

**LIST OF MODIFICATIONS PROPOSED to the DEVELOPMENT CONTROL AND PROMOTION REGULATIONS (DCPRs) of DDP of NAINA**

Modification No.	Existing Regulation No.	Existing Provision as per Published Draft DCPR u/s 26 of MR&TP Act, 1966	Proposed Regulation No.	Proposed Modification
DM 1.	2.124	“Urban Village” means an area of 200 m around existing inhabited Gaothan boundaries as shown in the proposed landuse plan of IDP. Where more than 50% of area of survey no. / gut no. is covered within the above peripheral distance then the remaining whole of such survey no./gut no. within one ownership shall be considered as urban village.	2.124	“Urban Village” means an area of 200 m around existing inhabited Gaothan boundaries on or prior to the date of publication of the Development Plan under section 26 as shown on the Development Plan or otherwise. Where more than 50% of the area of the survey no/ gut no/hissa no is covered within the above 200 M distance, then the remaining whole of such survey no/ gut no/hissa no within one ownership shall be considered for development as urban village zone. For the Gaothans which are situated in Navi Mumbai area/ MESZ area/ MIDC area, the benefit of urban village zone shall not be permissible in NAINA area.
DM 2.	6.5.1	New points in sub-regulation no 6.5.1 at (iii) after Sr No (ii)	6.5.1 (iii)	if more than 50% of an integrated project (ITP or NAINA Scheme or Group Housing Scheme/ Layout) falls within the jurisdiction of NAINA and rest of such entire project falls in the jurisdiction of other Authorities, then such remaining portion shall be deemed to be included in jurisdiction of NAINA, with prior intimation to GoM and the other Authority. However, there shall not be any change in the zoning provisions and permissible FSI of the other Authority.
DM 3.	New	New regulation.	6.6.2	The CEO is authorized to amend appendices A to K (except C) mentioned in these regulations as and when necessary.
DM 4.	6.7.3	(b) Final approval: After having demarcated the layout by the Land Records Department, the owner shall submit the demarcated layout for final approval to SPA-NAINA and the SPA-NAINA shall examine the provision laid down in Regulation No.6.9 and grant final approval if it is in accordance with the layout recommended for demarcation and conforming to the regulations. This shall also be mandatory for Group Housing Schemes	6.7.3	(b) Final approval: After having demarcated the layout by the Land Records Department, the owner shall submit the demarcated layout for final approval to SPA-NAINA and the SPA-NAINA shall examine the provision laid down in Regulation No.6.9 and grant final approval if it is in accordance with the layout recommended for demarcation and conforming to the regulations. <del>This shall also be mandatory for Group Housing Schemes</del>
DM 5.	11.2.2	The number of storeys shall not exceed two (including ground floor)	11.2.2	The number of storeys shall not exceed two (including ground floor, but excluding stilt floor, i.e. G+1 or Stilt+2)
DM 6.	New	New regulation.	12.5	All other regulations as per this DCPR shall apply for these developments.
DM 7.	13.1.4	In case, the requirement for aggregation falls short as per Table 13.1 and the owner has land equivalent to shortfall under reservation/s elsewhere in the Phase-I and sanctioned IDP (23 villages) as per Table 13.1, the owner can become eligible for NAINA Scheme by surrendering that land to SPA-NAINA provided each of such non-contiguous land parcels shall comprise at least 50% of the land under individual reservation at that location.	13.1.4	In case, the requirement for aggregation falls short as per Table 13.1 and the owner has land equivalent to shortfall under reservation/s elsewhere in the Phase-I and sanctioned IDP (23 villages) as per Table 13.1, the owner can become eligible for NAINA Scheme by surrendering that land to SPA-NAINA provided each of such non-contiguous land parcels shall comprise at least 50% of the land under individual reservation at that location. In case of larger reservations, CEO-NAINA may grant relaxation for the above on case to case basis.
DM 8.	Table No 13.1, Sr. No 3	Minimum area of NAINA Scheme in LDZ - 25 Ha	Table No 13.1, Sr. No 3	Minimum area of NAINA Scheme in LDZ - 20 Ha
DM 9.	13.2.1.3	Outline Development Permission shall be valid for one year from date of its issue. Outline Development Permission itself will not entitle the applicant to commence development of land. If the final approval is not obtained within such period the Outline Development Permission shall lapse.	13.2.1.3	Outline Development Permission <del>shall be valid for one year from date of its issue. Outline Development Permission itself will not entitle the applicant to commence development of land. If the final approval is not obtained within such period the Outline Development Permission shall lapse.</del> u/s 45 for plotted layout of each owner's proportionate share shall remain valid for 4 years in the aggregate but shall have to be revalidated every year from the date of its issue. The application for revalidation with necessary fees shall be made before expiry of one year if the work is not already commenced. In the ODP, the size and shape of every reconstituted plot shall be determined, so far as may be, to render it suitable for building purposes. The reconstituted plot of an original land holding by alteration of the boundaries of the original plot shall be by transfer of the ownership wholly or partly of the adjoining lands of an original plot from one person to another.
DM 10.	New	New regulation.	13.4.7	Permissible building height shall be as per Regulation No 22.8
DM 11.	Table No 15.1, Sr. No 4	NAINA Scheme - More than 25 ha and upto 40 ha	Table No 15.1, Sr. No 4	NAINA Scheme - More than 25 ha (20 Ha for LDZ) and upto 40 ha
DM 12.	New	New addition	New note at	9.Warehousing in LDZ with minimum 5 Ha area and with 20.0 M wide access road can avail

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			Sr. No 9 of Table No 15.1	additional FSI of 0.3 with payment of FLP for activities I-1, I-7 and I-8 of Table 31.3
DM 13.	New	New addition	New note at Sr. No 10 of Table No 15.1	10. Under NAINA Scheme, the permissible FSI of the land retained by owners/ Developers shall be distributed amongst final plots on pro-rata basis. However if a holder of smaller plot is unable to utilize such assigned FSI, then he may transfer such non - utilizable FSI to other plot holders within the same scheme by mutual consent agreements
DM 14.	15.2	In DP reservations with prior approval of CEO, the permissible FSI may be allowed to be exceeded by 100% of the base FSI in respect of Educational, Medical of Govt. or Public Authorities or of Registered Charitable Trusts. Such additional FSI shall be permissible on payment of premium as mentioned in Annexure - 8.	15.2	In DP reservations with prior approval of CEO, the permissible FSI may be allowed to be exceeded by 100% of the base FSI in respect of Educational, Medical of Govt. or Public Authorities or of Registered Charitable Trusts. Such additional FSI shall be permissible on payment of premium as mentioned in Annexure - 8. This shall also be applicable for plots surrendered by land owners under the NAINA scheme.
DM 15.	15.3	For Educational, Medical of Govt. or Public Authorities or of Registered Charitable Trusts, maximum permissible FSI shall be 1.0 on payment of premium as mentioned in Annexure – 8 except in Recreational Zone.	15.3	Educational, Medical of Government or Public Authorities or of Registered Charitable Trusts, not covered under regulation no 15.2 shall be permitted an additional FSI over and above the base FSI indicated in regulation no 15.1 upto a maximum permissible FSI of 1.0 on payment of premium as mentioned in Annexure - 08, except in Recreation Zone.
DM 16.	16.1	<p><b>16.1 Integrated Township Projects</b></p> <p>16.1.1 The Government of Maharashtra by its notifications issued from time to time culminating into notification No. TPS 1213/1533/C.R.236/13/UD-12 dated 30th June 2014 and subsequent modifications to the Regional Plan for Mumbai Metropolitan Region have incorporated Regulations for permitting Integrated Township Projects in areas under Special Planning Authorities. The Regulations for Integrated Townships are applicable in the NAINA area subject to following conditions:</p> <p>a. Except for the specific provisions mentioned in the ITP regulations, the other features of development which otherwise need to be referred from Standardized DCPRs shall conform to these regulations.</p> <p>16.1.2 In case of Integrated Township Projects, the permissible FSI shall be 1.0. Further it shall be mandatory for the developer to surrender 15% land to SPA-NAINA, in consultation with the CEO, subject to the following:</p> <p>a. For determining eligibility of ITP, 15% area shall be considered in area calculation.</p> <p>b. The 15 % land to be surrendered to SPA-NAINA at mutually agreed location shall be exclusive of any DP reservation, free of cost and encumbrances, leveled with compound wall and gate.</p> <p>c. The area to be handed over to SPA-NAINA shall not contain area under hill slopes, and shall be accessible by major road.</p> <p>d. Base FSI of 15 % land shall be made available to the applicant as per applicable FSI of the project and the applicant shall use it on remaining 85% land.</p> <p>e. Area under DP reservations viz. Schools, Primary Health Centre, College, General Hospital, Police Station, Fire Station, Roads and Parks/Playgrounds lying in proposed ITP shall be developed by the developer for the designated reservation. Other DP reservations and Growth Center reservations, if lying within the ITP shall necessarily be surrendered to SPA-NAINA and the applicant is entitled for TDR as per Regulation No 43. The TDR generated shall be used in same ITP area only.</p> <p>f. If the developer constructs the buildable reservation and hands it over free of cost to SPA-NAINA, upon such handing over such constructed reservation the developer would be entitled to utilize</p>	16.1	<p>16.1 Integrated Township Projects (ITP)</p> <p>16.1.1. Special Regulations for Development of Integrated Township Projects in Mumbai Metropolitan Region as sanctioned by Government vide notification No.TPS-1816/CR-368/15/20(4)/UD-13, dated 26/12/2016, amended from time to time shall be applicable subject to conditions that, 7.5% of gross area of ITP (free of IDP reservation) shall be earmarked on layout plan and be handed over to SPA-NAINA with following conditions:</p> <p>i) For determining eligibility of ITP, the 7.5% area shall be considered in area calculation.</p> <p>ii) The area to be handed over to SPA-NAINA shall not contain area under hill slopes, and shall be accessible by major road.</p> <p>iii) Base FSI of 7.5 % land shall be made available to the applicant as per applicable FSI of the project and the applicant shall use it on remaining 92.5 % land.</p> <p>iv) Area under IDP reservations except growth center, lying in proposed ITP shall be developed by the developer for the designated amenity. The land under growth center shall be necessarily surrendered to SPA NAINA. The applicant is entitled for TDR of the growth center as per Regulation No 43. The TDR generated shall be used in same ITP area only.</p> <p>v) If the developer constructs the buildable amenity and handover the constructed amenity free of cost, upon such handing over such constructed amenity the developer would be entitled to utilize additional floor space over and above the FSI permissible within the township (as per construction amenity TDR mentioned in the DCR) anywhere within the ITP project.</p> <p>vi) The developer has to make arrangement of all infrastructure on his own cost. If developer intends to obtain any infrastructure from CIDCO, he shall pay necessary charges to CIDCO. The infrastructure may be provided as per availability and readiness of resources.</p> <p>vii) SPA-NAINA shall construct city level (trunk) infrastructure near / adjoining Integrated Township Project on Priority.</p> <p>viii) The FSI of 7.5% land to be handed over to CIDCO shall be as per Table No 15.</p> <p>ix) Except for the specific provisions mentioned in the ITP regulations, the other features of development which otherwise need to be referred from Standardized DCPRs shall conform to these regulations</p>

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		additional floor space over and above the FSI permissible within the township (as per construction amenity TDR mentioned in these regulation) anywhere within the ITP project. g. Development charges with exemptions as may be applicable will also be payable. 16.1.3 EWS/LIG Housing: The EWS/LIG housing developed as per Regulation of ITP shall be handed over to SPA-NAINA at pre-determined rates.		
DM 17.	16.2.2	FLP: FLP at the rate of two times the determined charges by SPA-NAINA will be levied and recovered from the developer for any new schemes sanctioned by MMRDA post publication of these regulations. FLP will be levied and recovered at the time of issuing Commencement Certificate.	16.2.2	If the MMRDA provides infrastructure to such RHS then the charges shall be as per the regulations of MMRDA and FLP/OCSDC will not be charged, if not then FLP at the rate of two times the determined charges by SPA-NAINA will be payable by the developer.
DM 18.	16.3.1	Following special regulations shall apply to theme based development of land admeasuring 60 ha or more	16.3.1	Following special regulations shall apply to theme based development of land admeasuring <del>60 ha</del> 40 ha or more
DM 19.	16.3.8.1	Areas with slopes steeper than 22.5° can be part of such TBD but these shall be maintained as no development area as per Regulation No. 18.1. The FSI of such areas will be allowed to be consumed on the balance area within the TBD. Such steep slope areas shall not constitute more than 25% of the total area of TBD.	16.3.8.1	Areas with slopes steeper than <del>22.5°</del> 1:5 can be part of such TBD but these shall be maintained as no development area as per Regulation No. 18.1. The FSI of such areas will be allowed to be consumed on the balance area within the TBD. Such steep slope areas shall not constitute more than <del>25%</del> 40% of the total area of TBD.
DM 20.	16.4	Land aggregations of 60 ha or more in Phase-I area	16.4	Implementation of NAINA Scheme in Phase-I area by CIDCO.
DM 21.	16.4.1	In instances where land owners voluntarily aggregate land and request SPA-NAINA to take up development on lines of NAINA – scheme and where SPA-NAINA accepts and develops the entire physical and social infrastructure, SPA-NAINA will return land back to land owners in tune with CIDCO's 22.5% Scheme of Navi Mumbai project as approved by the Govt, and as amended from time to time. The remaining land out of the scheme shall remain with SPA-NAINA to be utilized for the project.	16.4.1	In instances where land owners voluntarily aggregate land and request SPA-NAINA to take up development on lines of NAINA – scheme and where SPA-NAINA accepts and develops the entire physical and social infrastructure, SPA-NAINA will return land back to land owners in tune with CIDCO's 22.5% Scheme of Navi Mumbai project as approved by the Govt, and as amended from time to time or cost/land sharing basis depending on scheme to scheme. The remaining land out of the scheme shall remain with SPA-NAINA to be utilized for the project.
DM 22.	16.4.2	Provision of inclusive housing as per Annexure 4 shall not be mandatory.	16.4.2	Provision of inclusive housing as per Annexure 4 <del>shall not be mandatory.</del>
DM 23.	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. All the fees/charges/premium mentioned in these regulations, shall be payable for such developments. For the schemes having FSI upto 1.00, FLP as mentioned in Annexure 3 is applicable, and for higher FSI schemes (FSI more than 1.00), FLP at the rate of two times shall be applicable. However, no such schemes shall be permitted in Phase-I area wherein participation of other than Govt agencies is involved.	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. All the fees/charges/premium mentioned in these regulations, shall be payable for such developments. For the schemes having FSI upto 1.00, FLP as mentioned in Annexure 3 is applicable, and for higher FSI schemes (FSI more than 1.00), FLP at the rate of two times shall be applicable. However, no such schemes shall be permitted in Phase-I area wherein participation of other than Govt agencies is involved and/or zonal FSI limit of DP is exceeding.
DM 24.	New	New regulation.	16.7	Incentive for green buildings CIDCO shall strive to promote green building concepts within the NAINA. In order to do so it may empanel agencies of repute as listed/ recognized by the State / Central Government. The following incentives shall be provided for green rated buildings. i) Green buildings shall be entitled for incentive FSI as below. GRIHA Three star / IGBC Silver or equivalent rating – 3% incentive FSI on basic FSI. GRIHA Four star / IGBC Gold or equivalent rating – 4% incentive FSI on basic FSI. GRIHA Five star / IGBC Platinum or equivalent rating – 5% incentive FSI on basic FSI.



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				<p>Provided, achieving minimum GRIHA Three star / IGBC Silver or equivalent rating for construction projects shall be mandatory for all buildings belonging to Government, Semi-Government, local bodies and public sector undertakings.</p> <p>ii) Incentive FSI will be awarded after pre-certification from the empaneled agency. This FSI shall be exclusive of the limits specified in this DCPR.</p> <p>iii) In case that the developer fails to achieve committed rating as per pre-certification at the time of final occupancy, a penalty shall be imposed at the rate 2 times of the land cost as per ASR for the incentive FSI for the rating not achieved.</p>
DM 25.	New	New regulation.	17.2	<p>Relocation / re-shaping of DP Sites/DP Proposals while granting layout permission: If the land proposed to be laid out for any development is affected by any reservations for public purposes, the CEO NAINA, may agree to adjust the boundaries of the reservation or shift the location of such reservation to suit development without altering the area of such reservation. Provided that, no such shifting of the reservations shall be permitted-</p> <p>(a) if the reservation proposed to be relocated is in parts; (b) beyond 200 mts. of the location in the Development Plan; (c) beyond the same holding of the owner in which such reservation is located; (d) unless the alternative location and size is at least similar to the location and size of the Development plan as regards access, levels, etc.; (e) unless the relocation is within area covered by the layout or development permission under sanction; and (f) if the reservation is already shifted under these regulations. (g) if the land is reserved in view of its geographical location like Bio-Diversity Proposal, Nala training reservation etc.</p> <p>Provided further that, relocation of the reservation from a land may also be permitted on any land within 200 meters belonging to other owner's land if the other owner consents to such relocation of reservation on his land and consents to hand over his land to the Planning Authority where reservation is proposed to be relocated in lieu of TDR subject to conditions mentioned in sub Regulation No. (d) and (f) above.</p> <p>All such relocation of the reservations / alignment of roads shall be carried out with prior approval of CEO NAINA. The CEO, NAINA shall inform regarding the same to the Government under intimation to the Director of Town planning at the time of sanctioning the development permission. The Development Plan shall deem to be modified to that extent.</p> <p>Provided that, in case of re-shaping of reservation, the portion of reservation falling outside the same holding shall remain unchanged.</p>
DM 26.	18.1	(xv) If the site is hilly and having gradient more than 22.5 <sup>0</sup>	18.1	<p>(xv) If the site is hilly and having gradient more than <del>22.5<sup>0</sup></del> 1:5 No development of any sort and activity involving cutting / leveling / filling shall be permissible on such lands. Provided that, it shall be permissible to use such lands for Plantation, Park, Garden purposes, access road to developable pocket within the same development with minimum cutting and the applicable FSI of such lands shall be permissible to be utilized on balance land within the project. Area of such land shall be restricted to Maximum 40% of the total area of the project.</p>
DM 27.	New	New regulation.	19.3.8	<p>In case where a private passage is unrestrictedly used by public for more than 10 years as a means of access of width not less than 9 m. to a numbers of plots, the CEO may take steps including improvement under, the provision of relevant Act to declare it as a public street.</p>
DM 28.	20.2.5	While granting the development permission for land sub-division or group housing/campus planning, it shall be necessary to coordinate the roads in the adjoining lands.	20.2.5	<p>While granting the development permission for land sub-division or group housing/campus planning, it shall be necessary to coordinate the roads in the adjoining lands. Further, in already approved layouts, all internal roads shall be treated as public authorized roads for the purpose of providing access to adjoining lands. No consent of owners/developer of such approved layout shall be necessary for deriving access to such adjoining properties. The maintenance of such internal roads shall continue to remain with the developer/land owner till the same is handed over to local Authority.</p>

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DM 29.	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, layout road area will be distributed on all plots to arrive at net plot area for the purpose of FSI calculation.	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, <del>layout road area will be distributed on all plots to arrive at net plot area for the purpose of FSI calculation,</del> such FSI of net plot area will be distributed on all plots or at the option of the owner on any plot but subject to other regulations.																		
DM 30.	20.5	Amalgamation of Plots: Amalgamation of plots shall be permissible if they form a sizable plot and are contiguous with same ownership. After amalgamation the plot proportions shall not exceed more than 1:2.5.	20.5	Amalgamation of Plots: Amalgamation of plots shall be permissible if they form a sizable plot and are contiguous with same ownership. <del>After amalgamation the plot proportions shall not exceed more than 1:2.5.</del>																		
DM 31.	22.5.1	i) Projections into open spaces: Every open space provided either interior or exterior shall be kept free from any erection thereon and shall be open to the sky and no cornice, chajja, roof, or weather shade more than 0.75 m wide shall overhang or project over the said open space so as to reduce the width to less than the minimum required. However, sloping chajja provided over balcony/ gallery etc. may be permitted to project 0.3 m beyond balcony projections at an angle of 30 degree from horizontal level. However such projections shall not obstruct the movement of fire engine.	22.5.1	i) Projections into open spaces: Every open space provided either interior or exterior shall be kept free from any erection thereon and shall be open to the sky and no cornice, chajja, roof, <del>glass cladding, architectural feature / elevation treatment (not accessible from or attached to habitable space)</del> or weather shade more than 0.75 m wide shall overhang or project over the said open space so as to reduce the width to less than the minimum required. However, sloping chajja provided over balcony/ gallery etc. may be permitted to project 0.3 m beyond balcony projections at an angle of 30 degree from horizontal level. However such projections shall not obstruct the movement of fire engine.																		
DM 32.	22.5.1	iii) 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.	22.5.1	iii) 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 <del>urban villages</del> Gaothan balcony may be permitted on upper floors projecting in front setbacks except over roads/ lanes having width 4.50 m or less.																		
DM 33.	22.6	ii) The minimum parking space requirement provided as per these Regulations provided as stilt / multi-storeyed floor space and used as parking.	22.6	ii) <del>The minimum parking space requirement provided as per these Regulations provided as</del> Stilt / multi-storeyed floor space and used as parking.																		
DM 34.	New	New para	New para in regulation No 23	(The Parking Norms /Standards sanctioned at later date for Municipal Corporation in MMR shall supersede / replaced the following parking norms.)																		
DM 35.	New	New regulation at after Sr. No 1, in Table 23.1	Table 23.1 (Sr.No. 1A)	<table border="1"> <thead> <tr> <th>No.</th> <th>Occupancy</th> <th>One car parking space for every</th> </tr> </thead> <tbody> <tr> <td>1A</td> <td>Residential with high Density (such as Rental Housing, Affordable housing)</td> <td>(a) 4 tenements having carpet area upto 35 m2 each</td> </tr> <tr> <td></td> <td></td> <td>(b) 2 tenements having carpet area exceeding 35 m2 each and having area upto 45 m2 each</td> </tr> <tr> <td></td> <td></td> <td>(c) 1 tenements with carpet area exceeding 45 m2 but not exceeding 70 m2 each</td> </tr> <tr> <td></td> <td></td> <td>(d) ½ tenement with carpet exceeding 70 m2</td> </tr> <tr> <td></td> <td></td> <td>In addition to the car parking spaces specified in (a), (b) (c) and (d) above, car parking shall be provided to the extent of 10 percent of the number stipulated above, as visitor car parking subject to minimum of one.</td> </tr> </tbody> </table>	No.	Occupancy	One car parking space for every	1A	Residential with high Density (such as Rental Housing, Affordable housing)	(a) 4 tenements having carpet area upto 35 m2 each			(b) 2 tenements having carpet area exceeding 35 m2 each and having area upto 45 m2 each			(c) 1 tenements with carpet area exceeding 45 m2 but not exceeding 70 m2 each			(d) ½ tenement with carpet exceeding 70 m2			In addition to the car parking spaces specified in (a), (b) (c) and (d) above, car parking shall be provided to the extent of 10 percent of the number stipulated above, as visitor car parking subject to minimum of one.
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DM 36.	Table no 23.1 - Note	<b>Note:</b> 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 above requirements shall be applicable for developments under Regulation No 12.8.	Table no 23.1 - Note	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 above requirements shall be applicable for developments under <del>Regulation No 12.8 Part-II, Development in Development Plan.</del>																		

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DM 37.	24.3.1	Kitchen size: The area of the kitchen shall not be less than 4.5 m <sup>2</sup> with a minimum width of 1.8 m.	24.3.1	Kitchen size: The area of the kitchen shall not be less than 4.5 m <sup>2</sup> 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.
DM 38.	24.11	<p>24.11 Basement</p> <p>24.11.1 Basement shall be constructed within the prescribed setbacks and prescribed building line in one or two level and may be put to only following uses, which shall be free of FSI:</p> <p>i) Air conditioning equipment and other machine used for services and utilities of the building;</p> <p>ii) Parking spaces and</p> <p>iii) Strong room, bank cellars etc.</p> <p>24.11.2 The basement shall not be used for any other user than mentioned above.</p> <p>24.11.3 Multilevel basements may be permitted if the basement is used for parking. The ramps of minimum 3.0 m width for entry and exit of vehicle separately shall be provided. In case of bona-fide hardship, the CEO may allow only one ramp with not less than 6.0 m in width.</p> <p>24.11.4 The basement shall have the following requirements</p> <p>i) Every basement shall be in every part at least 2.4 m in height from the floor to the soffit of beam.</p> <p>ii) Adequate ventilation shall be provided for the basement with a ventilation area not less than 2.5% of the area of the basement. Any deficiency may be met by providing in addition adequate mechanical ventilation in the form of blowers, exhaust fans, air conditioning systems etc.</p> <p>iii) The minimum height of the ceiling of any basement shall ordinarily be 0.9 m and maximum of 1.2 m above the average surrounding ground level. However it does not apply to the mechanically ventilated basements.</p> <p>iv) Adequate arrangement shall be made such that surface drainage does not enter the basement.</p> <p>v) The walls and floor of the basement shall be water-tight and be so designed that the effect of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given; and</p> <p>vi) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous in case of building served by more than one staircase, the same shall be of enclosed type serving as a fire separation from the basement floor and higher floors.(see Regulation No. 27.4.3 xiii) Open ramps shall be permitted if they are constructed within the building line subject to the provision of (iv).</p>	24.11	<p>24.11 Basement</p> <p><del>24.11.1 Basement shall be constructed within the prescribed setbacks and prescribed building line in one or two level and may be put to only following uses, which shall be free of FSI:</del></p> <p><del>i) Air conditioning equipment and other machine used for services and utilities of the building;</del></p> <p><del>ii) Parking spaces and</del></p> <p><del>iii) Strong room, bank cellars etc.</del></p> <p><del>24.11.2 The basement shall not be used for any other user than mentioned above.</del></p> <p><del>24.11.3 Multilevel basements may be permitted if the basement is used for parking. The ramps of minimum 3.0 m width for entry and exit of vehicle separately shall be provided. In case of bona-fide hardship, the CEO may allow only one ramp with not less than 6.0 m in width.</del></p> <p><del>24.11.4 The basement shall have the following requirements</del></p> <p><del>i) Every basement shall be in every part at least 2.4 m in height from the floor to the soffit of beam.</del></p> <p><del>ii) Adequate ventilation shall be provided for the basement with a ventilation area not less than 2.5% of the area of the basement. Any deficiency may be met by providing in addition adequate mechanical ventilation in the form of blowers, exhaust fans, air conditioning systems etc.</del></p> <p><del>iii) The minimum height of the ceiling of any basement shall ordinarily be 0.9 m and maximum of 1.2 m above the average surrounding ground level. However it does not apply to the mechanically ventilated basements.</del></p> <p><del>iv) Adequate arrangement shall be made such that surface drainage does not enter the basement.</del></p> <p><del>v) The walls and floor of the basement shall be water-tight and be so designed that the effect of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given; and</del></p> <p><del>vi) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous in case of building served by more than one staircase, the same shall be of enclosed type serving as a fire separation from the basement floor and higher floors.(see Regulation No. 27.4.3 xiii) Open ramps shall be permitted if they are constructed within the building line subject to the provision of (iv).</del></p> <p>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</p> <p>a) storage of household or other goods or ordinarily non-combustible material;</p> <p>b) Strong rooms, bank lockers, safe deposit volts. etc.</p> <p>c) air-conditioning equipment and other machines used for services and utilities of the building;</p> <p>d) parking spaces;</p> <p>e) D.G. set room, meter room and Electric substation (which will conform to required safety requirements);</p> <p>f) Effluent Treatment Plant, suction tank, pump room;</p> <p>g) Users strictly ancillary to the Principal user.</p> <p>Provided that the users mentioned at (a) &amp; (b) above shall be permitted in the 1st basement only by counting in F.S.I. subject to the following conditions:</p>

Modification No.	Existing Regulation No.	Existing Provision as per Published Draft DCPR u/s 26 of MR&TP Act, 1966	Proposed Regulation No.	Proposed Modification
				<p>i) All requirements regarding access, safety (including fire safety), ventilations, etc. shall be complied with.</p> <p>ii) All the planning standards (particularly as regarding parking) should be strictly adhered to. The basement shall not be used for residential purpose.</p> <p>iii) Users other than (a) and (b) shall not be counted in FSI.</p> <p>Provided that,</p> <p>i) if the basement is proposed flushing to average surrounding ground level, then such basement can be extended in side and rear margins upto 3 m. from the plot boundary.</p> <p>ii) multilevel basements may be permitted if the basement is used for parking. The ramps of minimum 3.0 m. width for entry and exit of vehicles separately shall be provided. In case of bonafide hardship, the CEO NAINA may allow only one ramp with not less than 6.0 m. in width.</p> <p>iii) if the basement is proposed to be constructed below podium then marginal distances shall be as that of podium.</p> <p>24.11.2 The basement shall have the following requirements:-</p> <p>i) Every basement shall be in every part at least 2.4 m. in height from the floor to the underside of the roof slab or ceiling soffit of beam;</p> <p>ii) Adequate ventilation shall be provided for the basement with a ventilation area not less than 2.5% of the area of the basement. The standard of ventilation shall be the same as required by the particular occupancy according to these regulations. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans or air-conditioning systems, etc.;</p> <p>iii) The minimum height of the ceiling of any basement shall be 0.9 m. and the maximum shall be 1.2 m. above the average surrounding ground level. However it does not apply to the mechanically ventilated basements. In such cases, basement may also be allowed flushing to the average ground level.</p> <p>iv) Adequate arrangements shall be made so as to ensure that surface drainage does not enter the basement;</p> <p>v) The walls and floors of the basements shall be water-tight and be so designed that the effect of the surrounding solid soil and moisture, if any, is taken into account in design and adequate damp proofing treatment is given and;</p> <p>vi) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous the same shall be enclosed type serving as a fire separation from the basement floor and higher floors. Open ramps shall be permitted if they are constructed within the building line subject to the provision of clause (d) (iv) above.</p>
DM 39.	24.19	Meter rooms: Meter room size shall be minimum 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.	24.19	Meter rooms: Meter room size shall be minimum 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
DM 40.	24.19.1	The spaces for provision of transformers shall be provided as per the requirements of M.S.E.D.C.L.	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
DM 41.	25.4	Where the tree authority having jurisdiction in the area under development has prescribed standards or regulations in respect of preservation of trees under Maharashtra (Urban Area) Preservation of Trees Act, 1975, the same shall supersede these regulations wherever applicable.	25.4	Where the tree authority having jurisdiction in the area under development has prescribed standards or regulations in respect of preservation of trees under Maharashtra (Urban Area) Preservation of Trees Act, 1975, amended from time to time, the same shall supersede these regulations wherever applicable.
DM 42.	27.4.7	Ramps for basement or storeyed parking: For parking spaces in a basement and upper floors, at least two ramps of minimum 3 m width and slope of not steeper than 1:8, shall be provided preferably to the opposite ends. In case of bona-fide hardship, CEO, may allow only one ramp, if proposed to be provided due to space restriction, it shall not be less than 6.0 m in width. Such ramps may be permitted in the	27.4.7	Ramps for basement or storeyed parking: For parking spaces in a basement and upper floors, at least two ramps of minimum 3 m width and slope of not steeper than 1:8, shall be provided preferably to the opposite ends. In case of bona-fide hardship, CEO, may allow only one ramp, if proposed to be provided due to space restriction, it shall not be less than 6.0 m in width. Such ramps may be permitted in the side and rear marginal open spaces after leaving sufficient space as mentioned in Regulation No. <del>26.6 (vi)</del> 22.5.1 (vi) for movement of



Modification No.	Existing Regulation No.	Existing Provision as per Published Draft DCPR u/s 26 of MR&TP Act, 1966	Proposed Regulation No.	Proposed Modification
		side and rear marginal open spaces after leaving sufficient space as mentioned in Regulation No. 26.6 (vi) for movement of fire fighting vehicles. Provided that when a building abutting 3 or more roads, then ramps shall be allowed in front marginal open spaces facing the smaller road or less important road from traffic point of view.		fire fighting vehicles. Provided that when a building abutting 3 or more roads, then ramps shall be allowed in front marginal open spaces facing the smaller road or less important road from traffic point of view.
DM 43.	29.2.1	As far as possible Hospitals and Sanatoria shall be constructed on independent plot, if they are part of the same building they should be housed in a separate wing and will have an independent access for their use.	29.2.1	As far as possible Hospitals and Sanatoria shall be constructed on independent plot, if they are part of the same building they should be housed in a separate wing <b>or floor</b> and will have an independent access for their use.
DM 44.	Table 31.1	R1, R2, R3, R4, I	Table 31.1	<del>R1-N1, R2N3, R3N4, R4N5, I N6</del>
DM 45.	Table 31.1, Sr. No 6	LDZ: Limited Development Zone The zone consists of areas which are not likely to urbanize during the plan period. It would not be possible to extend public infrastructure to these areas during the plan period. Restricted development activities as per table no 31.3 will be allowed in LDZ.	Table 31.1, Sr. No 6	<del>LDZ: N7:</del> Limited Development Zone The zone consists of areas which are <b>not</b> likely to urbanize during <del>the plan period</del> subsequent course of development. <del>It would not be possible to extend public infrastructure to these areas during the plan period</del> Public infrastructure in this area can be extended as per stages of development. <del>Restricted</del> Development activities as per table no 31.3 will be allowed in LDZ.
DM 46.	Table 31.1, Sr. No 7	GC: Growth Center Reservations The reservation will be developed by SPA-NAINA and will have predominantly commercial, business, residential activity or any other activity with permission of CEO,	Table 31.1, Sr. No 7	GC: Growth Center Reservations The reservation will be developed by SPA-NAINA and will have predominantly commercial, business, residential activity or any other activity with permission of CEO, <b>The option of development under Regulation No 42 shall not be available to the owner</b>
DM 47.	Table 31.2, Sr. No 2	Should abut existing or proposed Development Plan Road minimum 20 m wide.	Table 31.2, Sr. No 2	Should abut existing or proposed Development Plan Road minimum 20 m wide <b>and/or service road of Highways.</b>
DM 48.	Table 31.2, Sr. No 3	Independent Building, /If mixed use in same building then separate access	Table 31.2, Sr. No 3	Independent Building, <b>independent floor.</b> If mixed use in same building then separate access. <b>In case of mixed use, compatibility shall be ensured by CIDCO.</b>
DM 49.	Table 31.2, Sr. No 14	Shall abut an existing or Development Plan road minimum 20 m wide	Table 31.2, Sr. No 14	<del>Shall abut an existing or Development Plan road minimum 20 m wide.</del> <b>The alike activities not listed shall be permitted at discretion of Authority.</b>
DM 50.	Table 31.3	Land use classification and permissible uses.	Table 31.3	Land use classification and permissible uses. Table revised. (Refer Annexure I)
DM 51.	31.4.2	New Note at Sr. No (viii)	31.4.2	<b>viii) The existing amenity/facility/utility shown on DP shall be permitted for redevelopment/reconstruction for the same use only within the limit of existing built up area, irrespective of the plot size, road frontage and other conditions mentioned in this regulation. However, if such applicant wishes to avail benefit of additional FSI, the proposal shall be processed as per provisions of this regulation. Further, in case of discontinuance of use of such existing amenity/facility/utility shown on DP, the same shall be permitted in accordance with provision of major adjoining zone.</b>
DM 52.	32.1	In addition to the general provisions given in these regulations, SPA-NAINA may insist on suitable protection measures given in this chapter for buildings covered by Annexure 2. Further such buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with the provisions of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 as amended from time to time and requirements given in Part IV of National Building Code, 2016 as amended from time to time.	32.1	In addition to the general provisions given in these regulations, SPA-NAINA may insist on suitable protection measures given in this chapter for buildings covered by Annexure 2. Further such buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with the provisions of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 as amended from time to time and requirements given in Part IV of National Building Code, <del>2005</del> 2016 as amended from time to time.
DM 53.	40	New sentence	40	<b>Integration of Environmental Norms as mentioned in Annexure-X shall be applicable for development in NAINA.</b>
DM 54.	45.1	Erection of mobile towers shall be in accordance with the guidelines approved by the Government from time to time in this regard. Installation of telecom towers should not be allowed on and around (100 Meters) the buildings where educational, religious and health care institutions are functioning.	45.1	Erection of mobile towers shall be in accordance with the guidelines approved by the Government from time to time in this regard. <del>Installation of telecom towers should not be allowed on and around (100 Meters) the buildings where educational, religious and health care institutions are functioning.</del>



Modification No.	Existing Regulation No.	Existing Provision as per Published Draft DCPR u/s 26 of MR&TP Act, 1966	Proposed Regulation No.	Proposed Modification		
DM 55.	Annexure 3	New regulation	Annexure 3: Sr. No 13.	Proposal of environment clearance	Total cost of the project	Scrutiny fees
					1 crore to less than 50 crore	1 lakh
					50 crore to less than 100 crore	3 lakh
					100 crore to less than 500 crore	5 lakh
					500 crore to less than 1000 crore	10 lakh
				Above 1000 crore	25 lakh	
				SPA-NAINA may review and revise the above rates of scrutiny fees when required		
DM 56.	Annexure 4	1. a. For the sub-division or layout of the land admeasuring 4000 Sq.mt. or more for residential purpose, minimum 20 % of the net plot area shall have to be provided	Annexure 4	1. a. For the sub-division or layout of the land admeasuring 4000 Sq.mt. or more for residential purpose, minimum <del>20%</del> 10 % of the net plot area shall have to be provided. <b>(The percentage of inclusive housing is proposed to be reduced from 20% to 10% in Annexure 4.)</b>		
DM 57.	New	New Annexure	Annexure 10	Integration of Environmental condition in building bye-laws. (Refer Annexure II)		
DM 58.	PROFORMA I A	A. 8. Normal F.S.I. Permissible	PROFORMA I A	A. 8. <del>Normal</del> Base F.S.I. Permissible		
DM 59.	Appendix 'C'	C-8, C-9, C-10, C-11, C-12, C-13, C-14	Appendix 'C'	<del>C-8, C-9, C-10, C-11, C-12, C-13, C-14</del> (Refer Annexure III)		

Annexure-I Refer with DM 50

Table 31.3: Land use classification and permissible uses

No.	Activities permissible in land use zones	<del>R1-</del> N1	GC	<del>R2-</del> N3	<del>R3-</del> N4	<del>R4-</del> N5	<del>I-</del> N6	<del>LDZ-</del> N7
		Predominantly Residential	Growth Center Reservation	Mixed Use	Urban Village	Recreation Zone	Industries & Warehousing	Limited Development Zone
<b>R</b>	<b>Residential</b>							
R-1	Housing- Individual (bungalow/ semi-detached), Row House, Apartments					8		8
R-2	Staff Quarters							
R-3	Serviced Apartments	1	1	1	1		1	
R-4	Hostels	1	1	1	1			9,1
R-5	Old age homes/ Orphanages	1	1	1	1			9,1
R-6	Dharamshala/Lodging/Guest Houses	<del>1</del> -2	<del>1</del> -2	<del>1</del> -2	<del>1</del> -2		1	
R-7	<del>Hotel</del> -Restaurant/Canteen/Eating houses.	<del>1</del> -2	<del>1</del> -2	<del>1</del> -2	<del>1</del> -2		1	1,10
R-8	Holiday Resorts/ Holiday Homes	<del>1</del> -2	<del>1</del> -2	<del>1</del> -2	1	7		7
R-9	Residential not listed above	1,14	1,14	1,14	1,14			
<b>C</b>	<b>Commercial</b>							
C-1	Retail trade and services including bank branch and Market/ Daily Bazaar					<del>1</del>		
C-2	Restaurant/ Canteen/ Eating houses	<del>1</del> -2	<del>1</del> -2	<del>1</del> -2	<del>1</del> -2	<del>1</del>	1	1
C-3	Mall	2	2	2	2,3			

No.	Activities permissible in land use zones	R1- N1	GC	R2- N3	R3- N4	R4- N5	I- N6	LDZ- N7
		Predominantly Residential	Growth Center Reservation	Mixed Use	Urban Village	Recreation Zone	Industries & Warehousing	Limited Development Zone
C-4	Offices including banks	<del>1</del> 2	2	<del>2</del>	1,3		<del>1</del> 2,3	
C-5	IT park / Back Offices	2,4	2	2	<del>2</del> 3		2,3	
C-6	Show rooms	<del>1</del> , <del>3</del> 2	2	<del>3</del> 2	2, <del>3</del>		2,3	
C-7	Automobile showrooms	2	2	2	2		2	
C-8	Wholesale Market		2,3	2,3			2,3-	
C-9	Cinema/Multiplex	<del>2</del> , <del>11</del>	2,11	2,11	2,11		2,11	2,11
C-10	Exhibition Center		2	2			2,9	2
C-11	Convention Center		2,11	2,11			2,9	2
C-12	Fuel Filling Station/Petrol/ Gas/ Diesel/ Bio Diesel/LPG Godown	5	5	5	<del>2</del> ,5	5	5	5
C-13	Commercial not listed above	2,14	<del>1</del> 2,14	<del>1</del> ,2,14	<del>1</del> - 2,14			
<b>I</b>	<b>Industry</b>							
I-1	Logistic Park / Ware houses / CFS-Container freight station		<del>1</del> 4-2	<del>1</del> 4-			<del>1</del> 42	<del>1</del> 42
I-2	Service Industry(As per Annexure 6)	2	2	2	2		-2	
I-3	Brick Kiln						4	4
I-4	Outdoor film shooting sites		2,6	2,6		2,6		6
I-5	TV/Film studio/ Post production activities	1	1	1	1		1	9



No.	Activities permissible in land use zones	R1- N1	GC	R2- N3	R3- N4	R4- N5	I- N6	LDZ- N7
		Predominantly Residential	Growth Center Reservation	Mixed Use	Urban Village	Recreation Zone	Industries & Warehousing	Limited Development Zone
I-6	Sound recording, dubbing studio	1	-1	1	-1	1,9	-1,9	
I-7	Cold storage		-1,2	-1,2			-1,2	-1,2
I-8	Agro based industries(rice mill, poha mill, saw mill, fruit pulp and canning etc)	2	-2	2	2	+	2	2
I-9	Industry not listed above, but excluding red category industries as defined by MPCB	2,14	2,14	2,14-	2,14		-2,14	
<b>SP</b>	<b>Public &amp; Semi-Public / Institutional</b>							
SP-1	Pre-primary Schools	1	1	1	1		+	1,10
SP-2	Primary School, High School, Colleges and Higher Education Institutes	-2	-2	-2	-2		+	-2,9
SP-53	University	2	2	2	2			2,9
SP-74	Correction and Rehabilitation centers	2,3	2,3	3	-3		-2,3-	1,3,9
SP-85	Library							1,9
SP-96	Government/Semi Government/ Local body offices/RTO	2	2	2	2		2	2
SP-407	R&D center	2,12	2,12	2,12	2,12		2,12	1,9, 12
SP-448	Religious/ Places of worship/Meditation center	2	-2	-2	-2	9	-2-	9
SP-429	Cultural Facilities (Dance/Drama theatre, Art center etc)	-2,3	-2,3	-2,3	-2,3	9		1,2,9
SP-	Marriage hall/Multipurpose hall	2,3,1 1	2,3,1 1	2,3,11	2,3, 11		2,11-	2,9,11

No.	Activities permissible in land use zones	<del>R1-</del> N1	GC	<del>R2-</del> N3	<del>R3-</del> N4	<del>R4-</del> N5	<del>I-</del> N6	<del>LDZ-</del> N7
		Predominantly Residential	Growth Center Reservation	Mixed Use	Urban Village	Recreation Zone	Industries & Warehousing	Limited Development Zone
<del>43</del> 10								
SP- <del>44</del> 11	Hospitals/Nursing home	2,3	2,3	2,3	2,3		3	2,3,9
SP- <del>45</del> 12	Super Specialty hospital	2,3	2,3	2,3			2,3	2,3,9
SP- <del>46</del> 13	Dispensary / Primary Health Center/Maternity home							
SP- <del>47</del> 14	Veterinary Hospital	2	2	-2	-2			1,9
SP- <del>48</del> 15	Planetarium	<del>2</del> ,3	2,3	<del>2</del> ,3				1,9
SP- <del>49</del> 16	Crematorium /Burial Ground	1		1	1			
SP - <del>20</del> 17	Police Chowky & Police Stations/ <del>RTO</del> / Traffic police	1	-1	-1	1	1	-1	1
SP - <del>24</del> 18	Jail			2,3				2,3
SP - <del>22</del> 19	Public and semi-public/ institutional not listed above	<del>4</del> 2,14	<del>2</del> ,3, 14	<del>2</del> ,3,1 4	<del>4</del> 2,14		<del>4</del> 2,14	
<b>PU</b>	<b>Public Utilities</b>							

No.	Activities permissible in land use zones	R1- N1	GC	R2- N3	R3- N4	R4- N5	I- N6	LDZ- N7
		Predominantly Residential	Growth Center Reservation	Mixed Use	Urban Village	Recreation Zone	Industries & Warehousing	Limited Development Zone
PU-1	Sewerage Treatment Plant							
PU-2	Well/Tube well/Ground/Elevated/High level water reservoir							
PU-3	Electric sub station							
PU-4	Public Toilet							
PU-5	Piped Gas Control station	1		1	-1	1	1	1
PU-6	First response/Fire/Disaster risk resilience center	1		1	1		1	1
PU-7	Solid waste disposal and treatment sites/ Landfills							
PU - 8	Public utilities not listed above	+2,1 4	+	+2,14	+2,1 4	+2,14	1,14	1,14
<b>T</b>	<b>Transportation</b>							
T-1	Open Parking/Taxi/Auto Rickshaw Stand							
T-2	Multi-level Parking	+2		+2	1	1	1	
T-3	Local Bus Stand	1	1	1	1		1	1
T-4	Bus Terminus & Depot	+	+2,3	+2,3			+2,3	+2,3
T-5	Truck Parking		2,3	2,3	2,3		2	2,9
T-6	Railway/ Metro/ BRTS Station	2	2	2		+		
T-7	Aerial Ropeway							



No.	Activities permissible in land use zones	R1- N1	GC	R2- N3	R3- N4	R4- N5	I- N6	LDZ- N7
		Predominantly Residential	Growth Center Reservation	Mixed Use	Urban Village	Recreation Zone	Industries & Warehousing	Limited Development Zone
T-8	Jetty along navigable creeks and seas							
T-9	Helipad							
T-10	Heliport							
T-11	Highway Amenities and services such as petrol pump, small shops, service stations including emergency repair services, restaurants, parking lots, police check post							
T-12	Transport use not listed above	1,14	1,14	1,14	1,14	1,14	1,14	1,14
<b>OS</b>	<b>Parks and Playgrounds</b>							
OS-1	Indoor Stadium / Sports Training Center	2	2	2	2	42	2	2,9
OS-2	Sports Stadium	2	2,13	2,13		42,13	2,13	2,9,13
OS-3	Amphitheatre	42	2	2		2	42	
OS-4	Amusement park/Specialized theme Park		2	2	2-	42	2	
OS-5	Race Course/Golf Course		2			2	-2	2
OS-6	Open recreational uses not listed above	14	14	14	14	14	14	14
<b>AO</b>	<b>Agriculture and Others</b>							
AO-1	Farming/Horticulture/Floriculture							
AO-2	Afforestation and plantation on hill slopes							

No.	Activities permissible in land use zones	R1- N1	GC	R2- N3	R3- N4	R4- N5	I- N6	LDZ- N7
		Predominantly Residential	Growth Center Reservation	Mixed Use	Urban Village	Recreation Zone	Industries & Warehousing	Limited Development Zone
AO-3	Plantation/Orchards/Plant nurseries							
AO-4	Fishing/ aquaculture and allied activities							
AO-5	Poultry/ Dairy/Apiculture/Piggery and other Animal Husbandry							
AO -6	Farm Buildings as permissible under Sec 41 of MLRC, 1966							
AO-7	Land Conservation and Preservation measures such as Storage, Check Dams and other water harvesting measures							
AO-8	Quarrying of stone(subject to Regulation No. 44), sand and clay							
ITP	Activities stipulated in Regulations of Integrated Township Projects dated 26/12/2016, amended from time to time shall be permissible							

31.4.2 In addition to above conditions following General Conditions shall also apply:

- i) The maximum permissible height in LDZ shall be 15m, unless specifically relaxed or restricted in these regulations for any specific landuse or type of development.
- ii) In case of plots fronting on National Highway, State Highway and Major District Roads, the building line shall be as per Ribbon Development Rules shall apply.
- iii) "R&D center" and activities/ uses listed under "Industry" shall conform to norms prescribed by the Maharashtra Pollution Control Board and Ministry of Environment Forests and Climate Change.

- iv) All schools shall provide a lay-by of adequate width, to facilitate for pick up and dropping by buses, within their plot/ layout.
- v) In Industrial and warehousing zone shown along Dharmatar Creek, only jetties, warehousing and **its** ancillary uses will be permitted.
- vi) For ancillary activities in Theme Based Development, Theme Based Reservation and NAINA scheme in LDZ, the activities permitted shall be as per Mixed use Zone (R2).
- vii) For activities permissible within Station Area Facility (SAF) and Public Purpose Utility (PPU) refer Annexure 9.
- viii) The existing amenity/facility/utility shown on DP shall be permitted for redevelopment/reconstruction for the same use only within the limit of existing built up area, irrespective of the plot size, road frontage and other conditions mentioned in this regulation. However, if such applicant wishes to avail benefit of additional FSI, the proposal shall be processed as per provisions of this regulation. Further, in case of discontinuance of use of such existing amenity/facility/utility shown on DP, the same shall be permitted in accordance with provision of major adjoining zone.



## **Annexure 10: Integration of Environmental condition in building bye-laws**

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The Government of Maharashtra vide Notification No. TPS. 1816/CR-443/16/DP/Pune&Kokan/UD-13, 28<sup>th</sup> June 2017 has sanctioned the Proposed Modifications in respect of “Integration Environmental Norms/ Conditions in DCR” for the Planning Authorities in Pune and Konkan Division. The same along with subsequent amendments from time to time shall be applicable for development in NAINA. Details of Integration Environmental Norms are as under:

### **Integration of Environmental condition in building bye-laws :**

(1) The Integrated Environmental conditions with the building permission being granted by NAINA and for the construction of buildings for the built up area as mention in Schedule/item 8 of Environmental Impact Assessment Notification 2006 shall adhere to the objectives and monitorable environmental conditions as given at Appendix-A.

(2) The States adopting the objectives and monitorable environmental conditions referred to in sub-paragraph (1) above, in the building bye-laws and in the relevant State laws and incorporating these conditions in the approvals given for building construction making it legally enforceable shall not require a separate environmental clearance from the Ministry of Environment, Forest and Climate Change for individual buildings.

(3) The CEO-NAINA (or the officer to whom powers have been delegated), may certify the compliance of the environmental conditions prior to issuance of Completion Certificate, as applicable as per the requirements stipulated for such buildings based on the recommendation of the Environmental Cell constituted in the local authority.

(4) For the purpose of certification regarding incorporation of environmental conditions in buildings, the Ministry of Environment, Forest and Climate Change may empanel through competent agencies, the Qualified Building Environment Auditors (QBEAs) to assess and certify the building projects, as per the requirements of this notification and the procedure for accreditation of Qualified Building Auditors and their role as given at Appendix-B.

(5) In order to implement the integration of environmental condition in building bye-laws, the State Governments or CIDCO may constitute the Environment Cell (hereinafter called as Cell), for compliance and monitoring and to ensure environmental planning within its jurisdiction.

(6) The Cell shall monitor the implementation of the bye-laws and rules framed for Integration of environmental conditions for construction of building and the Cell may also allow the third part auditing process for oversight, if any.

(7) The Cell shall function under the administrative control of the Local Authorities.

(8) The composition and functions of the Cell are given at Appendix-C.

(10) For integrating the Environmental concerns in the building bye-laws, as per their size of the project, procedure shall be as given below:—

*BUILDINGS CATEGORY '1' (5,000 to < 20,000 Square meters)*

A Self declaration Form to comply with the environmental conditions (Appendix A) along with Form 1A and certification by the Qualified Building Environment Auditor to be submitted online by the project proponent besides application for building permission to NIANA along with the specified fee in separate accounts. Thereafter, SPA-NAINA may issue the building permission incorporating the environmental conditions in it and allow the project to start based on the self-declaration and certification along with the application. After completion of the construction of the building, the project proponent may update

Form 1A online based on audit done by the Qualified Building Environment Auditor and shall furnish the revised compliance undertaking to the local authority. Any non-compliance issues in buildings less than 20,000 square meters shall be dealt at the level of local body and the State through existing mechanism.

*OTHER BUILDINGS CATEGORIES (20,000 Square meters)*

The project proponent may submit online application in Form 1 A along with specified fee for environmental appraisal and additional fee for building permission. The fee for environmental appraisal will be deposited in a separate account. The Environment Cell will process the application and present it in the meeting of the Committee headed by the authority competent to give building permission in that local authority. The Committee will appraise the project and stipulate the environmental conditions to be integrated in the building permission. After recommendations of the Committee, the building permission and environmental clearance will be issued in an integrated format by the said Planning Authorities.

The project proponent shall submit Performance Data and Certificate of Continued Compliance of the project for the environmental conditions parameters applicable after completion of construction from Qualified Building Environment Auditors every five years to the Environment Cell with special focus on the following parameters :-

- (a) Energy Use (including all energy sources).
- (b) Energy generated on site from on site Renewable energy sources.
- (c) Water use and waste water generated, treated and reused on site.
- (d) Waste Segregated and Treated on site.

(e) Tree plantation and maintenance.

After completion of the project, the Cell shall randomly check the projects compliance status including the five years audit report. The State Governments may enact the suitable law for imposing penalties for non-compliances of the environmental conditions and parameters. The Cell shall recommend financial penalty, as applicable under relevant State laws for non-compliance of conditions or parameters to SPA-NAINA. On the basis of the recommendation of the Cell, the SPA-NAINA may impose the penalty under relevant State laws. The cases of false declaration or certification shall be reported to the accreditation body and to the SPA-NAINA for blacklisting of Qualified Building Environment Auditors and financial penalty on the owner and Qualified Building Environment Auditors. No Consent to Establish and Operate under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 will be required from the State Pollution Control Boards for residential buildings up to 1,50,000 square meters.

*APPENDIX- A*

**Environmental Condition for Building and Construction.  
Category 1  
(5000 to less than 20,000 sq.mt.)**

Sr. No.	Medium	Environmental Condition
1	Topography and Natural Drainage	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site. No construction is allowed on wetland and water bodies. Check dams, bioswales, landscape, and other Sustainable Urban Drainage Systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
2	Water Conservation, Rain Harvesting, and Ground Water Recharge	Use of water efficient appliances shall be promoted. The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Bye-Laws, 2016. A rain water harvesting plan needs to be designed where the recharge bores (minimum one recharge bore per 5,000 square meters of built up area) is recommended. Storage and reuse of the rain water harvested should be promoted. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority. All recharge should be limited to shallow aquifer.
2a		At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would

		be considered as pervious surface.
3	Waste Management	<p><i>Solid waste:</i> Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste.</p> <p><i>Sewage:</i> In areas where there is no municipal sewage network, on site treatment systems should be installed. Natural treatment systems which integrate with the landscape shall be promoted. As far as possible treated effluent should be reused. The excess treated effluent shall be discharged following the CPCB norms.</p> <p>Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organisation (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.</p> <p>The provisions of the Solid Waste (Management) Rules, 2016 and the e-waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.</p>
4	Energy	<p>Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured.</p> <p>Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.</p> <p>Outdoor and common area lighting shall be Light Emitting Diode (LED).</p> <p>Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building by-laws requirement, whichever is higher.</p> <p>Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.</p> <p>[Concept of passive solar design that minimizes energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design.</p> <p>Wall, window, and roof u-values shall be as per ECBC specifications.</p>
5	Air Quality and Noise	<p>Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.</p> <p>Sand, murrum, loose soil, cement, stored on site shall be</p>

		<p>covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.</p> <p>All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules, 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.</p> <p>For indoor air quality the ventilation provisions as per National Building Code of India shall be made.</p>
5a		The location of the DG set and exhaust pipe height shall be as per the provisions of the CPCB norms.
6	Green Cover	Minimum of 1 tree for every 80 square meters of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.
6a		Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained.

**Category 2  
(20,000 to less than 50,000 sq.mt.)**

Sr. No.	Medium	Environmental Condition
1	Topography and Natural Drainage	<p>The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site. No construction is allowed on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.</p> <p>Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.</p>
2	Water Conservation, Rain Water Harvesting, and Ground Water Recharge	<p>A complete plan for rain water harvesting, water efficiency and conservation should be prepared.</p> <p>Use of water efficient appliances should be promoted with low flow fixtures or sensors.</p> <p>The local bye-laws provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Bye-Laws, 2016.</p> <p>A rain water harvesting plan needs to be designed where the</p>

		recharge bores (minimum one recharge bore per 5,000 square meters of built up area) is recommended. Storage and reuse of the rain water harvested should be promoted. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority. All recharge should be limited to shallow aquifer.
2a		At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
3	Waste Management	<p>Solid waste: Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste.</p> <p>Sewage: Onsite sewage treatment of capacity of treating 100% waste water to be installed. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other enduses. Excess treated water shall be discharged as per CPCB norms. Natural treatment systems shall be promoted. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organisation (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013. The provisions of the Solid Waste (Management) Rules, 2016 and the e-waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.</p>
3a		All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
3b		Organic waste compost/ Vermiculture pit with a minimum capacity of 0.3 kg /person/day must be installed.
4	Energy	<p>Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be Light Emitting Diode (LED).</p> <p>Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.</p>
4a		Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building by-laws requirement, whichever is higher.
4b		Solar water heating shall be provided to meet 20% of the hot



		water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
4c		Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include fly ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials. Fly ash should be used as building material in the construction as per the provisions of the Fly Ash Notification of September, 1999 as amended from time to time.
5	Air Quality and Noise	Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules, 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask. For indoor air quality the ventilation provisions as per National Building Code of India shall be made.
5a		The location of the DG set and exhaust pipe height shall be as per the provisions of the CPCB norms.
6	Green Cover	Minimum of 1 tree for every 80 square meters of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.
6a		Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained.
7	Top Soil preservation and reuse.	Topsoil should be stripped to a depth of 20 cm. from the areas proposed for buildings, roads, paved areas, and external services.

		It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
8	Transport	<p>A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.</p> <ol style="list-style-type: none"> <li>1. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.</li> <li>2. Traffic calming measures.</li> <li>3. Proper design of entry and exit points.</li> <li>4. Parking norms as per NAINA regulation.</li> </ol>

**Category 3  
(20,000 to 1,50,000 sq.mt.)**

Sr. No.	Medium	Environmental Condition
1	Topography and Natural Drainage	<p>The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site. No construction is allowed on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.</p> <p>Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.</p>
2	Water Conservation, Rain Water Harvesting, and Ground Water Recharge	<p>A complete plan for rain water harvesting, water efficiency and conservation should be prepared.</p> <p>Use of water efficient appliances should be promoted with low flow fixtures or sensors.</p> <p>The local bye-laws provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Bye-Laws, 2016.</p> <p>A rain water harvesting plan needs to be designed where the recharge bores (minimum one recharge bore per 5,000 square meters of built up area) is recommended. Storage and reuse of the rain water harvested should be promoted. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.</p> <p>All recharge should be limited to shallow aquifer.</p>
2a		At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
2b		Use of water efficient appliances should be promoted. Low flow

		fixtures or sensors be used to promote water conservation.
2c		Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
3	Solid Waste Management	Solid waste: Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. The provisions of the Solid Waste (Management) Rules, 2016 and the e-waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
3a		All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
3b		Organic waste compost/ Vermiculture pit with a minimum capacity of 0.3 kg /person/day must be installed.
4	Sewage Treatment Plan	Sewage: Onsite sewage treatment of capacity of treating 100% waste water to be installed. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per CPCB norms. Natural treatment systems shall be promoted. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organisation (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
5	Energy	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be Light Emitting Diode (LED). Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
5a		Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building by-laws requirement, whichever is higher.
5b		Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
5c		Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20%

		<p>of the construction material quantity. These include fly ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.</p> <p>Fly ash should be used as building material in the construction as per the provisions of the Fly Ash Notification of September, 1999 as amended from time to time.</p>
6	Air Quality and Noise	<p>Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.</p> <p>Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.</p> <p>Wet jet shall be provided for grinding and stone cutting.</p> <p>Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.</p> <p>All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules, 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.</p> <p>For indoor air quality the ventilation provisions as per National Building Code of India shall be made.</p>
6a		The location of the DG set and exhaust pipe height shall be as per the provisions of the CPCB norms.
7	Green Cover	Minimum of 1 tree for every 80 square meters of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.
7a		Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained.
8	Top Soil preservation and reuse.	Topsoil should be stripped to a depth of 20 cm. from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
9	Transport	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of

		<p>users. The road system can be designed with these basic criteria.</p> <ol style="list-style-type: none"> <li>1. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.</li> <li>2. Traffic calming measures.</li> <li>3. Proper design of entry and exit points.</li> <li>4. Parking norms as per NAINA regulation.</li> </ol>
10	Environment and management Plan	<p>An environmental management plan (EMP) shall be prepared and implemented to ensure compliance with the environmental conditions specified in item number 1 to 9 above. A dedicated Environment Monitoring Cell with defined functions and responsibility shall be put in place to implement the EMP. The environmental cell shall ensure that the environment infrastructure like Sewage Treatment Plant, Landscaping, Rain Water Harvesting, Energy efficiency and conservation, Water efficiency and conservation, Solid waste management, Renewable energy etc. are kept operational and meet the required standards. The environmental cell shall also keep the record of environment monitoring and those related to the environment infrastructure.</p>

## *APPENDIX – B*

### **Accreditation of Environmental Auditors (Qualified Building Auditors)**

The Ministry of Environment, Forest and Climate Change (MoEFCC), through qualified agencies shall accredit the Qualified Building Environment Auditors (QBEAs). The Qualified Building Environment Auditors could be a firm / organization or an individual expert, who fulfills the requirements. The Ministry will implement this process of accreditation through Quality Council of India (QCI), National Productivity Council or any other organization identified by the Government. The organizations like Indian Green Building Council, Bureau of Energy Efficiency etc. can also be associated in the process of accreditation, training and renewal. The environmental consultants accredited by the QCI for building sector will be qualified as QBEAs. The QBEAs will meet the following criteria. The accrediting agency can improvise on these criteria.

#### **Qualifications of the Auditor :-**

(a) Education.- Architect (Degree or Diploma), Town Planners (Degree), Civil Engineer / Mechanical Engineer (Degree or Diploma), PG in Environmental Science or any other qualification as per the scheme of the accreditation.

(b) Training.- Mandatory training to be given by the accreditation body or their approved training providers. This will be as per the scheme of the accreditation.

(c) Experience.- At least 3 years of work experience in the related field or building sector Environment Impact Assessment consultants accredited by QCI or any other experience criteria as per the scheme of the accreditation.

(d) Infrastructure and equipment.- As per the scheme of the accreditation Renewal :

(e) Renewal.- The accreditation will be valid for 5 years and will be renewed as per the process developed under the accreditation scheme. Accountability/Complaint redressal mechanism: Any complaints regarding the quality of the work of QBEAs shall be made to the accreditation body.

The accreditation body shall evaluate the complaint and take appropriate action including black listing or cancellation of the accreditation with wide public notice. This will be in addition to the action at the level of local authority/ the Said Planning Authorities for penalty and blacklisting. The Ministry can also take such action in case of specific complaint or feedback.

## *APPENDIX-C*

### **Environmental Cell at the level of CIDCO :**

An Environmental Cell shall be setup at CIDCO level to support compliance and monitoring of environmental conditions in buildings. The Cell shall also provide assistance in environmental planning and capacity building within their jurisdiction. The responsibility of this cell would be monitoring the implementation of this notification and providing an oversight to the Third-Party Auditing process. The cell will operate under CIDCO.

#### **Constitution of the cell.—**

The cell will comprise of at least 3 dedicated experts in following fields:

- (a) Waste management (solid and liquid)
- (b) Water conservation and management
- (c) Resource efficiency including Building materials
- (d) Energy Efficiency and renewable energy
- (e) Environmental planning including air quality management.
- (f) Transport planning and management.

The Cell shall induct at least two outside experts as per the requirements and background of dedicated experts. Existing environmental cells at the level of CIDCO can be co-opted and trained for this Cell.

#### **Financial Support.—**

An additional fee may be charged along with processing fee for building permission for integrating environmental conditions and it's monitoring. CIDCO can fix and revise this additional fee from time to time. The amount of this fee shall be deposited in a separate



bank account, and used for meeting the requirement of salary / emoluments of experts and running the system of online application, verifications and the Environmental Cell.

**Functions of the Cell.—**

1. The cell shall be responsible for assessing and appraising the environmental concerns of the area under their jurisdiction where building activities are proposed. The Cell can evolve and propose additional environmental conditions as per requirements. These conditions may be area specific and shall be notified in advance from time to time. These additional conditions shall be approved following a due consultation process. These environmental conditions will be integrated in building permissions by the sanctioning authority.

2. Develop and maintain an online system for application and payment of fees. The Cell shall maintain an online database of all applications received, projects approved, the compliance audit report, random inspections made. The Cell shall maintain a portal for public disclosure of project details including self-certification and compliance audit reports filed by the Qualified Building Environment Auditors for public scrutiny of compliance of environmental conditions by the project.

3. Monitoring the work of Environmental Audit process carried by the Qualified Building Auditors.

4. The Cell shall review the applications; finalize the additional environmental conditions if required within 30 days of the submission of the application to SPA-NAINA.

5. The Cell shall adopt risk based random selection of projects for verifying on site for certification of QBA, compliance of environmental conditions and five yearly audit report.

6. The Cell shall recommend to SPA-NAINA for financial penalty for non-compliance of environmental conditions by the project proponent.

7. The Cell shall recommend to the accrediting body and SPA-NAINA against any Qualified Building Environment Auditor, if any lapse is found in their work.

## Annexure-III: Refer with DM 59

### Appendix 'C': Qualification, competence, duties and responsibilities etc. of licensed technical personnel or architect and professionals on record for preparation of schemes for development permission and supervision

<b>C-1</b>	<b>General</b>
	The qualifications of the technical personnel namely Architect, Engineer, Structural Engineer, Supervisor, Town Planner and their competence to carry out different jobs for building permit and supervision shall be as given in Regulation No. C-2 to C-6 provided they are registered with Urban Local Bodies (Municipal Corporations/ Councils), Professional Bodies.
<b>C-2</b>	<b>ARCHITECT</b>
<b>C-2.1</b>	Qualifications- The Qualifications for licensing of Architect will be the Associate Membership of the Indian Institute of Architects or such Degree or Diploma which makes him eligible for such membership or such qualifications listed in Schedule XIV of Architects Act, 1972 and shall be registered under the Council of Architecture as per Architects Act, 1972.
<b>C-2.2</b>	Competence of Architect: To carry out work related to development permission as given below and to submit - (a) All plans and information connected with development permission.
<b>C-3</b>	<b>ENGINEER</b>
<b>C-3.1</b>	Qualifications
	1) The qualifications for Licensing Engineer will be the corporate membership (Civil) of the Institution of Engineers or such Degree or Diploma in Civil or Structural Engineering; 2) Diploma In Civil Engineering or Equivalent, having experience of 10 years in the field of land and building planning.
<b>C-3.2</b>	Competence- To carry out work related to development permission as given below and to submit- (a) All plans and related information connected with development permission. (b) Structural details and calculations for building on plot upto 500 m <sup>2</sup> and upto 5 storeys or 16 m height, and (c) Certificate of supervision and completion for all building.
<b>C- 4</b>	<b>STRUCTURAL ENGINEER</b>
<b>C-4.1</b>	Qualifications- Qualifications for Licensing of structural engineers shall be in the following with minimum 3 years of experience in structural engineering practice with designing and field work; (a) Graduate in Civil Engineering of recognized Indian or Foreign University and Chartered Engineer or Associated Member in Civil Engineering Division of Institution of Engineers (India) or equivalent Overseas Institution; and (b) Associate member in Civil Engineering Division of institution of Engineers (India) or equivalent Overseas Institution possessing exceptional merits. The 3 years' experience shall be relaxed to 2 years in the case of Post-graduate degree of recognized Indian and Foreign University in the Branch of Structural Engineering. In the case of doctorate in Structural Engineering, the experience required would be one year.
<b>C- 4.2</b>	Competence: To submit structural details and calculations for all buildings & supervision.
<b>C- 4.2.1</b>	Complicated buildings and sophisticated structures, as decided by the CEO, SPA-NAINA, which are not within the horizontal areas and vertical limits under C-2.2 (b), C-3.2 (b) & C-5.2 (a) (I) shall be designed only by Structural Engineer.
<b>C - 5</b>	<b>SUPERVISOR</b>
<b>C – 5.1</b>	Qualification (a) For Supervisor 1 :-

	<p>(i) Three years architectural assistantship or intermediate in architecture with two years of experience, or</p> <p>(ii) Diploma in Civil engineering with two years of experience.</p> <p>(b) For Supervisor - 2:-</p> <p>(i) Draftsman in Civil Engineering from ITI with five years of experience under Architect / Engineer.</p>
<b>C – 5.2</b>	<p><b>Competence</b></p> <p>(a) For Supervisor-1: To submit -</p> <p>(i) All plans and related information connected with development permission on plot upto 200 m<sup>2</sup> and upto 2 storeys; and</p> <p>(ii) Certificate as supervision of buildings on plot upto 200 m<sup>2</sup> and upto 2 storeys and completion thereof.</p> <p>(b) For Supervisor-2 : To submit -</p> <p>(i) All Plans and related information upto 50 m<sup>2</sup> built up area and upto 2 storeys, and</p> <p>(ii) Certificate of supervision for limits at (i) above and completion thereof.</p>
<b>C – 6</b>	<b>TOWN PLANNER</b>
<b>C- 6.1</b>	<p><b>Qualifications:</b> The Qualifications for licensing of Town Planner will be the Associate or Fellow Membership of the Institute of Town Planners of India (ITPI) or such Degree or Diploma which makes him eligible for such membership.</p>
<b>C- 6.2</b>	<p><b>Competence of Town Planner:</b> To carry out work related to development permission as given below and to submit -</p> <p>(a) Layout plans and information connected with layout permission</p>
<b>C—8</b>	<b>Advocate</b>
<b>C-8.1</b>	<p><del>Qualifications: The Advocate or Solicitor on Record must hold a valid registration with the Bar Council of India. The Advocate or Solicitor on Record must have a minimum of three years of experience in a practice of land related matters.</del></p>
<b>C-8.2</b>	<p><del>Competence</del></p> <p><del>(i) To render services related to development permission and submit Title Clearance Certificate for the Land under development after exercising the procedure of search etc. at the time of submission of proposal ownership for each Survey no. along with all rights on proposed development at the time of submission of proposal.</del></p> <p><del>(ii) To submit details of any earlier court matters related to Land at the time of submission of proposal.</del></p> <p><del>Advocate or Solicitor shall be responsible for certification of title of land certifying the authentication of rights of the owner/developer to carry out development on the land concerned.</del></p>
<b>C-9</b>	<b>CONSULTANTS RAIN WATER HARVESTING</b>
<b>C-9.1</b>	<p><del>Qualifications: The Consultant for Rain Water Harvesting (RWH) must hold a valid Diploma/ Degree in Civil Engineering and Master's Degree in Environment. The Consultant for Rain Water Harvesting on Record must have a minimum of two years of experience in the field practice in RWH.</del></p>
<b>C-9.2</b>	<p><del>Competence</del></p> <p><del>To carry out related to Rain Water Harvesting and to submit-</del></p> <p><del>(i) Certificate &amp; all related information connected with development permission for Rain water Harvesting;</del></p> <p><del>(ii) Details for Rain water Harvesting Plant with proposal/Plans.</del></p> <p><del>(iii) To submit Completion Certificate with respect to Rain water Harvesting for building stating the plant has been installed &amp; tested.</del></p> <p><del>The Consultants for Rain Water Harvesting shall be responsible for the work of Rain Water harvesting carried out on site as per approval. He shall ensure that the work is carried out as per approval and if the notices any difference he shall be responsible for intimating SPA NAINA.</del></p>
<b>C-10</b>	<b>CONSULTANTS FOR GREY WATER RECYCLE</b>
<b>C-10.1</b>	<p><del>The Consultant for Grey Water Recycle must hold a valid Master's Degree in</del></p>

	<p>Environment/Public Health Engineering:</p> <p>The Consultant for Grey Water Recycle on Record must have a minimum of two years of experience in the filed practice in Grey Water Recycling.</p>
<b>C-10.2</b>	<p><b>Competence</b>  To carry out related to Grey Water Recycle and to submit-  (i) To submit certificate &amp; all related information connected with development permission for Grey Water Recycle;  (ii) To submit details for Grey Water Recycle Plant with proposal/Plans.  (iii) To submit Completion Certificate with respect to Grey Water Recycle for building stating the plant has been installed &amp; tested.</p> <p>The Consultants for Grey Water Recycle shall be responsible for the work of Grey Water Recycle carried out on site as per approval. He shall ensure that the work is carried out as per approval and if the notices any difference he shall be responsive for intimating SPA-NAINA.</p>
<b>C-11</b>	<b>CONSULTANTS FOR CONSERVATION OF ENERGY</b>
<b>C-11.1</b>	<p><b>Qualifications:</b> The Consultant for Conservation of Energy must hold a valid Master's Degree in Environment and must have a minimum of two years of experience in a field practice in Conservation of Energy.</p>
<b>C-11.2</b>	<p><b>Competence</b>  (i) To submit certificate &amp; all related information connected with Conservation of Energy;  (ii) To submit details for Conservation of Energy Plant with proposal implementation.  (iii) To submit Completion Certificate with respect to Conservation of Energy for building stating the plant has been installed &amp; tested.</p> <p>The Consultants for Conservation of Energy shall be responsible for the work of Conservation of Energy carried out on site as per approval and the ECBC codes. He shall ensure that the work is carried out as per approval and if he notices any difference he shall be responsible for intimating SPA-NAINA.</p>
<b>C-12</b>	<b>CONSULTANT FOR FIRE SAFETY MEASURES</b>
<b>C-12.1</b>	<p><b>Qualifications:</b> Fire Protection Consultant shall be a licenced agency under the Fire Prevention &amp; Fire Safety Measures Act 2006. Must be registered with Director, Maharashtra Fire Services.</p>
<b>C-12.2</b>	<p><b>Competence</b>  To carry out work related to development permission with respect to Fire Safety Measures and to submit-  (i) Certificate &amp; all related information connected with development permission is in accordance with requirement of Fire Act 2006;  (ii) To submit details for Fire Safety Measures for all parts of building.  (iii) Completion Certificate along with plans for building stating all Fire Safety Measures as per GFO NOC has been installed &amp; tested with completion plans.</p> <p>The Consultants for Fire Safety Measures shall be responsible for design and implementation of firefighting system and shall also responsible for its implementation on site in consultation with fire department of CIDCO/ SPA-NAINA.</p>
<b>C-13</b>	<b>CONSULTANT FOR HEATING VENTILATION AND AIR CONDITION (HVAC)</b>
<b>C-13.1</b>	<p><b>Qualifications:</b> HVAC Consultant shall be graduate in Electrical Engineering and must possess minimum two years' experience in installation of HVAC.</p>
<b>C-13.2</b>	<p><b>Competence</b>  To carry out work related to HVAC system and to submit-  (i) Certificate &amp; all related information concerned with HVAC;  (ii) To submit details for HVAC for implementation.  (iii) Completion Certificate along with plans with respect to HVAC installation, their testing and proper functioning.</p>

	<del>The Consultants for HVAC shall be responsible for planning, designing and implementation of HVAC system as per the NBC and relevant code of practices.</del>
<del>C-14</del>	<del><b>CONSULTANT FOR SOLID WASTE MANAGEMENT (SWM)</b></del>
<del>C-14.1</del>	<del>Qualifications: SWM Consultant shall be a graduate in Environmental Engineering or Environmental Planning and must possess minimum two years' experience in field of SWM.</del>
<del>C-14.2</del>	<del>Competence To carry out work related to SWM system and to submit- (i) Certificate &amp; all related information concerned SWM; (ii) To submit details for SWM for implementation regarding waste segregation, onsite treatment and disposal. (iii) Completion Certificate along with plans with respect to SWM system installation, their testing and proper functioning.  The Consultants for SWM shall be responsible for planning, designing and implementation of SWM system as per the NBC and relevant code of practices.</del>
<del>C - 7</del>	<del><b>Duties of Licensed Technical Personnel</b></del>
<del>C-7.1</del>	<del>The duties and responsibilities of licensed technical Personnel as listed in regulations C-3, C-4, C-5 and C-6 shall be as follows:</del>
<del>C- 7.2</del>	<del>(1) It will be incumbent on every licensed Technical personnel, in all matters in which he may be professionally consulted or engaged, to assist and co-operate with the CEO, SPA-NAINA in carrying out and enforcing the provisions of Maharashtra Regional &amp; Town Planning Act, 1966 and of any regulations for the time being in force under the same. (2) Every licensed Technical Personnel shall in every case in which he may be professionally consulted or engaged, be responsible, so far as his professional connection with such case extends, for due compliance with the provisions of Maharashtra Regional &amp; Town Planning Act, 1966 and of any regulations for the time being in force under the said Act, or such of them as may respectively be applicable to the circumstances of the particular case and in particular it will be obligatory on him to satisfy himself that a qualified and competent Maistry or Inspector of Works is constantly employed and present on the work to supervise the execution of all work and to prevent the use of any defective material therein and the improper execution of any such work. (3) In every case in which a Licensed Technical Personnel is professionally concerned in connection with any building or work upon any premises designed or intended to be used for any purposes in respect of which the written permission or license of the CEO, SPA-NAINA is prescribed by the said Act at a necessary condition to the establishment or use of such premises for such purpose, it shall be incumbent on such Licensed Technical personnel, so far as his professional connection with such case extends, to see that all conditions prescribed by the said Act, or by any rule for the time being in force there under, in respect or premises designed or intended to be applied to such use, are duly fulfilled or provided for. (4) A Licensed Technical Personnel shall not carry out any work in connection with any building or other erection on a plot of land leased or agreed to be leased by the SPA-NAINA in contravention of any term or condition of the lease or agreement for lease. (5) When Licensed Technical Personnel ceases to be in the employment for the development work, he shall report the fact forthwith to the CEO, SPA-NAINA.</del>