1	Size: The minimum size shall be as under: i) Independent Bathroom 1.00 x 1.2 m. ii) Independent Water closet 0.9 m x 1.2 m. iii) Combined bath room and water closet (toilet) 1.80 m ² with minimum width of 1.0 m.	Minimum Size of bath room and water closet shall be as under: i) Independent Bath room 1.00 m. x 1.20 m. ii) Independent Water closet 0.9 m. x 0.9 m. iii) Combined bath room and water closet 1.50 sq.m. with minimum width or 1.00m	Sanctioned as proposed by SPA.
179	24.4.3 i)	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 m ² in area and side not less than 0.3 m (See Regulation No. 24.12.3).	be so situated that it derives ventilation from ventilation shaft or external air,	Sanctioned as proposed by SPA.
180	24.4.3	have the platform or seat made of water tight non -absorbent material,	have a window or ventilator, opening to a shaft or open space, of area not less than 0.3sq.m. with side	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
	ii)		not less than 0.3m.	
181	24.4.3 iii)	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	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	Sanctioned as proposed by SPA.
182	24.4.3 iv)	be provided with an impervious floor covering, sloping towards the drain with asuitable grade and not towards any other room.	To be deleted	Sanctioned as proposed by SPA.
183	24.5	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.	Ledge or Tand/Loft: 24.5.1 Location and extent: Ledge or Tand may be provided at suitable places as per requirement. 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. 24A subject to the following restrictions - i. The clear head room under the Loft shall not be less than 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 maximum height of loft shall be 1.5m.	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government																								
			<table><tr><th colspan="3">Table No 244- Provision of Loft</th></tr><tr><th>Sr. No.</th><th>Rooms over which Permitted</th><th>Maximum Coverage (Percentage to area of room below)</th></tr><tr><td>1)</td><td>2)</td><td>3)</td></tr><tr><td>1</td><td>Kitchen-Habitable room</td><td>25</td></tr><tr><td>2</td><td>Bathroom, water closet, corridor</td><td>100</td></tr><tr><td>3</td><td>Stoops with width up to 3m.</td><td>33</td></tr><tr><td>4</td><td>Stoops with width exceeding 3m</td><td>50</td></tr><tr><td>5</td><td>Industrial</td><td>33</td></tr></table>	Table No 244- Provision of Loft			Sr. No.	Rooms over which Permitted	Maximum Coverage (Percentage to area of room below)	1)	2)	3)	1	Kitchen-Habitable room	25	2	Bathroom, water closet, corridor	100	3	Stoops with width up to 3m.	33	4	Stoops with width exceeding 3m	50	5	Industrial	33	
Table No 244- Provision of Loft																												
Sr. No.	Rooms over which Permitted	Maximum Coverage (Percentage to area of room below)																										
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2	Bathroom, water closet, corridor	100																										
3	Stoops with width up to 3m.	33																										
4	Stoops with width exceeding 3m	50																										
5	Industrial	33																										
184	24.5.1	The clear head room under loft shall not be less than 2.1 m.	To be deleted	Sanctioned as proposed by SPA.																								
185	24.5.2	iv) Loft in commercial and industrial buildings shall be located 2 m away from the entrance.	To be deleted	Sanctioned as proposed by SPA.																								
186	24.6	Cupboards & Shelves: The projections (cantilever) of cupboards and shelves as shown in figure below may be permitted except on ground floor and would be exempted from covered area and built up area calculations. Such projections may project upto 0.60 m, 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 for buildings up to 15 m height and 6 m in case of buildings	24.6.1 Cupboard: In residential buildings, cantilever projections of cupboards, floor to floor level, may be permitted except on ground floor. Such projections excluding window area, may project upto 0.60 m. in the setbacks for buildings. However, the window frame shall be placed on the inner side of the wall and such cupboard shall be allowed only on one wall of each room. Moreover, such projection shall be at least 6m. from plot boundary in case of special buildings. 24.6.2 For height 24 m. and more no cupboard shall reduce the marginal open space to less than 6 m. on first floor and 4.5 m. on upper floor. In congested area cupboard may be permitted on upper floors	Sanctioned as proposed by SPA.																								

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		above 1.5 m in height.  Figure 24.1: Section of cupboard	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 cupboard.	
187	24.7.1	Size: The aggregate area of the mezzanine floor shall not exceed 50 % of the carpet 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 m².	Size: The minimum size of the mezzanine floor shall be as per requirement and convenience of owner. The aggregate area of such mezzanine floor shall in no case exceed 50% of built -up area of that room, shops, etc. Where loft is provided in the room, the mezzanine floor shall not be allowed. Note: mezzanine floor area shall be counted towards FSI	Sanctioned as proposed by SPA.
188	24.7.3	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.	Height: The head room under mezzanine floor shall not be less than 2.1 m.	Sanctioned as proposed by SPA.
189	24.7.4	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.	A mezzanine floor may be permitted in a room or within a space, provided - it conforms to the standards of living rooms as regards lighting and ventilation in case the mezzanine floor is used as habitable room. - it is so constructed as not to interfere, under any	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
			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.	
190	24.8.1	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 3.00 m ² .	Size: The area of a store room/ rooms, if provided in a residential building, where light, ventilation and height are provided at standards lower than as required for living room, shall be as per requirements and convenience of the owner.	Sanctioned as proposed by SPA.
191	24.8.2	Height: The height of a store room shall not be less than 2.10 m.	To be deleted	Sanctioned as proposed by SPA.
192	24.9.1	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.	Size of private Garage: The size of a garage in individual residential building shall not be less than 2.5 m. x 5.0 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. The area of garage shall be including in FSI.	Sanctioned as proposed by SPA.
193	24.9.2	Height: The maximum head room in a garage shall be 2.4 m.	Height of private Garage: The minimum and maximum height of garage shall be 2.4 m. and 2.75m. respectively	Sanctioned as proposed by SPA.
194	24.9.3	The plinth of garage located at ground level shall not be less than	Plinth of private Garage: The plinth of garage located at ground level shall not be less than 15 cm. above the	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		0.15 m above the surrounding ground level.	surrounding ground level.	
195	24.9.4	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.	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.	Sanctioned as proposed by SPA.
196	24.9.5	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.	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.	Sanctioned as proposed by SPA.
197	24.10.1	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.	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 rainwater 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	Sanctioned as proposed by SPA.
198	24.10.2	CEO 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	The 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, if not used for rain water harvesting	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
199	24.10.3	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 CEO.	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 necessary.	Sanctioned as proposed by SPA.
200	24.10.4	Terrace of a building shall not be sub-divided and it shall have only common access.	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 and shall not be counted in balcony area.	Sanctioned as proposed by SPA.
201	24.11.1	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.	Basement shall generally be constructed within the prescribed setbacks / margins with one or more level. Following uses shall be permissible at free of FSI. i. Air-conditioning equipment's and other machines used for services and utilities of the building; ii. Parking spaces; iii. D.G. set room, meter room and electric substation (which will conform to required safety requirements), Effluent Treatment Plant, suction tank, pump room; Following uses shall be permissible and counted in FSI. a) Storage of household or other goods or ordinarily non-combustible material incidental to principle use; b) Strong rooms, bank lockers, safe deposit vaults, laundry room, Radio/ laser therapy, post mortem room, mortuary, medical shop and cold storage for hospital building etc. c) Commercial use in first basement in case of shopping centre/ shopping malls. d) Uses strictly ancillary to the Principal use. e) Nursing quarters as ancillary use to hospital in first basement, if it is 0.9 to 1.2 m. above ground level with	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		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: - All requirements regarding access, safety (including fire safety), ventilations, etc. shall be complied with. - All the planning standards (particularly as regarding parking) should be strictly adhered to. The basement shall not be used for residential purpose. - Users other than (a) and (b) shall not be counted in FSI. Provided that, - 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. - 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 CEO NAINA may allow only one ramp with not less than 6.0 m. in width. - if the basement is proposed to be constructed below podium then marginal distances shall be as that of	proper ventilation. Provided that, - If the basement is proposed flushing to average surrounding ground level, then such basement can be extended in side and rear margins upto 1.5 m. from the plot boundary. - Multilevel basements may be permitted if the basement is used for parking	

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
202	24.12.1	podium. The minimum aggregate area of opening of habitable rooms and kitchens excluding doors shall be not less than 1/6th of floor area.	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 the floor area of the room	Sanctioned as proposed by SPA.
203	24.12.2	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.	No portion of a room shall be assumed to be lighted, if it is more than 7.5 m. away from the opening assumed for light and ventilation, provided additional depth of any room beyond 7.5m. may be permitted subject to provision of proportionate increase in the area of opening.	Sanctioned as proposed by SPA.
204	24.12.3	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	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.	Sanctioned as proposed by SPA.

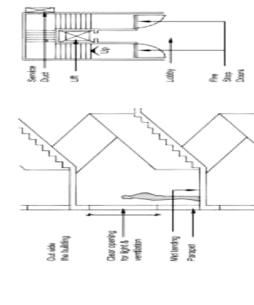
Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government																																																	
205	Table 24.1	Table 24.1: Size of ventilation shaft <table><tr><th>Height of building in m</th><th>Size of ventilation every side in m²</th><th>Minimum width of shaft in m</th></tr><tr><td>Up to 10</td><td>1.2</td><td>0.90</td></tr><tr><td>Up to 12</td><td>3.0</td><td>1.50</td></tr><tr><td>Up to 16</td><td>4.5</td><td>1.80</td></tr><tr><td>Up to 24</td><td>5.4</td><td>1.80</td></tr><tr><td>Up to 30</td><td>8.0</td><td>2.40</td></tr><tr><td>Above 30</td><td>9.0</td><td>Minimum 3 m</td></tr></table> In residential lodging hotels where attached toilets are provided with mechanical ventilation system installed as per Regulation No. 24.12.3, the size of ventilation shaft may be relaxed by the CEO	Height of building in m	Size of ventilation every side in m ²	Minimum width of shaft in m	Up to 10	1.2	0.90	Up to 12	3.0	1.50	Up to 16	4.5	1.80	Up to 24	5.4	1.80	Up to 30	8.0	2.40	Above 30	9.0	Minimum 3 m	<table><tr><th>Sr. No.</th><th>Height of Building in m.</th><th>Cross-section of ventilation shaft in sq.m.</th><th>Minimum one dimension of the shaft in m.</th></tr><tr><td>1</td><td>Up to 10</td><td>1.2</td><td>0.9</td></tr><tr><td>2</td><td>Up to 12</td><td>2.4</td><td>1.2</td></tr><tr><td>3</td><td>Up to 16</td><td>4.0</td><td>1.5</td></tr><tr><td>4</td><td>Up to 24</td><td>5.4</td><td>1.8</td></tr><tr><td>5</td><td>Up to 30</td><td>8.0</td><td>2.4</td></tr><tr><td>6</td><td>Above 30</td><td>9.0</td><td>3.0</td></tr></table> Notes: - a) For buildings above 30m., mechanical ventilation system shall be installed besides the provisions of minimum ventilation shaft. b) For fully air-conditioned residential/ other buildings, 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.	Sr. No.	Height of Building in m.	Cross-section of ventilation shaft in sq.m.	Minimum one dimension of the shaft in m.	1	Up to 10	1.2	0.9	2	Up to 12	2.4	1.2	3	Up to 16	4.0	1.5	4	Up to 24	5.4	1.8	5	Up to 30	8.0	2.4	6	Above 30	9.0	3.0	Sanctioned as proposed by SPA.
Height of building in m	Size of ventilation every side in m ²	Minimum width of shaft in m																																																			
Up to 10	1.2	0.90																																																			
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5	Up to 30	8.0	2.4																																																		
6	Above 30	9.0	3.0																																																		
206	24.13	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. However, in case of building height more than 70 M, higher parapet height up to 2.00 M for elevation purpose may be permitted.	Parapet: Parapet walls and handrails provided on the edges of roof terraces, podium, balcony, varandah and recreational floor shall not be less than 1.0m. and not more than 1.2m. in height from the finished floor level. In case of occupancies like educational, health etc. such parapet may be permitted upto 2.00 m. height.	Sanctioned as proposed by SPA.																																																	
207	24.14	Wells: Wells intended for supply of water for human consumption or domestic purposes where provided,	Wells: Wells intended for supply of water for human consumption or domestic purposes may be permitted at suitable place in a plot.	Sanctioned as proposed by SPA.																																																	

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
208	24.14.1	shall comply with the requirements of Regulation No. 24.14.1 and 24.14.2 Location: The well shall be located: i. Not less than 15m from soak pit, refuse pit, earth closet or privy and shall be located on a site up wards from the earth closet or privy. ii. 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. iii. Such that contamination by the movement of sub soil or other water is unlikely; and iv. Not under a tree or otherwise it should have a canopy over it so that leaves and twigs do not fall in to the well and rot.	To be deleted	Sanctioned as proposed by SPA.
209	24.14.2	Requirements: The well shall: i. have minimum internal diameter of not less than 1m. ii. be constructed to a height not less than 1m above the surrounding ground level to form a parapet or curb and 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 curb forming the well head and the upper surface for	To be deleted	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		such pavings shall besloped away from a well; iii. be a sound and permanent construction (Pucca) throughout; iv. the interior surface of the lining or walls of the well shall be rendered impervious for depth of not less than 1.8m measured from the level of the ground immediately adjoining the well-head.		
210	24.15	Septic Tanks: Till sewer network is provided, Septic tanks will be permissible in accordance with provisions of NBC 2016.	Septic Tanks: Every building or group of buildings together shall be either connected to a Drainage system or be provided with sub-soil dispersion system in the form of septic tank of suitable size and technical specifications. Modern methods of disposals, as may be specified by Government/ Government bodies such as NEERI etc. may also be permissible.	Sanctioned as proposed by SPA.
211	24.16	Boundary Wall: The requirements of the boundary wall are given below: i. Except with the special permission of the CEO, the maximum height of the compound wall shall be 1.5 m above ground level. However for road sides the compound wall above 0.75 m will be of open construction – railing or jali. ii. However, the provisions of (i) above are not applicable to boundary wall of jails. iii) In industrial buildings, electric sub stations, transformer stations institutional	Boundary/Compound Wall: i. 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. The maximum height of side and rear compound wall shall be 1.5 m. above the average ground level of the particular plot. ii. In case of a corner plot, the height of the 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 intersection and the remaining height of 0.75 m., if required, in accordance with sub -	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		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 boundary wall height upto 2.4 m may be permitted by the CEO. iii. Compound wall of minimum 1.8 m height shall be built around cremation and burial grounds. iv. The compound gate should open entirely inside the property and shall not open on any access/pathway/road/street.	regulation (i) above, may be of open type construction (railings). iii. The provision of sub-regulations (i) and (ii) above 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 publicity undertakings the height up to 2.4 m. may be permitted by the Authority. v. The gates in a compound wall shall not open on any public access/ pathway / road / street and shall open entirely inside the property.	
212	24.18	Letter box: An independent letter box will be provided of size not exceeding 0.30 m x 0.30 m x 0.30 m for each tenement.	Letter box: A letter box of appropriate dimensions shall be provided on the ground floor of residential and commercial buildings.	Sanctioned as proposed by SPA.
213	24.19	Meter rooms : Meter room size shall be upto 3.00 m x 5.00 m depending upon the requirements; the size may be increased in consultation with M.S.E.D.C.L. or concerned Power Supply Authority.	Meter rooms : Meter room shall be provided as per the requirement of M.S.E.D.C.L. or power supply company as per the number of tenements/ units.	Sanctioned as proposed by SPA.
214	24.19.1	The spaces for provision of transformers shall be provided as per the requirements of M.S.E.D.C.L. or concerned Power Supply Authority.	To be deleted	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
215	24.20.1	Chimneys, where provided shall conform to the requirements of "IS 145 -1960" of latest version.	Chimney, where provided, shall conform to the requirements of Indian Standard Code of Practice for Fire Safety of Building. Provided that the Chimney 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.	Sanctioned as proposed by SPA.
216	24.20.2	Notwithstanding the provisions of Regulation No. 24.20.1, 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.	To be deleted	Sanctioned as proposed by SPA.
217	24.21		Cabin: Where cabins are provided, the size of cabins shall be 3.0 sq.m. 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.	Sanctioned as proposed by SPA.
218	27.3.3	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 27.3	Capacity of Exits: The unit of exit width use to measure the capacity of any exit should be 50 cm. A clear width of 25 cm. should be counted as additional half unit. Clear width less than 25 cm. should not be computed for exit width. 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 27.3	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
219	27.3.4	For all buildings identified in Annexure 2, 6.1 (special buildings) 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	All buildings having height more than ground floor shall have provision of one staircase. The special buildings specified in Annexure 2, 6.1 (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. A staircase shall not be provided around the lift shaft unless provided with fire stop door of 1 hour rating at every floor level and no other openings in the inside wall as illustrated below. 	Sanctioned as proposed by SPA.

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220	Table 27.4	Table 27.4 Minimum width of staircase in various use <table><thead><tr><th>S.No.</th><th>Type of Building</th><th>Minimum width of Stair Case (in m.)</th></tr></thead><tbody><tr><td>1</td><td>Residential Buildings</td><td>0.75</td></tr><tr><td></td><td>a) Individual Housing upto G + 2 storeys</td><td>1.00</td></tr><tr><td></td><td>b) Multi-storied Residential Building upto 15 m. height</td><td>1.20</td></tr><tr><td></td><td>c) Multi-storied Residential Building above 15 m. & upto 24 m. height</td><td>1.50</td></tr><tr><td></td><td>d) Multi-storied Residential Building above 24 m. height</td><td>1.50</td></tr><tr><td>2</td><td>Residential hotel buildings</td><td>1.50</td></tr><tr><td>3</td><td>Assembly Building like auditorium, theatres, cinemas, multiplex, mangal karyakya, marriage hall, etc.</td><td>2.00</td></tr><tr><td>4</td><td>Institutional & Educational Buildings</td><td>2.00</td></tr><tr><td>5</td><td>All other buildings excluding S.No. (1) to (4) above</td><td>1.50</td></tr></tbody></table>	S.No.	Type of Building	Minimum width of Stair Case (in m.)	1	Residential Buildings	0.75		a) Individual Housing upto G + 2 storeys	1.00		b) Multi-storied Residential Building upto 15 m. height	1.20		c) Multi-storied Residential Building above 15 m. & upto 24 m. height	1.50		d) Multi-storied Residential Building above 24 m. height	1.50	2	Residential hotel buildings	1.50	3	Assembly Building like auditorium, theatres, cinemas, multiplex, mangal karyakya, marriage hall, etc.	2.00	4	Institutional & Educational Buildings	2.00	5	All other buildings excluding S.No. (1) to (4) above	1.50	<table><thead><tr><th>S. No.</th><th>Use of Building</th><th>Minimum width of Stair Case (in m.)</th></tr></thead><tbody><tr><td>1</td><td>Residential Buildings</td><td>0.75</td></tr><tr><td></td><td>a) Individual Housing upto G + 2 storeys</td><td>1.00</td></tr><tr><td></td><td>b) Multi-storied Residential Building upto 15 m. height</td><td>1.20</td></tr><tr><td></td><td>c) Multi-storied Residential Building above 15 m. & upto 24 m. height</td><td>1.50</td></tr><tr><td></td><td>d) Multi-storied Residential Building above 24 m. height</td><td>1.50</td></tr><tr><td>2</td><td>Residential hotel buildings</td><td>1.50</td></tr><tr><td>3</td><td>Assembly Building like auditorium, theatres, cinemas, multiplex, mangal karyakya, marriage hall, etc.</td><td>2.00</td></tr><tr><td>4</td><td>Institutional & Educational Buildings</td><td>2.00</td></tr><tr><td>5</td><td>All other buildings excluding S.No. (1) to (4) above</td><td>1.50</td></tr></tbody></table> Note - Internal staircase for duplex tenements shall be of minimum width 0.75 m. and for mezzanine floor shall be of minimum width 0.90 m.	S. No.	Use of Building	Minimum width of Stair Case (in m.)	1	Residential Buildings	0.75		a) Individual Housing upto G + 2 storeys	1.00		b) Multi-storied Residential Building upto 15 m. height	1.20		c) Multi-storied Residential Building above 15 m. & upto 24 m. height	1.50		d) Multi-storied Residential Building above 24 m. height	1.50	2	Residential hotel buildings	1.50	3	Assembly Building like auditorium, theatres, cinemas, multiplex, mangal karyakya, marriage hall, etc.	2.00	4	Institutional & Educational Buildings	2.00	5	All other buildings excluding S.No. (1) to (4) above	1.50	<table><thead><tr><th>S. No.</th><th>Use of Building</th><th>Minimum width of Stair Case (in m.)</th></tr></thead><tbody><tr><td>1</td><td>Residential Buildings</td><td>0.75</td></tr><tr><td></td><td>a) Individual Housing upto G + 2 storeys</td><td>1.00</td></tr><tr><td></td><td>b) Multi-storied Residential Building upto 15 m. height</td><td>1.20</td></tr><tr><td></td><td>c) Multi-storied Residential Building above 15 m. & upto 24 m. height</td><td>1.20</td></tr><tr><td></td><td>d) Multi-storied Residential Building above 24 m. height</td><td>1.50</td></tr><tr><td>2</td><td>Residential hotel buildings</td><td>1.50</td></tr><tr><td>3</td><td>Assembly Building like auditorium, theatres, cinemas, multiplex, mangal karyakya, marriage hall, etc.</td><td>2.00</td></tr><tr><td>4</td><td>Institutional & Educational Buildings</td><td>2.00</td></tr><tr><td>5</td><td>All other buildings excluding S.No. (1) to (4) above</td><td>1.50</td></tr></tbody></table> Note - Internal staircase for duplex tenements shall be of minimum width 0.75 m. and for mezzanine floor shall be of minimum width 0.90 m.	S. No.	Use of Building	Minimum width of Stair Case (in m.)	1	Residential Buildings	0.75		a) Individual Housing upto G + 2 storeys	1.00		b) Multi-storied Residential Building upto 15 m. height	1.20		c) Multi-storied Residential Building above 15 m. & upto 24 m. height	1.20		d) Multi-storied Residential Building above 24 m. height	1.50	2	Residential hotel buildings	1.50	3	Assembly Building like auditorium, theatres, cinemas, multiplex, mangal karyakya, marriage hall, etc.	2.00	4	Institutional & Educational Buildings	2.00	5	All other buildings excluding S.No. (1) to (4) above	1.50
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221	27.4.1 (ii)	The width of the doorway shall be equal to the width of the stairway. Doorways shall be not less than 2.10 m in height. Doorways for bathrooms, water closet, stores etc. shall be not less than 0.75 m cm wide.	No exit doorway shall be less than 90 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.	Sanctioned as proposed by SPA.																																																																																										
222	27.4.1 (vi)		Mirrors shall not be placed in exit ways or exit doors to avoid confusion regarding the direction of exit.	Sanctioned as proposed by SPA.																																																																																										
223	27.4.3 (vii)	The maximum height of riser shall be 0.20 min the case of residential buildings and 0.15 m in the case of other buildings. They shall be limited to 12 per flight. For low income	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.	Sanctioned as proposed by SPA.																																																																																										

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		housing scheme in narrow plots, the riser may be provided in one flight.		
224	27.4.3 (viii)	Handrails shall be provided with a minimum height of 0.90 m from the tread.	Handrails shall be provided with a minimum height of 100 cm. from the centre of the tread to the top of the handrails. Balusters/ railing shall be provided such that the width of staircase does not reduce	Sanctioned as proposed by SPA.
225	27.4.4	Fire escape or external stairs: For buildings above 15 m in height fire escape stairs shall be provided subject to the following conditions: - Fire escape shall not be taken into account in calculating the evacuation time of building; - All fire escapes shall be directly connected to the ground; - Entrance to fire escape shall be separate and remote from the internal staircase; - 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; - Fire escape shall be constructed of non-combustible materials; - Fire escape stairs shall have straight flights not less than 0.75 m wide with 0.25 m treads and risers not more than 0.20 m. The number of risers shall be limited to 16 per flight. - Handrail shall be of height not less	Fire escape or external stairs: A fire escape or external stair shall be provided as provided in Regulation No. 27.4.3 (Provision for Staircase) External stairs, when provided, shall comply the following : - External stairs shall always be kept in sound operable conditions. - All external stairs shall be directly connected to the ground. - Entrance to the external stairs shall be separate and remote from the internal staircase. - Care shall be taken to ensure that no wall opening or window opens on to or close to an external stairs. - The route to the external stairs shall be free of obstructions at all times. - The external stairs shall be constructed of non - combustible materials, and any doorway leading to it shall have the required fire resistance. - No external staircase, used as a fire escape, shall be inclined at an angle greater than 45 degree from the horizontal. - 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.	Sanctioned as proposed by SPA.

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		viii. Fire escape staircase shall be connected to other staircases through common passage at every floor. ix. Unprotected steel frame staircase will not be accepted as means of escape. However, steel staircase in an enclosed fire rated compartment of 2 hours will be accepted as means of access.	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. xii. Fire escape staircase shall be connected to other staircases through common passage at every floor.	
226	27.4.5	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.	To be deleted	Sanctioned as proposed by SPA.
227	27.4.6	Ramps for Pedestrians: i. 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	Non vehicular ramp: All the requirements of stairways in Regulation No. 27.3.5 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	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		limiting dimensions. Ramps shall be surfaced with approved non-slipping material;	be substituted for and shall comply with all the applicable requirements of required stairways as to enclosure, capacity and dimensions. In certain cases, steeper slopes may be permitted but in no case greater than 1 in shall be permitted. 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.	
228		ii. The minimum width of the ramps in hospitals shall be 2.25 m;	b) The minimum width of the ramps in hospitals shall be 2.25 m.	Sanctioned as proposed by SPA.
229		iii. Handrails shall be provided on both sides of the ramp.	c) Handrails shall be provided on both sides of the ramp.	Sanctioned as proposed by SPA.
230			d) Ramps shall lead directly to outside open space at ground level or courtyards or safe place.	Sanctioned as proposed by SPA.
231			e) For building above 24 m. in height, access to ramps from any floor of the building shall be through smoke stop door.	Sanctioned as proposed by SPA.
232			f) When there is a difference in level between connected areas for horizontal exits, ramps not more than 1:10 slope shall be provided; steps shall not be used.	Sanctioned as proposed by SPA.
233			g) In case of non-special building, ramp may be permitted in side marginal distances. In case of special building, ramps may be permitted in side marginal distances, after leaving 6 m. marginal distance for movement of fire fighting vehicle.	Sanctioned as proposed by SPA.
	27.4.7		27.4.7 Ramp to basements and upper storeys for vehicles For parking spaces in a basement and upper floors, at least two ramps of minimum 3m. width with slope not more than 1:8 shall be provided, preferably at the	Refused to accord sanction.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
			opposite ends. Instead of two ramps, one ramp of 6 m. width may be allowed. In addition to these, the owner may provide car lifts, if he so desires. If the ramp is proposed to be used only for two wheelers then at least two ramps of 2m width with slope not more than 1:8 shall be provided, preferably at the opposite ends. Instead of two ramps one ramp of 4m. width may be allowed. In case of plot admeasuring 1000 sq.m. or less, only one ramp of 3m. may be provided for car /two wheelers parking or one ramp of 2m. may be provided for two wheelers parking or the owner may provide minimum 2 Car lifts instead of Ramp. In case of plot admeasuring up to 2000 sq.m., one ramp of minimum 6 m. width may be provided for car/two wheelers parking or the owner may provide minimum 2 Car lifts instead of Ramp. Note-Sub Regulation No.27.4.6(g) shall also be applicable in this regulation. However, ramps in margins are allowed subject to NOC from CFO, CIDCO.	
234	27.4.9	Refuge Area: For buildings more than 24 m in height, refuge area of 15 m² or an area equivalent to 0.3 m² 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 and	27.4.9 Refuge Area: For buildings more than 24 m in height, refuge area of 15 m² or an area equivalent to 0.3 m² per person to accommodate the occupants of floor below and above the refuge area floor, 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.	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		protected with suitable railings.		
235		i. For floors above 24 m and upto 39 m – One refuge area on the floor immediately above 24 m.	a) For floors above 24 m. and upto 39m. height-One refuge area on the floor immediately above 24 m.	Sanctioned as proposed by SPA.
236		ii. 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.	b) For floors above 39 m height-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, provided, such excess area does not exceed 100% of the required refuge area	Sanctioned as proposed by SPA.
237		iii. Refuge area at midlanding of staircase at alternate floors immediately above 24m height may be permitted.	To be deleted	Sanctioned as proposed by SPA.
238		iv. Water tap shall be provided in Refuge area	To be deleted	Sanctioned as proposed by SPA.
239	27.4.10	Lifts i. At least one lift shall be provided in every building above 15 m height. In case of buildings with height 24 m and above at least 2 lifts shall be provided, subject to provisions mentioned in regulation no 36.2. In such buildings at least one of the lifts shall be freight lifts and also have provision to accommodate a stretcher.	Lifts: Planning and Design i. Atleast one lift shall be provided in every building more than 15 m. in height. In case of buildings more than 24m. height, atleast two lifts shall be provided. However, in 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.	Sanctioned as proposed by SPA.
240	27.4.10	ii. All the floors shall be accessible for 24 hours by the lifts. The lifts provided in the buildings shall not be	ii. For building or floors of the building to be constructed for Retirement Home or Senior Citizen Housing, lift shall be provided irrespective of height	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		considered as a means of escape in case of emergency.	of building.	
241	27.4.10	iii. Grounding switch at ground floor level to enable the fire service to ground the lift cars in any emergency shall also be provided;	iii. 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 Lift & Escalators of Part VIII - Building Services of National Building Code of India.	Sanctioned as proposed by SPA.
242	27.4.10	iv. The lift machine room shall be separate and no other machinery shall be installed therein.	iv. 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. The lift machine rooms shall be separate and no other machinery shall be installed therein.	Sanctioned as proposed by SPA.
244	24.23a		24.23a: 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 thereafter additional 20 sq.m. area for every 300 flats. (ii) Sanitary block for servants having maximum area of 3 sq.m. 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	24.23a: 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 thereafter additional 20 sq.m. area for every 300 flats. (ii) Sanitary block for servants having maximum area of 3 sq.m. in schemes having minimum 100 flats and thereafter additional 3 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

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government												
			view the above requirements. iv)Every residential building having more than 6 flats/tenements shall have entrance lobby of minimum 9 sq.m at ground floor. Minimum dimension of such lobby shall not be less than 2.50 m. v)The requirements at (i) to (iii) above shall firstly be provided for the building having 30 or more tenements and thereafter the quantum mentioned in the said provisions shall be provided. vi)These additional amenities shall be allowed to be provided centrally at plot level or at the layout (Townships) level or allowed to be provided within the recreational open space as mentioned in reg no 20.3.9	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. iv)Every residential building having more than 6 flats/tenements shall have entrance lobby of minimum 9 sq.m at ground floor. Minimum dimension of such lobby shall not be less than 2.50 m. v)The requirements at (i) to (iii) above shall firstly be provided for the building having 30 or more tenements and thereafter the quantum mentioned in the said provisions shall be provided.												
246	Table 31.2	Conditions under which land uses and activities are permissible	Conditions under which land uses and activities are permissible	Sanctioned as proposed by SPA.												
		<table><tr><th>No.</th><th>Detail of condition</th></tr><tr><td>1</td><td>Should abut minimum 15 m wide road or layout road minimum 9 m wide</td></tr><tr><td>2</td><td>Should abut existing or proposed Interim Development Plan Road minimum 20 m wide and/ or service road of Highways.</td></tr></table>	No.	Detail of condition	1	Should abut minimum 15 m wide road or layout road minimum 9 m wide	2	Should abut existing or proposed Interim Development Plan Road minimum 20 m wide and/ or service road of Highways.	<table><tr><th>No.</th><th>Detail of condition</th></tr><tr><td>1</td><td>Should abut minimum 12 m wide road or layout road minimum 9 m wide</td></tr><tr><td>2</td><td>Should abut existing 12 m or proposed Interim Development Plan Road minimum 20 m wide and/ or service road of Highways.</td></tr></table>	No.	Detail of condition	1	Should abut minimum 12 m wide road or layout road minimum 9 m wide	2	Should abut existing 12 m or proposed Interim Development Plan Road minimum 20 m wide and/ or service road of Highways.	
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246a	Table 31.3	Table 31.3: Land use classification and permissible activities/ uses	-----	Refused to accord sanction.												

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
247	33.1	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.	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 Bureau of Indian Standard, 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, as prescribed in these Regulations.	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government																																												
248	Table 38.1	<table><tr><th>Sr. No</th><th>Fixtures</th><th>Public Toilets</th><th>Staff Toilets</th></tr><tr><th></th><th></th><th>Male</th><th>Female</th></tr><tr><td>i)</td><td>Main Office Toilets for Staff and Visitors</td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td>a) Water-closet</td><td>1 per 25</td><td>1 per 15</td></tr><tr><td></td><td>b) Addition tap with each water-closet</td><td>1 in each water-closet</td><td></td></tr><tr><td></td><td>c) Urinals Add</td><td>Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100 101-200</td><td>Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100 101-200</td></tr><tr><td></td><td>Urinals Add @ 3% for Add @ 2.5 %</td><td>Over 200</td><td>Over 200</td></tr><tr><td></td><td>d) Washbasins</td><td>1 per 25</td><td>1 per 25</td></tr><tr><td></td><td>e) Drinking water fountain</td><td>1 per 100</td><td>1 per 100</td></tr><tr><td></td><td>f) Cleaners sink</td><td>1 per floor</td><td></td></tr></table>	Sr. No	Fixtures	Public Toilets	Staff Toilets			Male	Female	i)	Main Office Toilets for Staff and Visitors								a) Water-closet	1 per 25	1 per 15		b) Addition tap with each water-closet	1 in each water-closet			c) Urinals Add	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100 101-200	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100 101-200		Urinals Add @ 3% for Add @ 2.5 %	Over 200	Over 200		d) Washbasins	1 per 25	1 per 25		e) Drinking water fountain	1 per 100	1 per 100		f) Cleaners sink	1 per floor			Sanctioned as proposed by SPA.
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249	Table 38.3(i)	Sanitation requirement for Cinema, Multiplex Cinema, Concerts and Convention Halls, Theatres	Sanitation requirement for Cinema, Multiplex Cinema, Concerts and Convention Halls, Theatres	Sanctioned as proposed by SPA.																																												
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250	Table 38.14	Sanitation requirement for Railway Stations and Bus stations	Sanitation requirement – Airports, Railway Stations and Bus stations	Sanctioned as proposed by SPA.																																												

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
251	40.1	Installation of Solar Assisted Water Heating System a. Solar water heating systems shall 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. b. The solar water heating system shall 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	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 4000sq.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 at least 50 kg. per sq.m. for the installation of SWH/RTPV.	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		system. c. 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. d. Guest Houses e. Police men/Army barracks f. Canteens g. Laboratory & Research Institutions where hot water is needed. h. Hostels, Schools, Colleges, Hospitals and Other Institutes. i. 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. j. 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. k. 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	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.	

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		open sunny roof area available for installation of solar water heating system. i. The roof loading adopted in the design of such building should be at least 50 kg per m² for the installation of solar water heating system. m. 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. n. 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		

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		required in the building. o. 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: p. An Open area of 3 m² would be required for installation of a collector, which supplies about 100 litres of water per day. At least 60% of thereof area may be utilized for installation of the system. q. The specification for the solar water heating system laid down by the Ministry of Non-Conventional Energy Sources can be followed. Flat plate or tubular collector conforming to Bureau of Indian Standards -latest standard should be used in all such solar water heating systems.		
252	Table 40.1	SolarHeatedWaterrequirementfordiffer entuses	To be deleted	Sanctioned as proposed by SPA.
253	40.4	Solid Waste Management 40.4.1 All buildings shall be provided with separate colour bins for collecting Dry waste (metal, paper, rubber, plastic, etc) and Wet Waste (organic waste). There shall be proper storage of Hazardous Waste (batteries, used bulbs, lamps,	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	Sanctioned as proposed by SPA.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
		medicines etc) as per the prescribed norms for hazardous waste management by Ministry of Environment, Forests and Climate Change, Government of India. 40.4.2 Arrangements shall be made for reuse/ recycling of dry waste by tying up with local recycler or NGOs working with rag pickers such as but not limited to Stree Mukti Sanghata, Kagad Kach Patra Kashtakari Panchayat. 40.4.3 All developments on areas 20 ha and more shall have decentralised (onsite) treatment plant based on non -energy intensive and eco friendly technology (anaerobic digestion or in-vessel composting/vermicomposting) for the treatment of 100% of organic wastes. 40.4.4 Construction and demolition waste may be used for filling up low lying areas with prior permission of SPA-NAINA. Developers are encouraged to recycle the construction and demolition waste as far as possible. The recyclable material from such wastes such as metal, wood, plastic may be recycled / reused as per Regulation No. 40.4.2.	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 Authority	

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government
254	43.5.4.5 c)	Where the permissible basic Zonal FSI is less than 0.50, except NAINA Scheme in LDZ and TBD.	To be deleted	Sanctioned as proposed by SPA.
255	Annexure 25 xii)		The plan showing global coordinates of the land/plot under development proposal, as per the TILR boundary and physical boundary plan; obtained from empanelled surveyor of CIDCO or any Government registered licensed surveyor.	Sanctioned as proposed by SPA.
256	Annexure 2	6.1.1. Building Plans for Special Buildings For (i) Multi-storey buildings which are more than 15 m 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 m². The following additional information shall be furnished/indicated in the Building Plans, in addition to the items (i) to (ix) of No.6 above	6.1 Special Building means- i. any multi-storeyed building which is more than 24 m. in height measured from ground level, or ii. buildings for educational, assembly, mercantile, institutional, industrial, storage and hazardous occupancies having built-up area 500 sq.m. or more on any floor irrespective of height of such building, or iii. any building with mixed occupancies with any of the aforesaid occupancies in (ii) above with built-up area 500sq.m. or more on any floor irrespective of height of such building. The following additional information shall be furnished/indicated in the Building Plans, in addition to the items (i) to (ix) of No.6 above.	6.1 Special Building means- i. any multi-storeyed building which is more than 24 m. in height measured from ground level, or ii. buildings for educational, assembly, mercantile, institutional, industrial, storage and hazardous occupancies having built-up area 500 sq.m. or more on any floor irrespective of height of such building, or any building with mixed occupancies with any of the aforesaid occupancies in (ii) above with built-up area 500 sq.m. or more on any floor irrespective of height of such building. The following additional information shall be furnished/indicated in the Building Plans, in addition to the items (i) to (ix) of No.6 above. Note : Any building for residential or mixed occupancy with height upto 24 mtr. but

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257	Annexure 3	Scale of Fees/ Charge for Development Plan Area 6. Premium for free of FSI component 1. Double height terrace will be charged at the rate of 2000 per m² or 40% of NA land rates mentioned in ASR, whichever is more. Balcony enclosure premium shall be 10% of the NA land rates mentioned in the ASR. SPA-NAINA may review and revise the rates when required.	Scale of Fees/Charge for Development Plan Area 6. Ancillary FSI Ancillary FSI premium at the rate 10% of NA land rate in Annual Statement of Rates of the year of granting permission.	built up area upto 750 sq. mtr. on any floor and sprinkler system is provided and travel distance is maintained as per these regulations, shall not be considered as special building, subject to fire NOC. Sanctioned as proposed by SPA.
258	Annexure 4	Provisions for Inclusive Housing	Provisions for Inclusive Housing The following regulation of inclusive housing shall be optional to the developer/project proponent as per provisions mentioned in these regulations.	Refused to accord sanction.
	Appendix 'B'	---	I hereby certify that the development/erection/re-erection/ demolition or material alteration in/ or Building No./in Plot No. in Block___No. situated at Road / street 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 along with, and that the work shall be carried out according to the sanctioned plans.	Refused to accord sanction.

Sr. No.	Reg. No.	Regulation as per Sanctioned NAINA DCPR	Modification Proposed by SPA	Modification sanctioned by Government																																								
			I shall be responsible to abide all regulations as prescribed in NAINA DCPR and site engineer of developer/owner will be responsible to execution of the work in all respects.																																									
	Annexure 3	----	FSI linked Premium Charges (FLP). i) FSI linked Premium Charges (FLP) as may be required to be recovered under these regulations shall be paid to the Authority be for issue of development permission/ commencement certificate. The amount of premium collected by the Authority shall be kept in a separate account and it shall be utilized for development of civic amenities and infrastructure. The aforesaid premium charges of these regulations shall be allowed to be paid in the instalments with interest @8.5% per annum in the following manner and subject to following conditions A) Option-1 a) Building below 70m height. <table border="1"> <thead> <tr> <th colspan="5">At the end of Month with interest</th> </tr> <tr> <th>Initial Payment</th> <th>12th</th> <th>24th</th> <th>36th</th> <th>48th</th> </tr> </thead> <tbody> <tr> <td>1st Instalment</td> <td>2nd Instalment</td> <td>3rd Instalment</td> <td>4th Instalment</td> <td>5th Instalment</td> </tr> <tr> <td>10%</td> <td>22.5%</td> <td>22.5%</td> <td>22.5%</td> <td>22.5%</td> </tr> </tbody> </table> b) Building having height of 70m and above. <table border="1"> <thead> <tr> <th colspan="5">At the end of Month with interest</th> </tr> <tr> <th>Initial Payment</th> <th>12th</th> <th>24th</th> <th>36th</th> <th>48th</th> </tr> </thead> <tbody> <tr> <td>1st Instalment</td> <td>2nd Instalment</td> <td>3rd Instalment</td> <td>4th Instalment</td> <td>5th Instalment</td> </tr> <tr> <td>10%</td> <td>18%</td> <td>18%</td> <td>18%</td> <td>18%</td> </tr> </tbody> </table> B) Option-2 The instalment of 20% shall be paid at the time of granting development permission /commencement certificate and remaining 80% amount at the time of occupation certificate. The remaining amount shall be liable for interest @ 8.5% per annum. Notes: i) The instalment shall be granted with the interest at the rate of 8.5% p.a. on reducing outstanding balance	At the end of Month with interest					Initial Payment	12th	24th	36th	48th	1st Instalment	2nd Instalment	3rd Instalment	4th Instalment	5th Instalment	10%	22.5%	22.5%	22.5%	22.5%	At the end of Month with interest					Initial Payment	12th	24th	36th	48th	1st Instalment	2nd Instalment	3rd Instalment	4th Instalment	5th Instalment	10%	18%	18%	18%	18%	Refused to accord sanction.
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			premium. ii) The owner/developer shall deposit post-dated cheques for instalment amount with an interest due drawn on scheduled bank, as per the scheduled date of payment. iii) Occupation Certificate shall be granted in proportion to the payments made. iv) The first instalment shall not be less than 50 lakhs. In such case, the remaining amount shall be apportioned in remaining instalments. The aforesaid option 1 & option 2 shall be applicable for the period of 2 years. In addition to this extension of further 2 years (i.e. upto 2.12.2024) shall be applicable, considering the lock-down measures and guidelines issued by the Government w.r.t. Pandemic situation.	

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

NIRMALKUMAR CHAUDHARI,
Deputy Secretary to Government.