



City and Industrial Development Corporation of Maharashtra Ltd.

**Modified Draft Development Control
and Promotion Regulations for Interim
Development Plan
Of Navi Mumbai Airport Influence Notified
Area (NAINA)
(23 Villages in Panvel Taluka)**

September 2015~~August 2014~~

**SPECIAL PLANNING AUTHORITY – NAVI MUMBAI AIRPORT
INFLUENCE NOTIFIED AREA (SPA-NAINA)**

Appointed by Government of Maharashtra under Section 40(1)(b) of MR and TP Act 1966 on 10th January 2013

PREAMBLE

The Government of Maharashtra has decided to develop a site for International Airport at Navi Mumbai. One of the conditions laid down by the Ministry of Environment and Forests (MoEF), Government of India, while granting Environmental Clearance (EC) and Coastal Regulation Zone (CRZ) clearance to the Navi Mumbai International Airport (NMIA) that the Development Plan for Navi Mumbai shall be revised and recast in view of the proposed airport development so as to avoid haphazard development around the airport. City and Industrial Development Corporation of Maharashtra Ltd.(CIDCO) submitted a proposal to the Government vide letter No. CIDCO/PLNG/CP/2012/18 dated 17th January 2012 requesting for its appointment as Special Planning Authority under section 40(1)(b) of the said Act for an area around the proposed International Airport. The Government of Maharashtra, Urban Development Department by its notification No.TPS-1712/475/CR-98/12/UD-12 dated 10th January 2013 notified the Navi Mumbai Airport Influence Notified Area (NAINA) and appointed CIDCO as Special Planning Authority for the notified area under section 40(1)(b) of the Maharashtra Regional and Town Planning Act, 1966. CIDCO acting as Special Planning Authority for NAINA is hereafter referred to as SPA – NAINA.

SPA-NAINA in exercise of powers conferred by Section 40 of Maharashtra Regional and Town Planning Act 1966 and all other powers enabling it in this behalf has prepared and published the Draft Interim Development Plan for part of NAINA in the said notified area and has prepared these Draft Development Control and Promotion Regulations for implementation of the Draft Interim Development Plan.

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PART I ADMINISTRATION

1 Short Title, Extent and Commencement

1.1 Short Title

These Regulations shall be called the Development Control and Promotion Regulations for area of Interim Development Plan (IDP) for NAINA (hereinafter called as “these Regulations”).

1.2 Jurisdiction

These Regulations shall apply to the building activity and development works on lands within the area of Interim Development Plan for NAINA. Refer Annexure 1 for list of villages forming part of the IDP.

1.3 Commencement

These Regulations shall come into force on the date of publication of the notice under section 26(1) read with 32 of MR and TP Act, 1966, inviting objections and suggestions to the draft Interim Development Plan including these Regulations.

Provided that the CEO, SPA-NAINA may adopt the stringent of the provisions of these regulations and the Draft IDP and the provisions of the Development Control Regulations of Regional Plan for Mumbai Metropolitan Region, 1996 – 2011, ~~Standardized Development Control and Promotion Regulations for Regional Plan areas in Maharashtra~~ till the Interim Development Plan is sanctioned by the Government under section 31 of the MR and TP Act.

1.4 Savings

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

2 Definitions

2.1 Meaning of the terms used ~~in these Regulations, unless the context otherwise requires, the terms and expressions shall have the meaning indicated against each of them.~~

~~**2.2** In these Regulations, unless the context otherwise requires, the terms and expressions shall have the meaning indicated against each of them.~~

~~**2.3**~~**2.2** Terms and expressions not defined in these Regulations shall have the same meanings as in the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra. Act No. XXXVII of 1966) and the National Building Code of India 2005 (NBC), as amended from time to time, as the case may be, unless the context otherwise requires.

2.42.3 "Accessory building" means a building separate from the main building on a plot and containing one or more rooms for accessory use such as servants quarters, garage, store rooms or such areas as classified by CEO, SPA-NAINA;

2.52.4 "Accessory/ Ancillary use" means any use of the premises subordinate to the principal use and incidental to the principal use.

2.62.5 "Act" means The Maharashtra Regional and Town Planning Act, 1966 (Maharashtra. Act No. XXXVII of 1966); as amended from time to time.

2.72.6 "Advertising sign or Hoarding" means any surface or of-structure with characters, letters or illustrations applied thereto and displayed in any manner whatsoever out-door , indoor or at other locations for purposes of advertising or to give information regarding or to attract the public to any place, person, public performance, article or merchandise whatsoever, and which surface or structure is attached to, or forms a part of building, or is connected with any building or is fixed to a tree or to the ground or to any pole, screen, fence or hoarding or displayed in space

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

2.92.8 "Air-conditioning" means the process of treating air so as to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirements of the conditioned space.

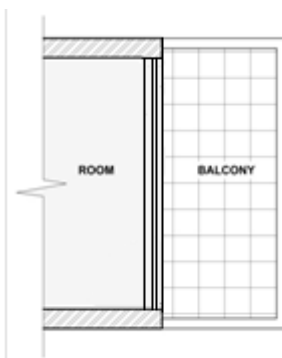
2.102.9 "Amenity Space" means a statutory space kept in any layout to be used for any of the amenities such as open spaces, parks, recreational grounds, playgrounds, sports complex, gardens, convenience shopping, parking lots, primary and secondary schools, clinics, dispensaries, nursery, health club, sub post-office, police station, electric substation, ATM of Banks, electronic cyber library, open market, garbage bin, water supply installation, electricity supply installation, sewage treatment plant, marriage halls, indoor stadium, religious place, town hall and includes other utilities, services and conveniences.
~~means a statutory space kept in any layout to be used for any of the amenities such as, convenience shopping, parking lots, primary and secondary schools, clinics, dispensaries, nursery, health club, sub post-office, police station, ATM of Banks, electronic cyber library, open market, and conveniences.~~

2.112.10 "Applicant" for development permission means, any person who is an owner / lessee or a person claiming to be an owner / lessee through an irrevocable registered power of attorney/[registered development agreement](#) or a lease.-

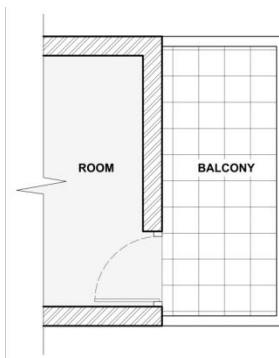
2.122.11 "Architect" means an architect who is duly registered with the Council of Architecture under the Architects Act, 1972 and having a valid licence

2.132.12 "Atrium" means a sky lighted naturally / artificially ventilated area in buildings, with no intermediate floors, often used as circulation space or an entrance foyer or a sit out place.

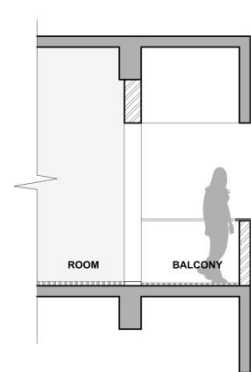
2.142.13 "Balcony" means a horizontal cantilever or projection shown in the figure below, including parapet and handrail balustrade to serve as a passage or sitting out place with at least one side fully open, except being provided with railing or parapet wall for safety.



[Plan](#)



Plan



Section

2.152.14 "Basement or cellar" means the lower storey of a building, below or partly below the ground level.

2.162.15 "Building" means Any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof whether used as human habitation or not and includes foundation, plinth, walls, floors, roofs, chimneys, wells, door steps, fencing, plumbing and building services, fixed platforms, verandahs, balcony; cornice or projection, part of a building or anything affixed thereto or any wall fence enclosing or intended to enclose any land or space and signs and outdoor display structures. However, tents, shamianas and the tarpaulin shelters erected for temporary and ceremonial occasions with the permission of the SPA-NAINA shall not be considered as building.

2.172.16 "Unsafe building" means a building which is structurally unsafe, is insanitary, is not provided with adequate mean of egress, constitutes a fire hazard, is dangerous to human life, in relation to its existing use constitutes a hazard to safety or health or public welfare by reasons of inadequate maintenance, dilapidation or abandonment.

2.182.17 "Building Height" means the vertical distance measured in the case of flat roofs, from the average level of the ground around and contiguous to the building or as decided by SPA-NAINA to the terrace of last liveable floor of the building adjacent to the external walls; to the

highest point of the building and in the case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof; and in the case of gable facing road, the mid-point between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of measuring heights.

~~2.19~~2.18 **“Building Line”** means the line upto which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend.

~~2.20~~2.19 **“Built-up-Area”** means any area covered- ~~by a with structures building~~ on all floors including cantilevered portions, mezzanine floor, if any, but except the areas excluded specifically under these Regulations.

~~2.21~~2.20 **“Cabin”** means a non-residential enclosure constructed of non-load bearing, non-masonry partitions having an area not exceeding 3.00 sq. m.

~~2.22~~2.21 **“Canopy”** means a projection over any entrance.

~~2.23~~2.22 **“Carpet area”** means the net usable floor area within a building excluding that covered by the walls, common areas (such as common staircases/ common passages and corridors) but including door jambs, or any other areas specifically exempted from floor space index computation in these regulations.

~~2.24~~2.23 **“CEO, SPA-NAINA”** means the Vice Chairman and Managing Director, CIDCO or a person designated by him for SPA-NAINA.

~~2.25~~2.24 **“Chajja”** means a sloping or horizontal structural overhang projecting from the bottom of a beam or a lintel, usually provided over openings on external walls to provide protection from sun and rain and for architectural purpose.

~~2.26~~2.25 **“Chimney”** means a construction by means of which a flue is formed for the purpose of carrying products of combustion to the open air and includes a chimney stack and the flue pipe.

~~2.27~~2.26 **“Chowk” or “Courtyard”** means a space permanently open to sky enclosed on sides fully or partially by buildings and may be at ground level or any other level within or adjacent to a building.

~~2.28~~2.27 **“CIDCO”** means City and Industrial Development Corporation of Maharashtra Limited, a company registered under the Companies Act 1956.

~~2.29~~2.28 **“Combustible material”** means that material which when burnt adds heat to a fire when tested for combustibility in accordance with IS: 3808 1965 Method of test for Combustibility of Building Materials given in National Building Code.

~~2.30~~**2.29** **“Convenience shopping”** means retail shops including kiosks for retail sales, each with a carpet area not exceeding 10 Sq. m. and comprising those dealing with goods and services of daily necessities.

~~2.31~~**2.30** **“Corridor”** means a common passage or circulation space including a common entrance hall.

~~2.32~~**2.31** **“Control Line”** means a line on either side of a highway or part of highway beyond the building line fixed in respect of such highway by the Highway Authority

~~2.33~~ —.

~~2.34~~**2.32** **“Construction Amenity Value Based TDR”** means ~~value derived by dividing the cost of construction as given in the Ready Recknor by the land rate as given in the Ready Recknor (means value derived as cost of construction calculated by dividing rate of construction as given in Ready Recknor by the land rate as given in Ready Recknor)~~ TDR as defined in Regulation No.43.6

~~2.35~~**2.33** **“Density”** means the residential density expressed in terms of the number of dwelling units per hectare of net plot area.

~~2.36~~**2.34** **“Detached Building”** means a building whose walls and roofs are independent of any other building with open space on all sides as specified.

~~2.37~~**2.35** **“Developer”** means a juridical entity competent to hold, plan, develop and dispose of land and includes land owner, irrevocable power of attorney holder, a registered development agreement holder or a co-operative society or joint venture of land owners or CIDCO with the consent of the land owners.

~~2.38~~**2.36** **“Development”** Development with its grammatical variations means the carrying out of buildings, engineering, mining or other operations in, on, over, or under land or the making of any material change, in any building or land or in the use of any building or land or any material or structural change in any Heritage building or its precinct and includes demolition of any existing building, structure or erection of part of such building, structure of erection and reclamation, redevelopment and layout or sub-division of any land and to develop shall be construed accordingly.

~~2.39~~**2.37** **“Development Plan”** means a plan for the development of the area within the jurisdiction of a Special Planning Authority and includes an Interim Development plan, revision of a development plan and proposals of a Special Planning Authority for development of land within its jurisdictions.

~~2.40~~**2.38** **“Drain”** means a system or a line of pipes, with their fittings and accessories such as manholes, inspection chambers, traps, and gullies, floor traps used for drainage of buildings or yards appurtenant to the buildings within the same cartilage. A drain includes an open channel or conveying surface water or a system for the removal of any liquid.

2.412.39 "Dwelling Unit/ Tenement" means an independent housing unit with separate facilities for living, cooking and sanitary requirements

2.422.40 "Enclosed staircase" means a staircase separated by fire resistant walls and door(s) from the rest of the building.

2.432.41 "Escalator" means a power driven, inclined, continuous stairway used for raising or lowering passengers

2.442.42 "Escape route" means any well ventilated corridor, staircase or other circulation space, or any combination of the same, by means of which a safe place in the open air at ground level or refuge floors on buildings can be reached to take shelter during emergency for evacuation.

2.452.43 "Exit" means a passage, channel or means of egress from any building, storey or floor area to a street or other open space of safety; with horizontal, outside, and vertical exits having meanings respectively as under:

2.462.43.1 "Horizontal Exit" means an arrangement which allows alternative egress from a floor area to another floor at or near the same level in an adjoining building or an adjoining part of the same building with adequate fire separation.

2.472.43.2 "Outside Exit" means an exit from a building to a public way, to an open area leading to a public way or to an enclosed fire resistant passage leading to a public way.

2.482.43.3 "Vertical Exit" means an exit used for ascending or descending between two or more levels, including stairways, smoke-proof towers, ramps, escalators and fire escapes.

2.492.44 "Existing Building or Use" means a building, structure or its use existing authorised use.

2.502.45 "External wall" means an outer wall of a building not being ~~partition-~~ party walls even though adjoining a wall of another building and also means a wall abutting on an interior open space of any building.

2.512.46 "Fire and/ or emergency alarm system" means arrangement of call points or detectors, sounders and other equipment's for the transmission and indication of alarm signals, for testing of circuits and, whenever required, for the operation of auxiliary services. This device may be workable automatically or manually to alert the occupants in the event of fire or other emergency

2.522.47 "Fire lift" means one of the lifts specially designed for use by fire service personnel in the event of fire

~~2.53~~2.48 **"Fire proof door"** means a door or shutter fitted to a wall opening, and constructed and erected with the requirement to check the transmission of heat and fire for a specified period.

~~2.54~~2.49 **"Fire resistance"** means the time during which a fire resistant material i.e. material having a certain degree of fire resistance, fulfils its function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load or restraint. The fire resistance test of structures shall be done in accordance with IS: 3809-1979 Fire Resistance Test of Structure.

~~2.55~~2.50 **"Fire Resisting Material"** means a material which has certain degree of fire resistance.

~~2.56~~2.51 **"Fire Safety Expert"** means any person or group of persons or association of persons licensed by the Chief Fire Officer, CIDCO or by a Municipal Corporation to act as licensed agency for the purposes of Maharashtra Fire Prevention and Life Safety Measures Act, 2006

~~2.57~~2.52 **"Fire service inlet"** means a connection provided at the base of a building for pumping up water through in-built fire-fighting arrangements by fire service pumps in accordance with the recommendations of the Chief Fire Officer.

~~2.58~~2.53 **"Fire tower"** means an enclosed staircase which can only be approached from the various floors through landings or lobbies separated from both the floor area and the staircase by fire-resisting doors and open to the outer air.

~~2.59~~2.54 **"Floor"** means the lower surface in a storey on which one normally walks in a building and does not include a mezzanine floor.

~~2.60~~ Note:-The sequential numbering of floor shall be determined by its relation to the determining entrance level. For floor at or wholly above ground level, the lowest floor in the building with direct entrance from / to road or street shall be termed as ground floor. The other floors above ground floor shall be numbered in sequence as Floor 1, Floor 2, etc., with the number increasing upwards.

~~2.61~~2.55 **"Floor space index (FSI)"** means the quotient or ratio of the combined gross floor area of all floors, excluding areas specifically exempted from built up area calculation under these Regulation, to the ~~total~~ area of the plot, viz:-

$$\text{Floor Space Index (FSI)} = \frac{\text{Total covered area on all floors}}{\text{Area of plot}}$$

~~2.62~~2.56 **"Footing"** means a foundation unit constructed in brick work, masonry or concrete under the base of a wall or column for the purpose of distributing the load over a large area.

~~2.63~~2.57 **"Foundation"** means that part of the structure which is in direct contact with and transmitting loads to the ground.

~~2.64~~2.58 **"Front Open Space"** means the space between the boundary line of plot abutting the means of access / road / street and the building line. In case of plots facing two or more means of

accesses / roads / streets, the plot shall be deemed to front on all such means of access / road / streets.

2.59 **“Gallery”** means an intermediate floor or platform projecting from a wall of an auditorium or a hall providing extra floor area, additional seating accommodation etc. These shall also include the structures provided for seating in stadia.

~~2.65~~**2.60** **“Gaathan”** means the settlement areas as defined under section 122 of the Maharashtra Land Revenue Code or as shown on the proposed land use plan of the Interim Development Plan.

~~2.66~~**2.61** **“Garage - Private”** means a building or portion thereof, designed and used for parking of privately owned motor driven or other vehicles.

~~2.67~~**2.62** **“Garage - Public”** means a building or portion thereof, designed as other than a private garage, operated for gain, designed or used for repairing, servicing, hiring, selling or storing or parking motor driven or other vehicles.

2.63 **“Ground Level”** means the average level of ground in a plot (site).

~~2.68~~**2.64** **“Group Housing Scheme”** means a building or a group of buildings constructed or to be constructed with one or more floors, consisting of more than one dwelling units and having common service facilities. Common service facilities means facilities like stair case, balcony, corridor, and verandah, lift, etc

~~2.69~~**2.65** **“Habitable room”** or living room means, a room constructed or intended for human habitation

~~2.70~~**2.66** **“Height of a room”** means the vertical distance measured from the finished floor surface to the finished ceiling surface. The height of a room with a pitched roof means the height measured from finished floor level to the point where internal surface of wall intersects the internal finished surface of the sloping roof.

~~2.71~~**2.67** **“Heritage site”** means a site as listed in the Interim Development Plan having heritage value or as designated by the Archaeological Survey of India

2.68 **“High-rise Building”** means the buildings 15 m. or above in height, excluding chimneys, cooling towers, boiler, rooms / lift machine rooms, parapet walls and architectural features not exceeding 1.2 m. in height and other non-working areas in case of industrial buildings, and water tanks, and architectural features in respect of other buildings.

~~2.72~~**2.69** **“Home occupation”** means customary home occupation , excluding paying guests and part leased cases, other than the conduct of an eating or a drinking place offering services to the general public, customarily carried out by a member of the family residing on the premises without employing hired labour, and for which there is no display to indicate from the exterior of the building that it is being utilized in whole or in part for any purpose other than a residential or dwelling use, and in connection with which no article or service is sold or exhibited for sale except that which is produced therein, which shall be non-hazardous and not

affecting the safety of the inhabitants of the building and the neighbourhood and provided that no mechanical equipment is used except for what is customarily used for purely domestic or household purposes and / or employing licensable goods. If motive power is used, the total electricity load should not exceed 0.75 KW. 'Home Occupation' may also include such similar occupations as may be specified by CEO, SPA-NAINA subject to such terms and conditions as may be prescribed.

2.70 **"Information Technology (IT), Information Technology Enabled Services (ITES)"** means ~~an establishment which is in the business of developing either software or hardware relating to computers or computer technology or providing voice-based services, cold calling cells, outsourced processing, back offices as approved by Director of Industries-~~ as defined by IT Taskforce of Government of India as follows

a. IT Software: IT Software is defined as any representation of instruction, data, sound or image, including source code and object code, recorded in a machine readable form and capable of being manipulated or providing interactivity to a user, with the means of a computer.

b. IT Hardware: IT Hardware covers approximately 150 I.T. products notified by Directorate of Industries from time to time.

c. IT Services and IT Enabled Services: These include various IT Services and are defined by IT Task force of the Government of India as follows:

"IT Services including IT Enable Services is defined as any unit that provides services, that result from the use of any IT Software over a Computer System for realizing any value addition". (The Directorate of Industries has prepared and published an illustrative list of such IT Enabled Services, which is to be updated from time to time.)

2.73 **2.71** **"Layout open Space / Recreational Open Space"** means a statutory common open space kept in any layout exclusive of margins and approaches, at a height not more than ground level of the building unit.

2.74 **2.72** **"Ledge or Tand"** means a shelf like projection, supported in any manner whatsoever, except by vertical supports within a room itself but not having projection wider than half a meter.

2.75 **2.73** **"Licensed Engineer/ Structural Engineer/ Supervisor"** means a qualified surveyor or engineer, structural engineer or supervisor, registered with any Indian or foreign professional body/ urban local body licensed by any Urban Local Body.

2.76 **2.74** **"Lift"** means an appliance designed to transport persons or materials between two or more levels in a vertical or substantially vertical direction, by means of a guided car platform.

~~2.77~~**2.75** **“Lift Machine”** means part of the lift equipment comprising the motor(s) and the control gear there with, reduction gear (if any), brakes and winding drum or sheave, by which the lift car is raised or lowered.

~~2.78~~**2.76** **“Lift Well”** means an unobstructed space within an enclosure provided for the vertical movement of the lift car(s) and any counter weights, including the lift pit and the space for top clearance

~~2.79~~**2.77** **“Loft”** means an intermediate floor between two floors, with a maximum height of 1.5 m., which is constructed and used for storage purpose. The loft if provided, in a room shall not cover more than 30% of the floor area of the room or a residual space in a pitched roof, above normal floor level which is constructed and used for storage purposes.

~~2.80~~**2.78** **“Laying out of New Street”** means provision of road for levelling, formation, metalling or paving of a road and footpaths, etc. including layout of the services such as water supply, drainage, etc

~~2.81~~**2.79** **“Mall”** means a large enclosed shopping area at any floor level other than basement floor.

2.80 **“Marginal Open Space / Set back”** means minimum distance required to be left open to sky between the boundary of the building plot or access road/existing road/ layout road / internal road/ proposed IDP road and the building excluding court yard/chowk, which is an integral part of the plot.

~~means minimum distance required to be left open to sky between the boundary of the building plot and the building excluding court yard/chowk, which is an integral part of the plot and excluding access roads.~~

~~2.82~~**2.81** **“Masonry”** means an assemblage of masonry units properly bound together with mortar.

~~2.83~~**2.82** **“Means of Access”** means the road / street / vehicular access way /pathway up to the plots and to the buildings within a plot .

~~2.84~~**2.83** **“Mezzanine floor”** means an intermediate floor between two floors of any story, forming an integral part of floor below, overhanging or overlooking a floor beneath, not being a loft between the floor and the ceiling of any storey.

~~2.85~~**2.84** **“NAINA”** means Navi Mumbai Airport Influence Notified Area, an area notified under section 401B of the MRTP Act notification No.TPS-1712/475/CR-98/12/UD-12 dated 10th January 2013 as amended from time to time

2.85 **“NAINA Scheme”** means a scheme of planning and developing land of at least 7.5 ha either in single or assembled by multiple owners, except in case of Urban Villages where the minimum area of NAINA –Scheme shall be 4.00 ha, developed in accordance with Regulation 13 and 12 respectively.

~~the scheme as specified in Regulation No. 14~~

2.86 “**Net Plot area**” means the area of the plot arrived after deducting from the gross area of the plot the area covered by IDP reservations, existing roads and amenity spaces.

2.87 “**Non-combustible Material** ” means not liable to burn or add heat to a fire when tested for combustibility in accordance with the IS-3808-1966 method of test for combustibility of building materials.

2.88 “**Non-conforming user**” means any lawful use / building existed on the site but which does not conform to the zoning shown on the Interim Development Plan.

~~2.88~~**2.89** “**Non-NAINA development**” means development of land not covered by Gaothans, Urban Villages and NAINA - Schemes

~~2.89~~**2.90** “**Occupancy**” or “**Use Group**” means the principal occupancy or use for which a building or a part of a building is used, or intended to be used, for the purposes of classification of a building according to the occupancy, an occupancy shall be deemed to include subsidiary occupancies which are contingent upon it. Buildings with mixed occupancies are those buildings in which more than one occupancy are present in different portions of the building. The occupancy classification shall have the meaning given from ~~2.91~~ 2.90.1 to ~~2.91.11~~ 2.90.11 unless otherwise spelt out in the Interim Development Plan.

~~2.89.12~~**2.90.1** “**Residential Building**” means any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities. It includes one or two or multi-family dwellings, lodging or rooming houses, residential hotels, hostels, dormitories, dharmashalas, apartment houses, flats, service apartment, studio apartment and private garages incidental thereto.

~~2.89.22~~**2.90.2** “**Educational Building**” means a building exclusively used for a school or college recognized by the appropriate Board or University, or any other competent authority involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other users incidental thereto such as library, coaching class or a research institution. It shall also include quarters for essential staff required to reside in the premises and a building used as a hostel attached to an educational institution whether situated in its campus or not and, also includes buildings used for day care purposes more than 8 hours per week.

~~2.89.32~~**2.90.3** “**Institutional Building**” means a building constructed or used by Government, Semi -Government organization or registered trusts or persons and used for medical or other treatment, a hostel for working

women or an auditorium or complex for cultural and allied activities or for hospice care of persons suffering from physical or mental illness, handicap, disease or infirmity, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, houses of correctional detention and reformatories.

~~2.89.4~~2.90.4 **“Assembly Building”** means any building or part of building where groups of people congregate or gather for amusement, recreation or social, religious, patriotic, civil, travel and similar purposes, e.g. theatres, motion picture house, drive-in-theatres, multiplexes, assembly halls, city halls, town halls, auditoria, exhibition halls, museums, mangal karyalaya, cultural centre, skating rinks, places of worship, dance theatres, club & gymkhana, passenger stations and terminals of air, surface and other public transportation services, recreation piers and stadia.

~~2.89.5~~2.90.5 **“Business Buildings”** means any building or part of building, which is used for transaction of business for the keeping of accounts and records for similar purposes; offices, banks, professional establishments, I.T. establishments, call centre, offices for private entrepreneurs, court houses, libraries shall be classified in this group in so far as principal function of these is transaction of public business and the keeping of books and records.

~~2.89.6~~2.90.6 **“Office Building / Premises”** means the premises whose sole or principal use is to be used as an office or for office purpose; "office purposes" shall include the purpose of administration, clerical work, handling money, telephone/ telegraph/ computer operations and "clerical work" shall include writing, book-keeping, sorting papers, typing, filing, duplicating, drawing of matter for publication and the editorial preparation of matter for publication.

~~2.89.7~~2.90.7 **“Mercantile Building”** means any building or part of a building, which is used as shops, stores, market, malls for display and sale of merchandise either wholesale or retail Office, storage and service facilities incidental to the sale of merchandise and located in the same building shall be included under this group.

~~2.89.82.90.8~~ **“Wholesale Establishments”** mean establishments wholly or partly engaged in wholesale trade, manufactures, wholesale outlets including related storage facilities, Agriculture Produce Market Committee(APMC) establishments, warehouses and establishments engaged in truck transport including truck transport booking agencies.

~~2.89.92.90.9~~ **“Industrial Building”** mean and include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated, assembled or processed like assembling plants, laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories etc.

~~2.89.102.90.10~~ **“Storage Buildings/ premises”** mean and include any building or part of a building used primarily for the storage or sheltering of goods, wares or merchandise, like ware houses, cold storage, freight depots, transit sheds, godowns, store houses, public garages, hangars, truck terminals, grain elevators, barns and stables. Stacking of loaded or empty containers of ship cargo in an open paved area by way cranes, Tyre mounted gantry etc. with ancillary buildings to facilitate operation.

~~2.89.112.90.11~~ **“Hazardous Building”** mean and include any building or: part of a building which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and / or which may produce poisonous gases or explosions during storage, handling, manufacturing or processing, which involve highly corrosive, toxic or noxious alkalis, acids or other liquids or chemicals producing flames, fumes and explosive, mixtures of dust or which result in the division of matter into fine particles subject to spontaneous ignition.

~~2.90 — “Owner” means the person who has legal title for land or building~~

2.91 “Offsite City Service Delivery Charges” means charges framed by SPA-NAINA, payable to SPA-NAINA by persons seeking development permission who would be using the city-level physical and social infrastructure developed by SPA- NAINA

2.92 "Parapet" means a low wall or railing built along the edge of the roof, terrace, balcony, veranda etc

2.93 "Parking space" means enclosed or unenclosed, covered or open area sufficient in size to park vehicles. Parking space shall be served by a driveway connecting them with a street or alley and permitting ingress or egress of vehicles.

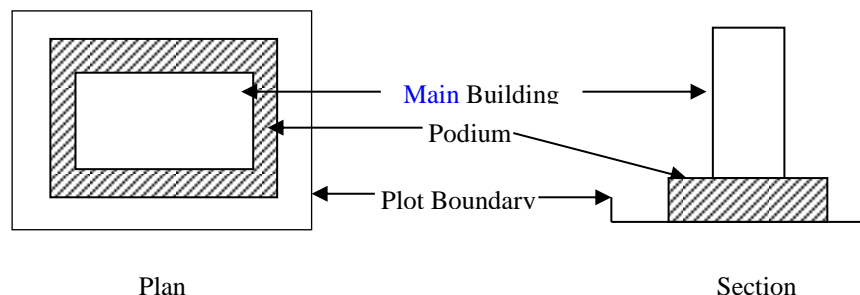
2.94 **"Partition"** means an interior non-load bearing divider one storey or part storey in height.

2.95 **"Permit / Permission"** means permission or authorisation in writing by the SPA-NAINA to carry out the work regulated by these Regulations.

2.96 **"Plinth"** means the portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground.

2.97 **"Plot / site"** means parcel or piece of land enclosed by definite boundaries and approved by SPA-NAINA as a building site, under these Regulations.

~~2.97~~**2.98** **"Podium"** means raised platform like structure wider than the ~~footprint of the~~ main building



2.99 **"Porch"** means a covered surface supported on pillars or otherwise for the purpose of a pedestrian or vehicular approach to a building.

~~2.98~~**2.100** **"Rental housing scheme"** means the scheme as declared by the Government of Maharashtra applicable in the Mumbai Metropolitan Region and as amended from time to time

~~2.99~~**2.101** **"Road/ Street"** means any highway, street, lane, pathway, alley, stairway, passage way, carriage way, footway, square place or bridge, whether a thorough fare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm-water drains, culverts, sidewalks, traffic islands, roadside trees and hedges, retaining walls, fences, barriers and railings within the street lines.

~~2.100~~**2.102** **"Road/Street line"** means the line defining the side limits of a road/street.

~~2.101~~ **"Road width"** means the whole extent of space within the boundaries of a road measured at right angles to the course or intended course of direction of such road.

~~"Room height"~~ means vertical distance measured from the finished floor surface to the finished ceiling/ slab surface. In case of pitched roofs, the room height shall be the average height between bottom of the eaves and bottom of ridge.

~~2.102~~**2.103** **"Row Housing"** means a row of houses on adjacent plots with a common wall with only front, rear and/or interior open spaces. The house at the end of the row shall however have side open space as prescribed.

~~2.103~~2.104 **“Semi-detached Building”** means a building detached on three sides with open spaces as specified.

~~2.104~~2.105 **“Service Floor”** means a floor provided for facilitating maintenance and / or termination / diversion of services like water supply, drainage, electricity supply, telecommunication lines and accommodating mechanical / electrical devices, apparatus like air handling units, air conditioning ducts etc.

~~2.105~~2.106 **“Site Corner”** means side at the junctions of and fronting on two or more intersecting streets.

~~2.106~~2.107 **“Site Depth”** means the mean horizontal distance between the front and rear side boundaries.

~~2.107~~2.108 **“Site, Double Frontage”** means a site, having a frontage on two streets other than a corner plot.

~~2.108~~2.109 **“Smoke Stop Door”** means a door for preventing or checking the spread of smoke from one area to another

2.110 **“SPA-NAINA”** means CIDCO functioning as Special Planning Authority under section 40(1) (b) of the MRTP Act for NAINA notified area appointed by notification No. TPS-1712/475/CR98/12/UD-12 dated 10th January 2013

~~2.109~~2.111 **“Special Township Project”** means a Special Township Project declared under section 18 or 44 of the MRTP Act, as the case may be

~~2.110~~2.112 **“Stairs”** means a built form/structure designed to bridge a large vertical distance by dividing it into smaller vertical convenient distances, called steps. A sets of steps is called stair

~~2.111~~2.113 **“Stair Cover”** means a structure with a covering roof over a stair case and its landing/s built to enclose only the stair for the purpose of providing protection from weather and not used for human habitation

~~2.112~~2.114 **“Stilts or Stilt Floor”** means portion of a building above ground level consisting of structural column supporting the super structure with at least two sides open for the purpose of parking vehicles, scooters, cycles, etc.

~~2.113~~2.115 **“Storage”** means place where goods are stored

~~2.114~~2.116 **“Store room”** means a room used as storage space

~~2.115~~2.117 **“Storey”** means the portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between such floor and the roof above it.

~~2.116~~2.118 **“Tenement”** means an independent dwelling unit with a kitchen or a cooking alcove.

~~2.117~~2.119 **"Terrace"** means a flat open to sky roof of a building or a part of a building having parapet, not being a cantilever structure.

~~2.118~~2.120 **"Theatre"** means a place of public entertainment for the purpose of exhibition of motion picture and or performance of dramas and other social or cultural programmes.

~~2.119~~2.121 **"To Erect"** ~~to erect~~ a building means

~~2.120~~ (a) to erect a new building on any site whether previously built upon or not;

(b) to re-erect any building of which portions above the plinth level have been pulled down, burnt or destroyed; and

~~2.121~~ (c) conversion from one occupancy to another

2.122 **"Travel distance"** means the distance to be travelled from the remotest point on a floor of a building to a place of safety be it a protected escape route, external escape route or final exit i.e. vertical exit, horizontal exit or an outside exit measured along the line of travel.

2.123 **"Urban Village"** means an area of 200 m around existing inhabited Gaathan boundaries as shown in the proposed landuse plan of IDP

~~2.122~~2.124 **"Verandah"** means a covered area with at least one side open to the outside with the exception of 1 m. high parapet on the upper floors to be provided on the open side.

~~2.123~~2.125 **"Water closet (W.C.)"** means a privy with an arrangement for flushing the pan with water, but does not include a bathroom.

~~2.124~~2.126 **"Water course"** means a natural channel or an artificial channel formed by training or diversion of a natural channel meant for carrying storm and waste water.

~~2.125~~2.127 **"Width of the road"** means the whole extent of space within the boundaries of road when applied to a new road, as laid down in the city surveys map or development plan or prescribed road lines by any Act or Law and measured at right angles to the course or intended course of direction of such road whichever is more.

~~2.126~~2.128 **"Window"** means an opening other than a door, to the outside of a building which provides all or part of the required natural light, ventilation or both to an interior space.

3 Applicability of Regulations

3.1 These regulations shall apply to all development, redevelopment, demolition, erection and/or re-erection of a building, change of user etc. as well as to the design, construction or reconstruction of, and additions and alteration to a building. These regulations shall also apply to any revision of the development permissions/building permissions granted earlier under any Development Control Regulations. Further these Regulations shall apply to development work defined in Regulation No. 3.~~1~~2 to ~~3.3~~ 3.4

- 3.2 Part Construction:** Where the whole or part of a building is demolished or altered or reconstructed, removed, except where otherwise specifically stipulated, these Regulations apply only to the extent of the work involved.
- 3.3 Change of Occupancy / User:** Where the occupancy or the user of a building is changed, except where otherwise specifically stipulated, these Regulations shall apply to all parts of the building affected by the change.
- 3.4 Reconstruction:** The reconstruction in whole or part of a building which has ceased to exist due to an accidental fire, natural collapse or demolition, having been declared unsafe, or which is likely to be demolished by or under an order of SPA-NAINA and for which the necessary certificate has been given by SPA NAINA, shall be allowed subject to the provisions in these Regulations.
- 3.5 Applicability of CRZ Regulations:** Any development within CRZ areas shall be governed by the Coastal Regulation Zone Notification No.S.O.19(E), dated 6th Jan 2011 as amended from time to time, wherever applicable.
- 3.6 Permission required:** Subject to ~~the provisions of exemptions cited in~~ Section 43 of the Act, no person shall erect or re-erect a building or alter any building or carry out any development or redevelopment including temporary construction, on any plot / lot or land or cause the same to be done without obtaining prior development permission from the ~~Authority~~ SPA-NAINA.

4 Interpretation

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

5 Development Permission and Commencement Certificate

- 5.1** No person shall carry out any Development, in contravention of the Interim Development Plan proposals.

5.2 No person shall carry out any development work including development of land by laying out into suitable plots or amalgamation of plots or development of any land as group housing or to erect, re-erect or make alterations or demolish any building or cause the same to be done without first obtaining a separate building permit / commencement certificate for each such development work / building from the CEO, SPA-NAINA.

5.3 No temporary construction shall be carried out without obtaining prior approval of the CEO, SPA-NAINA, which may be granted subject to such conditions as may be deemed necessary by the CEO, SPA-NAINA.

5.4 Development undertaken on behalf of Government:

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

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

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

- i) Railways;
- ii) National Highways;
- iii) National Waterways;
- iv) Airways and Aerodromes;
- v) Major Ports;

- vi) Posts and Telegraphs, telephones, wireless, broadcasting and other like forms of communication, excluding mobile towers;
- vii) Regional grid for electricity;
- viii) Defence Authorities;
- ix) Any other essential public service as may be notified by the Central and/ or State Government.

All such constructions shall however, conform to the prescribed requirements for the provision of essential services, water supply connection, sewerage, drains, etc. to the satisfaction of the CEO,SPA-NAINA.

5.4.3 However the following constructions of the Government Departments do not come under the purview of operational construction for the purpose of exemption under Regulation No.5.4.2¹

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

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

- i) The carrying out of works in compliance with any order or direction made by any authority under any law for the time being in force.
- ii) The carrying out of work by any Authority in exercise of its powers under any law for the time being in force.
- iii) The carrying out of any works by the Central or State Government or any local authority:
 - ~~iv)~~a. required for the maintenance or improvement of highway, road or public street, being works carried out on land within the boundaries of such highway, road or public street; or
 - ~~v)~~b. required for the purpose of inspecting, repairing or renewing any drains, sewers mains, pipes, cable, telephone or cables, or other apparatus including the breaking open of any street, or other land for the purpose. Provided that the concerned authority shall inform the local authority, in writing, one month before carrying out such development.
- ~~vi)~~iv) The excavation (including excavation of wells) made in the ordinary course of agricultural operation.
- ~~vii)~~v) The construction of a road intended to give access to land solely for agricultural purpose.
- ~~viii)~~vi) Normal use of land which has been used temporarily for other purposes like marriage pandals or for festive occasions; and
- ~~ix)~~vii) In case of land normally used for one purpose and occasionally used for any other purpose, such occasional use of land for that other purpose.

6 Procedure for Obtaining Development Permission / Building Permit / Commencement Certificate

6.1 Application: Every person who intends to carry out development shall apply in writing to the CEO, SPA-NAINA of his said intention in the prescribed form (See Appendix A1 or A2) and such application shall be accompanied by the payment receipt of required scrutiny fee and any other fee/ charges prescribed by the CEO, SPA-NAINA from time to time and the plans and statements in sufficient copies (See Regulation No. 6.1.1), as required under Regulation No.6.2 and 6.3. The plans may be ordinary prints on Ferro paper or any other type (prints only). One set of plans shall be retained in the office of the CEO, SPA-NAINA for record after the issue of permit or refusal. For the sake of scrutiny, the plans will also be submitted in the form of soft copy as specified by the CEO, SPA-NAINA from time to time.

6.1.1 Copies of Plans and Statements: Minimum four copies of plans and statements shall be made available along with the application. In case of building schemes, where clearance is required from other agencies like Fire Services, [Civil Aviation](#), International Airports Authority of India, number of copies of plans required shall be as decided by the CEO, SPA-NAINA

6.2 Information Accompanying Application: The application shall be accompanied by documents as prescribed in Regulation No.6.2.1 to 6.2.15-17

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

- i) Attested copy of original registered sale / lease -deed / power of attorney / [development agreement](#)/ enabling ownership document wherever applicable.
- ii) V.F.No.7/12 extracts or property register card of a date not more than [three six](#)-months prior to the date of submission and a certified copy of the ~~N.A.~~ Measurement Plan certified by the TILR of a date not more than 5 years old from the date of submission of the application of the property under development proposal.
- iii) Statement of area of the holding by triangulation method from the qualified licensed technical personnel or architect with an affidavit from the owner with regard to the area in the form prescribed by the CEO, SPA-NAINA.
- iv) Any other document prescribed by the CEO, SPA-NAINA.
- v) Wherever third party interest is created by way of agreement to sale or mortgage etc. the registered consent of such interested persons shall be submitted with the application.
- vi) A certified copy of approved sub-division / amalgamation / layout of land from the concerned authority.
- vii) In the case of land leased by the Government or local authorities, no objection certificate of Government or such authorities shall be obtained if there is deviation from lease

conditions and shall be attached to the application for development permission in respect of such land.

- viii) Details specified in ~~13.2~~~~14.2.1~~ and ~~14.2.5~~ for development under NAINA — Scheme
- ix) Title and search report for last 30 years and title clearance certificate from advocate on record
- ~~viii)~~x)

6.2.2 List of professionals on record: Application shall be accompanied by list of professionals on record as described in Annexure 2 and the respective document certified by the respective professional. The professionals on record shall be registered / licensed by any Municipal Corporation or Urban Local Body as competent to plan and carry out various works as given in Appendix "C".

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

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

- i) The boundaries of the site and of any contiguous land belonging to the neighbouring owners;
- ii) The position of the site in relation to neighbouring streets ;
- iii) The name of the street, if any, from which the building is proposed to derive access;
- iv) All existing buildings contained in the site with their names (where the buildings are given names) and their property numbers;
- v) The position of the building and of other buildings, if any, which the applicant intends to erect, upon his contiguous land referred to in (i) above in relation to;
 - a. The boundaries of the site and, in a case where the site has been partitioned, the boundaries of the portions owned by others;

- b. All adjacent streets, buildings (with number of storeys and height) and premises within a distance of 12 m. of the work site and of the contiguous land (if any) referred to in (ai), and
- vi) The means of access from the street to the building and to all other buildings (if any) which the applicant intends to erect upon.
- vii) The space to be left around the building to secure free circulation of air, admission of light and access including movement of fire tenders during an emergency;
- viii) The width of the street (if any) in front and the street (if any) at the side of or near the building, including the proposed roads;
- ix) The direction of the north line relative to the plan of the building;
- x) Any existing physical features, such as wells, tanks, drains, pipe lines, high tension line, railway line, trees, etc.;
- xi) The ground area of the whole property and the break-up of the covered area on each floor;
- xii) A plan indicating parking spaces as required and provided under these regulations;
- xiii) Overhead electric supply' lines, if any, including space for electrical transformer / sub-station according to the requirements of the electric distribution company.
- xiv) Any water course existing on site;
- xv) Existing alignments of water supply and drainage line;
- xvi) Such other particulars as may be prescribed by the CEO, SPA-NAINA

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

- i) Scale used and north point;
- ii) The location of all proposed and existing roads with their existing /proposed widths within the land;
- iii) Dimension of plots;
- iv) The location of drains, sewers, public facilities and services, electrical lines, natural water courses, water bodies and streams etc.
- v) Table indicating size, area and use of all plots in the sub-division/ layout plan;

- vi) The statement indicating the total area of the site, area utilized under roads, recreational open spaces, playground, recreation spaces and development plan reservations / roads, schools, shopping and other public places along with their percentage with reference to the total area of the site proposed to be sub-divided / laid out;
- vii) In case of plots which are sub-divided in built-up areas, in addition to the above, the means of access to the sub-division from existing streets.
- viii) Contour plan of site, wherever necessary.

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

- i) include floor plans of all floors together with the covered area, clearly indicating the sizes of rooms and the position and width of staircases, ramps and other exit ways, lift-wells, lift machine rooms and lift pit details. It shall also include ground floor plan as well as basement plans and shall indicate the details of parking spaces, loading and unloading spaces provided around and within building as also the access ways and the appurtenant open spaces with projections in dotted lines, distance from any building existing on the plot in figured dimensions along with accessory building;
- ii) show the use or occupancy of all parts of the building;
- iii) show exact location of essential services e.g. WC, sink, bath and the like;
- iv) include sectional drawings of the building showing all sectional details;
- v) show all street elevations;
- vi) give dimensions of the projected portions beyond the permissible building line;
- vii) include terrace plan indicating the drainage and the slopes of the roof;
- viii) give indications of the north point relative to the plans; and
- ix) give dimensions and details of doors, windows and ventilators;

6.2.6.1 Building Plans for Special Buildings : For

- i) Multi-storied buildings which are more than 15m. height;
- ii) special buildings like educational, assembly, mercantile, institutional, industrial, storage and hazardous buildings;
- iii) mixed occupancies with any of the aforesaid occupancies having area more than 500 sq. m. The following additional information shall be furnished/indicated in the Building Plans, in addition to the items (i) to (ix) of Regulation No. 6.2.6.1
 - a. access to fire appliances/vehicles with details of vehicular turning circle and clear motorable access way around the building;

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

6.2.7 NAINA Scheme: A two-stage process will be followed for granting development permission, the list of documents to be submitted at each stage is as follows:

~~6.2.8~~**6.2.7.1** Outline Development Permission – to ascertain the location and extent of land to be surrendered to SPA-NAINA

- i) Ownership document: 7/ 1 2 extract, ownership Right Document in original with list of such documents or details of development rights if applicable. The ownership documents will be certified by the Advocate on record.

- ii) Extent: Village map showing the extent of area and authenticated ~~N.A.~~ measurement plan certified by TILR ~~and~~ and Gut book of the land in original and list of documents, architect to calculate area of land by triangulation method as per TILR map
- iii) Site Plan: Site plan on a scale of 1:4000 showing the land earmarked for surrender to SPA-NAINA with access to the plot as well as to the land earmarked for surrender.
- ~~iii)~~iv) List of professionals: Details of professionals proposed to be retained for planning and design of the project as described in Annexure 2

~~6.2.9~~6.2.7.2 Final Permission - to enable commencement of work

- ~~i)~~i) Clearance Certificate/ NOC : Clearance if required form authorities such as Civil aviation, Coastal Regulation Zone, Environment Clearance etc
- ~~ii)~~ii) Layout details as specified and as applicable in 6.2.45
- ~~iii)~~iii) Detailed building plans of all development with built up area/ FSI proposed on each plot. The details of building plans shall be as specified in 6.2.6
- ~~iv)~~iv) Detail Report comprising ~~of expected population~~ proposed dwelling units, requirement of amenities and proposed amenities with reference to Table 13.2 prevailing planning standards approved by Government and sources of all basic amenities and its details about implementation, maintenance and taxes.
- ~~v)~~v) Details of FSI, total built up area proposed to be utilized in scheme
- ~~vi)~~vi) Plan showing details of distribution of total built-up-area/space
- ~~vii)~~vii) Details of Eco-friendly amenities as per Regulation 40, provided in the scheme
- ~~viii)~~viii) Plan showing Road hierarchy and road widths, pedestrian facility, street furniture, plantation, side walk, subways, road-sections with area details
- ~~ix)~~ix) Details of solid waste management plan/ system
- ~~x)~~x) Details of storm water management scheme
- ~~xi)~~xi) Plan showing HFL of major lakes, river if any certified by irrigation Department.
- ~~xii)~~xii) Plan showing water supply distribution system, including reservoirs, recycling system, details of rainwater harvesting system and other eco-friendly initiatives such as solar assisted system etc
- ~~xiii)~~xiii) Details of firefighting mechanism

Once the final permission is granted no changes in the layout will be permitted without prior approval of CEO,SPA-NAINA

~~6.2.10~~**6.2.8 Service Plan:** Plans, elevations and sections of water supply, sewage disposal system and details of building services, where required by SPA-NAINA, shall be made available on a scale not less than 1:100 in general and 1:1000 for layouts.

~~6.2.11~~**6.2.9 Specifications:** General specifications of the proposed constructions, giving type and grade of materials to be used, in the form given in Appendix A-1, Particulars of development, duly signed by a licensed Architect/ Engineer / Structural Engineer, as the case may be, shall accompany the application.

~~6.2.12~~**6.2.10 Supervision:** The application shall be further accompanied by a certificate of supervision in the prescribed form given in Appendix B, by a licensed Architect/ Engineer/ Structural Engineer, as the case may be. In the event of the said licensed technical personnel ceasing to be employed for the development work, further development work shall stand suspended till a new licensed technical person is appointed.

~~6.2.13~~**6.2.11 Scrutiny Fee:** The application shall be accompanied by an attested copy of Receipt of payment of Scrutiny Fee as mentioned in Annexure 3, amended from time to time. .

~~6.2.14~~**6.2.12 Security Deposit:** For ensuring faithful compliance of regulations and the directions given in the sanctioned plan and other terms and conditions, a security fee shall be charged at rates as mentioned in Annexure 3, amended from time to time.. The same shall be returned to the owner after the issue of the full occupancy certificate for the building by the CEO, SPA-NAINA.

~~6.2.15~~**6.2.13 No Objection Certificate:** In case of development / construction of buildings requiring clearance from the authorities like Civil Aviation Authority, Railways, Directorate of Industries, Maharashtra Pollution Control Board, District Magistrate, Police Authority, Inspectorate of Boilers and Smoke Nuisance, Maharashtra Coastal Zone Management Authority, Archaeological Department, Directorate of explosives etc., the relevant no objection certificates from these authorities, applicable to the occupancy, shall also accompany the application. In case of a building

identified in Regulation No.6.2.6.1, the building scheme shall also be cleared by the Chief Fire Officer, CIDCO, ~~from the Directorate of Maharashtra Fire Services.~~

~~6.2.16~~6.2.14 **Development Charges:** Development charges as required under Section 124B of the Maharashtra Regional and Town Planning Act, 1966 and as enhanced by SPA-NAINA from time to time with approval of the Government, shall be deposited with SPA-NAINA before issue of development permission/ commencement certificate. In case of revised permission where no development is carried out in pursuance of the earlier permission, amount of difference of development charges, if any, shall be levied and recovered. Refer Annexure 3 for details of Development Charges.

~~6.2.17~~6.2.15 **Premium Charges:** Premium charges as may be required to be recovered under these regulations shall be paid to the SPA-NAINA before issue of development permission / commencement certificate. The amount of premium collected shall be kept in a separate account and it shall be utilised for development of civic amenities and infrastructure.

~~6.2.18~~6.2.16 **Offsite City Service Delivery Charges:** ~~Offsite City Service Delivery Charges(OCSDC) as shall be payable by developments on individual plots less than 10 ha outside urban villages and less than 4 ha in urban villages, and approved Special Townships and Rental Housing Schemes within IDP area.~~ Offsite City Service Delivery Charges (OCSDC) shall be payable to SPA- NAINA for developments in the IDP area unless otherwise exempted under these regulations. The OCSDC will be paid in instalments of 25% at the time of grant of CC, 25% at the time of grant of OC and 50% at the time of completion of major roads and infrastructure.

The details of various fees and charges are given in Annexure 3

~~6.2.19~~6.2.17 **Size of drawing sheets and colouring of plans**

~~6.2.19~~17.1 The size of drawing sheets shall be any of those specified in **Table 6.1**

Table 6.1: Drawing Sheet Sizes

Sr. No.	Designation	Trimmed Size (In mm)
1	AO	841 x 1189
2	A1	594 x 841
3	A2	420 x 594

4	A3	297 x 420
5	A4	210 x 297

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

6.2.4917.2 Colouring Notations for Plans: The Plans shall be coloured as specified in Table 6.2 herein under. Prints of plans shall be on one side of paper only.

6.2.4917.3Dimensions: All dimensions shall be indicated in metric units.

Table 6.2: ~~Drawing Sheet Sizes~~ Colouring Notations for Plans

Sr. No	Item	Site Plan		Building Plan	
		White Plan	Ammonia Print	White Plan	Ammonia Print
1.	Plot lines	Thick Black	Thick Black	Thick Black	Thick Black
2.	Existing Street	Green	Green
3.	Future street if any	Green dotted	Green dotted
4.	Permissible Building lines	Thick dotted black	Thick dotted black
5.	Marginal Open Spaces	No Colour	No Colour	No Colour	No Colour
6.	Existing work	Black (outline)	Blue	Black	Blue
7.	Work proposed to be demolished	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched
8.	Proposed work	Red filled in	Red	Red	Red
9.	Drainage & sewerage work	Red dotted	Red dotted	Red dotted	Red dotted
10.	Water supply work	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin
11.	Deviations from the sanctioned plan	Red hatched	Red hatched	Red hatched	Red hatched
12.	Recreational open space / Ground / layout open space	Green wash	Green wash	Green wash	Green wash
Note:	For land development/sub-division/layout/building plan, suitable colouring notations shall be used which shall be indexed. If necessary SPA-NAINA may permit variation in the above colour notations with respect to improving the readability of the drawing				

6.3 Signing the Plan: All the plans shall be duly signed by or bearing thumb impression of the owner, co-owner, if any, and the Architect and shall indicate his name, address and license number allotted by the CEO, SPA-NAINA. In case the plans bear thumb impressions of the owner, co-owner, then all such drawings shall be notarised.

6.3.1 Incomplete applications will not be considered valid

6.4 Discretionary Powers [and Delegation of Powers](#)

6.4.1 Discretionary powers:

6.4.1.1 In conformity with the intent and spirit of these regulations, the CEO, SPA- NAINA may,

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

6.4.1.2 In specific cases, where a clearly demonstrable hardship is caused the CEO, SPA - NAINA may by recording such reasons in writing

(i) permit any of the dimensions / provision prescribed by these regulations to be modified provided the relaxation sought does not violate the health safety, fire safety, structural safety and public safety of the inhabitants of the buildings and the neighbourhood.

(ii) However, no relaxation from the setback required from the road boundary or FSI or parking requirements shall be granted under any circumstances.

6.4.2 (iii) While granting permission under (i) conditions may be imposed on size, cost or duration of the structure, abrogation of claim of compensation, payment of deposit and its forfeiture for non-compliance.

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

- i) Temporary Structures for protection from the rain or covering of the terraces during the monsoon only.
- ii) Pandals for fairs, ceremonies, religious function, public or private functions, events etc.
- iii) Structures for godowns/storage of construction materials within the site.
- iv) Temporary site offices and watchman chowkies within the site only during the phase of construction of the main building.

- v) Structures of exhibitions/ circuses etc.
- vi) Structures for storage of machinery, before installation for factories in industrial lands within the site.
- vii) Structures for ancillary works for quarrying operations in conforming zones.
- viii) Transit accommodation for persons to be rehabilitated in a new construction.
- ix) Structures for educational and medical facilities within the site of the proposed building during the phase of planning and constructing the said permanent buildings.
- x) Ready mix concrete plant/ Batching Plant.
- xi) Labour camps for construction sites, provided, adequate water supply and sanitation facilities are provided

Provided that, necessary documents and report such as building design, structural safety etc along with necessary scrutiny fees shall be submitted by the applicant along with the application for temporary construction.

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

6.4.2 Delegation of powers: Any of the powers, duties or functions conferred or imposed upon or vested with the SPA-NAINA may be exercised, performed or discharged by CEO, SPA - NAINA, control and subject to revision by him and to such conditions and limitations, if any, as he shall think fit to prescribe, by officer of SPA-NAINA, whom on his behalf and in each of the said regulations the word SPA-NAINA shall to that the extent, be deemed to include such officer. The decision of such officer to whom such powers have been delegated shall be subject to review, if necessary by CEO, SPA-NAINA.

6.5 Grant of Permit or Refusal

6.5.1 The SPA-NAINA may either sanction or refuse the plans or may sanction them with such modifications or directions as it may deem necessary after having recovered the scrutiny fees and there upon shall communicate its decision to the person giving the valid application in prescribed format given in Appendix D1/D2/D3 and E1/E2 as wherever required.

6.5.2 ~~(+)~~ Building Plans

The building plans for buildings identified in Regulation No. 6.2.6.1 shall also be subject to the scrutiny of the SPA-NAINA, Chief Fire Officer, CIDCO and the sanction / building permit shall be issued by SPA-NAINA after the clearance from the Chief Fire Officer, CIDCO.

~~6.5.3~~

~~(ii)~~ Land sub-division or plotted layout:

~~(i)(a)~~ Preliminary approval: In case of land subdivision or plotted layout, ~~tentative layout or group housing prepared in accordance with Regulation 20, a preliminary approval~~ shall be ~~recommended-granted~~ for demarcation at first instance.

~~(ii)(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.6.87 and grant final approval if it is in accordance with the layout recommended for demarcation and ~~confirming-conforming~~ to the regulations. This shall also be mandatory for group housing schemes.

~~6.5.26.5.3~~ 6.5.4 If within sixty (60) days of receipt of the valid application in prescribed format, along with necessary fees/ deposit under ~~6.2.1210, 6.2.11, 6.2.12~~-of the regulations, SPA-NAINA fails to intimate in writing to the person, who has submitted application; of its refusal or sanction or sanction with such modifications or directions, the valid application with its plans and statements shall be deemed to have been sanctioned, provided all terms and conditions as per these DCPR are adhered by the applicant and nothing shall be construed to authorise any person to do anything on the site of the work in contravention or against the terms of lease or titles of the land.

~~6.5.3-6.5.5~~ Provided further that upon receipt of intimation of any claim for deemed permission, the SPA-NAINA shall within fifteen days from the date of receipt of such claim, communicate its remarks, if any, regarding deemed permission to the applicant, failing which, the proposal shall be approved and commencement certificate and one set of duly approved plans for proposed development shall be issued to the applicant within fifteen days thereafter. ~~Provided further that necessary explanation shall be called from the concerned officer of SPA-NAINA for not processing and disposing of the proposal within 60 days.~~

6.5.4 ~~6.5.6~~ After the plan has been scrutinised and objections have been pointed out, the owner giving application shall modify the plan, comply with the objections raised and resubmit it. The prints of plans submitted for final approval, shall not contain superimposed corrections. SPA-NAINA shall grant or refuse the commencement certificate / building permit within 60 days from the date of resubmission. No new objections may generally be raised when they are resubmitted after compliance of earlier objections, except in circumstances to be quoted for additional compliances.

6.6 Commencement of work

6.6.1 Commencement certificate/development permission shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue. The application for renewal with necessary fees shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year each after which proposals shall have to be submitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid, then the CEO, SPA-NAINA may condone the delay for submission of application for renewal by charging necessary fees as mentioned in Annexure 3; but in any case, commencement certificate shall not be renewed beyond 4 years from the date of commencement certificate/ development permission. Provided that no such renewal shall be necessary if the work is commenced within the period of valid permission.

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

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

~~6.7~~ — In case of layout, group housing and land subdivision, it shall be the responsibility of the owner / developer to construct all infrastructure including roads, storm water drains, sewer lines, water supply lines, development of open spaces etc. In case of land subdivision, these works shall be completed within ~~one~~ two years and phase wise building permission shall be granted depending upon the percentage of infrastructure work completed. In case of group housing scheme, these works shall be completed before completion of project.

7 Procedure during construction

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

7.2 Documents at site:

- (i) Results of tests-where tests of any material are made to ensure conformity with the requirements of these Regulations, records of the test data shall be kept available for inspection during the construction of the building and for such period thereafter as required by the CEO, SPA-NAINA.
- (ii) Development Permission: The person to whom a development permission is issued shall during construction, keep:
 - a. Posted in a conspicuous place on the site for which permission has been issued, copy of a development permission; and
 - b. A copy of the approved drawings referred to in regulation 6.6 on the site for which the permit was issued.
- (iii) Display board: Display board mentioning name, addresses & contact numbers of the owner, name of architects, name of structural engineer, for all plot holders.

7.3 Checking of plinth, columns upto plinth level: It shall be obligatory for the owner to build a compound wall or demarcate the plot boundary along with recreational open spaces and amenity plot on the site ~~before commencing work on the site~~. The owner through his architect, shall apply in the form of Appendix -F to the CEO, SPA-NAINA on completion of work up to plinth level to enable and ensure that the work conforms to the sanctioned plans. CEO, SPA-NAINA may inspect the work jointly with the licensed technical personnel or architect within ~~21-15~~ (twenty-one) ~~fifteen~~ working days from the receipt of such application and either grantor refuse permission for further construction as per the sanctioned plans in the form in Appendix - G . If within this period, the permission is not refused it shall be deemed to have been granted, provided the work is carried out strictly according to the sanctioned plans.

7.4 Deviation during constructions: If during construction of a building any departure of a substantial nature from the sanctioned plans is intended by way of internal or external additions, sanction of the CEO, SPA- NAINA shall be necessary. A revised plan showing the deviation shall be submitted and the procedure laid down for the original plans shall apply to all such amended plans. Any work done in contravention of the sanctioned plans, without prior approval of the CEO, SPA - NAINA shall be deemed as unauthorised.

7.5 Completion Certificate: The owner through his licensed architect, as the case may be, who has supervised the construction, shall furnish a building completion certificate to the CEO, SPA

- NAINA in the form in Appendix 'H'. This certificate shall be accompanied by three sets of plans of the completed development.

7.6 Occupancy certificate: The CEO, SPA - NAINA after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans, issue an occupancy certificate in the form in Appendix-I or refuse to sanction the occupancy certificate in Appendix -J within ~~30-21~~ working days from the date of receipt of the said completion certificate, failing which the work shall be deemed to have been approved for occupation, provided the construction conforms to the sanctioned plans. One set of plans, certified by the CEO, SPA - NAINA, shall be returned to the owner along with the occupancy certificate. Where the occupancy certificate is refused or rejected, the reasons for refusal or rejection shall be given in intimation of the rejection or the refusal.

7.7 Part occupancy certificate: When requested by the holder of the development permission, the CEO, SPA - NAINA may issue a part occupancy certificate for a building or part thereof, before completion of the entire work, as per development permission, provided sufficient precautionary measures are taken by the holder to ensure public safety and health. Such part occupancy certificates will not be granted for individual bungalows, row houses or semi-detached houses. The occupancy certificate shall be subject to the owners indemnifying the CEO, SPA - NAINA in the form in Appendix 'K'.

8 Inspection

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

9 Unsafe Buildings

9.1 All unsafe buildings shall be considered to constitute danger to public safety and hygiene and sanitation and shall be restored by repairs or demolished or dealt with as otherwise directed by SPA-NAINA. The procedure of actions to be taken by CEO, SPA-NAINA for unsafe buildings shall be as below.

9.2 Examination of Unsafe Buildings: The SPA-NAINA shall examine or cause to be examined every building reported to be unsafe or damaged, and shall make a written record of such examination.

9.3 Notice to Owners / Occupier: Whenever the SPA-NAINA finds any building or portion thereof to be unsafe, it shall, in accordance with established procedure for Legal notice, give to the owner and occupier of such building written notices stating the defects thereof. This notice

shall require the owner or the occupier within a stated time either to complete specified repairs or improvements or to demolish and remove the building or portion thereof.

- 9.4** The SPA-NAINA may direct in writing that the building which in its opinion is dangerous, or has no provision for exit if the building catches fire, shall be vacated immediately or within the period specified for the purpose, provided that the SPA-NAINA shall keep a record of the reasons for such action.
- 9.5** **Disregard of Notice:** In case the owner or occupier fails, neglect or refuses to comply with the notice to repair or to demolish the said building or portion thereof, the SPA-NAINA shall cause the danger to be removed whether by demolition or repair of the building or portion thereof or otherwise.
- 9.6** **Cause of Emergency:** In case of emergency, which in the opinion of the SPA-NAINA involves imminent danger to human life or health, the SPA-NAINA shall forthwith or with such notice as may be possible promptly cause such building or portion thereof to be rendered safe or removed. For this purpose, the SPA-NAINA may at once enter such structure or land on which it stands, or abutting land or structure with such assistance and at such cost as may be deemed necessary. The SPA-NAINA may also get the adjacent structure vacated and protect the public by an appropriate fence or such other means as may be necessary. The decision of the SPA-NAINA shall be final.
- 9.7** **Costs:** Costs incurred under 9.5 and 9.6 shall be charged to the owner of the premises involved. Such costs shall be charged on the premises in respect of which or for the benefit of which the same have been incurred and shall be recoverable as arrears of Land Revenue.

10 Offences and Penalties

- 10.1** **Offences and penalties:** Any person who contravene any of the provisions of these regulations / any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and appliances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence and upon conviction shall:
- i) be punished with a fine as fixed by the CEO,SPA – NAINA and as stipulated in Section 52 of The Maharashtra Regional and Town Planning Act, 1966;
 - ii) further the SPA-NAINA may take suitable actions including demolition of unauthorised works as decided by the SPA-NAINA as stipulated under Section 53 of The Maharashtra Regional and Town Planning Act, 1966;
 - iii) in case of Licensed Engineer / Structural Engineer / Supervisor the CEO,SPA - NAINA may take suitable action against him which may include cancellation of license and

debarring him from further practice / business for a period as decided by the CEO,SPA - NAINA;

- iv) in case of registered architects, the CEO,SPA – NAINA may report to the Council of Architecture to take suitable action against the Registered Architect as per the provisions of Architect Act, 1972.

10.2 Revocation of permission:

10.2.1 Without prejudice to the powers of revocation conferred by Section 51 of the Maharashtra Regional and Town Planning Act, 1966, the CEO,SPA - NAINA may, after giving the opportunity of being heard, revoke any development permission issued under these regulations where it is noticed by him that there had been any false statement or any misrepresentation of material fact in the application on the basis of which the development permission was issued and thereupon the whole work carried out in pursuance of such permission shall be treated as unauthorised.

10.2.2 In the case of revocation of the permission under sub-regulation (4i), no compensation shall be paid.

PART II ~~GENERAL PLANNING AND BUILDING~~

~~REQUIREMENT~~ DEVELOPMENT IN IDP

~~11~~ Options for Development of land

~~Planning and development~~ Development of land in the area of Interim Development Plan may be undertaken ~~by following one of the below mentioned options~~ in accordance with Regulation 11 to 17.

- ~~11.1.1~~ **~~Gaothan:~~** ~~Gaothans will be the settlement areas as defined under section 122 of the Maharashtra Land Revenue Code and as shown on the Interim Development Plan.~~
- ~~11.1.2~~ **~~Urban Villages:~~** ~~Area of 200 m around existing inhabited Gaothan boundaries as shown in the IDP.~~
- ~~11.1.3~~ **~~NAINA Scheme:~~** ~~Land of at least 10 ha in single ownership or land of multiple owners assembled into an area of at least 10 ha for the purposes of planning and development as specified in 14.1. The area of NAINA Scheme in Urban Villages shall be minimum 4.00 ha~~
- ~~11.1.4~~ **~~Non- NAINA scheme:~~** ~~This may include individual ownership or a group of owners or any entity competent to hold, plan, develop and dispose of land and includes land owner, power of attorney holder, a co-operative society or joint venture of land owners.~~
- ~~11.1.5~~ **~~Special Township Project as approved by Government of Maharashtra~~**
- ~~11.1.6~~ **~~Rental Housing Schemes as approved by Mumbai Metropolitan Region Development Authority~~**

~~12~~ 11 Development in Gaothans

~~12.1.1~~ 11.1.1 Permissible land uses

Following land uses shall be permissible

- (i) Residential, dispensaries, retail shops selling provisions of day-to-day requirements like vegetables, grains, meat, fish etc.
- (ii) Restaurants, banks, personal service establishments (eg: tailor, barber, beauty parlour, cyber cafes, IT training, video gaming parlours etc).
- (iii) Flour mill on separate plot or in shopping area separated from residential tenements. There shall not be accommodation adjacent and above the flour mill

- (iv) Community centres and other social institutions, religious places, essential public services and utilities including local government offices, parks and playgrounds, stables for domestic animals
- (v) Traditional household industries, storage of crop, fodder, manure, agriculture implements and other similar needs, in case of coastal villages fishing, fish and net-drying, boat storage, boat repairs and servicing, fuel storage for boats and public conveniences.
- (vi) Small-scale Service Industries, which do not create nuisance on account of smoke, smell, dust, noise, glare or any other factor and having power, floor area and employment requirement of not more than 5 HP, 25 sq. m. and 5 persons respectively may be permitted in gaothan, subject to a No Objection Certificate from concerned village Panchayat in the form of a Resolution.

~~12.1.2~~11.1.2 Development/ Re-development of buildings

~~12.1.3~~11.1.3 Existing footprint of the building will not be exceeded in case of individual applicants.

~~12.1.4~~11.1.4 The number of storeys shall not exceed two (including ground floor).

~~12.1.5~~11.1.5 A set back of 2.25 m shall be provided from the centre line of the existing access way not exceeding 4.5 min width.

~~12.1.6~~11.1.6 The minimum dimensions of living room shall be 2.75 m.

~~12.1.7~~11.1.7 The minimum carpet area of a dwelling unit shall be 11 sq. m. Nahani may be permitted within the allowable carpet area of 11 sq. m. provided the remaining is at least 9.0 sq. m.

11.1.8 In preparing building plans care shall be taken to provide the following.

~~a)~~i) Window space for light and ventilation equal to at least 1/8th of the floor area of the room.

~~b)~~ii) Individual toilets in the form of twin-pit latrine will be permissible where sewerage or septic tanks are not available / feasible

~~c)~~iii) Soak pits for drainage where there are no sewer lines

~~d)~~iv) Soak pits and privies shall be at least 7.5 m. away from private wells and 15 m away from the public wells.

~~12.1.8~~11.1.9 There will be no requirement of minimum parking provision

~~In case of group of applicants coming together by aggregating an area equal to or more than 0.40 ha, the regulations of Urban Villages will be applicable to such development, subject to fulfilment of all conditions stipulated therein.~~

11.1.10 In addition to above, developments of plots capable of being developed according to Regulation 13 will be permissible.

~~12.1.10~~11.1.11 Development Charges as mentioned in Annexure 3 shall be payable for development in Gaothan. No OCSDC will be payable.

1312 Urban Villages

~~13.1.1~~12.1.1 Permissible land uses will be as per land use classification detailed in Part-~~III~~IV, ~~Table 31.1~~Regulation 31 -except industrial layouts which shall not be permissible in urban villages.

12.1.2 Permissible FSI ~~permissible for developments~~ shall be ~~as per Regulation 15~~1.00 on net plot area.

12.1.3

~~13.1.2~~ Permissible building height shall be ~~13.5 m.~~ 15 m.

~~13.1.3~~ No relaxations in marginal open spaces or parking norms will be permitted even under hardship cases.

~~13.1.4~~ Compensatory FSI of 0.2 on land surrendered free of cost for main roads, public utilities, amenities subject to the condition that FSI consumption on balance land shall not be more than 0.2 FSI of the total plot.

~~13.1.5~~ In case the owner surrenders developed layout amenity to SPA- NAINA, FSI equivalent to amenity land area plus construction value based FSI of developed amenity shall be given to the owner.

~~13.1.6~~12.1.4 OCSDC will be payable at the rate of 25% at the time issuing Commencement Certificate, 25% at the time of granting Occupancy Certificate and 50% on completion of major roads

~~13.1.7~~12.1.5 **NAINA- Scheme in Urban Villages:** The area under the NAINA scheme shall be one, contiguous, unbroken and uninterrupted and in any case shall not be less than 4 ha, at one place which shall not include area under forest, water bodies like river, creek, canal, highway, railway, reservoir, lands falling within the belt of 500 m from the HFL of major lakes, dams and its surrounding restricted area, lands in the command area of irrigation projects, wildlife sanctuaries, existing and proposed industrial zone, and eco-sensitive zone/ area and shall derive access from 9 m wide existing road. The entire 4 ha land shall be situated within the boundary of Urban Village

(Note: If the minimum area proposed to be developed under NAINA scheme is divided by one or more water courses (such as nalas, canal, etc.), existing or proposed roads of any width or railways etc, then such area shall be considered to be continuous, unbroken and uninterrupted, subject to the condition that the Developer shall construct necessary connecting roads or bridges as per site requirements at his own cost with due permission from the concerned authorities.)

~~13.1.8~~ Procedure for seeking development permission and communicating decisions

~~13.1.9~~12.1.6 There shall be a two stage procedure for seeking development permission.

12.1.7 Stage 1: Outline Development Permission:

Every developer seeking permission for developing a NAINA Scheme shall apply for a Outline Development Permission to SPA-NAINA- as per Regulation No. 6.2.7.1 in the prescribed form with details of ownership of land or development rights of lands proposed to be developed as NAINA Scheme, site plan to a scale of 1:4000, extract of the sanctioned Interim Development Plan, details of professionals proposed to be retained for planning and design of the proposed NAINA Scheme, NA measurement map of Land Records Office and area calculation by triangulation method of this map done by the appointed technical person, the land earmarked for surrender to SPA-NAINA.

The application for ODP shall be accompanied with necessary scrutiny fees required for layout permission.

~~13.1.12~~ SPA-NAINA shall, within 30 days from the receipt of the application for Outline Development Permission, communicate its decision to the applicant developer in terms of ~~grant of Outline Development Permission with or without conditions or refusal to grant ODP~~ subject to provisions of 6.5.4.

~~13.1.13~~ 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.

12.1.8 Stage 2: Final Permission:

On obtaining the Outline Development Permission, the developer shall apply to SPA-NAINA for Final Permission as per Regulation No. 6.2.7.2, in prescribed form with requisite information, proposed layout, infrastructure availability and plans, Environment Clearance if required, plans of buildings proposed to be constructed by the developer, certificates from the professionals that the plans and designs prepared by them are in accordance with these Regulations or the National Building Code, 2005 or such other National Codes and the best practices. At the time of submission of application for Final Permission, the land earmarked for surrender to SPA-NAINA in the Outline Development Permission shall be handed over to SPA-NAINA through conveyance.

~~13.1.15~~ SPA-NAINA shall communicate its decision within 30 days of the receipt of application for Final Permission to the applicant developer in terms of refusal to grant Final Permission or grant of Final Permission with or without conditions; subject to provisions of 6.5.4

~~13.1.16~~ The Final Permission shall be valid for one year from the date its issue; subject to provisions of Regulation 6.6.1

~~13.1.17~~12.1.9 Contribution of Land for City-scale Facilities

~~13.1.18~~ The developer shall contribute 40% land to SPA-NAINA ~~for eventually providing city scale infrastructure and social amenities and for Growth Centres as specified in Table 14.1 below; the same shall be used as per Note in Table 13.1~~ Allocation of City scale infrastructure shall cover arterial roads, city level open spaces and city level social amenities. The FSI permissible on 15% land surrendered for growth centre and

~~additional developable land available with SPA NAINA, if any will be 1.70. and on 5% amenity land shall be 1.00.~~

~~13.1.19~~ 12.1.10 Planning of 60% of land retained by Developer

Permissible uses: All land use mentioned in Regulation 31, ~~Table 31.1~~ as a group or single land use will be permissible in the NAINA – Scheme.

Permissible FSI ~~The gross FSI-permissible FSI shall be as per Regulation 15. on the entire of NAINA Scheme area shall be 1.0. Development rights available on the land contributed as prescribed in Regulation 14.3 above will be allowed to be utilized on the 60 % land retained by the developer. The consequent net FSI on the land retained by developer will be 1.70~~

FSI for amenity plots and Growth Centre: ~~For the plots contributed to SPA NAINA under Regulation 14.3, the permissible FSI for amenity plots shall be 1.00 and for Growth Centres 1.70. This shall be in addition to FSI stated Regulation 14.5.2 for the entire NAINA Scheme~~

Internal Roads: ~~The provision of internal roads shall be governed by Regulation No.20.2.~~

Building height: ~~The provision of building height shall be as governed by Regulation 22.9~~ Maximum permissible building height shall be 24 m

Open spaces: ~~The provision of open spaces shall be governed by Regulation 20.3~~

Open spaces: ~~10% of the land retained by the developer will be provided for open spaces governed by following regulations~~

~~13.1.25~~ — The recreational open space shall as far as possible be provided in one place. In case of land admeasuring more than 0.8 ha. recreational open space may be allowed to be left at different locations in the same layout provided that the size and other dimensions conform to the provisions herein below

~~13.1.26~~ — In case of development of land for educational purpose, 40% of the gross area (or as decided by the Government from time to time) shall be earmarked for playground which shall be inclusive of 10% recreational open space. Notwithstanding anything contained in this rule, the shape and location of such open space shall be such that it can be properly utilised as playground.

~~13.1.27~~ — The owner shall have to give an undertaking that the recreational open space shall be for the common use of all the residents or occupants of the layout / building unit.

~~13.1.28~~ — On sanction of the development permission, the recreational open space shall deem to have vested in the society / association of the residents / occupants. In case such society or association is to be formed, the possession / custody of recreational open space shall remain with the Developer until such association / society is formed. The recreational open space shall not be sold to any other person and it shall not be put to any other user except for the common use of residents / occupants.

~~13.1.29 — If SPA NAINA is convinced that there is misuse of open spaces; in such case the SPA NAINA shall take over the land of recreational open space.~~

~~13.1.30 — The open spaces shall be exclusive of location of accesses / internal roads / designations or reservations in development plan roads and areas for road widening.~~

~~13.1.31 — No such recreational open spaces shall admeasure less than 400 sq. m.~~

~~13.1.32 — Minimum dimensions: The minimum dimensions of such recreational open space shall be not less than 10m and if the average width of such recreational open space is less than 20m the length thereof shall not exceed 2 ½ times the average width.~~

~~13.1.33 — Such open spaces shall also be necessary for group housing scheme or campus/ cluster planning~~

~~13.1.34 — Every plot meant for a recreational open space shall have an independent means of access, unless it is approachable directly from every building in the layout.~~

~~13.1.35 — If required, structure and uses which can be permitted free of FSI in the recreational open spaces shall be as under:~~

- ~~(i) — There shall be two storeyed structure with maximum 15% built up area of recreational open space, out of which 10% built up area shall be allowed on ground floor and remaining 5% can be permitted on 1st floor. In case of stilt, additional floor may be allowed.~~
- ~~(ii) — The structures used for the purpose of pavilion or gymnasia or club house or vipashyana and yoga center or crèche or kindergarten or library or water tank, health out post if required by the Planning Authority or other structures for the purpose of sports and recreation activity may be permitted. Convenience Shopping below pavilion facing on road on payment of premium at the rate of 10 % of the land rate in ASR with requisite side margin required for stadium may be allowed.~~
- ~~(iii) — No detached toilet block shall be permitted.~~
- ~~(iv) — A swimming pool may also be permitted in such a recreational open space. The ownership of such structures and other appurtenant users shall vest in all the owners on account of whose cumulative holdings, the recreational open space is required to be kept in the layout of subdivision of the land.~~
- ~~(v) — The proposal for the construction of such structure should come as a proposal from the owner/s, owners' society / societies or federation of owners' societies and shall be meant for the beneficial use of the owners / members of such society / societies / federation of societies.~~
- ~~(vi) — Such structure shall not be used for any other purpose, except for recreational activity.~~

~~(vii) —The remaining area of the recreational open space shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a playground.~~

~~(viii) —The owners' society / societies, the federation of the owners' societies shall submit to SPA NAINA, a registered undertaking agreeing to the conditions in (v) to (vii) above while obtaining permission for the above said construction.~~

~~13.1.36 Provision for EWS/LIG inclusive housing: 10% of the total built up area over and above the total built up area permissible on 60% land available with developer shall be provided for EWS/LIG housing. Refer Annexure 4 Sr. No. 3 and 4 for further details. It shall be as per Annexure 4~~

~~13.1.37~~

~~13.1.38~~ 12.1.11 IDP Reservations:

~~13.1.39~~ If more than 40% land area is affected by reservations, the developer will be compensated for loss of land in excess of 40% by providing Transferrable Development Rights as per Regulation No.43 ~~and alternate land in the ratio of 1/3:2/3. Reservations within the assembled land area will be flexible (excluding roads) and will be allowed to be adjusted in the layout.~~

~~13.1.40~~ -Reservations within the assembled land area will be flexible (excluding roads and physical infrastructure) and will be allowed to be adjusted in the layout, provided the entire reserved land forms part of NAINA- Scheme.

SPA-NAINA while considering the outline development permissions of multiple adjoining schemes will facilitate realignment and relocating reservation as well as land to be surrendered for social facilities, open space and growth centre in the interest of overall integrated development.

~~13.1.41~~ 12.1.12 **Public utilities within layout:** The public utilities such as water supply, sewerages, storm water drains, place for solid waste collection etc. shall be designed and developed in consultation and approval of ~~with~~ competent officers for the purpose designated by SPA-NAINA.

~~13.1.42~~ 12.1.13 All other regulations as per this DCPR shall apply for these developments

~~13.1.43~~ 12.1.14 OCSDC will not be applicable for NAINA-Scheme. All other charges stipulated in these DCPR will be applicable

14 **13 Development under NAINA-Scheme**

~~14.1.1~~ 13.1.1 **Area Requirements**

The area under the NAINA-Scheme shall be one, contiguous, unbroken and uninterrupted and in any case shall not be less than 7.40.005 ha, at one place which shall not include the area under forest, water bodies like river, creek, canal, highway, railway, reservoir, lands falling within the

belt of 500 m from the HFL of major lakes, dams and its surrounding restricted area, lands in the command area of irrigation projects, wildlife sanctuaries, existing and proposed industrial zone, gaathan areas, and eco-sensitive zone/ area. and shall derive access from 20 m wide existing or proposed IDP road.

In case, the requirement for aggregation falls short for 7.105 ha and the ~~owner developer~~ has land equivalent to shortfall under reservation/s elsewhere in the IDP area, the owner can become eligible for NAINA Scheme by surrendering that land to SPA-NAINA.

(Note: If the minimum area proposed to be developed under NAINA-Scheme is divided by one or more water courses (such as nalas, canal, etc.), existing or proposed roads of any width or railways etc, then such area shall be considered to be continuous, unbroken and uninterrupted, subject to the condition that the Developer shall construct necessary connecting roads or bridges as per site requirements at his own cost with due permission from the concerned authorities.)

13.1.2 Procedure for seeking development permission and communicating decisions: There shall be a two stage procedure for seeking development permission as specified in Regulation 12.6.1 and 12.6.2-

Stage-1: Outline Development Permission:

~~Every developer seeking permission for developing a NAINA~~

~~Scheme shall apply for an Outline Development Permission to SPA NAINA in the prescribed form with details of ownership of land or development rights of lands proposed to be developed as NAINA Scheme, site plan to a scale of 1:4000, extract of the sanctioned Interim Development Plan, details of professionals proposed to be retained for planning and design of the proposed NAINA Scheme. NA measurement map of Land Records Office and area calculation by triangulation method of this map done by the appointed technical person, the land earmarked for surrender to SPA-NAINA.~~

~~The application for ODP shall be accompanied with necessary scrutiny fees required for layout permission~~

~~SPA NAINA shall, within 30 days from the receipt of the application for Outline Development Permission, communicate its decision to the applicant developer in terms of grant of Outline Development Permission with or without conditions or refusal to grant ODP subject to provisions of 6.5.4.~~

~~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.~~

Stage-2: Final Permission :

~~On obtaining the Outline Development Permission, the developer shall apply to SPA-NAINA in prescribed form with requisite information, proposed layout, infrastructure availability and plans, Environment Clearance if required, plans of buildings proposed to be constructed by the developer, certificates from the professionals that the plans and designs prepared by them are in accordance with these Regulations or the National~~

~~Building Code, 2005 or such other National Codes and the best practices. At the time of submission of application for Final Permission, the land earmarked for surrender to SPA-NAINA in the Outline Development Permission shall be handed over to SPA-NAINA through conveyance.~~

~~SPA-NAINA shall communicate its decision within 30 days of the receipt of application for Final Permission to the applicant developer in terms of refusal to grant Final Permission or grant of Final Permission with or without conditions, subject to provisions of 6.5.4~~

~~The Final Permission shall be valid for one year from the date its issue.~~

~~14.1.10~~13.1.3 **Contribution of Land for City-scale Facilities:** The developer shall contribute land to SPA-NAINA ~~for eventually providing city-scale infrastructure and social amenities and for Growth Centres~~ as specified in **Table 13.1** below:

Table~~13~~14.1: Area to be contributed ~~for City-scale Infrastructure, Social Amenities and for Growth Centre~~ by Developer

Sr. No.	Description	Minimum Percentage of Area to be Contributed	
		<u>Scheme area 10 ha and above</u>	<u>Scheme area 7.5 ha and above but less than 10 ha</u>
1	For City-scale infrastructure and amenities	25%	
2	To Growth Centre of SPA-NAINA	15%	
	Total Contribution	40%	<u>50%</u>
<u>Note: SPA-NAINA shall utilize the land so contributed for developing public purposes designated in the IDP. When such lands do not form part of a reservation SPA-NAINA may use it to develop city-level infrastructure, social facilities or for other such public purpose as and when the need arises in view of the surrounding development or provide compensatory land if necessary</u>			

~~14.1.11 Allocation of City-scale infrastructure shall cover arterial roads, city-level open spaces and city-level social amenities.~~

~~14.1.12~~13.1.4 **Planning of 60%** of land retained by Developer

Permissible uses: All land use mentioned in Regulation 31, ~~Table 31.4~~ as a group or single land use will be permissible in the NAINA – Scheme.

Permissible FSI: The gross-FSI permissible shall be as per Regulation 15, on the entire of NAINA Scheme area shall be as stated in the column “Gross FSI” in ~~Table 14.2~~ Development rights available on the land contributed as prescribed in Regulation 14.3 above will be allowed to be utilized on the 60 % land retained by the developer. The consequent net FSI on the land retained by developer is as shown in column “Net FSI on 60% land” in ~~Table 14.2~~.

Table 14.2: Permissible FSI

Sr. No.	Land aggregation in ha	Gross FSI	Net FSI on 60% land
1	Above 10 ha but less than 25 ha	1.00	1.7
2	Above 25 ha but less than 40 ha	1.08	1.8
3	Above 40 ha	1.14	1.9

FSI for amenity plots and Growth Centre: For the plots contributed to SPA NAINA under Regulation 14.3, the permissible FSI for amenity plots shall be 1.00 and for Growth Centres 1.70. This shall be in addition to FSI stated Regulation 14.5.2 for the entire NAINA Scheme

Internal Roads: The provision of internal roads shall be governed by Regulation No.20.2.

Open spaces: 10% of the land retained by the developer will be provided for open spaces governed by Regulation 13.16.7 to 13.16.17. The provision of open spaces shall be governed by Regulation 20.3

Amenities/Amenity space: At least 5% of the land shall be developed as amenity space. Such space shall be used for education and healthcare facilities on priority as given in Table 13.2. Surplus area can be used for other amenity space as guided by SPA-NAINA at the time of grant of approval. Amenities on minimum 5% land shall be provided as specified below in Table 14.1. The amenities will have to be developed and maintained by the developer. In case of a school, the layout open space provided will be permitted for use of school and no additional open space for the school playground will be insisted upon for schemes up to 40 ha. The amenities will have to be shall be developed and maintained by the developer. The list provided below is a guideline and SPA NAINA will decide at the time of grant of approval about the exact nature of amenity. The FSI permissible for development of amenities will be 1.00. In case the developer surrenders developed amenity to SPA NAINA, FSI equivalent to amenity land area plus construction value based FSI of developed amenity shall be given to the developer.

Table 13.14.3-2 Amenities to be provided

Sr. No.	Area of NAINA Scheme ha	or	No. of Dwelling units	Total amenity area @ 5% sq. m.	Type of amenity to be provided	Corresponding minimum area for amenities in preceding column sq. m.
1	7.5	or	Up to 1300	3750	1 DB	1000
2	10	or	1301 to 1800	5000	1 DB+ 1 PSS	5000
3	15	or	1801 to 2600	7500	1 DB+ 1 PSS	5000
4	20	or	2601 to 3500	10000	1 DB+ 1 PSS	5000
5	30	or	3501 to 5200	15000	1 DB+ 1 PSS	5000
6	40	or	5201 to 7300	20000	2 DB+ 2 PSS	10000
7	Above 40	or	Above 7301	25000	3 DB+	15000

<u>Sr. No.</u>	<u>Area of NAINA Scheme ha or</u>	<u>No. of Dwelling units</u>	<u>Total amenity area @ 5% sq. m.</u>	<u>Type of amenity to be provided</u>	<u>Corresponding minimum area for amenities in preceding column sq. m.</u>
				3 PSS	
<p>Note: DB = Daily Bazaar, PSS= Primary and Secondary School 1. No. of dwelling units include EWS/LIG units 2. If dwelling units exceed 7301, the requirement will be worked out in the multiples of 7301 units and for the balance units, if any, the requirement will be added from above Table.</p>					

<u>Sr. No.</u>	<u>No. of Dwelling units</u>	<u>Type of amenity to be provided</u>	<u>Corresponding area for amenities sq. m.</u>
1	2000	1 School	3000
2	4000	1 school-1 PHC	6000
3	6000	2 School-2 PHC	9000
4	8000	3 School-2 PHC	12000
5	10000	3 School-2 PHC, 1 Nursing home (25 bed)	15000
6	12000	3 School-3 PHC, 1 Nursing home (25 bed)	18000
7	14000	4 Secondary schools-1 Nursing Home (25 bed)	21000
8	16000	4 Secondary schools-1 Nursing Home (30 bed)	24000
9	18000	4 Secondary schools-1 hospital(50 bed)	27000
9	20000	5 Secondary schools-1 hospital (50 bed)	30000
TASK 1 Note: No. of dwelling units include EWS/LIG units			

~~14.1.19~~ **Provision for EWS/ LIG inclusive housing:** It shall be as per Annexure 4 EWS/LIG housing shall be provided as described in Annexure-4

13.1.5 IDP Reservations

~~14.1.20~~ : If more than 40% land area is affected by reservations, developer will be compensated for loss of land in excess of 40% by providing Transferrable Development Rights as per Regulation No.43 and alternate land in the ratio of 1/3:2/3. Reservations within the assembled land area will be flexible (excluding roads) and will be allowed to be adjusted in the layout.

If the land area affected by reservations is more than that required to be surrendered as per Table 13.1, developer will be compensated for loss of land in excess of such land to be surrendered by providing Transferrable Development Rights as per Regulation No.43

~~In instances where reservations~~ When reservations are located elsewhere and are included in the NAINA – Scheme to make up the shortfall in aggregation as described in Regulation 13.1 such reservations shall not exceed the minimum percentage of area to be contributed as specified in Table 13.1. Furthermore each of such non-contiguous land parcels shall comprise at least 50% of the land under individual reservation at that location. and area of such reservations exceed than that required to be surrendered as per Table 13.1, compensation for such loss of land in excess will be in the form TDR only as per Regulation No.-43.

Reservations within the assembled land area will be flexible (excluding roads) and will be allowed to be adjusted in the layout provided the entire reserved land forms part of the NAINA-Scheme

SPA-NAINA while considering the outline development permissions of multiple adjoining schemes will facilitate realignment and relocating reservation as well as land to be surrendered for social facilities, open space and growth centre in the interest of overall integrated development.

~~14.1.21~~ 13.1.6 **Public utilities within layout** : The public utilities such as water supply, sewerages, storm water drains, place for solid waste collection etc. shall be designed and developed in consultation and approval of ~~with~~ competent officers designated for the purpose ~~designated~~ by SPA-NAINA.

~~14.1.22~~ 13.1.7 All other regulations as per this DCPR shall apply for these developments. OCSDC will not be applicable for NAINA-Scheme. All other charges stipulated in these DCPR will be applicable

15.14 Non-NAINA Scheme Developments

~~14.1.1~~ 14.1.1 ~~These include the developments not forming part of NAINA-Scheme or NAINA Scheme in Urban Villages. Permissible FSI for area in Urban Villages will be as per regulation no.13.1 to 13.6. And for area outside Urban Villages, FSI of 0.5 on gross plot area will be permissible. Permissible FSI shall be as per Table 15.1~~

~~15.1.1~~ For plots reserved for buildable amenities the FSI shall be 1.00.

~~15.1.2~~ 14.1.2 All other regulations mentioned in this DCPR shall apply to these developments

~~15.1.3~~ 14.1.3 OCSDC will be payable at the rate of 25% at the time of issuing Commencement Certificate, 25% at the time of granting Occupancy Certificate and 50% on completion of major roads

15 Permissible FSI

The permissible FSI for all the above developments under Regulation 12 to 14 shall be as prescribed in Table 15.1 and the same shall be calculated on gross plot area except in case of Urban Village where it shall be calculated on net plot area

Table 15.1: Permissible FSI

<u>Sr. No.</u>	<u>Use</u>	<u>Permissible FSI</u>
<u>1</u>	<u>Urban Village</u>	<u>1.0</u>
<u>2</u>	<u>Non- NAINA scheme (except urban</u>	<u>0.5</u>

	<u>village)</u>	
<u>3</u>	<u>NAINA – Scheme in Urban Villages :on the land retained by the owner</u>	<u>1.7 where the scheme area is equal to or more than 4 ha and less than or equal to 25 ha</u> <u>1.8 where the scheme area is more than 25 ha and less than or equal to 40 ha</u> <u>1.9 where the scheme area is more than 40 ha</u>
<u>4</u>	<u>NAINA – Scheme outside Urban Village :on the land retained by the owner</u>	<u>2.0 where the scheme area is 7.5 ha and less than 10 ha</u> <u>1.7 where the scheme area is equal to or more than 10 ha and less than or equal to 25 ha</u> <u>1.8 where the scheme area is more than 25 ha and less than or equal to 40 ha</u> <u>1.9 where the scheme area is more than 40 ha</u>
<u>5</u>	<u>Buildable amenity plots reserved in the PLU of IDP or used for such purposes out of the land surrendered by land owners under NAINA-Scheme</u>	<u>1.0</u>
<u>6</u>	<u>In case of non-buildable reservations for uses ancillary to the main purpose</u>	<u>0.15</u>
<u>7</u>	<u>Growth Centre and land retained & allotted by SPA-NAINA for purposes other than 4 and 5 mentioned above</u>	<u>1.7</u>
<u>8</u>	<u>Lands reserved for public housing and housing for the dis-housed</u>	<u>1.7</u>

16 **Special Township Projects** Development under special policies

16.1.1 Special Township Projects

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 modified the Regional Plan for Mumbai Metropolitan Region incorporating Regulations for Special Townships in area under Mumbai Metropolitan Regional Plan permitting Special Township Projects in areas under Special Planning Authorities. The Regulations for Special Townships are applicable in the IDP area subject to following conditions:

16.1.2 Already approved Special Township Scheme: In case of Locational Clearance granted as per Rule 7 (a) of the Regulations for a special township scheme in the IDP area OCSDC as determined by SPA-NAINA less the Development Charges payable or paid as per Chapter VI-A of MRTP Act will be payable by the developer.

16.1.3 New proposals of Special Township Scheme: In case new Special Township Scheme in the IDP area for which Location Clearance is yet to be granted, it shall be mandatory for the developer to surrender ~~45~~25% land to SPA-NAINA, in consultation with the CEO, SPA-NAINA. Development charges as applicable will also be payable. The ~~45~~25 % land to be surrendered shall be exclusive of any IDP reservation.

16.1.4 SPA-NAINA shall be the approving and sanctioning authority after grant of Locational Clearance under Rule 7(a), i.e. for Letter of Intent under Rule 7(b) and Final Approval under Rule 7 (c) of STP Regulations.

16.1.5 EWS/LIG Housing: In both the cases above the EWS/LIG housing as per Regulation 5.1 of Special Township Policy required to be developed as per the Special Township Policy will be handed over to SPA-NAINA at pre-determined rates.

16.1.6 Applicable premiums if any will be payable to SPA-NAINA.

16.1.7 All other provisions, except the express provisions stated above shall be applicable to Special Township Projects as mentioned in the Special Township Notifications, amended from time to time,

17 — **Rental Housing Scheme**

~~As per the Government of Maharashtra Notice No. TPS-1212/79/C.R. 60/2012(Part2) UD-12 Dated 24th February, 2014 the Rental Housing Scheme has been renamed as Affordable Housing Scheme, which will be implemented on lands situated within the Municipal Limits of Urban Local Bodies in Mumbai Metropolitan Region, excluding area under Mumbai Municipal Corporation, Navi Mumbai Municipal Corporation and Matheran Municipal Council. Furthermore Rental Housing Scheme in Mumbai Metropolitan Region area will be discontinued and those that have been granted location clearance and commencement certificate on or before date of issue this notice will be allowed to continue. Thus no new Rental Housing Schemes are expected to come up in the IDP area.~~

16.1.2 Rental Housing Scheme

~~17.1.1~~ The already approved RHS will be processed as per the regulations of RHS for MMR, amended from time to time.

~~17.1.2~~ OCSDC: OCSDC at the rate of two times the determined charges by SPA-NAINA will be payable by the developer. OCSDC will be payable at the rate of 25% at the time issuing Commencement Certificate, 25% at the time of granting Occupancy Certificate and 50% on completion of major roads.

If the amount paid by the developer to MMRDA is handed over to SPA-NAINA, the same shall be adjusted against OCSDC.

~~17.1.3~~ All other charges stipulated in these DCPR will be applicable

17 Common Regulations for all developments

—The clauses stipulated in Regulation 18 to Regulation 43 shall apply to all developments undertaken in the IDP area

Note: Regulation No. 18 to 30 is renamed as a separate chapter – “Part III General Planning and Building Requirement”. The deletion of the same from Part II and inclusion as Part III is not marked as a change in Track Mode.

PART III GENERAL PLANNING AND BUILDING REQUIREMENT

18 Requirement of Sites

18.1 No piece of land shall be used as a site for the construction of building

- a. If SPA-NAINA considers that the site is insanitary or that it is dangerous to construct a building on it;
- b. If the site is within a distance of ~~9~~15 m from the edge of water mark of a minor watercourse (like nallah), canal, pond and 15 m from the edge of water mark of a major water course (like river) shown on the Interim Development Plan or village/city survey map or otherwise, provided that where a minor water course passes through a low lying land without any well-defined banks, the owner of the property may be permitted by the SPA-NAINA to restrict and or to re-align the water course within the same land along with cross section as determined by the CEO,SPA-NAINA;
- c. If the site is not drained properly or is incapable of being well drained;
- d. If the owner of the building has not shown to the satisfaction of SPA - NAINA all the measures required to safeguard the construction from constantly getting damp;
- e. If the building is for assembly uses, for cinemas and theatres as well as for public worship which has not been previously approved by SPA - NAINA;
- f. If the building is proposed on any area filled up with carcasses, excreta, filth and offensive matter till the production of certificate from CEO, SPA-NAINA to the effect that it is safe from the health and sanitary point of view, to be built upon;
- g. If the use of the site is for the purpose, which in the opinion of SPA-NAINA will be a source of annoyance to the health and comfort of the inhabitants of the neighbourhood;
- h. If the plot has not been approved as a building site by SPA-NAINA
- i. If the proposed occupancy of the building on the site does not conform to the land use proposals in the Interim Development Plan or Zoning Regulations, and
- j. If the level of the site is less than prescribed datum level depending on topography and drainage aspects.
- k. If it doesn't derive access from an existing street/means of access described in these Regulations,
- l. If it is within the river/lake boundary and blue flood line of the river (prohibitive zone).
- m. If the site is not permissible for development as per CRZ notification 2011.
- n. If the site is not developable by virtue of restrictions imposed under any law or guidelines of any government department.
- o. If the site is hilly and having gradient more than 1:5.

18.2 Distance of site from Electric Lines: No structure including balcony shall be allowed to be erected or re-erected or any additions or alterations made to a building on a site within the distance quoted in Table~~-46~~18.1 below in accordance with the prevailing Indian Electricity Rules and its amendments from time to time between the building and any overhead electric supply line.

Table 18.1: Distance from Power Transmission Lines

No.	Electric Lines	Vertically (m.)	Horizontally (m.)
a	Low and medium voltage Lines and Service Lines.	2.5	1.2
b	High voltage lines up to and including 33,000 V.	3.7	2.0
c	Extra High voltage beyond 33,000 V.	3.7	2.0
		(Plus 0.3 m. for every additional 33,000 V. or part thereof)	(Plus 0.3 m. for every additional 33,000 V. or part thereof)
Note: The minimum clearance specified above shall be measured from maximum sag for vertical clearance and from maximum deflection due to wind pressure for horizontal clearance.			

18.3 Construction within blue and red flood line: Construction will not be permitted within blue flood line of the river. The construction between blue and red flood line along the river side may be permitted at a height of 0.50-60 m. above the red flood line level.

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

18.5 Development along gas pipelines: Wherever development is proposed around gas pipelines or other such pipelines, No objection Certificate from respective authorities shall be necessary

18.4

19 Means of Access

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

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

19.3 Width of Means of Access:

19.3.1 For Residential Development if width of means of access is not specified in Regulation 31.2: The plots shall abut a public means of access like street / road. Minimum width of access / layout road / internal road in any development proposal / group housing subdivision shall be as given in Table 19.1

Table 19.1: Length and width of access

S. No.	Length of Means of access in m.	Width of Means of access in m.
i	Up 60 to 75	9.00
ii	<u>Above 75 and up to</u> 150	12.00
iii	above 150 and up to 300	15.00
iv	more than 300	18.00

19.3.2 Buildings within a plot/ layout can be accessed by a pathway 4.5 m wide up to 60m length. If the length of such pathway exceeds 60 m then, the provisions of Table 19.1 shall apply.

19.3.219.3.3 For ~~Other than~~ Non-Residential Development if width of means of access is not specified in Regulation 31.2 : The minimum width of access / layout road / internal road in any development proposal other than residential (for public & semi-public, commercial/industrial use) shall be as given in 19.2

Table 19.2: Length and width of access

Sr. no.	Length of Mean of Access in m.	Width of Means of Access in m.
i	Upto 75	12.00
ii	<u>Above</u> 75 to and up to 150	15.00
iii	Above 150	18.0 or more

NOTE for Table 19.1 and 19.2: The means of access shall be clear of required marginal open spaces from the existing building line. In no case, development on plots shall be permitted unless it is accessible by the authorized public street existing prior to coming in to force of these Regulations or road from the layout sanctioned prior to these Regulations.

19.3.319.3.4 The length of means of access shall be determined by the distance from the farthest plot (building) to the public street. The length of the subsidiary access way shall be measured from the point of its origin to the next wider road on which it meets.

19.3.419.3.5 In the interest of general development of an area, the CEO, SPA - NAINA may require the mean of access to be of larger width than that required under regulation No.19.3

19.3.519.3.6 In Gaothans and Urban Villages in the case of plots facing street / means of access less than 4.5 m. in width the ~~building line~~plot boundary shall be shifted to be away by 2.25 m. from the central line of the street/ means of access way to give rise to a new street / means of access way of width of 4.5 m. clear from the structural projections.

19.4 Means of access shall be levelled, metalled, flagged, paved, sewerred, drained, channelled, lighted, laid with water supply line and provided with trees for shade (wherever necessary) to the satisfaction of SPA-NAINA, free of encroachment and shall be maintained in a condition to the satisfaction of the CEO, SPA - NAINA.

19.4.1If any private street or any other means of access to a building is not constructed & maintained as specified above, SPA-NAINA may by written notice require the owner or owners of the several premises fronting or adjoining the said street or other means of access or abutting thereon or to which access is obtained through such street or other means of access or which shall benefit by works executed to carry out any or more of the

aforesaid requirements in such manner and within such time as the authority shall direct. If the owner or owners fail to comply with this direction, SPA-NAINA may arrange for its execution and recover the expenses incurred from the owner/ owners.

19.4

19.5 Access from the Highways/classified roads: Generally the plot / building along Highway and classified roads shall derive access from service road. However, highway amenities like petrol pump; hotel, food courts along highways etc. may have an access direct from Highways and such other roads having a width of 30 m. or more. The above shall be subject to the provisions of State Highways Act, 1965, Bombay Highway Act 1955 and National Highway Act 1956. Provided that in suitable cases, ~~the Planning Authority~~ SPA-NAINA may suspend the operation of this rule till service roads are provided.

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

19.6.1 The width of the main street on which the building abuts shall not be less than 12m. and one end of this street shall join another street of width not less than 12 m. in width subject to Regulation No.19.3.

19.6.2 The approach to the building and open spaces on its all sides(see Regulation No.22) shall be 6 m. and the layout for the same shall be approved in consultation with the Chief Fire Officer, CIDCO and the same shall be of hard surface capable of taking the weight of fire engine, weighing up to 45 tones. The said open space shall be kept free of obstructions and shall be motorable.

19.6.3 Main entrances to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 6 m. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire engine / fire service vehicles. If main entrance at boundary wall is built over, the minimum clearance shall be 6 m.

20 Regulations for Land Sub-Division and Layout

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

- i) When more than one building excepting for accessory buildings in the case of residential building is proposed on any land, the owner of the land shall submit proposal for proper layout of building or sub-division of his entire contiguous holding.
- ii) When development and redevelopment of any tract of land which includes division and sub-division or amalgamation of plots for various land uses within a colony.

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

20.2 Roads / streets in Land Sub-division or Layout

20.2.1 The width of roads/ streets/ public and internal access way

including pathway shall conform to provisions of Regulation No. 19.3 to 19.6.

20.2.2 In addition to the provisions of Regulation No. 19.3 Cul-de-sacs giving access to plots and extending upto 150 m. normally and 275 m. maximum with an additional turning space at 150m.shall be allowed only in residential area, provided that Cul-de-sacs would be permissible only on straight roads and further provided that cul-de-sacs ends shall be higher in level than the level of starting point. The turning space, in any case shall be not less than 81 sq. m. in area with no dimension being less than 9 m.

20.2.3 Intersection of Roads: At junctions of roads meeting at right angles, the rounding off at the intersection shall be done, unless otherwise directed by the CEO, SPA - NAINA, with the tangent length from the point of intersection to the curve being $1/2$ the road width across the direction of tangent as given below: The building shall also set back at required marginal distance from this rounding off.

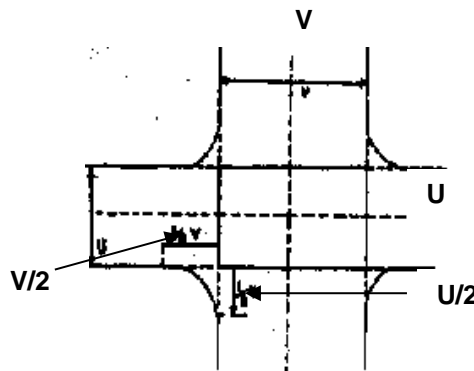


Fig. 1-Rounding off intersections at junctions

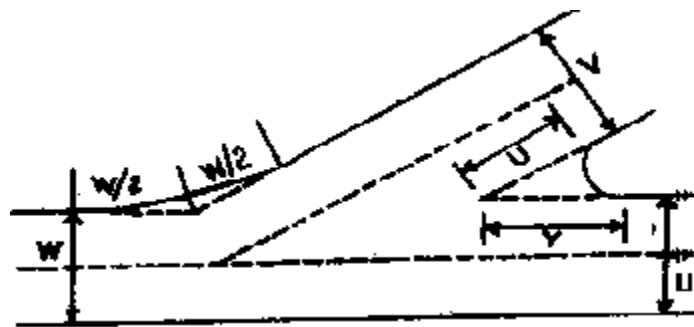


Fig.2. -Rounding off intersection at junctions.

20.2.4 For junctions of road meetings at less than 60 degree, the rounding off or cut or similar treatment shall have tangent length of U and V from the intersections point as shown in Figure 2. The tangent length at obtuse angle junction shall be equal to half the width of the road from which the vehicle

enters as shown in Figure 2. Provided however, that the radius for the junction rounding shall not be less than 6 m.

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.

20.2.6 Whenever called upon by -SPA-NAINA to do so, areas under roads shall be handed over to SPA-NAINA by way of deed after development of the same for which nominal amount of Re 1/- shall be paid by SPA-NAINA.

20.3 Recreational open spaces

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

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

Provided that no such open space shall be necessary in case of layout or sub-division of plots from already sanctioned by SPA-NAINA where the requisite recreational open space has already been left in the sanctioned layout.

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

20.3.1

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

20.3.3 The owner shall have to give an undertaking that the recreational open space shall be for the common use of all the residents or occupants of the layout / building unit.

~~a.i)~~ On sanction of the development permission, the recreational open space shall deem to have vested in the society / association of the residents / occupants. In case such society or association is to be formed, the possession / custody of recreational open space shall remain with the Developer until such association / society is formed. The recreational open space shall not be sold to any other person and it shall not be put to any other user except for the common use of residents / occupants.

~~b.ii)~~ If the authority is convinced that there is misuse of open spaces; in such case the authority shall take over the land of recreational open space.

20.3.4 No permission shall be granted to delete / reduce open spaces of the existing sanctioned layout / subdivision. However, while revising the layout, such recreational open space may be rearranged without decrease in area subject to minimum prescribed area under these regulations with the majority consent of plot / tenement holders / co-owners; but such revision of recreational open space area shall ordinarily not be allowed after a period of 4 years from the first sanction.

~~20.3.4~~20.3.5 The open spaces shall be exclusive of location of accesses / internal roads / designations or reservations in development plan roads and areas for road widening.

~~20.3.5~~20.3.6 No such recreational open spaces shall admeasure less than 400 sq. m.

~~20.3.6~~20.3.7 Minimum dimensions: The minimum dimensions of such recreational open space shall be not less than 10m and if the average width of such recreational open space is less than 20m the length thereof shall not exceed 2 ½ times the average width.

~~20.3.7~~20.3.8 Such recreational open space shall also be necessary for group housing/ campus/ cluster planning for any use / zone.

~~20.3.8~~20.3.9 If required, structure and uses which can be permitted free of FSI in the recreational open spaces shall be as under:

- i) There shall be two-storeyed structure with maximum 15% built up area of recreational open space, out of which 10% built up area shall be allowed on ground floor and remaining 5% on 1st floor. In case of stilt, additional floor may be allowed.
- ii) The structures used for the purpose of pavilion or gymnasia or club house or vipashyana and yoga center or crèche or kindergarten or library or water tank, health out post if required by the Planning Authority or other structures for the purpose of sports and recreation activity may be permitted. Convenience Shopping below pavilion facing on road on payment of premium at the rate of 10 % of the land rate in ASR with requisite side margin required for stadium may be allowed.
- iii) No detached toilet block shall be permitted.

- iv) A swimming pool may also be permitted in such a recreational open space. The ownership of such structures and other appurtenant users shall vest in all the owners on account of whose cumulative holdings, the recreational open space is required to be kept in the layout of subdivision of the land.
- v) The proposal for the construction of such structure should come as a proposal from the owner/s, owners' society / societies or federation of owners' societies and shall be meant for the beneficial use of the owners / members of such society / societies / federation of societies.
- vi) Such structure shall not be used for any other purpose, except for recreational activity.
- vii) The remaining area of the recreational open space shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a playground.
- viii) The owners' society / societies, the federation of the owners' societies shall submit to SPA-NAINA, a registered undertaking agreeing to the conditions in (5) to (7) above while obtaining permission for the above said construction.

~~20.3.9~~20.3.10 Every plot meant for a recreational open space shall have an independent means of access, unless it is approachable directly from every building in the layout.

20.3.11 Amenities for layouts of larger areas: For layouts admeasuring more than 2.0 ha. provision of 5% of the total area shall be made for amenity space in the layout for purposes such as defined in Regulation No.2.10 or as approved by the CEO, SPA-NAINA. The area earmarked for such amenities shall be developed for the same purpose. It will be necessary for the developer to develop these amenities before applying for Occupation Certificate for buildings in the layout.(Not applicable for NAINA- Scheme in Urban Villages and shall be as per Regulation 13.4.5 for NAINA – Scheme)

20.3.12 n case of sub-division of land admeasuring 8000 sq. m. or more to be utilized for industrial use, 5 percent of the total area in addition to 10 percent stipulated in Regulation No 20.3.1, shall be reserved as amenity open space which, shall also serve as general parking space. When the additional amenity open space exceeds 1500 sq. m., the excess area may be used for construction of buildings for banks, canteens, welfare centre, health centre, offices, convenient shopping, crèches and other common purposes considered necessary for industrial users as approved by the CEO, SPA-NAINA.

~~20.3.10~~ ~~For developments on lands having area more than 4000 sq. m., 20% of the plots shall be earmarked for EWS/LIG housing having area up to 30 sq. m.~~

20.4 Plot area, plot width for various uses

20.4.1 Minimum plot areas and widths for various uses shall be as given below in Table 20.1

Table 2020.1: Minimum Plot Area, Plot Width for Various Uses

Sr. No	Uses	Plot area (in sq.m.)	Min. Plot Width	Type of Development
1	Residential and Commercial (except those in 2&3 below)	i) 30 and above but upto 125	<u>3.5 m</u>	Row*
		ii) Above 125 but less upto 250	<u>10m</u>	Semi-detached / Detached
		iii) above 250	<u>12 m</u>	Detached
<u>2</u>	<u>Plots in EWS Housing / High Density Housing / Sites and Services / Slum Upgradation / Reconstruction Scheme by public authority</u>	<u>25 and above but upto 125</u>	<u>3 m</u>	<u>Row</u>
<u>32</u>	Petrol Filling station			
	(a) Without service bay	545	16.75 m	Detached
	(b) With service bay	1100	30.5 m	Detached.
<u>43</u>	Industrial	300	10 m	Detached.
Notes-i) The plot width to depth ratio shall be 1 : 1.5 to 1 : 2.5; as far as possible, not more than 8 and not less than 4 plots shall be allowed in each block of row housing. Each block will be separated from other by at least a 6 m road or 6 m rear margin distance of the plot. However this will not be applicable for EWS/LIG housing -				
<u>ii) The plot width to depth ratio shall be 1 : 1.5 to 1 : 2.5; as far as possible.</u>				
<u>iii) In Public Housing Schemes for E.W.S. undertaken by government or semi-government organizations, marginal spaces shall be as per their respective schemes and rules.</u>				
iv) <u>The front setback for already existing layouts / roads shall be as per existing schemes</u>				

20.4.2 Computation of FSI: For the purpose of computing FSI/Built -up area, the ~~net~~gross-area of the plot shall be considered. In case of plotted layout such ~~gross~~net plot area will be distributed on all plots ~~on pro-rata basis~~.

20.5 **Amalgamation of Plots:** Amalgamation of plots shall be permissible if they form a sizable plot ~~of more than 2000 sq. m.~~ and are contiguous with same ownership. After amalgamation the plot ~~dimensions~~proportions shall not exceed more than 1:2.5

20.6 Provision for inclusive housing: It shall be as per Annexure 4

21 Land Use Classification and Permissible Uses

21.1 The various building uses and occupancies and premises to be permitted in the various zones are given in Part-~~IV~~^{III}, [Regulation 31.2](#) ~~Table 31.1~~ of these Regulations.

21.2 No building or premises shall be changed or converted to a use which is not in conformity with the provisions of these Regulations.

21.3 Uses to be in Conformity with the zone

21.4 Where the use of buildings or premises is not specifically designated on the Interim Development Plan, it shall be in conformity with the zone in which they fall. Any lawful non-conforming use of premises existing prior to the date of enforcement of these regulations shall continue upto a period as may be specified in the Interim Development Plan; provided further that a non-conforming use shall not be extended or enlarged as provided in Regulation No. 21.4 and that when a building, containing non-conforming use is pulled down or has fallen down, the use of the new building shall be in conformity with these Regulations.

21.5 Non-Conforming Uses: Any lawful non-conforming use may be allowed to be continued or expanded to the extent of 50 percent of the existing built up subject to availability of FSI as per the provisions of these regulations applicable to such use except in case such uses are located on sites having gradient more than 1:5.

~~21.4~~

22 Open Space, Set Back Area and Height Limitations

22.1 **Front open spaces for buildings up to 15m:** The front open spaces for buildings upto 15 m height shall be as given in Table 22.1

Table 22.1 Requirements for ~~marginal front~~ open spaces ~~and plot sizes for residential~~ buildings up to 15m height

No.	Road	Minimum Setback in m
1	National/ State Highway	4.5 from road line or as specified by Highway Rules whichever is more
2	M.D.R/O.D.R	4.5 from road line or as specified by Highway Rules whichever is more
3	Other roads 20 m wide and above	4.5
4	Roads of width below 20 m and up to 15 m	3
5	Road of width below 15 m and above 9 m	3
6	Road width up to 9 m	3
7	Row housing on roads of width 12m and below	2.25

22.2 **Front open spaces for buildings above 15m:** The front open spaces for buildings above 15 m height shall be as given in Table 22.2

Table ~~2222~~.2 Front open spaces for buildings greater than 15 m height

No.	Height of the building in m	Front open space in m
1	15 to 24	6
2	24 to 37.5	9
3	Above 37.5	12

22.3 Side and Rear Marginal Spaces

- 22.3.1** Buildings up to 15 m height: The minimum marginal rear and side open spaces of a building shall be 3 m, except single-family houses on roads 15 m wide and below where ~~these~~this distance can be 1.5 m.
- 22.3.2** Buildings above 15 m up to 24 m height: For building height above 15 m. and upto height of 24 m., the open space on all sides except the front side of a building shall be minimum $(H/2) - 4$ subject to a minimum of 4.5m. Where H = Height of the building.
- 22.3.3** Buildings above 24 m up to 30 m height: For buildings above 24 m height and upto 30 m height, the open space on all sides except the front side of a building shall be minimum $H/3$.
- 22.3.4** Buildings above 30 m height: For heights above 30 m in addition to the minimum width of the open space required for heights up to 30m, there shall be an increase in the width of the open space at the rate of 1 m per every 5 m or fraction thereof. However such open space need not exceed 16 m.
- 22.3.5** Length or depth exceeding 40 m: If the length or depth of the building exceeds 40 m an additional width of 10 per cent of the dimension in excess of 40m shall be required on the side and rear open space as the case may be.
- 22.3.6** Provided no such increase in additional open space shall be necessary when only store rooms and stairways derive light and ventilation from the open space.
- 22.3.7** Buildings Abutting Two or More Streets: When a Building abuts two or more streets, the setbacks from the streets shall be such as if the building is fronting on each such street.
- 22.3.8** Distance between two buildings: Distance between two buildings shall be the one which is required for the tallest building.
- 22.3.9** Dead wall: Where a habitable room does not derive light and ventilation from an exterior space the width of the exterior open space as given in this Regulation may be reduced ~~to 3 m, 4.5m and 6 m for buildings having heights of 15 m, 24 m and buildings above 24 m respectively for residential building and 4.5 m for a commercial building subject to a maximum of 12m.~~ to 3 m if the building height is upto 15 m, 4.5m if the building height is above 15 m and up to 24m and 6 m for buildings having heights above 24 m. Only Staircases and toilets will be allowed to derive light and ventilation from such areas.
- 22.3.10** In case of sub-division of layouts or development under NAINA-Scheme the marginal open spaces will be measured from the edge of the open space, internal layout road or amenity space as the case may be.

22.3.11 Open spaces around buildings with podium: In case of buildings with podium, open spaces on side and rear at the ground level shall relate to the height of podium as given in Regulation 22.3.1 additional setback shall be provided at the podium level such that the setback plus the open space at the ground level shall conform to the requirements of open space given in Regulation 22.3. The front open space for buildings with podium shall be same as Regulation 22.1 or 22.2 as the case may be.

Table 22.3 Open space and road width requirement for different types of buildings

<u>No.</u>	<u>Type of Building</u>	<u>Minimum Road width</u>	<u>Minimum Open Space</u>
<u>1</u>	<u>Hospital, Maternity Homes, Health Club, Public & Semi-public buildings</u>	<u>12 m</u>	<u>6m on all sides</u>
<u>2</u>	<u>Educational Buildings</u>		
	<u>i. Pre-primary School</u>	<u>9m & not more than 24 m.</u>	<u>3 m on all sides for roads below 24m and up to 15m 3 m on front and 1.5 m on all sides for roads below 15m and up to 9 m</u>
	<u>ii. Primary School</u>	<u>9m. & not more than 24 m.</u>	<u>6 m. on all sides</u>
	<u>iii. Other Educational Buildings</u>	<u>15m</u>	<u>6 m. on all sides</u>
<u>3</u>	<u>Cinema Theatre/ Drama Theatre/ Assembly Hall/ Multiplex / Shopping Malls</u>	<u>15 m</u>	<u>Front – 12 m all other sides 6 m</u>
<u>4</u>	<u>Mangal Karyalaya and similar buildings</u>	<u>15 m</u>	<u>Front – 12 m all other sides 6 m</u>
<u>5</u>	<u>Petrol/Fuel Filling Stations with or without service bays</u>	<u>12 m</u>	<u>6m</u>
<u>6</u>	<u>Mercantile / Business/ /Commercial buildings</u>	<u>12 m</u>	<u>Front 4.5 m. All other sides 3.0 m.</u>
<u>7</u>	<u>TASK 1 Stadium/ Pavilion</u>	<u>12 m</u>	<u>6 m on all sides</u>
<u>i. Side and rear marginal open spaces mentioned in above Table shall be subject to Regulation No. 22.1, 22.2 and 22.3 whichever is more</u>			
<u>ii. A stadium shall generally accommodate 400 m running track</u>			

Table 22.4 Open space and ground coverage requirement for Industrial Buildings

<u>No.</u>	<u>Plot area In sq. m.</u>	<u>Maximum Ground</u>	<u>Minimum Front Open Space in m</u>	<u>Minimum Side and Rear Open</u>
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		<u>Coverage</u> <u>(%)</u>		<u>Space in m</u>
<u>1</u>	<u>300 to</u> <u>1000</u>	<u>50</u>	<u>4.5</u>	<u>3.0</u>
<u>2</u>	<u>1001 to</u> <u>2500</u>	<u>50</u>	<u>6.0</u>	<u>4.5</u>
<u>3</u>	<u>2501 to</u> <u>5000</u>	<u>50</u>	<u>6.0</u>	<u>6.0</u>
<u>4</u>	<u>5001</u> <u>and above</u>	<u>50</u>	<u>9.0</u>	<u>9.0</u>
<u>i. Side and rear marginal open spaces mentioned in above Table shall be subject to Regulation No. 22.1, 22.2 and 22.3 whichever is more</u>				

~~22.3.10~~

22.4 Interior and Exterior Chowk

22.4.1 Interior chowk: Wherever habitable rooms or kitchen derives ventilation from inner chowk or interior open space, the size of such interior open space shall not be less than 3 m. x 3 m. upto height of 15 m. and for height more than 15 m., the interior open space shall not be less than H/5 m. x H/5 m. where H = height of highest wall of the chowk.

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

22.4.3 Where only water closet, bathroom, combined bathroom and water closet are abutting on the interior open space, the size of the interior open space shall be in line with the provision for ventilation shaft as given in Regulation No.24.12.4

22.4.4 The interior/ exterior chowk and ventilation shaft shall directly open in stilts and shall be accessible for cleaning purpose.

22.5 Area and Height limitations: The area and height limitations, height of buildings, floor space index, abutting different road widths shall be as given in PART III and Regulation No.22.9

22.6 Permissible Structures / Projections in marginal open spaces

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

- 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.
- ii) **A canopy** not exceeding 5.00 m. in length and 2.5 m. in width in the form of cantilever and unenclosed over the main entrance providing a minimum clear height of 2.40 m. below the canopy. The canopy shall not have access from upper floors (above floors), for using as sitting out place. There shall be a minimum clearance of 1.5 m. between the plot boundaries and canopy. However such projections shall not obstruct the movement of fire engine.
- iii) **Balconies in residential buildings:** Balcony or balconies of a minimum width of 1.00 m. and maximum width of 2.00 m may be permitted at any floor and such balcony projection shall be subject to the following conditions.
 - a. No balcony shall reduce the marginal open space to less than 2 m for buildings up to 15 m height and 6 m in case of buildings above 15 m in height. In urban villages balcony may be permitted on upper floors projecting in front setbacks except over roads/ lanes having width 4.50 m. or less.
 - b. No balcony shall be allowed on ground floor which shall reduce minimum required front setback or marginal open space.
 - c. The width of the balcony will be measured perpendicular to the building upto the outermost edge of balcony.
 - d. Balconies may be allowed to be enclosed on payment of premium at the rate of 10% of market value for land as per Annual Statement of Rates. The area taken for computing premium shall be equal to the built up area of enclosed balcony.
 - e. Balconies in excess of 15% of built up area shall be calculated in FSI.
- iv) A projection of maximum 30 cm. on roof top terrace level may be allowed throughout the periphery of the building. In case of pitched roof projection of maximum 45 cm. at roof top terrace level throughout periphery of the building shall be allowed.
- v) **Accessory buildings:** The following accessory buildings may be permitted in the marginal open spaces:
 - a. In an existing building where toilet is not provided, a single storeyed toilet subject to a maximum area of 4.0 sq. m. in the rear or side open space and at a distance of 7.5 m. from the road line or the front boundary and 1.5 m. from other boundaries may be permissible. CEO,

SPA-NAINA may reduce 1.5 m. margin in exceptional cases to avoid hardship.

~~b.~~ Suction tanks, soak pits, pump room, electric meter room, garbage shaft, space required for fire hydrants, electrical and water-fittings, water tanks, dustbins etc.

~~e.b.~~ Parking lock up garage not exceeding 2.4 m. in height shall be permissible in the rear corner of the plot with independent bungalow. Parking lock up garage when attached to main building shall be 7.5 m. away from the road line and shall be of such constructions giving fire resistance of 2 hours.

~~d.c.~~ The area of sanitary blocks excluding 20 sq.mt. and parking lock up garage shall be taken into account for the calculation of FSI.

~~e.d.~~ One watchman's cabin / booth not more than 3 sq. m. in built up area having min. 1.20 m. width or diameter of cabin / booth.

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

vi) Ramp in basement shall be allowed subject to 6.0 m. clear marginal distance for movement of fire fighting vehicle.

vii) Fire escape staircase of single flight not less than 1.2 m wide.

~~viii) Staircase mid landing of 1.2 m. width with clear minimum headway of 2.1 m. below the mid landing. However, clear distance from edge of landing to the plot boundary shall not be less than 1.8 m for buildings up to 15 m height and 6 m in case of buildings above 15 m in height.~~

22.7 Exclusion of structures / projections for FSI calculation

i) Structures/ Projections mentioned in Regulation 22.6.1 (i),(ii), (iii),(iv), (v), (vi) and ~~(vii),and (viii)~~

ii) Stilt / Multi-storeyed floor space used as parking.

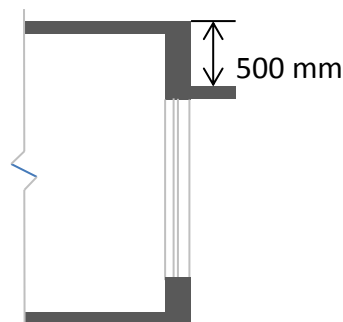
iii) Electrical cabin or sub-station, watchman booth of minimum size of 3.00 sq. m. with a minimum width or diameter of 1.2 m., pump house, garbage shaft, space required for location of fire hydrants, electric fitting and water tanks.

iv) A basement/s under a building and used for stores, meter room, air-conditioning plant, electric sub-station and parking spaces (use as accessory to the principal use).

v) Areas covered by (a) Lofts (b) Meter rooms, (c) Porches, (d) Canopies, (e) Air conditioning plant rooms (f) Electric sub-stations, (g) Service floor of height not exceeding ~~4.5~~ 1.8 m. for star category hotels, institutional buildings,

hospitals, office buildings and malls (h) Staircase cover at terrace level (i) Lift machine room~~for hotels rating with three stars and above and hospitals.~~

- vi) Area of structure for an effluent treatment plant as required as per the requirements of the Maharashtra Pollution Control Board or other relevant authorities.
- vii) Areas covered by service ducts, pumps, rooms, electric sub-station, stilts and additional amenity of lifts provided in addition to the minimum requirement prescribed in Regulation No.28.
- viii) Rockery, well and well structures, plant, nursery, water pool, swimming pool (if uncovered), platform around a tree, fountain bench, chabutara with open top and unenclosed sides, ramps, compound wall, gate slide / swing, steps outside the buildings, domestic working place (open to sky), overhead water tank on top of the building, fire escape stair case and refuge area for high rise buildings.
- ix) Fitness Centre, Crèche, society office cum letter box room, sanitary blocks for servants and lockup garages admeasuring area of not exceeding 20 sq.m.
- x) Area of one public telephone booth and one telephone exchange (PBX) per building.
- xi) Area of one room for installation of telephone concentrates as per requirement of Telephone Authority but not exceeding 20 sq. m. per building.
- xii) Area covered by new lift and passage thereto in an existing building with height upto 15 m. in gaathan/~~congested area.~~
- xiii) Telecommunication tower, antenna and construction of a room having upto 20 sq.m. area for allied activities.
- xiv) Atrium in shopping malls, public buildings.
- xv) Escalators as provided in Regulation No.27.9.10
- xvi) Chajja provided such that the distance between the top of the chajja and top of the slab of the floor immediately above it is more ~~less~~ than 0.5m. If such distance is less than 0.5 m the area covered by chajja shall be counted towards FSI. Refer figure below



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

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

22.9 Height of Building:

- i) The maximum height of building shall be governed by the firefighting norms and Civil Aviation Authorities whichever is less.
- ii) For building in the vicinity of aerodromes, the maximum height of such buildings shall be subject to values framed by the Civil Aviation Authorities or the development permission shall be considered only after applicant produces NOC from AirPort Authority of India.
- iii) In addition to (ii) for Industrial Chimneys coming in the vicinity of aerodromes, it shall be of such height and character as prescribed by Civil Aviation Authorities and all Industrial Chimneys shall be of such character as prescribed by the Chief Inspector of Steam Boilers and Smoke Nuisance, and
- iv) Buildings intended for hazardous godowns storage of inflammable materials and storage of explosives shall be single storied structures only.

22.10 Height Exemptions:

The appurtenant structures such as roof tanks and their supports, ventilating, air-conditioning, lift rooms and similar service equipment, stair cover, chimneys shall not be included in computation of height of building for firefighting requirements Furthermore parapet walls and architectural features not exceeding 1.2 m. in height shall not be included in computation of height of building for firefighting requirements. However for Civil aviation requirements the height of staircase cover, chimney, overhead water tank, parapet wall, architectural features, mobile towers etc shall be counted towards height of building

23 Parking, loading and unloading spaces

23.1 Parking spaces: Wherever a property is to be developed or redeveloped, parking spaces at the scale laid down in these Regulations shall be provided. When additions are made to an existing building, the new parking requirements will be reckoned with reference to the additional space only and not to the whole of building but this concession shall not apply where the use is changed. The provisions for parking of vehicles shall be as given in Table 23.1

Table 23.1 Standards for providing parking spaces

No.	Occupancy	One car parking space for every
1.	Residential	(a) 4 tenements having carpet area upto 35 sq.m. each.
		(b) 2 tenements with carpet area exceeding 35 sq.m. each <u>and having area up to 45 sq. m. each.</u>
		(c) 1 tenements with carpet area exceeding 45 sq.mt. but not exceeding 60 sq.mt. each.
		(d) ½ tenement with carpet exceeding 60 sq.m.
		In addition to the parking spaces specified in (a),

No.	Occupancy	One car parking space for every
		(b) (c) and (d) above, parking shall be provided to the extent of 10 percent of the number stipulated above, as visitor parking subject to minimum of one.
2	Star category hotels	One <u>car</u> parking space of every 40 sq.m. of total floor area.
3	Lodging establishments tourist homes, hotels with lodging accommodation and Restaurants	One <u>car</u> parking space for every 60 sq.mt. of total floor area of a lodging establishment. (a) One <u>car</u> parking space for every 12.5 sq.m. of built-up area of restaurant including hall dining room, pantry and bar.
4	Educational	One <u>car</u> parking space for 35 sq.m. built-up area of the administrative office area, staff room, canteen, pantry, public service area in all schools except bus parking area which shall be at the rate of one parking space for 100 students. In addition to the above 10% area for two wheelers shall be provided.
5	Assembly (theatres, cinema houses, concert halls, auditoria, assembly halls including those of college and hostels)	(b) One <u>car</u> parking space for 12 seats/persons. (c) Without fixed seats, one parking space for every 15 sq.mt. of floor area. (d) For canteen, bar and restaurant under these Regulations for other permissible users as per provisions made herein for such purpose shall be provided.
6	Mercantile	One <u>car</u> parking space for every 40 sq.mt. of floor area upto 800 sq.mt. and one parking space for every 80 sq.mt. of space for areas exceeding 800 sq.mt.
7	Hospitals and medical institutions	One <u>car</u> parking space for every 100 sq.mt. of total floor area. In addition two parking space for ambulance parking measuring 10 m. x 4 m. for hospitals or medical institutions with bed strength of 100 and one ambulance, parking space for additional 50 bed each.
8	Offices (Govt. and Private) and Business Buildings	One <u>car</u> parking space for every 30 sq.m. of floor area upto 1500 sq.m. and for every 60 sq.m. of additional space for areas exceeding 1500 sq.mt. of floor area.
9	Industrial	One <u>car</u> parking space for every 70 sq.m. floor area thereof to a minimum of two space in addition to a loading uploading spaces.
10	Storage (any type)	One <u>car</u> parking space for every 100 sq.m. thereof to a minimum two spaces.
11	Stadia	One <u>car</u> parking space for every 75 seats plus additional parking as in these Regulations for occupancies like those of restaurants, etc with such stadia or clubs.

Note: Mechanical Parking shall be permissible ~~in case of parking provided over and above the requisite parking requirements stipulated under.~~ In all the above categories, Furthermore 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 12.8.

23.2 General space requirements:

- i) **Types:** The parking spaces mentioned below include parking spaces in basements or on a floor supported by stilts, or on upper floors, covered or uncovered spaces in the plot and / or lock up garages. The height of the stilt shall generally be allowed upto 2.4 m from bottom of the beam. The height of the stilt shall not be more than 4.2 m. If the stilt height is available from 3.6 m to 4.2 m stack parking may be allowed in such stilts.
- ii) **Size of parking space:** The minimum sizes of parking spaces to be provided shall be as shown below in Table **23.2.2**:

Table 23.2.2 Minimum size of parking area

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

- iii) **Marking of parking spaces:** Parking space shall be paved and clearly marked for different types of vehicles.
- iv) **Manoeuvring and other ancillary spaces:** Off street parking space must have adequate vehicular access to a street and the area shall be exclusive of drives, aisles and such other provisions required for adequate manoeuvring of vehicles.
- v) **Ramps for Basement parking:** Ramps for parking in basement should conform to the requirement of Regulation No. ~~27.9.6~~ **27.4.7**

- 23.3** Off street parking space shall be provided with adequate vehicular access to a street, and the area of drives, aisles and such other provisions required for adequate manoeuvring of vehicle shall be exclusive of the parking space stipulated in these regulations.
- 23.4** To meet the parking requirements as per these regulations, common parking area for group of buildings, open or multi-storeyed, may be allowed in the same premises.
- 23.5** In addition to the parking spaces provided for building of Mercantile (Commercial) use like office, market, departmental store, shopping mall and building of industrial and storage use, loading and unloading spaces shall be provided at the rate of one space for each 1000 sq. m. of floor area or fraction thereof exceeding the first 200 sq. m. of floor area, shall be provided. The space shall not be less than 3.75 m. x 7.5 m.
- 23.6** The space to be left out for parking as given in Regulation 23.1 to 23.5 shall be in addition to the open spaces left out for lighting and ventilation purposes as given in Regulation No.22. Those spaces may be used for parking provided minimum distance of 3 m. around the buildings is kept free of any parking or loading and unloading spaces
- 23.7** In case of parking spaces provided in basements, at least two separate ramps of adequate width and slope for entry and exit (as per Regulation No.~~27.9.6~~**27.4.7**) shall be provided preferably at opposite ends.
- 23.8** In addition to the regular parking area as per Regulation No.23, a space of 3.0 m. wide strip along the road on front shall be provided as visitors parking for the buildings with commercial or any use mixed with commercial. In such case, minimum front margin shall be 6.0 m.

inclusive of 3.0 m. wide strip as above irrespective of the lesser front margin requirement in the applicable regulations.

24 Requirements of Parts of Buildings

24.1 Plinth

24.1.1 Main Building: The plinth or any part of a building or out house shall be so located with respect to surrounding ground level that adequate drainage of the site is assured but height shall not be less than 60 cm. above the surrounding ground level. In areas subject to flooding, the height of the plinth shall be at least ~~45.00~~ 60.00 cm. above the high flood level.

24.1.2 Interior Courtyards: Every interior Courtyard shall be raised at least 15 cm. above the surrounding ground level and shall be satisfactorily drained.

24.2 Habitable Rooms

24.2.1 Size: A habitable room shall have a carpet area of minimum 9.00 sq. m. except those in the hostels attached to recognised educational institutions, the minimum size of a habitable room for the residence of a single person shall be 7.5 sq. m; the minimum width of a habitable room shall be 2.4 m. One full side of a habitable room shall abut on the open space. Where there is more than one room, one shall be not less than 9.00 sq. m. and other 6.50 sq. m.

~~24.2.2~~ The size of the room in a single room tenement shall not be less than 12.5 sq. m. with a minimum width of 2.4 m.

~~24.2.3~~ 24.2.2 **Height:** The height of all rooms for human habitation shall not be less than 2.75 m and maximum 4.2 m except in case of Residential Hotels of the category of 3 starred and above, Assembly, Institutional, Educational, Industrial, Hazardous and Storage occupancies, and in case of portions common to two floors of duplex flats (Duplex flats shall mean a residential flat divided on two floors with an internal staircase connecting the two floors), measured from the surface of the floor to the lowest point of the ceiling (bottom of slab). The minimum clear head room under beam shall be 2.4 m. In case of centrally air conditioned building, height of the habitable room shall not be less than 2.4 m, measured from the surface of the floor to the underside of the slab or to the underside of the false ceiling. Any additional height provided above 4.2 m will be counted towards FSI.

~~24.2.4~~ In the case of pitched roof, the average height shall not be less than 2.75 m. and the minimum height at eaves level shall not be less than 2.1 m.

In case of Residential Hotels of the category of 3 starred and above, Assembly, Institutional, Educational, Industrial, Hazardous and Storage occupancies, and in case of portions common to two floors of bungalows and duplex flats, minimum and maximum height shall be 3.6 m and 4.2 m respectively. The common portion of two floors in case of bungalows and duplex flats shall not exceed 30% of the carpet area of

the floor. However greater height may be permitted subject to permission by CEO, SPA-NAINA.

Height of room for Information Technology Establishment (I. T. E.) for any telematic equipment storage erection facility can have a height as required for effective functioning of that system.

24.3 Kitchen

24.3.1 Kitchen size: The area of the kitchen shall not be less than 4.5 sq. m. with a minimum width of 1.8 m.

24.3.2 Height: The room height of a kitchen measured from the surface of the floor to the lowest point in the ceiling (bottom of slab) shall not be less than 2.75 m., subject to provisions of ~~22.2.2.1.~~ [24.2.2](#)

24.3.3 Other Requirement: Every room to be used as kitchen shall have:

- i) Means for the washing of kitchen utensils which shall lead directly or through a sink to grated and trapped connection to the waste pipe;
- ii) Impermeable floor.
- iii) Window of not less than 1.0 sq. m. area, opening directly on to an interior or exterior open space, but not into a ventilation shaft.

24.4 Bath Rooms, Water Closets, combined bath room plus water closet (Toilet)

24.4.1 Size: The minimum size shall be as under:

- i) Independent Bathroom 1.00 x 1.2 m.
- ii) Independent Water closet 0.9 m. x 1.2 m.
- iii) Combined bath room and water closet (toilet). 1.80 sq. m. with minimum width of 1.0 m.

24.4.2 Height: The Height of a bathroom or water closet measured from the surface of the floor to the lowest point in the ceiling (bottom of slab) shall be not less than 2.1 m.

24.4.3 Other Requirements: Every bathroom or water closet shall

- i) be so situated that at least one of its wall shall open to external air with the size of opening (windows, ventilators, louvers) not less than 0.3 sq. m. in area and side not less than 0.3 m. (See Regulation No.24.12)
- ii) have the platform or seat made of water tight non-absorbent material,
- iii) be enclosed by walls or partitions and the surface of every such wall or partitions shall be finished with a smooth impervious material to a height of not less than 1 m. above the floor of such a room; and

- iv) be provided with an impervious floor covering, sloping towards the drain with a suitable grade and not towards any other room.

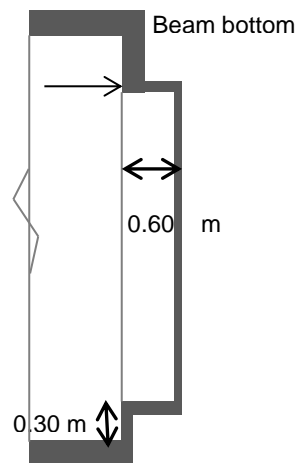
24.4.4 No room containing water closets shall be used for any purpose except as a lavatory and no such room shall open directly into any kitchen or cooking space by a door, window or other opening. Every room containing water closet shall have a door completely closing the entrance to it.

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

24.5.1 The clear head room under loft shall not be less than 2.1 m.

24.5.2 Loft in commercial ~~areas~~ and industrial buildings shall be located 2 m. away from the entrance.

24.6 Cupboards & Shelves: The projections (cantilever) of cupboards and shelves as shown in figure below may be permitted except on ground floor and would be exempted from covered area and built up area calculations. Such projections may project upto 0.60 m, in the setbacks for residential buildings provided the width of such cupboard/shelves does not exceed 2.4 m. and each room shall not have more than one such cupboard/ shelf. Moreover such projection shall be at least 2 m. from plot boundary for buildings up to 15 m height and 6 m in case of buildings above 15 m in height.



Section of cupboard

24.7 Mezzanine floor

24.7.1 Size: The aggregate area of the mezzanine floor shall not exceed 50 % of the carpet area of that floor. The minimum size of a mezzanine floor if it is used as a habitable room shall not be less than 9.00 sq. m.

24.7.2 ~~Note:-~~ Mezzanine floor area shall be counted towards F. S. I.

24.7.3 Height: The minimum height of a mezzanine floor shall be 2.2 m. The headroom under mezzanine room shall not be less than 2.10 m.

24.7.4 Other Requirements: A mezzanine floor may be permitted in a room, provided that it conforms to the standards of habitable rooms as regards lighting and ventilation.

24.8 Store Room

24.8.1 Size: The floor area of a store room in a residential building where light ventilation and height are provided at special standards lower than as required for living room shall not be more than 3.00 sq. m.

24.8.2 Height: The height of a store room shall not be less than 2.10 m.

24.9 Garage

24.9.1 Size: The size of a garage in individual residential building shall be not less than 2.5 m. X 5 m. and not more than 3 m. X 6 m. The area of parking lock up garage shall be included in FSI calculations.

24.9.2 Height: The maximum head room in a garage shall be 2.4 m.

24.9.3 The plinth of garage located at ground level shall not be less than 15 cm. above the surrounding ground level.

24.9.4 The garage shall be setback behind the building line for the street / road on to which the plot abut, and shall not be located affecting the access ways to the building.

24.9.5 Corner Site: When the site fronts on two streets, the location of a garage (in a corner plot) (if provided within the open spaces) shall be on diagonally opposite the point of intersections.

24.10 Roofs

24.10.1 The roof of a building shall be so constructed or framed as to permit effective drainage of the rain water there from by means of sufficient rain water pipes of adequate size, wherever required, so arranged, jointed and fixed as to ensure that the rain water is carried away from the building without causing dampness in any part of the walls or foundations of the building or those of an adjacent building.

24.10.2 CEO, SPA-NAINA may require rain water pipes to be connected to a storm water drain through a covered channel formed beneath the public footpath or in any other approved manner, if not used for rain water harvesting

24.10.3 Rainwater pipes shall be affixed to the outside of the walls of the building or in such other manner as may be approved by the CEO, SPA-NAINA.

24.10.4 Terrace of a building shall not be sub-divided and it shall have only common access.

24.11 Basement

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:

- i) Air conditioning equipment and other machine used for services and utilities of the building;
- ii) Parking spaces and
- iii) Strong room, bank cellars etc.

24.11.2 The basement shall not be used for any other user than mentioned above.

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, SPA-NAINA may allow only one ramp with not less than 6.0 m. in width.

24.11.4 The basement shall have the following requirements

- i) Every basement shall be in every part at least 2.4 m. in height from the floor to the soffit of beam.
- ii) Adequate ventilation shall be provided for the basement with a ventilation area not less than 2.5% of the area of the basement. Any deficiency may be met by providing in addition adequate mechanical ventilation in the form of blowers, exhaust fans, air conditioning systems etc.
- iii) The minimum height of the ceiling of any basement shall ordinarily be 0.9 m. and maximum of 1.2 m. above the average surrounding ground level. However it does not apply to the mechanically ventilated basements.
- iv) Adequate arrangement shall be made such that surface drainage does not enter the basement.
- v) The walls and floor of the basement shall be water-tight and be so designed that the effect of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given; and
- vi) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous 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. ~~27.9-227.4.3~~ [xiii](#) Open ramps shall be permitted if they are constructed within the building line subject to the provision of (iv).

24.12 Lighting and Ventilation of Rooms

24.12.1 The minimum aggregate area of opening of habitable rooms and kitchens excluding doors shall be not less than 1/6th of floor area.

24.12.2 No portion of a room shall be assumed to be lighted if it is more than 7.5 m. from the opening assumed for lighting / ventilation of the portion, provided additional depth of living room beyond 7.5 m. may be permitted subject to provision of proportionate increase in the opening.

24.12.3 Where the lighting and ventilation requirements are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per latest version of Part VIII - Building Services Section, Lighting and Ventilation of National Building Code of India published by the Bureau of Indian Standards. In the case of special types of buildings requiring artificial lighting and air-conditioning for special types of manufacturing or other process the requirements about natural day lighting and ventilation may be relaxed

24.12.4 Ventilation Shaft: For ventilating the space for water closets and bath room, if not opening on the exterior side of a building, open on the ventilation shaft, the size of which shall not be less than the values given below in Table 24.1

Table 24.1 Size of ventilation shaft

Height of building in m.	Size of ventilation every side in sq. m.	Minimum width of shaft in m.
Up to 10	1.2	0.90
Up to 12	3.0	1.50
Up to 18	4.5	1.80
Up to 24	5.4	1.80
Up to 30	8.0	2.40
Above 30	9.0	Minimum 3 m

In residential lodging hotels where attached toilets are provided with mechanical ventilation system installed as per Regulation No.24.12.3, the size of ventilation shaft may be relaxed by the CEO, SPA-NAINA.

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

24.14 Wells: Wells intended for supply of water for human consumption or domestic purposes where provided, shall comply with the requirements of Regulation No. 24.14.1 and 24.14.2

24.14.1 Location: The well shall be located:

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

24.14.2 Requirements: The well shall:

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

24.15 Septic Tanks: Till sewer network is provided. Septic tanks will be permissible ~~till sewer network is not available for connection, subject to conditions mentioned in~~ in accordance with provisions of NBC 2005 24.15.1 and 24.15.2

~~**24.15.1 Location of Septic Tanks and Subsurface Absorption System:** A subsoil dispersion system shall not be closer than 12.00 m. of any source of drinking water, so as to avoid the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building as economically feasible but not closer than 6 m. to avoid damage to the structures.~~

~~**24.15.2 Requirements:**~~

- ~~i) **Dimensions of Septic Tanks:** Septic tanks shall have minimum width of 75 cm., minimum depth of 1 m. below the water level and a minimum liquid capacity of 1 cu.m. Length of tanks shall be 2 to 4 times the width.~~
- ~~ii) Septic tanks may be constructed of brick work, stone masonry, concrete or other suitable materials as approved by the CEO, SPA NAINA.~~
- ~~iii) Under no circumstances should effluent from a septic tank be allowed into an open channel drain or body of water without adequate treatment.~~
- ~~iv) Minimum nominal diameter of pipe shall be 100 mm. further, at junctions of pipes in manholes, direction of flow from a branch connection should not make an angle exceeding 45 degree with the direction of flow in the main pipe.~~
- ~~v) The gradients of land drains under drainage as well as the bottom of dispersion trenches and soak way should be between 1:300 and 1:400.~~
- ~~vi) Every septic tank shall be provided with ventilating pipe of at least 50 mm diameter. The top of the pipe shall be provided with a suitable cage of mosquito proof wire mesh. The ventilating pipe shall extend to a height, which would cause no smell nuisance to any building in the area. Generally, the ventilating pipe may extend to a height of about 2 m. when the septic tank is at least 15 m. away from the nearest building and to a height of 2 m. above the top of the building when it is located closer than 15 m.~~
- ~~vii) When the disposal of septic tank effluent is to seepage pit, the seepage pit may be of any suitable shape with the least cross sectional dimension of 90 cm. and not less than 100 cm. in depth below the invert level of the inlet pipe. The pit may be lined with stone, brick or concrete blocks with dry open joints which should be backed with at least 7.5 cm. of clean coarse aggregate. The lining above the inlet level should be finished with~~

~~mortar. In the case of pits of large dimensions, the top portion may be narrowed to reduce the size of the RCC cover slabs. Where no lining is used, especially near trees, the entire pit should be filled with loose stones. A masonry ring may be constructed at the top of pit to prevent damage by flooding of the pit by surface run off. The inlet pipe may be taken down to a depth of 90 cm. from the top as an anti-mosquito measure~~

~~viii) When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm. deep and 30 to 100 cm. wide excavated to a slight gradient and shall be provided with 15 to 25 cm. of washed gravel or crushed stones. Open jointed pipes placed inside the trench shall be made of unglazed earthenware clay or concrete and shall have minimum internal diameter of 75 to 100 mm. Each dispersion trench should not be longer than 30 m. and trenches should not be placed closer than 1.8 m.~~

~~ix) Requirements specified by State and Central Government, public Health Institutes such as NEERI, for modern methods of disposal, may also be permissible.~~

24.16 Boundary Wall: The requirements of the boundary wall are given below:

- i) Except with the special permission of the CEO, SPA-NAINA the maximum height of the compound wall shall be 1.5 m. above ground level. However for road sides the compound wall above 0.75 m will be of open construction – railing or ~~jail~~ jali.
- ii) However, the provisions of (i) and (ii) are not applicable to boundary wall of jails. In industrial buildings, electric sub stations, transformer stations institutional buildings like sanatoria, hospitals, industrial buildings like workshops, factories and educational buildings like schools, colleges, including the hostels, and other uses of public utility undertakings. Height upto 2.4 m. to boundary walls of these types of building may be permitted by the CEO, SPA-NAINA. Compound wall of minimum 1.8 m height shall be built around cremation and burial grounds.
- iii) The compound gate should open entirely inside the property and shall not open on any access/pathway/ road/street.

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

24.18 Letter box: An independent letter box will be provided of size not exceeding 0.30 m x 0.30 m x 0.30 m for each tenement.

24.19 Meter rooms: Meter room size shall be minimum 3.00 m. x 5.00 m. depending upon the requirements; the size shall be increased in consultation with M.S.E.D.C.L

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

24.20 Chimneys

24.20.1 Chimneys, where provided shall conform the requirements of IS 145-1960 of latest version.

24.20.2 Notwithstanding the provisions of Regulation No.24.20.1, the Chimneys shall be built at least 0.9 m. above parapet wall. In the case of sloping

roofs, the chimney top shall not be less than, 0:6 m. above the ridge of the roof in which the chimney penetrates.

25 Tree Plantation

- 25.1** The development in any plot of land shall be such as to preserve, as far as practicable existing trees, where trees are required to be felled, 2 trees shall be planted for every tree to be felled.
- 25.2** Every plot of land shall have at least 1 tree for every 100 sq.m. or part thereof, of the plot area. Where the number of existing trees in the plot is less than the above prescribed standard, additional number of new trees shall be planted. This will not be applicable for developments in Gaothans ~~and Urban Villages~~
- 25.3** In case of Recreational open spaces provided under Regulation 20.3 trees shall be planted at the rate of 5 trees per 100 sq.m. or part thereof.
- 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 the sub-regulation 25.2 above.

26 Provision of Lifts

- 26.1** Provision of lift shall be made for all buildings more than 15m. in height (See Regulation No. ~~27.9.9~~ 27.4.10)

27 Exit Requirements

- 27.1** General-The following general requirement shall apply to exits
- i) Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of occupants in case of fire or other emergency;
 - ii) In every building, exits shall comply with the minimum requirements of this part, except those not accessible for general public use;
 - iii) All exits shall be free of obstructions;
 - iv) No building shall be altered to reduce the number, width or protection of exits to less than that required;
 - v) Exits shall be clearly visible and the routes to reach the exits shall be clearly marked and sign posted to guide the occupants to the floor concerned;
 - vi) All exit ways shall be properly illuminated;
 - vii) Firefighting equipment where provided along exits shall be suitably located and clearly marked but must not obstruct the exit way and yet there should be clear indication about its location from either side of the exit way;
 - viii) Alarm devices shall be installed for buildings above 15m.in height, to insure prompt evacuation of the occupants concerned through the exits;
 - ix) All exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to a street and;
 - x) Exits shall be so arranged that they shall be reached without passing through another occupied unit.
- 27.2** **Types of exits:** Exits shall be either of horizontal or vertical type. An exit may be doorway, corridor, and passageways to an internal staircase or external staircase, ramps or to a verandah and/or terraces which have access to the street or to roof of a building. An exit may also include

a horizontal exit leading to an adjoining building at the same level. Lifts and escalators shall not be considered as exits.

27.3 Number and Size of Exits: The requisite number and size of various exits shall be provided, based on number of occupants in each room and floor based on the occupant load, capacity of exits; travel distance and height of building as per provisions of Regulation No. 27.3.1 to ~~27.3.6~~ 27.3.5. All buildings specified in Regulation No. 6.2.6.1 shall have minimum two staircases. They shall be of enclosed type; at least one of them shall be on external walls of building and shall open directly to the exterior, interior open space or to an open place of safety. Further, the provision of alternative staircase shall be subject to requirement of travel distance being complied with.

27.3.1 Arrangement of Exits: Exits shall be so located so that the travel distance on the floor shall not exceed as given below: Table ~~26.1~~ 27.1

Table ~~26.1~~ 27.1 Minimum travel distance for various uses

S. No.	Type of Building	Travel Distance
1	Residential, Educational, Institutional and Hazardous occupancies	22.5 m
2	Assembly, Business, Mercantile, Industrial and Storage occupancies	30.0 m

~~27.3.2~~ Wherever more than one exit is required for a floor of a building, they shall be placed as remote from each other as possible. All exits shall be accessible from the entire floor area at all floor levels.

~~27.3.3~~ 27.3.2 **Occupant Load:** For determining the exits required the number of persons within any floor area or the occupant load shall be based on the actual number of occupants but in no case, less than that specified in Table ~~26.1~~ 27.2

Table ~~26.1~~ 27.2 Occupant load for different uses

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

* The gross area shall mean plinth area or covered area

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

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

27.3.627.3.3 Capacity of Exits: The capacity of exits (doors and stairways) indicating the number of persons that could be safely evacuated through a unit exit width of 50 cm. shall be as given in Table ~~26.1~~27.3

Table ~~26.1~~27.3 Capacity of exits for different occupancies

S. No.	Group or Occupancy	Number of Occupants		
		Stairways	Ramps	Doors
1	Residential	25	50	75
2	Educational	25	50	75
3	Institutional	25	50	75
4	Assembly	40	50	60
5	Business	50	60	75
6	Mercantile	50	60	75
7	Industrial	50	60	75
8	Storage	50	60	75
9	Hazardous	25	30	40

27.3.727.3.4 For all buildings identified in Regulation No. 6.2.6.1 there shall be a minimum of two staircases. They shall be of an enclosed type stairway. At least one of them shall be on the external walls of buildings and shall open directly to the exterior, interior open space or to any open place of safety

27.3.827.3.5 Minimum width of stairways shall be as give in Table ~~26.1~~27.4;

Table ~~26.14~~27.4 Minimum width of stairways for various uses

Sr. No.	Type of Building	Width in m
1	Residential Buildings (dwelling) up to 15 m height	1.0 m 1.2
	Residential Buildings (dwelling) 15 m to 24 m height	1.20 m
	Residential Buildings (dwelling) above 24 m height	1.50 m
2	for Individual House & Row housing with G+2 storeys	0.75 m
3	Residential Hotel Buildings	1.50 m
4	Assembly buildings like auditoria, theatres, Cinemas etc.,	2.00 m

	mangal karyalaya, marriage halls.	
5	Institutional Buildings like hospitals & Educational	2.00 ₹
6	All other public buildings	1.50 ₹

27.4 Other Requirements of Individual Exits: The detailed requirements of individual exits are given in regulation No. 27.4.1 to 27.4.4

27.4.1 Doorways:

- ~~27.5~~i) Every exit doorway shall open into an enclosed stairway, a horizontal exit or a corridor or passage way providing continuous and protected means of egress
- ~~27.6~~ii) The width of the doorway shall be equal to the width of the stairway. Doorways shall be not less than 2.10 m. in height. Doorways for bathrooms, water closet, stores etc. shall be not less than 75 cm. wide.
- ~~27.7~~iii) Exit doorways shall open outwards, that is away from the room but shall not obstruct the travel along any exit. No door, when open, shall reduce the required width of stairway or landing to less than 90 cm. Overhead or sliding doors shall not be installed.
- ~~27.8~~iv) Exit door shall not open immediately upon a flight of stairs, a landing equal to at least the width of the door shall be provided in the stairway at each doorway. Level of landing shall be the same as that of the floor which it serves.
- ~~27.9~~v) Exit doorways shall be openable from the side which they serve without the use of a key.

~~27.9.1~~27.4.2 Revolving Doors:

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

~~27.9.2~~27.4.3 Stairways:

- i) ~~Interior~~ Internal stair shall be constructed of non-combustible materials throughout;
- ii) ~~Interior~~ Internal staircase shall be constructed as a self-contained unit with at least one side adjacent to an external wall and shall be completely enclosed;
- iii) A staircase shall not be arranged around a lift shaft unless the latter is entirely enclosed by a material of required fire-resistance rating. For buildings more than 15m. in height, the staircase location shall be to the satisfaction of Chief Fire Officer, CIDCO.

- iv) Hollow combustible construction shall not be permitted.
- v) The minimum width of an internal staircase shall be as per the provisions of regulation No. ~~27.3.8~~ 27.3.5
- vi) The minimum width of treads without nosing shall be 25 cm. for an internal staircase for residential buildings. In the case of other buildings, the minimum treads shall be 30 cm. The treads shall be constructed and maintained in a manner to prevent slipping.
- vii) The maximum height of riser shall be 20 cm. in the case of residential buildings and 15 cm. in the case of other buildings. They shall be limited to 12 per flight. For low income housing scheme in narrow plots, the riser may be provided in one flight.
- viii) Handrails shall be provided with a minimum height of 90 cm. from the tread,
- ix) The minimum unobstructed headroom in a passage under the landing of a staircase and under the staircase shall be 2.2 m.
- x) No living space, store or other fire risk spaces shall open directly into the external staircase or staircases.
- xi) External exit door of staircase enclosure at ground level shall open directly to the open spaces or can be reached without passing through a large lobby.
- xii) In the case of assembly, institutional, residential, hotels, industrial and hazardous occupancies, the exit sign with arrow indicating the way to the escape route shall be provided on the wall / floor and shall be illuminated by electric light connected to corridor circuits. All exit way marking signs should be flush with the wall and so designed that no mechanical damage shall occur to them due to moving of furniture or other heavy equipment. Further all landings of floor shall have floor indication boards indicating the floor number. The floor indication board shall be placed on the wall immediately facing the flight of stairs and nearest to the landing. It shall be of appropriate size.
- xiii) In case of single staircase it shall terminate at the ground floor level and the access to the basement shall be by a separate staircase. Wherever the building is served by more than one staircase, one of the staircases may lead to basement levels, provided the same is separated at ground level by either a ventilated lobby or cut-off screen wall without opening, having a fire resistance of not less than 2 hours with discharge point at two different ends or through enclosures. It shall also be cut off from the basement areas at various basement levels by a protected and ventilated lobby / lobbies. The staircase shall be lighted and ventilated and the minimum size of openings on walls abutting to open spaces shall be 0.3 sq. m. per landing.
- xiv) No winders will be permissible in the mid-landing of the staircase

~~27.9.3~~ 27.4.4 **Fire escape or external stairs:** For buildings above 15 m. in height fire escape stairs shall be provided subject to the following conditions:

- i) Fire escape shall not be taken into account in calculating the evacuation time of building;
- ii) All fire escapes shall be directly connected to the ground;
- iii) Entrance to fire escape shall be separate and remote from the internal staircase;
- iv) The route to fire escape shall be free of obstructions at all times, except a doorway leading to the fire escape; which shall have the required fire resistance;
- v) Fire escape shall be constructed of non-combustible materials;
- vi) Fire escape stairs shall have straight flights not less than 75 cm. wide with 25 cm. treads and risers not more than 20 cm. The number of risers shall be limited to 16 per flight.
- vii) Handrail shall be of height not less than 90 cm.
- viii) Fire escape staircase shall be connected to other staircases through common passage at every floor.
- ix) Unprotected steel frame staircase will not be accepted as means of escape. However, steel staircase in an enclosed fire rated compartment of 2 hours will be accepted as means of access.

~~27.9.4~~27.4.5 **Spiral stairs (fire escape):** The use of spiral staircase shall be limited to low occupant load and to a building of height 9 m. unless they are connected to platforms, such as balconies and terraces to allow escapee to pause. A spiral fire escape shall not be less than 150 cm. in diameter and shall be designed to give adequate headroom.

~~27.9.5~~27.4.6 **Ramps for Pedestrians**

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

~~27.9.6~~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, SPA-NAINA 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. ~~15.4~~26.6.1 (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.

~~27.9.7~~27.4.8 Corridors:

- i) The minimum width of a corridor other than internal passages shall be calculated based on the provisions of a regulation No.27.3.1 to 27.3.~~6~~5 as per the corresponding width of staircase;
- ii) In case of more than one main staircase of the building interconnected by a corridor or other enclosed space, there shall be at least one smoke stop door across the corridor or enclosed space between the doors in the enclosing walls of any two staircases.
- iii) The passages (covered or uncovered) including an arcade, a courtyard, a porch or portico, spaces to be left open to sky in accordance with these Regulations, in any premises shall not be used for any other purpose than the one permissible.

~~27.9.8~~27.4.9 **Refuge Area:** For buildings more than 24 m in height, refuge area of 15 sq. m. or an area equivalent to 0.3 sq. m. per person to accommodate the occupants of two consecutive floors whichever is higher shall be provided as under:

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

- i) For floors above 24 m and upto 39 m – One refuge area on the floor immediately above 24 m.
- ii) For floors above 39 m –One refuge area on the floor immediately above 39 m and soon after every 15 m. Refuge area provided in excess of the requirements shall be counted towards FSI.
- iii) Refuge area at mid landing of staircase at alternate floors immediately above 24.00 m height may be permitted.
- iv) Water tap shall be provided in Refuge area

~~27.9.9~~27.4.10 Lifts

- i) At least one lift shall be provided in every building above 15 m height. In case of buildings with height 24 m and above at least 2 lifts shall be provided. In such buildings one of the lifts shall be freight lifts and also have provision to accommodate a stretcher.
- ii) All the floors shall be accessible for 24 hours by the lifts. The lifts provided in the buildings shall not be considered as a means of escape in case of emergency.
- iii) Grounding switch at ground floor level to enable the fire service to ground the lift cars in any emergency shall also be provided;

- iv) The lift machine room shall be separate and no other machinery shall be installed therein.

~~27.9.10~~**27.4.11** **Escalators:** Escalators may be permitted in addition to required lifts. Such escalators may be permitted in atrium area in shopping malls / public buildings.

~~27.9.11~~**27.4.12** **Fire Lift:** Where applicable, fire lifts shall be provided with a minimum capacity for 8 passengers and fully automated with emergency switch on ground level. In general, buildings 15 m in height or above shall be provided with fire lifts. In case of fire, only fireman shall operate the fire lift. In normal course, it may be used by other persons. Each fire lift shall be equipped with suitable inter-communication equipment for communicating with the control room on the ground floor of the building. The number and location of fire lifts in a building shall be decided after taking into consideration various factors like building population, floor area, compartmentation, etc.

28 Fire Protection Requirements

- 28.1** All buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with the regulations mentioned in Part VI of these regulations and Part IV of Fire Protection of National Building Code of India, 2005 amended from time to time and Maharashtra Fire Prevention and Life Safety Measures Act, 2006, unless otherwise specified in these regulations. In case of buildings identified in Regulation No. 6.2.6.1 the building schemes shall also be cleared by the Chief Fire Officer, CIDCO.

29 Special requirements of other buildings

29.1 Educational buildings

29.1.1 No classroom shall admeasure less than 38 sq. m. with a min dimension of 5.50 m

29.1.2 The height of any classroom shall not be less than 3.6 m and more than 4.2 m.

29.1.3 Exit Requirements shall conform to Regulation No. ~~26.1~~ **27**

29.1.4 Requirements of Water Supply, Drainage and Sanitation shall conform to requirements of PART **VI** of these regulations.

29.1.5 Parking spaces shall conform to regulation No.23

29.2 Institutional Buildings

(Hospital, Maternity Homes and Health Centre, Sanatoria)

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 or at least have an independent access for their use.

- 29.2.2** Any Special ward in the hospital building shall not admeasure less than 9.0. sq. m. in area with no side less than 3 m
- 29.2.3** Area of general wards shall not admeasure less than 40 sq. m. with no side less than 5.5. m
- 29.2.4** Every building shall have a refuge collection area of minimum 7.50 sq. m. size with cover on top and unclosed on at least three sides. The same shall not be allowed in marginal open spaces. Modern method of incineration of the ~~refuge~~-refuse may be adopted.
- 29.2.5** Exit Requirements shall conform to regulation No. ~~26.1~~ 27
- 29.2.6** Requirements of Water Supply, Drainage and Sanitation shall conform ~~confirm to requirements of Regulation No. 37.1 and 37.2 and Tables 38.1, 38.2 and 38.3~~ Part VI of these Regulations
- 29.2.7** Parking Spaces shall conform to Regulation No.23

29.3 Cinema Theatre/Multiplex

- 29.3.1** They shall conform to the provisions of Maharashtra Cinema (Regulations) Rules, 1966, as amended from time to time.
- 29.3.2** Exit Requirements shall conform to regulations No. ~~26.1~~ 27
- 29.3.3** Requirements of Water Supply Drainage and Sanitation shall conform to the requirements of PART VI of these regulations.
- 29.3.4** Parking Spaces shall conform to regulation No. 23

29.4 Mercantile Buildings

- 29.4.1** Minimum area of shop shall be 6 Sq. m. in N1 zones with a minimum width of 2.0 m. and 10 Sq. m. in other zones with a minimum width of 3 m.

29.5 Industrial Building

- 29.5.1** In addition of provisions of these regulations, regulations prescribed under Factory Act shall be applicable.
- 29.5.2** Height of the buildings used exclusively for industrial purpose shall be as per requirement of that industry
- 29.5.3** In the case of Industrial Buildings with different operations/processes, the different (gaseous, solid, liquid) effluents shall be so treated, subject to the approval of Maharashtra ~~Prevention of Water~~ Pollution Control Board and ~~Town Planning~~-Chief Inspector of Steam Boilers and Smoke Nuisance, before letting it out in to the air, ground or water course.

29.5.4 Exit Requirements shall conform to Regulation No. ~~26.1~~27

29.5.5 Requirements of Water Supply, Drainage and Sanitation shall conform to PART VI of these regulations

29.5.6 Parking spaces/Loading and unloading spaces shall conform to regulation No.23

~~**29.5.7** For construction of industrial building, buffer zone of 23 m. wide shall be left from incompatible zone, wherever necessary. Such buffer zone may be part of sizable required recreational open space. In such case, FSI of the area under the buffer zone / open space shall not be permissible. Whenever a buffer zone is required to be left in between industrial zone and any incompatible zones, as mentioned in this Regulation, it shall not be a bar for availing FSI of that area; unless it is a part of required recreational open space or road.~~

29.5.7 Adequate buffer from residential or incompatible zone shall be left as prescribed by the Competent Authority

30 Control of Signs, Outdoor Display and Erection of Hoardings

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

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

30.3 Every hoarding shall be designed so as to withstand the wind, dead, seismic and other loads as per the provisions of National Building Code 2005. No variation in the height of hoarding shall be permitted however, variation in length shall be allowed in multiples of 2.5 m.

30.4 The hoardings on National Highways shall be permitted with prior NOC of the Highway Authorities.

30.5 Sizes of Hoardings: Sizes of hoarding along with various roads shall be governed by the Table 30.1

Table 30.1 Sizes of hoarding

Sr. No.	Road width range	Height of hoarding m	Maximum length of hoarding m
1	National Highways and roads more than 50 m width	3	10
2	20 m to 50 m	3	7.5
3	10 m to 20 m	2	5
4	Less than 10 m	1	2.5

- 30.6** Maximum height of hoardings on ground: No hoarding shall be erected to a height exceeding 9 m above the ground. The light reflectors may however extend beyond the top of the hoarding. The lower base or the bottom of the hoarding shall be at a height of not less than 2.25 m from surface of ground below.
- 30.7** Distance from Road: A minimum distance of 3 m shall be maintained between the edges of the existing or proposed street, as stipulated by SPA-NAINA.
- 30.8** Distance from the junction of a road: The hoarding along roads shall not be permitted within a distance of 100 m from the junction of the intersection of a road. This distance will be measured between hoarding and the centre line of a junction.
- 30.9** Any hoarding which in the opinion of SPA-NAINA is likely to be confused with an authorized traffic sign or signal shall not be permitted.
- 30.10** Any hoarding containing the word ‘stop’, ‘look’ ‘danger’ or other similar word that might mislead or confuse the traveler shall not be permitted.
- 30.11** Hoarding on roof:

30.11.1 The size of hoarding on roof shall be 1 m. X 2.5 m or in exact multiples thereof subject to maximum of 3 m x 10 m.

30.11.2 No hoarding of roof shall project beyond the existing building line of the building on which it is erected shall extend beyond the roof in any direction.

- 30.12** Deposit and fees: The SPA-NAINA will charge deposit and fees as per [Table 30.2](#) below

Table 30.2 Scale of fees

Sr. No.	Range of area	Scale of fees per annum per sq. m. of hoarding area
1	For space up to 5 sq. m.	100
2	For every additional 1 sq. m.	25

30.12.1 The fees for hoarding shall be paid by the applicant in advance, for a calendar year, or part thereof.

PART ~~III~~IV LAND USE ZONING AND PERMISSIBLE USES

31 Landuse classification and permissible uses

The IDP area is classified into five zones N1 to N5 as listed below

N1: Predominantly Residential Zone: ~~The zone is aimed at promoting residential townships and support social infrastructure.~~ This is zone where the predominant use is residential but other uses are permitted as specified in Regulation 31.2.

N2: Growth Centre Zone: The zone ~~is aimed to promote commercial and business activities.~~ Will be developed by SPA-NAINA and will have predominantly commercial, business, residential activity or any other activity with permission of CEO, SPA-NAINA

N3: Mixed Use Zone: This zone will be developed by SPA-NAINA and will have activities as specified in Regulation 31.2 or any other activity with permission of CEO, SPA-NAINA~~The zone is aimed to promote Mixed Use activities which can be located along areas of higher accessibility where land uses and activities related to public and economic importance can be located.~~

N4: Urban Village Zone: This is area around 200m of existing inhabited Gaothans including existing gaothans as shown in the IDP. Permissible activities in the gaothans will be ~~limited to governed as by per~~ Regulation No. 12 and permissible activities in Urban Village as defined in Regulation 11.2 will be governed by Regulation No. 13, in addition to those mentioned in Table 31.1.

N5: Recreational Zone: ~~The zone is aimed to promote open spaces and recreational activities.~~ This is a zone of recreational activities as specified in Regulation 31.2.

31.1 Forest areas: Forest areas shown on IDP are based on the available- information ~~sources~~. Some of the lands shown as forest may not be Reserved or Protected forests. In such cases if the land owners obtain a certificate from the District Conservator of Forests(DCF) to that effect that the land in question is not a forest land, the land owner may be permitted to develop ~~his~~ the lands according to the provisions of the adjoining land use zone.

Where ~~updating of~~ information reveals that lands not shown as forests in the IDP are in fact Reserved or Protected forests land owners of such lands shall be granted development permission only on obtaining necessary NOC from the DCF.

31.2 **Permissible land uses:** The permissible use in each zone are classified as permissible, permissible with conditions and prohibited. This is detailed in Table 31.1

	Permissible
	Permissible with conditions as specified
	Prohibited

The conditions are as follows

No.	Details
1	Should abut IDP Road minimum 20 m wide or layout road of 15 m <u>Should abut IDP road minimum 20 m wide or layout road minimum 15 m wide</u>
<u>1A</u>	<u>Should abut IDP Road minimum 15 m wide or layout road of 9 m</u>
2	Independent Building/If mixed use in same building then separate access
3	Only manufacturing of bricks, earthen pots, country tiles etc.
4	i) Should not be located within the distance of 90 m. from any junction of roads having min. width 12 m. each from nearest gate of a school, hospital, theatre, place of assembly or stadium. ii) Restrictions imposed by Ribbon Development Rules, IRC, MoRTH shall apply. iii) Petrol filling station shall not be sited on the convex side of a road curve. In case the curve is not very sharp and cars moving out of the station are completely visible to the traffic from a distance of at least 90 m. and vice versa, a petrol station may be permitted on such a convex curve.
<u>5</u>	<u>Should be at a distance of minimum 60 m from educational and hospital buildings</u>
<u>6</u>	<u>Plot size shall not be less than 5 ha; permanent built up facilities shall not cover more than 10% of the gross land area.</u>

General Conditions for all development
i) In case of plots fronting on National Highway, State Highway and Major District Roads, the building line shall be as per Ribbon Development Rules shall apply ii) A stadium shall generally accommodate 400 m. running track.
Existing use as plantation, orchards shall continue irrespective of surrounding land use zone. The FSI will be as per the adjoining zone. Corresponding DR will be

permitted to be transferred to the adjoining contiguous land according to TDR Regulation 43; subject to the condition that plantation use will be retained and preserved.

Activities/ uses listed under “Industry” shall conform to norms prescribed by the Maharashtra Pollution Control Board and Ministry of Climate Change Environment and Forests. The Competent Authority shall ensure that the location is appropriate and is not likely to cause nuisance and hazards to adjoining owners. It may also prescribe adequate buffer from the industrial buildings to residential or habitable zone and special conditions about minimum plot size.

Table 31.1 Land use classification and permissible uses

No.	Activities/Uses	N1	N2	N3	N4	N5
-	-	<i>Predominantly Residential</i>	<i>Growth Centre</i>	<i>Mixed Use</i>	<i>Urban Village</i>	<i>Recreational</i>
R	Residential					
R-1	Housing Individual (bungalow/ semi-detached), group					-
R-2	Row Houses (not more than 8 and not less than 4 plots shall be allowed in each block of row housing. Each block will be separated from other by at least a 6 m road or 6 m rear margin distance of the plot)					
R-3	Staff Quarters	-	-	-	-	-
R-4	Service Apartments	-	-	-	-	-
R-5	Hostels	-	-	-	1	-
R-6	Old age homes/ Orphanages	-	-	-	-	-
R-7	Dharmshala/Lodging/Guest Houses	-	-	-	-	-
R-8	Residential not listed above					
C	Commercial					
C-1	Shop / Flour Mill/Restaurant/canteen	1	-	-	-	-
C-2	Mall	1	-	-	-	-
C-3	Offices/Mercantile/Banks	1	-	-	2	-
C-4	Show rooms	1	-	-	-	-
C-5	Wholesale Market	-	-	-	2	-
C-6	Hotel	-	-	-	-	-
C-7	Cinema/Multiplex(at a distance of minimum 60 m from educational and hospital buildings)				1	-
C-8	Exhibition Centre	-	-	-	-	-
C-9	Convention Centre	-	-	-	-	-
C-10	Commercial not listed above					
C-11	Fuel Filling Station/Petrol/ Gas/ Diesel/ Bio Diesel	4	4	4	-	-
I	Industry					
I-1	Logistic Park / Ware houses / CFS Container freight station / MMLP- Multi modal logistic park	-	-	-	-	-
I-2	Service Industry(As per Annexure 5)	-	-	-	-	-
I-3	IT park/ Back Offices	-	-	-	-	-
I-4	Automobile showroom	-	-	4	-	-
I-5	Brick Kiln	3	-	3	-	-
I-6	Film shooting sites/ production activities	-	-	-	-	-
I-7	Cold storage	-	-	1	-	-

No.	Activities/Uses	N1	N2	N3	N4	N5
-	-	Predominantly Residential	Growth Centre	Mixed Use	Urban Village	Recreational
I-8	Industry not listed above	1	-	-	1	-
D	Offices					
D-1	Government/Semi-Government/Local body offices	1	-	-	1	-
D-2	Corporate/Professional Offices	2	-	-	1	-
SP	Public & Semi-public/ Institutional					
SP-1	School/College	1	-	1	-	-
SP-2	School/College (with hostel)	1	-	1	-	-
SP-3	Professional Education (Medical/Engineering etc)	1	-	-	-	-
SP-4	University	-	-	-	-	-
SP-5	Special Schools (for physically/mentally challenged) or people with special needs	-	-	-	1	-
SP-6	Rehabilitation centres/Vocational/Industrial training Institutes	-	-	2	1	-
SP-7	Library	-	-	-	-	-
SP-8	R&D centre	-	-	2	-	-
SP-9	Religious/Places of worship/Meditation centre	-	-	-	-	-
SP-10	Dance/Music/Art Centre	-	-	-	-	-
SP-11	Marriage hall/Multipurpose (at a distance of minimum 60 m from educational and hospital buildings)	-	-	-	1	-
SP-12	Hospitals/Nursing home	2	2	2	2	-
SP-13	Super Speciality hospital	2	2	2	-	-
SP-14	Veterinary Hospital	-	-	-	-	-
SP-15	Planetarium	1	-	1	-	-
SP-16	Cremation/Burial Ground/Crematorium	1	-	1	-	-
SP-17	Police Choky & Stations/ RTO/Traffic police	1	-	-	1	-
SP-18	Jail	-	-	-	-	-
SP-19	Public and semi-public/ institutional not listed above	-	-	-	-	-
PU	Public Utilities					
PU-1	Sewerage Treatment Plant	-	-	-	-	-
PU-2	Well/Tube well/Ground/Elevated/High level water reservoir	-	-	-	-	-
PU-3	Electric sub-station	1	-	1	1	1
PU-4	Public Toilet	-	-	-	-	-
PU-5	Piped Gas Control station	1	-	1	-	1
PU-6	First response/Fire/Disaster risk resilience centre	1	-	1	1	1
T	Transportation					
T-1	Open Parking/Taxi/Auto Rickshaw Stand	-	-	-	-	-
T-2	Multi-level Parking	1	-	1	1	1
T-3	Local Bus Stand	-	-	-	-	-
T-4	Bus Terminus & Depot	-	-	1	-	1
T-5	Truck Parking	-	-	1	1	1
OS	Parks and Playgrounds					
OS-1	Indoor Stadium/Sports Training Centre	-	-	-	-	1
OS-2	Sports Stadium	-	-	-	-	1
OS-3	Amphitheatre	1	-	-	-	-
OS-4	Amusement park/Specialised theme Park	-	-	-	1	-
OS-5	Exhibition Hall/Art gallery/Conference halls	1	-	-	-	-
OS-6	Race Course/Golf Course	-	-	-	-	-
OS-7	Afforestation and plantation on hill slopes	-	-	-	-	-

No.	Activities/Uses	N1	N2	N3	N4	N5
-	-	Predominantly Residential	Growth Centre	Mixed Use	Urban Village	Recreational
OS-8	Plantation/Orchards/Plant nurseries					

No.	Activities/Uses	N1	N2	N3	N4	N5
		Predominantly Residential	Growth Centre	Mixed Use	Urban Village	Recreation zone
R	Residential					
R-1	Housing- Individual (bungalow, semi-detached), Row House, Apartment					
R-2	Staff Quarters					
R-3	Serviced Apartments	1	1	1	1	
R-4	Hostels	1	1	1	1	
R-5	Old age homes/ Orphanages	1	1	1	1	
R-6	Dharmshala/Lodging/Guest Houses	1	1	1	1	
R-7	Hotel	1	1	1	1	
R-8	Holiday Resorts/ Holiday Homes	1	1	1		
R-9	Residential not listed above					
C	Commercial					
C-1	Retail trade and services including bank branch					
C-2	Restaurant/ Canteen/ Eating houses	1	1	1	1	
C-3	Mall	1	1	1	1,2	
C-4	Offices including banks	1	1	1	1	
C-5	IT park / Back Offices	1	1	1	1,2	
C-6	Show rooms	1	1	1,2	1	
C-7	Automobile showrooms		1	1	1	
C-8	Wholesale Market		1	1		
C-9	Cinema/Multiplex		1,5	1,5		
C-10	Exhibition Centre		1	1		
C-11	Convention Centre		1,5	1,5		
C-12	Fuel Filling Station/Petrol/ Gas/ Diesel/ Bio Diesel	4	4	4	4	
C-13	Commercial not listed above	1	1	1		
I	Industry					
I-1	Logistic Park / Ware houses / CFS-Container freight station		1			
I-2	Service Industry(As per Annexure 5)		1	1	1	
I-3	Brick Kiln	1				
I-4	Outdoor film shooting sites		1,6	1,6		
I-5	TV/Film studio/ Post production activities					
I-6	Sound recording, dubbing studio					
I-7	Cold storage		1	1		
I-8	Agro based industries(rice mill, poha mill, saw mill, fruit pulp and canning etc)	1	1	1	1	
I-9	Industry not listed above	1	1	1	1	
SP	Public &Semi-public/ Institutional					
SP-1	Schools					

No.	Activities/Uses	N1	N2	N3	N4	N5
		Predominantly Residential	Growth Centre	Mixed Use	Urban Village	Recreation zone
SP-2	Colleges and Higher Education Institutes	1	1	1	1	
SP-3	University	1	1			
SP-4	Correction and Rehabilitation centres	1, 2				
SP-5	Library				1	
SP-6	Government/Semi Government/ Local body offices	1	1	1	1	
SP-7	R&D centre		1	1	1	
SP-8	Religious/ Places of worship/Meditation centre	1	1	1	1	
SP-9	Cultural Facilities (Dance/Drama theatre, Art centre etc)	1	1	1	1	
SP-10	Marriage hall/Multipurpose	1,2,5	1,5	1,5	1,2,5	
SP-11	Hospitals/Nursing home	2	2	2	1	
SP-12	Super Speciality hospital	2	2	2	2	
SP-13	Health Centre					
SP-14	Veterinary Hospital					
SP-15	Planetarium	1		1		
SP-16	Crematorium /Burial Ground	1		1		
SP-17	Police Chowky & Stations/ RTO/ Traffic police	1			1	
SP-18	Jail			1		
SP-19	Public and semi-public/ institutional not listed above		1	1		
PU	Public Utilities					
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					
PU-6	First response/Fire/Disaster risk resilience centre					
PU-7	Public utilities not listed above	1		1	1	1
T	Transportation					
T-1	Open Parking/Taxi/Auto Rickshaw Stand					
T-2	Multi-level Parking	1		1	1	1
T-3	Local Bus Stand					
T-4	Bus Terminus & Depot			1		1
T-5	Truck Parking			1	1	1
T-6	Railway/ Metro/ BRTS station			1	1	1
OS	Parks and Playgrounds					
OS-1	Indoor Stadium / Sports Training Centre					1
OS-2	Sports Stadium		1	1		1
OS-3	Amphitheatre	1				
OS-4	Amusement park/Specialised theme Park		1	1	1	1
OS-5	Exhibition Hall/Art gallery/Conference halls	1				
OS-6	Race Course/Golf Course					
OS-7	Afforestation and plantation on hill slopes					
OS-8	Plantation/Orchards/Plant nurseries					

~~PART IV~~ PART V FIRE PROTECTION REQUIREMENTS

32 Fire protection requirements

32.1 General

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 Regulation No.6.2.6.1. Further such buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with the provisions of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 as amended from time to time and requirements given in Part IV of National Building Code, 2005 as amended from time to time.

32.2 Construction materials

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

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

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

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

32.3 Lifts

General requirements of lifts shall be as follows:

- i) Walls of lift enclosures shall have a fire rating of 2 h; lifts shall have a vent at the top of area not less than 0.2 sq. m.
- ii) Lift motor room shall be located preferably on top of the shaft and separated from the shaft by the floor of the room.
- iii) Landing doors in lift enclosures shall have a fire resistance of not less than 1 h.
- iv) The number of lifts in one row for a lift bank shall not exceed 4 and the total number of lifts in the bank (of two rows) shall not exceed 8. A wall of 2 hours fire rating shall separate individual shafts in a bank.
- v) Lift car door shall have a fire resistance rating of half an hour.
- vi) Collapsible gates shall not be permitted for lifts and shall have solid doors with fire resistance of at least 1 hour.
- vii) If the lift shaft and lobby is in the core of the building, a positive pressure between 25 and 30 Pa shall be maintained in the lobby and a positive pressure of 50 Pa shall be maintained in the lift shaft. The mechanism for pressurisation shall act automatically with the fire alarm; it shall be possible to operate this mechanically also.

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

32.4 Basements

- 32.4.1** Each basement shall be separately ventilated. Vents with cross-sectional area (aggregate) not less than 2.5 percent of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills or breakable stall

board lights or pavement lights or by way of shafts. Alternatively, a system of air inlets shall be provided at basement floor level and smoke outlets at basement ceiling level. Inlets and extracts may be terminated at ground level with stall board or pavement lights as before, but ducts to convey fresh air to the basement floor level have to be laid. Stall board and pavement lights should be in positions easily accessible to the fire brigade and clearly marked 'SMOKE OUTLET' or 'AIR INLET' with an indication of area served at or near the opening.

32.4.2 The staircase of basements shall be of enclosed type having fire resistance of not less than 2 hour and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper storeys of the building and shall communicate with basement through a lobby provided with fire resisting self-closing doors of 1 hour resistance. For travel distance, see Regulation No.27.3.1 If the travel distance exceeds as given therein, additional staircases shall be provided at proper places.

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

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

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

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

Mechanical extractors shall have an alternative source of supply.

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

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

- 32.4.7** If cutouts are provided from basements to the upper floors or to the atmospheres, all sides cutout openings in the basements shall be protected by sprinkler head at close spacing so as to form a water curtain in the event of a fire.
- 32.4.8** Openable windows on external wall shall be fitted with such locks that can be opened by a fireman's axe.
- 32.4.9** All floors shall be compartmented with area not exceeding 750 sq.m. by a separation wall with 2 hours fire rating, for floors with sprinklers the area may be increased by 50 percent. In long building, the fire separation walls shall be at distances not exceeding 40 m. For departmental stores, shopping centers and basements, the area may be reduced to 500 sq.m for compartmentation. Where this is not possible, the spacing of the sprinklers, care should be taken to prevent spray from one sprinkler impeding the performance of an adjacent sprinkler head.
- 32.4.10** It is essential to make provisions for drainage of any such water on all floors to prevent or minimise water damage of the contents. The drain pipes should be provided on the external wall for drainage of water from all floors. On large area floors, several such pipes may be necessary which should be spaced 30 m. apart. Care shall be taken to ensure that the construction of the drain pipe does not allow spread fire / smoke from floor to floor.

32.5 Service Ducts/Shafts

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

32.6 Refuge Area

Provisions contained in ~~27.9.8~~ [27.4.9](#) shall apply for all buildings. Refuge area of not less than 15 sq.m. shall be provided on the external walls.

32.7 Electrical services

Electrical services shall conform to the following:

- i) The electric distribution cables / wiring shall be laid in a separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits;
- ii) Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electrical cables; use of bus ducts / solid rising mains instead of cables is preferred;
- iii) Separate circuits for firefighting pumps, lifts, staircases and corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fire in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed. Master switches controlling essential service circuits shall be clearly labelled;
- iv) The inspection panel doors and any other opening in the shaft shall be provided with air-tight fire doors having fire resistance of not less than 2 hours;

- v) Medium and low voltage wiring running in shafts, and within false ceiling shall run in metal conduit. Any 230 V wiring for lighting or other services above false ceiling shall have 660 V grade insulation. The false ceiling including all fixtures used for its suspension, shall be of non-combustible material and shall provide adequate fire resistance to the ceiling in order to prevent spread of fire across ceiling. Reference may be made to good practice;
- vi) An independent and well ventilated service room shall be provided on the ground level or first basement with direct access from outside or from the corridor for the purpose of termination of electric supply from the licensees' service and alternative supply cables. The doors provided for the service room shall have fire resistance of not less than 2 hours.
- vii) If the licensees agree to provide meters on upper floors, the licensees' cable shall be segregated from consumers' cable by providing a partition in the duct. Meter rooms on upper floors shall not open into staircase enclosures and shall be ventilated directly to open air outside; and
- viii) Suitable circuit breakers shall be provided at the appropriate points.

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

32.8 Gas supply

Gas supply shall conform to the following:

- i) Town Gas / L.P. Gas Supply Pipes – Where gas pipes are run in buildings, the same shall be run in separate shafts exclusively for this purpose and these shall be on external walls, away from the staircases. There shall be no interconnection of this shaft with the rest of the floors. LPG distribution pipes shall always be below the false ceiling. The length of these pipes shall be as short as possible. In the case of kitchen cooking range area, apart from providing hood, covering the entire cooking range, the exhaust system should be designed to take care of 30 cu.m. per minute per sq.m. of hood protected area. It should have grease filters using metallic grill to trap oil vapours escaping into the fume hood.
Note : For detailed information on gas pipe installations, reference may be made to Para.9 'Plumbing Services, Section 3 Gas Supply', of National Building Code of India.
- ii) All wiring in fume hoods shall be of fibreglass insulation. Thermal detectors shall be installed into fume hoods of large kitchens for hotels, hospitals and similar areas located in high rise buildings. Arrangements shall be made for automatic tripping of the exhaust fan in case of fire. If LPG is used, the same shall be shut off. The voltage shall be of 24 V or 100 V dc operated with the external rectifier. The valve shall be of the hand re-set type and shall be located in an area segregated from cooking ranges. Valves shall be easily accessible. The hood shall have manual facility for steam or carbon dioxide gas injection, depending on duty condition; and
- iii) Gas meters shall be housed in a suitably constructed metal cupboard located in a well-ventilated space, keeping in view the fact that LPG is heavier than air and town gas is lighter than air.

32.9 Illumination of Means of Exit

Staircase and corridor lights shall conform to the following:

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

32.10 Stand-by electric generator

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

32.11 Transformers

Transformers shall conform to the following:

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

32.12 Air-conditioning

Air-conditioning shall conform to the following:

- i) Escape routes like staircases, common corridors, lift lobbies, etc. shall not be used as return air passage.
- ii) The ducting shall be constructed of substantial gauge metal in accordance with good practice.

- iii) Wherever the ducts pass through fire walls or floors, the opening around the ducts shall be sealed with materials having fire resistance rating of the compartment.
- iv) Where duct crosses a compartment which is fire rated, the ducts shall be fire rated for same fire rating. Further depending on services passing around the duct work, which may get affected in case of fire temperature rising, the ducts shall be insulated.
- v) As far as possible, metallic ducts shall be used even for the return air instead of space above the false ceiling.
- vi) Where plenum is used for return air passage, ceiling and its fixtures shall be of non-combustible material.
- vii) The materials used for insulating the duct system (inside or outside) shall be of non-combustible material; glass wool shall not be wrapped or secured by any material of combustible nature.
- viii) Area more than 750 sq.m. on individual floor shall be segregated by a fire wall and automatic fire dampers for isolation shall be provided.
- ix) Air ducts serving main floor areas, corridors, etc. shall not pass through the staircase enclosure.
- x) The air-handling units shall be separate for each floor and air ducts for every floor shall be separated and in no way inter-connected with the ducting of any other floor.
- xi) If the air-handling unit serves more than one floor, the recommendations given above shall be compiled with in addition to the conditions given below:
 - a. Proper arrangements by way of automatic fire dampers working on smoke detector / or fusible link for isolating all ducting at every floor from the main riser shall be made.
 - b. When the automatic fire alarm operates, the respective air-handling units of the air-conditioning system shall automatically be switched off.
- xii) The vertical shaft for treated fresh air shall be of masonry construction. m) The air filters of the air-handling units shall be of non-combustible materials. n) The air-handling unit room shall not be used for storage of any combustible materials. o) Inspection panels shall be provided in the main trunking to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.
- xiii) No combustible material shall be fixed nearer than 150 mm to any duct unless such duct is properly enclosed and protected with non-combustible material (glass wool or spyglass with neoprene facing enclosed and wrapped with aluminium sheeting) at least 3.2 mm thick and which would not readily conduct heat.
- xiv) Fire Dampers:
 - a. These shall be located in conditioned air ducts and return air ducts/ passages at the following points:
 - At the fire separation wall.
 - Where ducts/passages enter the central vertical shaft.
 - Where the ducts pass through floors.
 - At the inlet of supply air duct and the return air duct of each compartment on every floor.
 - b. The dampers shall operate automatically and shall simultaneously switch off the air-handling fans. Manual operation facilities shall also be provided.
(Note-For blowers, where extraction system and duct accumulators are used, dampers shall be provided).
 - c. Fire/smoke dampers (for smoke extraction shafts) for buildings more than 24 m in height.
 - For apartment houses in non-ventilated lobbies / corridors operated by fusible link / smoke detectors and with manual control.

- For other buildings on operation of smoke detection system and with manual control.
- d. Automatic fire dampers shall be so arranged as to close by gravity in the direction of air movement and to remain tightly closed on operation of a fusible link / smoke detector.

32.13 Provisions of boiler and boiler rooms

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

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

32.14 Provision of first-aid and firefighting appliances

32.15 The first-aid firefighting equipment shall be provided on all floors, including basements lift rooms, etc. in accordance with good practice in consultation with the Chief Fire Officer, CIDCO.

32.16 Fire alarm system:

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

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

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

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

32.18 Fire control room: For all buildings 15 m in height or above and apartment buildings with a height of 30 m and above, there shall be a control room on the entrance floor of the building with communication system (suitable public address system) to all floors and facilities for receiving the message from different floors. Details of all floor plans alongwith the details of

fire fighting equipment and installations shall be maintained in the fire control room. The fire control room shall also have facilities to detect the fire on any floor through indicator board connections; fire detection and alarm systems on all floors. The fire staff in-charge of the fire control room shall be responsible for the maintenance of the various services and firefighting equipment and installations in co-ordination with security, electrical and civil staff of the building.

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

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

32.19.2 The Fire Officer shall:

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

Note: SPA-NAINA, may insist on compliance of the above rule in case of buildings having very large areas even if the height is less than 30 m.

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

32.21 Fire drills and fire orders: Fire notices/orders shall be prepared to fulfil the requirements of firefighting and evacuation from the buildings in the event of fire and other emergency. The occupants shall be made thoroughly conversant with their actions in the event of emergency, by displaying fire notices at vantage points and through regular training. Such notices should be displayed prominently in broad lettering. For guidelines for fire drills and evacuation procedures for high-rise buildings, Annexure E of National Building Code of India may be referred.

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

32.23 Materials for interior decoration / furnishing: The use of materials, which are combustible in nature and may spread toxic fume / gases should not be used for interior decoration / furnishing, etc. For various types of occupancies, requirements given in National Building Code, Part IV shall be followed.

~~PART V~~ PART VI STRUCTURAL SAFETY, WATER SUPPLY, DRAINAGE & SANITARY REQUIREMENTS

33 Structural Design

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

34 Quality of Materials and Workmanship

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

35 Alternative Materials, Methods of Design & Construction and Tests

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

National Building Code of India, published by the Bureau of Indian Standards. The latest version of the National building Code of India shall be taken into account at the time of enforcement of these rules.

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

36 Building Services

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

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

- 36.2.1** Maintenance of Lift in working order: The lifts shall be maintained in working order in line with provisions of Regulation No. ~~27.9.9~~ [27.4.10](#) and 32.3

37 Water Supply, Drainage and Sanitary Requirements

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

- 37.2** Requirements of water supply in building.

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

Occupancy	Basis
Residential Building	5 persons per tenement
Other Buildings	No. of persons on occupant load and area of floors given in Table 27.2.10 .

The requirements of water supply for various occupancies shall be as given in Table 37.1, 37.2 and 37.3 or as specified by CEO, SPA-NAINA from time to time.

Table 37.1 Per Capita Water Requirements for Various Occupancies/Uses

Sr. No	Type of Occupancy	Consumption per head per day (in liters)
1	Residential	
	(a) in living units	135
	(b) Hotels with lodging accommodation (per bed)	180
2	Educational:	
	(a) Day Schools	45
	(b) Boarding Schools	135
3	Institutional (Medical Hospitals):	
	(a) No. of beds not exceeding 100 (per bed)	340

Sr. No	Type of Occupancy	Consumption per head per day (in liters)
	(b) No. of beds exceeding 100 (per bed)	450
	(c) Medical quarters and hostels	135
4	Assembly-Cinema theatres, auditorium etc. (per seat of accommodation).	15
5	Government and Semi-public business.	45
6	Mercantile (Commercial)	
	(a) Restaurants (per seat)	70
	(b) Other business buildings.	45
7	Industrial	
	(a) Factories where bathrooms are to be provided	45
	(b) Factories where no bath-rooms are required to be provided.	30
8	Storage (including warehousing)	30
9	Hazardous	30
10	Intermediate / Stations (excluding mail and express stops).	45 (25)*
11	Junction Stations	70 (45)*
12	Terminal / Stations.	45
13	International and domestic Airports.	70

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

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

Table 37.2 Flushing storage capacities

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

Note: No flushing storage capacity shall be required for inclusive housing (EWS/LIG)

Table 37.3 Domestic storage capacities

Sr. No.	No. floors	Storage capacity	Remarks
For premises occupied as tenements with common conveniences			
1	Ground floor	Nil	Provided no down take fittings are involved
2	Floors 1,2,3,4,5 and upper floors	500* litres	Per tenement
Note 1	If the premises are situated at a place higher than the road level in the front of the premises, storage at ground level shall be provided on the same line as floor 1		
Note 2	The above storage may be permitted to be installed provided that the total domestic storage calculated on the above basis is not less than storage calculation on the number of down take fittings according to the scales given		
	Down take pipes		70 litres each
	Showers		135 litres each
	Bathtubs		200 litres each
*Subject to provisions of water supply and drainage rules			

38 Drainage and Sanitation Requirements

38.1 General

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

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

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

38.3 For Residences

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

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

38.3.2 Dwelling without individual conveniences shall have the following fitments:

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

38.4 For Buildings Other than Residences

The requirements for fitments for drainage and sanitation in the case of buildings other than residences shall be in accordance with Table 3738.1 to Table 3738.14. The following shall be, in addition, taken into consideration:

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

Table 38.1: Sanitation requirement for Office buildings

Sr. No	Fixtures	Public Toilets		Staff Toilets	
		Male	Female	Male	Female
i)	Executive Rooms and Conference Halls in Office Buildings Toilet suite comprising one WC, one washbasin (with optional shower stall if building is used round the clock at user's option) Pantry optional as per user requirement	Unit could be common for Male / Female or separate depending on the number of user of each facility		For individual officer rooms	

Sr. No	Fixtures	Public Toilets		Staff Toilets	
		Male	Female	Male	Female
ii)	Main Office Toilets for Staff and Visitors	1 per 25	1 per 15	1 per 25	1 per 15
	a) Water-closet	1 per 25	1 per 15	1 per 25	1 per 15
	b) Ablution tap with each water-closet	1 in each water-closet			
	c) Urinals Add @ 3% for Add @ 2.5 %	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-	Nil up to 6	-
		101-200			
		Over 200			
	d) Washbasins	1 per 25	1 per 25	1 per 25	1 per 25
	e) Drinking water fountain	1 per 100	1 per 100	1 per 100	1 per 100
	f) Cleaner's sink	1 per floor			

Table 38.2 Sanitation Requirement for Factories

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

Sr. No.	Fixtures	Offices/Visitors		Workers		
		Male	Female	Male	Female	
		floor				
vi)	Cleaner’s sink	1 on each floor		1 on each floor	1 on each floor	1on each floor
vii)	Showers/Bathing rooms	As per trade requirements				
viii)	Emergency shower and eye wash fountain	-	-	1 per every shop floor per 500 persons		
NOTE – For factories requiring workers to be engaged in dirty and dangerous operations or requiring them to being extremely clean and sanitized conditions additional and separate (if required so) toilet facilities and if required by applicable Industrial and Safety Laws and the Factories Act must be provided in consultation with the user.						

Table 38.3 Sanitation requirements for Cinema, Multiplex Cinema, Concerts and Convention Halls, Theatres

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

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

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

Table 38.4 Sanitation requirement for Art Galleries, Libraries and Museums

No.	Fixtures	Public		Staff	
		Male	Female	Male	Female
i)	Water-closets	1 per 200 up to 400 Over 400 add at 1 per 250 or part thereof	1 per 100 up to 200 Over 200 add at 1 per 150 or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
ii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			

No.	Fixtures	Public		Staff	
		Male	Female	Male	Female
iii)	Urinals	1 per 50	-	Nil up to 6 1 per 7-20 2 per 21-45	-
iv)	Washbasins	1 for every 200 or part thereof. For over 400, add at 1per 250 persons or part thereof	1 for every 200 or part thereof. For over 200, add at 1 per 150 persons or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
v)	Drinking water fountain	1 per 100 persons or part thereof			
vi)	Cleaner’s sink	1 per floor, Min			
vii)	Showers/Bathing rooms	As per trade requirements			
NOTES 1) Some WC’s may be European style if desired.					
2) Male population may be assumed as two-third and female population as one-third.					

Table 38.5 Sanitation requirement for Hospitals with Indoor Patient Wards

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

Table 38.6 Sanitation requirement for Hospitals - Outdoor Patient Department

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

Notes

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

Table 38.7 Sanitation requirement Hospitals' Administrative Buildings

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

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

Table 38.8 Sanitation requirement for Hospitals' Staff Quarters and Nurses Homes

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

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

Table 38.9: Sanitation requirement for Hotels

Sr. No.	Fixtures	Public Rooms		Non-Residential Staff	
		Male	Female	Male	Female
i)	Toilet suite comprising one WC, washbasin with shower or a bath tub	Individual guest rooms with attached toilets		-	
Guest Rooms with Common Facilities					
ii)	Water-closets	1 per 100 persons up to 400 Over 400 add at 1 per 250 or part thereof	2 per 100 persons up to 200 Over 200 add at 1 per 100 or part thereof	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100
iii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			

Sr. No.	Fixtures	Public Rooms		Non-Residential Staff	
		Male	Female	Male	Female
iv)	Urinals	1 per 50 persons or part thereof	-	Nil up to 6 1 for 7 to 20 2 for 21-45 3 for 46-70 4 for 71-100	-
v)	Washbasins	1 per WC/Urinal	1 per WC	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57
vi)	Bath (Showers)	1 per 10 persons or part thereof		-	-
vii)	Cleaner's sink	1 per 30 rooms, minimum 1 per floor			
viii)	Kitchen sink	1 per kitchen			
NOTES	1) Some WC's may be European style if desired. 2) Male population may be assumed as two-third and female population as one-third. 3) Provision for additional and special hospital fittings where required shall be made.				

Table 38.10 Sanitation requirement for Restaurants

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

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

Table 38.11 Sanitation requirement for Schools and Educational Institutions

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

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

Table 38.12 Sanitation requirement for Hostels

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

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

Table 38.13 Sanitation requirement for Mercantile Buildings, Commercial Complexes, Shopping Malls, Fruit & Vegetable Markets

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

NOTES: 1) Toilet facilities for individual buildings in a market should be taken same as that for office buildings. 2) Common toilets in the market buildings provide facilities for persons working in shops and their regular visitors.

Table 38.14 Sanitation requirement for Railway Stations and Bus stations

Sr. No.	Fixtures	Junction Stations, Intermediate Stations and Bus Stations		Terminal Railway and Bus Stations	
		Male	Female	Male	Female
i)	Water-closet	3 for up to 1000 Add 1 per additional 1000 or part thereof	4 for up to 1000 Add 1 per additional 1000 or part thereof	4 for up to 1000 Add 1 per additional 1000 or part thereof	5 for up to 1000 Add 1 per additional 1000 or part thereof
ii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
	1 Water tap with draining arrangements shall be provided for every 50 persons or part thereof in vicinity of water closets				
iii)	Urinals	4 for up to 1000 Add 1 per additional 1000		6 for up to 1000 Add 1 per additional 1000	

Sr. No.	Fixtures	Junction Stations, Intermediate Stations and Bus Stations		Terminal Railway and Bus Stations	
		Male	Female	Male	Female
iv)	Washbasins	1 per WC / Urinal	1 per WC	1 per WC / Urinal	1 per WC
v)	Bath/Showers	2 per 1000		3 per 1000	
vi)	Drinking water fountain or taps (in common lobby for male/ female)	2 per 1000 or part thereof		3 per 1000 or part thereof	
vii)	Cleaner's sink	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's
viii)	Toilet for Disabled	1 per 4000	1 per 4000	1 per 4000	1 per 4000
Notes: 1) Some WCs may be European style if desired 2) Male population may be assumed as three-fifth and female population as two-fifth. 3) Separate provision shall be made for staff and workers					

PART ~~VII~~ SPECIAL PROVISIONS IN CERTAIN BUILDINGS

39 Provisions of facilities for physically handicapped

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

39.1 Definitions

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

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

~~39.2~~**39.1.3** Hearing Disabilities: Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals

~~39.2~~**39.1.4** Sight Disabilities: Total blindness or impairments, which affect sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger

~~39.2~~**39.1.5** Wheel Chair: Chair used by disabled people for mobility. The standard size of wheel chair shall be taken as 1050 mm x 750 mm.

~~39.3~~39.2 Site development

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

~~39.3~~**39.2.1** Access Path / Walk Way: Access path from plot entry and surface parking to building entrance shall be minimum of 1800 mm wide having even surface without any steps. Slope, if any, shall not have gradient greater than 5%. Selection of floor material shall be made suitably to attract or to guide visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emits different sound to guide visually impaired persons; hereinafter referred to as “guiding floor material” (Annexure-I). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

~~39.4~~**39.2.2** Parking: For parking of vehicles of handicapped people, the following provisions shall be made

- i) Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30.0 m. from building entrance
- ii) The width of parking bay shall be minimum 3.6 meter
- iii) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed

- iv) Guiding floor materials shall be provided or a device, which guides visually impaired persons with audible signals, or other devices, which serves the same purpose, shall be provided.

~~39.5~~39.3 Building requirements: The specified facilities for the buildings for physically handicapped persons shall be as follows:

- i) Approach to plinth level
- ii) Corridor connecting the entrance/exit for the handicapped.
- iii) Stair-ways
- iv) Lift
- v) Toilet
- vi) Drinking Water

~~39.5.1~~39.3.1 Approach to plinth level: Every building should have at least one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

~~39.5.2~~39.3.2 Ramped Approach: Ramp shall be finished with non-slip material to enter the building. Minimum width of ramp shall be 1800mm with maximum gradient 1:12. Length of ramp shall not exceed 9.0 meter having 800mm high hand rail on both sides extending 300mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50mm.

~~39.6~~39.3.3 Stepped Approach: For stepped approach size of tread shall not be less than 300mm and maximum riser shall be 150mm. Provision of 800mm high hand rail on both sides of the stepped approach similar to the ramped approach

~~39.6.1~~39.3.4 Exit/Entrance Door: Minimum & clear opening of the entrance door shall be 900mm and it shall not be provided with a step that obstructs the passage of a wheel chair user. Threshold shall not be raised more than 12mm.

~~39.6.2~~39.3.5 Entrance Landing: Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800mm x 2000mm. The entrance landing that adjoins the top end of a slope shall be provided with floor materials to attract the attention of visually impaired person's (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emits different sound to guide visually impaired persons hereinafter referred to as "guiding floor material" (Annexure-I). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

~~39.6.3~~39.3.6 Corridor connecting the entrance / exit for the handicapped: The corridor connecting the entrance / exit for handicapped leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:

- i) 'Guiding floor materials' shall be provided or device that emits sound to guide visually impaired persons.
- ii) The minimum width shall be 1500mm.

- iii) In case there is a difference of level, slope ways shall be provided with a slope of 1:12.
- iv) Hand rails shall be provided for ramps/slope ways.

39.6.439.3.7 Stair-ways: One of the stair-ways, near the entrance / exit for the handicapped shall have the following provisions:

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

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

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

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

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

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

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

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

39.739.4 Explanatory notes: Guiding / Warning Floor Material

The floor material to guide or to warn the visually impaired persons with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. The material with different texture gives audible signals with sensory warning when a person moves on this surface with walking stick. The guiding/warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas:

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

39.839.5 Proper signage:

Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signals. Visually impaired persons make use of other senses such as hearing and touch to compensate for the lack of vision, whereas visual signals benefit those with hearing disabilities. Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high). For visually impaired persons, information board in brail should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking, there should not be any protruding sign which creates obstruction in walking. Public Address System may also be provided in busy public areas. The symbols/information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International Symbol Mark for wheel chair be installed in a lift, toilet, staircase, parking areas, etc., that have been provided for the handicapped.

40 Provisions for environmental sustainability

40.1 Installation of Solar Assisted Water Heating System

- i) Solar water heating systems should be made in the building for hospitals, hotels, hostels, guest houses, police men/ army barracks, canteens, laboratories and research institutions, schools and colleges and other institutes.
- ii) The solar water heating system should be mandatory in the hospitals and hotels, where the hot water requirements are of continuous nature. These buildings must be provided with auxiliary back-up system.
- iii) The use of solar water heating system is recommended in the following type of buildings in Government/ Semi-Government and Institutional buildings where the hot water requirements may not be continuous/ permanent.
 - a. Guest Houses
 - b. Police men/Army barracks
 - c. Canteens
 - d. Laboratory & Research Institutions where hot water is needed.
 - e. Hostels, Schools, Colleges, Hospitals and Other Institutes.
- iv) The Installation of the electrical back up in all such water heating system shall be optional depending on the nature of requirements of the hot water.

- v) It is suggested that solar heating systems of the capacity of about 100 liters per day based on thermosyphonic with necessary electrical back-up be installed at residential buildings like hostels.
- vi) In order to facilitate the installation of the solar water heating systems, the new buildings shall have the following provisions: All such buildings where solar water heating systems are to be installed will have open sunny roof area available for installation of solar water heating system.
 - a. The roof loading adopted in the design of such building should be at least 50 kg per sq. m. for the installation of solar water heating system.
 - b. A solar water heating system can also be integrated with the building design. These either can be put on the parapet or could be integrated with the south facing vertical wall of the building. The best inclination of the collector for regular use throughout the year is equal to the local latitude of the place. The Collectors should be facing south. However, for only winter use the optimum inclination of the Collector would be (Latitude + 15 degrees of the south.). Even if the Collectors are built in south facing vertical wall of building the output from such Collectors during winter month is expected to be within 32% output from the optimum inclined Collector.
 - c. All the new buildings to be constructed shall have an installed hot water line from the rooftop and insulated distribution pipelines to each of the points where hot water is required in the building.
 - d. The capacity of the solar water heating system to be installed on the building shall be described on the basis of the average occupancy of the building. The norms for hospitals, hotels and other functional buildings are given below:

Table 40.1: Water requirement for different uses

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

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

~~41~~40.2 Rain-Water Management Harvesting

The provision for ~~Rain-Water-water Harvesting~~-management includes rain water harvesting and grey water recycling. These shall be made as under:

40.2.1 Rain water harvesting

- i) All the layout open spaces/amenity spaces of housing societies and new constructions/reconstruction/ additions on plots having area not less than 500 sq.m. in non gaothan areas ~~of all towns~~ shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in Schedule. Provided that the CEO, SPA-NAINA may approve the Rain Water Harvesting structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.
- ii) The owner/society of every building mentioned in the (i) above shall ensure that the Rain Water Harvesting structure is maintained in good condition for storage of water for non-potable purposes or recharge of groundwater at all times.
- iii) The Authority may impose a levy of not exceeding Rs.1000/-per annum for every 100 sq.m. of built-up area for the failure of the owner of any building mentioned in the (i) above to provide or to maintain Rain Water Harvesting structures as required under these regulations

SCHEDULE

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

1. The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface
 - i) Open well of a minimum 1m dia and 6m in depth into which rain water may be channelled and allowed to filter for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
 - ii) Rain Water Harvesting for recharge of groundwater may be done through a bore-well around which a pit of 1m width may be excavated upto a depth of at least 3m and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore-well.
 - iii) An impervious surface/underground storage tank at the rate of 50 litres/ tenement for tenement up to 30 tenements and at the rate of 20 litres/ tenement for 30 and above tenements. may be constructed in the setback or other open spaces and the rain water may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank shall be provided with an overflow.
 - iv) The surplus rain water after storage may be recharged in to ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical conditions, the pits may be of the size of 1.20 m width X 1.20 m length X 2 m to 2.50 m depth. The trenches can be of 0.60 m width X 2 to 6 m length X 1.50 to 2 m depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials :
 - a. 40 mm stone aggregate as bottom layer upto 50% of the depth.
 - b. 20 mm stone aggregate as lower middle layer upto 20% of the depth.
 - c. Coarse sand as upper middle layer upto 20% of the depth.
 - d. A thin layer of fine sand as top layer.
 - e. Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.

- f. Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/ trenches. The projection of the wall above ground shall at least be 15 cm.
 - g. Perforated concrete slabs shall be provided on the pits/trenches.
 - h. If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground
- 2. The terrace shall be connected to the open well/bore-well/storage tank/ recharge pit/trench by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washing from roof or terrace catchment, as they would contain undesirable dirt. The mouth of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia. for a roof area of 100 sq.m.
- 3. Rain Water Harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structure shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
- 4. The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose. Provided that when the rain water in exceptional circumstances will be utilised for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for bypassing the first rain water has been provided. It will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

40.2.2 Grey water recycling

- i) All development/ redevelopment on plots having an area more than 4000 sq. m. shall have the provision for recycle and reuse of grey water. The applicant shall along with his application submit the detailed report prepared by his professional on record for “grey water recycling” furnishing details of calculations, references, implementation plan etc. to install adequate grey water recycling plant accompanied there with his commitment to monitor the system for next five years from the date of occupation of the respective building.
- ii) The grey water system shall include the following
 - a. Grey water other than from water closet shall only be recycled
 - b. The system shall not constitute a nuisance of foul gases and or/ cause public hazard by implementing such system
 - c. The grey water recycling system shall be designed considering anticipated occupancy load and seasonal fluctuations in discharge
 - d. The grey water shall be recycled using a recycling plant
 - e. Separate plumbing network shall be installed to collect grey water from kitchens, bathrooms, washing machines and dishwashers leading to a recycling plant with separate underground and overhead tanks
 - f. The entire connecting network shall be painted in purple colour
 - g. The company/ agency appointed for installation of such grey water treatment system shall conform to ISO:14000 and shall monitor the performance for five successive years after grant of Occupation Certificate to the building.

- iii) The treated grey water shall be used for gardening, toilet flushing, landscape, irrigation, cooling towers, car washing etc but in no case for drinking, bathing and washing of clothes and utensils.
- iv) The quality of the treated grey water shall conform to standards prescribed by MPCB for non-potable use.
- v) A clause must be included by the owner/ developer in the purchase agreement that the purchaser owner of the premises/ organization or society of occupiers or the society of the purchasers shall ensure that
 - a. The recycled water shall be tested every six months in MPCB approved laboratory and result of which shall be made accessible to SPA- NAINA
 - b. Any recommendation from testing laboratory for any form of corrective measures that needed to be adopted shall be complied. Copy of any such recommendations shall also be sent by the testing laboratories to SPA-NAINA
 - c. Compliance of the testing laboratory shall be communicated to SPA-NAINA and failure to do so will be treated as punishable offence under the Environment Protection Act 1986.

40.3 Energy Conservation

40.3.1 In developments on areas of 20 ha or more use renewable energy based (Solar PV, Biomass, Wind and such other source as approved by Ministry of New and Renewable Energy, GoI) lighting system for minimum 25% external lighting (wattage) requirement in Kw on site namely walkways, driveways and landscaped areas and common/ circulation areas within the building such as corridors, staircases, lift lobbies, entrance lobbies, refuge areas with provision of back up lighting in case of any problems with renewable energy based lighting systems.

40.3.2 Norms and standards mentioned in the Energy Conservation Building Code (ECBC) shall be applicable to all developments as specified in the code.

40.4 Solid Waste Management

40.4.1 All buildings shall be provided with separate colour bins for collecting dry waste (metal, paper, rubber, plastic, etc) and Wet waste (organic waste). There shall be proper storage of Hazardous waste (batteries, used bulbs, lamps, medicines etc) as per the prescribed norms for hazardous waste management by Ministry of Climate Change, Environment and Forests, Government of India.

40.4.2 Arrangements shall be made for reuse/ recycling of dry waste by tying up with local recycler or NGOs working with rag pickers such as but not limited to Stree Mukti Sanghtana, Kagad Kach Patra Kashtakari Panchayat.

40.4.3 All developments on areas 20 ha and more shall have decentralised (onsite) treatment plant based on non-energy intensive and ecofriendly technology (anaerobic digestion or in-vessel composting/vermicomposting) for the treatment of 100% of organic wastes.

40.4.4 Construction and demolition waste may be used for filling up low lying areas with prior permission of SPA-NAINA. Developers are encouraged to recycle the construction and demolition waste as far as possible. The recyclable material from such wastes such as metal, wood, plastic may be recycled / reused as per 40.5.2

41 Provisions for public safety & security

41.1 Installing Closed Circuit Television Cameras: All developments on areas 20 ha and more shall have CCTV cameras installed on front entry/exit gates and public places within such developments such as gardens, streets, shopping areas etc. It is also advisable to install such CCTV in public buildings within such developments. Installation of such CCTVs shall be guided by the following:

- i) The CCTV cameras to be IP based.
- ii) Products and Solutions shall adhere to Open standards (i.e. there are no proprietary standards leading to locking of technology / solution).
- iii) Basic Video Management System functionality needed to view recorded videos, perform forward and rewind function etc. Designated officials should be able to see live feed or stored feed from their desktops connected to CCTV system through LAN.
- iv) Video Data to be stored for 7 days on the primary storage (NAS / Disk Based Storage).
- v) In some cases if back-up of data is considered essential, then it can be stored at alternate place on DVDs /External Hard Drives.
- vi) It shall be ensured that CCTV System doesn't breach Individual Privacy. There shall be transparency about the existence of the CCTV Surveillance System and shall clearly notify that "The Area is under Video Surveillance". Such notification shall also mention name & telephone number of authority to be contacted in case of any complain.
- vii) The data and information about the CCTV System and the vendor shall be shared with the concerned Police Department.
- viii) A periodic review and assessment (at least once in 3 months, preferably by the third party firms) of the CCTV system shall be done and documented for the management and verification.
- ix) Power backup to be ensured for cameras.
- x) Cameras to be mostly fixed type. However, some Pan-Tilt-Zoom (PTZ) CCTV Cameras may be installed in case of specialized requirements.
- xi) In open areas prone to heat/dust/rainfall, the specifications are slightly different and also, the casing is of better specification
- xii) Recommended Technical Specifications for indoor, outdoor and PTZ CCTV cameras are specified in Table 41.1.

Table 41.1. Specifications for different types of cameras

<u>Sr. No.</u>	<u>Parameter</u>	<u>Recommended Minimum Specifications</u>
<u>A.</u>	<u>INDOOR CAMERAS</u>	
<u>1.</u>	<u>Video Compression</u>	<u>H.264</u>
<u>2.</u>	<u>Video Resolution</u>	<u>1280 x 720 or above</u>
<u>3.</u>	<u>Frame rate</u>	<u>Minimum 25 fps in all resolutions</u>
<u>4.</u>	<u>Image Sensor</u>	<u>Minimum 1/4" Progressive Scan CCD/CMOS</u>
<u>5.</u>	<u>Lens Type</u>	<u>Fixed Focal/Varifocal</u>
<u>6.</u>	<u>Lens</u>	<u>2.7-8mm, 4x digital zoom</u>
<u>7.</u>	<u>Minimum Illumination</u>	<u>Colour: 1 lux, 13/W: 0.5 lux (at 30 IRE)</u>
<u>8.</u>	<u>Image settings</u>	<u>Compression, colour, brightness, sharpness, contrast, white balance, exposure control, backlight compensation</u>
<u>9.</u>	<u>Audio</u>	<u>Built in Microphone</u>
<u>10.</u>	<u>Protocol</u>	<u>HTTP, HUI'S, FTP, SMTP, RTSP, RTP, TCP, UDP, RTCP, DHCP, UPnP, QoS</u>
<u>11.</u>	<u>Security</u>	<u>Password Protection, IP Address filtering, User Access Log</u>
<u>12.</u>	<u>Operating conditions</u>	<u>0 to 50°C</u>
<u>13.</u>	<u>Casting</u>	<u>Tamper Resistant casing for Indoor Environment (Box or Dome).</u>
<u>B.</u>	<u>OUTDOOR CAMERAS</u>	
<u>1.</u>	<u>Video Compression</u>	<u>H.264</u>
<u>2.</u>	<u>Video Resolution</u>	<u>1280 x 720 or above</u>
<u>3.</u>	<u>Frame rate</u>	<u>Minimum 25 fps in all resolutions</u>
<u>4.</u>	<u>Image Sensor</u>	<u>Minimum 1/4"</u>

<u>Sr. No.</u>	<u>Parameter</u>	<u>Recommended Minimum Specifications</u>
		<u>Progressive Scan CCD/CMOS</u>
<u>5.</u>	<u>Lens Type</u>	<u>Fixed Focal/Varifocal</u>
<u>6.</u>	<u>Lens</u>	<u>TASK 1 2.7-8mm, 4x digital zoom</u>
<u>7.</u>	<u>Minimum Illumination</u>	<u>Colour: 1 lux, B/W: 0.5 lux (at so IRE)</u>
<u>8.</u>	<u>Image settings</u>	<u>Compression, colour, brightness, sharpness, contrast, white balance, exposure control, backlight compensation.</u>
<u>9.</u>	<u>Audio</u>	<u>Built in Microphone.</u>
<u>10.</u>	<u>Protocol</u>	<u>HTIT, I RTPS, SMTP, RTSP, RTP, TCP, UDP, RTCP, UPnP, QoS.</u>
<u>11.</u>	<u>Security</u>	<u>Password Protection, IP Address filtering, User Access Log.</u>
<u>12.</u>	<u>Operating conditions</u>	<u>0 to 50°C.</u>
<u>13.</u>	<u>Casing</u>	<u>Outdoor Cameras (in open sky) to include 11366 Casing. (Box or Dome).</u>
<u>C</u>	<u>PTZ CAMERAS</u>	
<u>1.</u>	<u>Video Compression</u>	<u>H.264.</u>
<u>2.</u>	<u>Video Resolution</u>	<u>1280 x 720 or above.</u>
<u>3.</u>	<u>Frame rate</u>	<u>Minimum 25 fps in all resolutions.</u>
<u>4.</u>	<u>Image Sensor</u>	<u>1/4" Progressive Scan CMOS / CCD.</u>
<u>5.</u>	<u>Lens Type</u>	<u>Fixed Focal/Varifocal.</u>
<u>6.</u>	<u>Lens</u>	<u>4x digital zoom, 10x Optical Zoom.</u>
<u>7.</u>	<u>Minimum Illumination</u>	<u>Colour: 0.5 lux, 131W: 0.1 lux (at 30 IRE).</u>

<u>Sr. No.</u>	<u>Parameter</u>	<u>Recommended Minimum Specifications</u>
<u>8.</u>	<u>Panning Range</u>	<u>360 degrees (endless).</u>
<u>9.</u>	<u>Tilting Range</u>	<u>o degrees to 90 degrees.</u>
<u>10.</u>	<u>Image settings</u>	<u>Compression, colour, brightness, sharpness, contrast, white balance, exposure control, backlight compensation, Auto Tracking, Pre-Set Tour Settings.</u>
<u>11.</u>	<u>Audio</u>	<u>Built in Microphone.</u>
<u>12.</u>	<u>Protocol</u>	<u>HTTP, HTTPS, FTP, SKIT, RTSP, RTP, TCP, UDP, RTCP, DHCP, UPnP, QoS.</u>
<u>13.</u>	<u>Security</u>	<u>Password Protection, IP Address filtering, User Access Log.</u>
<u>14.</u>	<u>Operating conditions</u>	<u>0 to 50°C.</u>
<u>15.</u>	<u>Casing</u>	<u>Tamper Resistant casing for Indoor Environment.</u>

4.

**~~PART-VH~~ VIII ACQUISITION / DEVELOPMENT OF
RESERVED / DESIGNATED SITES IN INTERIM
DEVELOPMENT PLAN**

**42 Manner of Development of Reserved / Designated Sites in Interim
Development Plan**

~~All lands reserved for public purpose in the IDP shall be acquired by SPA-NAINA for development of designated purpose. Alternatively;~~

- ~~i) If such designated lands form part of NAINA Scheme or NAINA Scheme in Urban Villages the reservations will be offset against 40 % land to be surrendered by the developer to SPA-NAINA. If the reservations exceed 40% the developer will be compensated by providing 65% of such excess land under reservation as alternative land elsewhere in IDP area and 35% as commensurate Development Rights.~~
- ~~ii) If such designated lands do not form part of NAINA Scheme or NAINA Scheme Urban Villages then the owner may be permitted to develop the reservations namely primary school, secondary school, college, primary health centre and general hospital. The owner will be granted Transferrable Development Rights as per Regulation No. 43. In case the owner hands over such built up amenities to SPA-NAINA he will be given construction value based FSI of developed amenity in addition to the TDR for the land.~~
- ~~iii) Lands designated for public utilities such as Police Station, Fire Station, Electric Sub Station (33KV), Elevated Service Reservoir/Ground Service Reservoir and Pumping station, Burial/Cremation Ground, Sewerage Treatment Plant, Sewage Pumping House, 220 KV Receiving station and open spaces will be developed by SPA-NAINA, however the owner will have the option of getting Transferrable Development Rights as per Regulation No. 43.~~

42.1 NAINA Scheme:

i) Compensation of land: Such reservations will be offset against the land to be surrendered under NAINA - Scheme, by the developer to SPA-NAINA. If the reservations exceed such land to be surrendered the developer will be compensated for such excess reservations by any of the following ways

- a. Providing the area of such excess land Transferrable Development Right (TDR) as per Regulation No. 43
- b. Monetary compensation

ii) Manner of development:

- a. Owner/ developer developing and managing the reservation: The developer will be permitted to develop and manage such reservation, in which case the land to be surrendered will be leased back to the developer with certain terms and conditions. Such manner of development will be permitted only for lands reserved for School, Primary Health Centre, College, General Hospital, Police Station and Fire Station.
- b. Owner/ developer developing and handing over the built reservation: The developer will be permitted to develop such reservation and hand over the same to SPA-NAINA. The owner/ developer /developer will

be entitled for construction amenity TDR for developing that reservation. Such manner of development will be permitted only for lands reserved for School, Primary Health Centre, College, General Hospital, Police Station and Fire Station.

- c. In either of the case above the reservation shall be developed to such stipulations as may be prescribed and to the satisfaction of CEO, SPA-NAINA

42.2 Non - NAINA Development:

i) Compensation of land: The land owner/ developers/ developers whose land is being acquired for the designated public purposes under the IDP shall be entitled to compensation under the relevant law or Transferable Development Rights as per Regulation No. 43.

ii) Manner of development: Same as 42.1 (ii) (a), (b) and (c) above

43 Transferable Development Rights

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

~~**43.1** — The owner or lessee of a plot of land which is reserved for a public purpose or road construction or road widening, in the Draft Published or Sanctioned Interim Development plan and for additional amenities deemed to be reservations provided in accordance with these regulations, except an existing or retention user or any required compulsory or recreational open space, shall be eligible for the award of Transferable Development Rights (TDR) in the form of Floor Space Index (FSI) to the extent and on the conditions set out below. Such award will entitle the owner of the land to utilise the FSI in the form of Development Rights Certificate (DRC) which he may use himself or transfer to any other person.~~

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

~~However in case of lessee, the award of TDR shall be subject to lessee paying the lessor or depositing with the Planning Authority/ Development Authority or Appropriate Authority, as the case may be, for payment to the lessor, an amount equivalent to the value of the lessors' interest to be determined by any of the said authorities concerned on the basis legislation for compulsory acquisition in force or TDR against the area of land surrendered free of cost and free from all encumbrances.~~

~~**43.2** — Subject to the Regulation 43.1 last para, above, where a plot of land is reserved for any purpose specified in Section 22 of The Maharashtra Regional and Town Planning Act, 1966, the owner will be eligible for Development Rights (DRs) to the extent stipulated in these Regulations after~~

~~the said land is surrendered free of cost and free of encumbrances / or after completion of development or construction as per these Regulations if he undertakes the same.~~

~~43.3 — Development Rights Certificate (DRC) will be issued by the CEO SPA NAINA. It will state, in figures and in words, the FSI credit in square meters of the built up area to which the owner or lessee of the said reserved plot is entitled, the place and user zone in which the DRs are earned and the areas in which such credit may be utilised.~~

~~43.4 — The built up area for the purpose of FSI credit in the form of a DRC shall be equal to the gross area of the reserved plot to be surrendered and will proportionately, increase or decrease according to the permissible FSI of the zone in which the plot is located.~~

~~43.5 — A DRC will be issued only on the satisfactory compliance of the conditions prescribed in these Regulations~~

~~43.6 — If a holder of DRC intends to transfer it to any other person, he will submit the DRC to CEO, SPA NAINA with an appropriate application for an endorsement of the new holder's name, i.e., transferee, on the said Certificate, without such an endorsement CEO, SPA NAINA the transfer shall not be valid and the Certificate will be available for use only by the earlier original holder~~

~~43.7 — A holder of DRC who desires to use FSI Credit Certificate therein on a particular plot of land shall attach to his application for development permission, valid DRCs to the extent required.~~

~~43.8 — DRC shall not be valid for use on receivable plots in the areas listed below, (identified as NoTDR Receiving Zone)~~

- ~~i) — All Gaothan and Urban Villages area shown on Interim Development Plan~~
- ~~ii) — All plots abutting National Highways and State Highways and Roads having 60 m ROW. However, plots fronting on service roads along the National Highways, State Highways and Roads having 60 m, 120 m and 126 m ROW shall be eligible for receiving TDR.~~
- ~~iii) — On receiving plots fronting on road width less than 12 m.~~
- ~~iv) — In special township areas.~~

~~43.9 — Amount of TDR shall be equal to the area of land surrendered in sq.m. The utilisation of TDR on receiving plot shall be as per formula given below:~~

~~Formula: $X = (R_g / R_r) \times Y$~~

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

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

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

~~Y = TDR debited from DRC in sq.m.~~

~~43.10 — DRCs may be used on one or more plots of land including Interim Development Plan reservations of buildable nature whether vacant or already developed; by erection of additional~~

~~storeys or in any other manner consistent with these Regulations, but so as not to exceed in any plot a total built-up FSI higher than that prescribed hereinafter.~~

- ~~43.11 — The FSI of the receiving plot shall be allowed to be exceeded over the net allowable FSI by a maximum of 40%. Provided that the extent of utilization of TDR shall be subject to the road width as prescribed below.~~

Table 43.1 Utilization of TDR

Sr. No	Plots fronting on Road Width	Maximum Permissible Utilisation of TDR on Net area of Plot
1)	12 mt to 15 mt	0.20
2)	above 15 mt	0.40

- ~~43.12 — In cases of plots which are already developed with full FSI potential and are subjected to acquisition for road widening, TDR may be permitted to the extent of 35% of the otherwise permissible TDR.~~

- ~~43.13 — DRs will be granted and DRC will be issued only after the reserved land is surrendered to CEO, SPA NAINA, otherwise to the State Government / Appropriate Authority, as the case may be, free of cost and free of encumbrances and after the owner or lessee has levelled the land to the surrounding ground level and after he has constructed a 1.5 m. high compound wall (or a height stipulated by CEO, SPA NAINA) with a gate, at the cost of the owner and to the satisfaction of the CEO, SPA NAINA or the State Government (as the case may be). The cost of any transaction involved shall be borne by the owner or lessee.~~

- ~~43.14 — With an application for development permission, where an owner seeks utilisation of DRs, he shall submit the DRC to CEO, SPA NAINA who shall endorse thereon in writing in figures and words, the quantum of the DRC proposed to be utilised, before granting development permission, and when the development is complete, he shall endorse on the DRC in writing in figures and words the quantum of DRs actually used and the balance remaining thereafter, if any, before issue of Occupation Certificate.~~

- ~~43.15 — A DRC shall be issued by CEO, SPA NAINA himself as a certificate printed on bond paper in appropriate form prescribed by him. Such a certificate will be a transferable "negotiable instrument" after the authentication by CEO, SPA NAINA. The CEO, SPA NAINA shall maintain a register in a form considered appropriate by them of all transactions, etc. relating to grant of utilisation of DRs.~~

- ~~43.16 — The surrendered reserved land for which a DRC is to be issued shall vest with the SPA NAINA/ Appropriate Authority and such land shall be transferred in the City Survey Records / Revenue Records in the name of SPA NAINA/ Appropriate Authority as the case may be and shall vest absolutely in the said Authority. Where the Appropriate Authority is other than the State Government / State Government Department, then cost of land as per the Ready Reckoner shall be deposited by such Authority to SPA NAINA.~~

~~43.17 — If any contiguous land in addition to the land under reservation for which TDR is given remains unbuildable, the CEO, SPA NAINA may grant TDR for such land also. The CEO, SPA NAINA will take care that such land is utilised for open space, public toilet etc.~~

~~43.18 — Whenever the Appropriate Authority submits its demand for the land reserved for it in the Interim Development Plan or the land owner serves notice under section 127 for such land, then it shall be permissible for the CEO, SPA NAINA to grant TDR and take possession of such land subject to condition that the concerned Appropriate Authority (other than the State Government Department) shall deposit at least 75% of the land value as per prevailing rate of Ready Reckoner. The CEO, SPA NAINA shall hand over the possession of such land after receiving the payment of 100% land value as per the prevailing rate of Ready Reckoner. However, for the site reserved for the State Government / State Government Department, the CEO, SPA NAINA shall handover such reserved land free of cost to the State Government / concerned State Government Department.~~

~~43.19 — Scrutiny fee as mentioned in Annexure 4 will be applicable~~

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

43.1 In certain circumstances, the development potential of a plot of land may be separated from the land itself and may be made available to the owner/ developer of the land in the form of Transferable Development Rights (TDR). These Rights may be made available when SPA-NAINA actually intends to acquire the land for development of reservations under Section 126(1) (b) of the Maharashtra Regional and Town Planning Act, 1966. The development rights may also be available to the owner/ developer for constructed amenity handed over to SPA-NAINA, or whenever the owner/ developer surrenders such lands to SPA-NAINA. Such Development Rights will also be available even where a part of the reserved land is surrendered. All the above shall be subject to regulations prescribed hereinunder;

43.2 The owner/ developer or lessee of a plot of land which is reserved and which is to be acquired by the planning authority for a public purpose or road construction or road widening as proposed in the Draft or Sanctioned Interim Development plan and for additional amenities which are deemed to be reservations provided in accordance with these regulations, shall be eligible for the award of Transferable Development Rights (TDR) in the form of Floor Space Index (FSI) to the extent as mentioned in regulation 43.5.1.1 against the surrender of land free of cost and free from all encumbrances. Such award shall entitle the owner/ developer of the land to FSI in the form of Development Rights Certificate (DRC) which he may use himself or transfer to any other person.

However in case of lessee, the award of TDR shall be subject to lessee paying the lessor or depositing with SPA-NAINA for payment to the lessor, an amount equivalent to the value of the lessors' interest to be determined by any of the said authorities concerned on the basis of Land Acquisition Act, 1894/the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 against the area of land surrendered free of cost and free from all encumbrances.

43.3 Development Rights (DRS) will be granted to an owner/ developer or lessee, only for reserved

lands which are retainable under the Urban land (Ceiling and Regulations) Act, 1976 and in respect of all other reserved lands to which provisions of aforesaid Act do not apply, and on production of a certificate to this effect from the Competent Authority under that Act before a Development Right is granted. In case of non-retainable land, the grant of Development Rights shall be to such extent and subject to such conditions as the Government may specify. Provisions of these regulations shall be subject to the orders issued by the Government from time to time in this regard.,

43.4 Notwithstanding anything contained in these regulations Transferable Development Rights shall not be applicable,

- i) For retrospective development for which compensation has been already paid by any means.
- ii) Where award of land has been declared under the Land Acquisition Act, 1894 or the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 wherever applicable prior to publication of these regulations.
- iii) Where layout is already sanctioned and possession of development plan road is taken by the planning authority prior to publication of these regulations;
- iv) If Interim development plan road is part and parcel of the layout / scheme for which net plot area is considered. If not then no TDR shall be permissible for the width of road that would be necessary according to length as per these regulations;
- v) For an existing user or retention user or any required compulsory open space or recreational open space.
- vi) For any designation, allocation of the zone which is not subject to acquisition.

43.5 Generation of the TDR

43.5.1 Against surrender of land under reservation:

The TDR shall be in the form of FSI which shall entitle the owner/ developer for construction of built-up area subject to provisions in these regulations. This FSI credit shall be issued in a certificate which shall be called as Development Right Certificate. For Surrender of the gross area of the reserved plot, the owner/ developer shall be entitled for TDR irrespective of user zone from where it is originated / generated. Irrespective of Regulation No. 15 the basic FSI for the purpose of TDR generation will be 1.0.

<u>Entitlement for TDR</u>	
<u>200% of the basic FSI</u>	<u>Maximum TDR equivalent to FSI 2.00</u>

DRC shall be issued only after the reserved land is surrendered to SPA-NAINA, free of cost and free of encumbrances and after leveling the land to the surrounding ground level and after constructing a 1.5 m. high compound wall with a gate, at the cost of the owner/ developer and to the satisfaction of the CEO, SPA-NAINA. The cost of any transaction involved shall be

borne by the owner/ developer or lessee.

Development Rights Certificate (DRC) will be issued by CEO, SPA-NAINA who shall endorse thereon in writing in figures and in words, the FSI credit in square meters of the built-up area to which the owner/ developer or lessee of the said reserved plot is entitled, the place from where it is generated and the rate of that plot mentioned in the annual statement of rates issued by the registration department for the concerned year. A DRC will be issued only on the satisfactory compliance of the conditions prescribed in these Regulations.

A DRC shall be issued by the CEO, SPA-NAINA himself as a certificate printed on bond paper in appropriate form prescribed by him. Such a certificate will be a transferable negotiable instrument after the authentication by the CEO, SPA-NAINA. The CEO, SPA-NAINA shall maintain a register in a form considered appropriate by him of all transactions, etc. relating to grant of utilisation of DRs.

If any contiguous land of the same owner/ developer/developer in addition to the land under reservation for which TDR is granted remains unbuildable, the CEO, SPA-NAINA may grant TDR for such remaining unbuildable land also. If the remaining unbuildable land is from the proposed roads then such land shall be utilised for road side parking, garden, open space or road side amenities and if the remaining unbuildable land is from the proposed reservation then same shall be included in the said reservation and shall be developed for the same purpose.

43.6 Construction Amenity TDR

TDR Against construction and handing over built-up area of amenity to planning authority shall be granted as per the following norms.

43.6.1 When an owner/ developer or lessee with prior approval of CEO, SPA-NAINA, also develops or constructs the amenity on the surrendered plot at his cost subject to such stipulations as may be prescribed and to the satisfaction of the CEO, SPA-NAINA and hands over the said developed/constructed amenity free of cost to SPA-NAINA then he may be granted a further DR in the form of FSI as per the following formula:

Construction Amenity TDR in sq.m. $A * 1.25/B$

Where,

A = cost of construction of amenity in rupees as per the rates of construction mentioned in Annual Statement of Rates published by the Registration Department

B = land rate per sq.m. as per the Annual Statement of Rates published by the Registration Department.

For the purpose of calculation of construction amenity TDR, the rate of construction and rate of land per sq.mt mentioned as above shall be of the year in which construction of amenity is commenced.

43.7 Utilization of TDR:

43.7.1 A holder of DRC who desires to use FSI Credit Certificate therein on a particular plot of land shall attach to his application for development permission, valid DRCs to the extent required.

43.7.2 With an application for development permission, where an owner/ developer seeks utilisation of DRs, he shall submit the DRC to the CEO, SPA-NAINA who shall endorse thereon in writing in figures and words, the quantum of the DRC proposed to be utilised, before granting development permission, and when the development is complete, he shall endorse on the DRC in writing in figures and words the quantum of DRs actually used and the balance remaining thereafter, if any, before issue of Occupation Certificate.

If a holder of DRC intends to transfer it to any other person, he will submit the DRC to the CEO, SPA-NAINA with an appropriate application for an endorsement of the new holder's name, 'i.e., transferee, on the said Certificate, without such an endorsement, the transfer shall not be valid and the Certificate will be available for use only by the earlier/ original holder.

43.7.3 The TDR generated from any land use zone shall be utilised on any receiving plot irrespective of the land use zone .The utilisation of TDR on receiving plot shall be as per formula given below:

Formula: $X = (R_g / R_r) \times Y$

Where, X = Utilisation of DR in sqm on receiving plot

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

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

Y = TDR debited from DRC in sq.m.

43.7.4 DRCs may be used /utilised in the following manner:

- i) DRCs may be used on one or more plots or land,
- ii) DRCs may be used on plots/land having Interim Development Plan reservations of buildable nature whether vacant or already developed for the same purpose,
- iii) DRCs may be used on balance plots/land available after surrendering the area under reservation to SPA-NAINA.

Utilisation of TDR as mention in sr. no (i) to (iii) above shall be subject to the road width as prescribed below for Non-NAINA Developments:

<u>Sr. No</u>	<u>Plots fronting on Road Width</u>	<u>Maximum Permissible Utilisation of TDR on Net area of Plot</u>
<u>1</u>	<u>up to 15 m</u>	<u>20% of permissible FSI</u>
<u>2</u>	<u>Above 15 m and up to 27 m</u>	<u>30% of permissible FSI</u>
<u>3</u>	<u>Above 27 m</u>	<u>40% of permissible FSI</u>

Utilisation of TDR as mention in sr no (i) to (iii) above shall be subject to the road width as prescribed below for NAINA Schemes:

<u>Sr. No</u>	<u>Plots fronting on Road Width</u>	<u>Maximum Permissible Utilisation of TDR on Net area of Plot</u>
<u>1</u>	<u>up to 15 m</u>	<u>50% of permissible FSI</u>
<u>2</u>	<u>Above 15 m and up to 27 m</u>	<u>75% of permissible FSI</u>
<u>3</u>	<u>Above 27 m</u>	<u>100% of permissible FSI</u>

43.7.5 Provision of Amenities where DRCs are utilized on already built plots/land as specified in Regulation No. 43.7.4 sr. no. (i) to (iii) above: In developments where DRCs exceeding 4500 sq.m. or more are to be consumed, 5 % of built up area shall be provided for amenity use with a separate access.

43.7.6 Notwithstanding anything contained in any regulations, for utilisation of TDR balance plot area after deducting the area of reservation, if any, shall be considered.

43.7.7 DRC shall not be valid for use on receivable plots in the areas listed below:

- i) Area within the flood control line i.e. blue line (prohibitive zone) as specified by irrigation Department
- ii) All Gaothan and Urban Villages area shown on Interim Development Plan, except NAINA - Schemes
- iii) All plots abutting National Highways and State Highways and Roads having 60 m ROW. However, plots fronting on service roads along the National Highways, State Highways and Roads having 60 m, 120 m and 126 m ROW shall be eligible for receiving TDR. Subject to Regulation 43.11
- iv) On receiving plots fronting on road width less than 12 m.
- v) Other remaining reservations from developable/ non-developable zone
- vi) In special township areas.

43.8 Vesting of land

43.8.1 The surrendered reserved land for which a DRC is to be issued shall absolutely vest with the SPA-NAINA free from all encumbrances. Such land shall be transferred in the City Survey Records / Revenue Records in the name of SPA-NAINA or the State Government / Appropriate Authority as the case may be, and shall vest absolutely in the said Authority.

43.8.2 Whenever the Appropriate Authority (other than the State Government Department) approaches to the SPA- NAINA for handing over the land reserved for it in the Interim Development Plan ,then the CEO, SPA-NAINA shall grant TDR to the concerned land owner/ developer and take possession of such land subject to condition that the concerned Appropriate Authority (other than the State Government Department) shall have to deposit cost of land as per the prevailing rates mentioned in the Annual Statement of Rates published by the Registration Department with the SPA-NAINA. Out of which 75% amount shall be deposited before taking possession of

the area under reservation by SPA-NAINA and remaining 25% amount shall be deposited with SPA-NAINA before handing over possession of such sites by SPA-NAINA to the said Appropriate Authority.

43.8.3 In case of land reserved for State Government, State Government Departments, Public Undertaking of State Government, an amount 25% of the value of land as per prevailing rates mentioned in ASR published by Registration Department shall have to be paid with SPA-NAINA. Out of which 15% of the value of land as per the prevailing rates mentioned in ASR shall be deposited by such Appropriate Authority with SPA-NAINA before initialising proceedings for grant of TDR & remaining 10% amount shall be deposited by such Appropriate Authority with SPA-NAINA before handing over possession of such site by SPA-NAINA to such Appropriate Authority.

Provided that the acquisition of land under reservations for Appropriate Authority other than SPA-NAINA, under the above provision, shall be initiated only after the receipt of specific request from the Appropriate Authority to SPA-NAINA.

43.8.4 The development on such sites vested in the Appropriate Authority shall preferably be taken in hand immediately by the respective Planning / Appropriate Authority

43.9 Phase Programme

43.9.1 The CEO, SPA-NAINA shall draw up in advance and make public from time to time a phased annual programme for generation / grant of TDR in the form of DRCs prioritizing Interim Development Plan reservations as mention below.

- i) The reservations for which the notice under section 49 and 127 has been served on the appropriate authority.
- ii) Acquisition and construction of proposed roads/road widening in the Interim Development Plan.
- iii) For the reserved sites which are not covered under the Accommodation Reservation Policy.
- iv) Provided that in urgent cases the CEO, SPA-NAINA may for reasons to be recorded in writing, grant DRCs as and when considered appropriate and necessary without considering the above phased annual programme.

43.10 Scrutiny fee as mentioned in Annexure 4 will be applicable

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

Annexure 1: List of Villages included in Interim Development Plan

Sr.No.	Village Name
1	Vihighar (Excluding area under MESZ)
2	Moho
3	Devad
4	Kolkhe
5	Kon
6	Akurli
7	Bonshet
8	Chikhale
9	Chipale
10	Palidevad
11	Shilottar Raichur
12	Shivkar
13	Usarli Khurd
14	Vichumbe
15	Borle
16	Balavali
17	Sangade
18	Adai
19	Derawali
20	Koproli
21	Nere (Excluding area under MESZ)
22	Palaspe
23	Pali khurd

[MESZ – Matheran Eco-sensitive Zone](#)

Annexure 2: List of professionals on record

No.	Professionals on record	Requirement
1	Architect or Licensed Surveyor	Requirement for For all proposals
2	Advocate	Requirement for For all proposals
3	Site Supervisor	Requirement for For all proposals
4	Town Planner	For Layout Proposals and NAINA-Schemes
45	Structural Engineer	Where construction of buildings is involved
5-6	Licensed Plumber	Where construction of buildings is involved
6-7	Consultants for Rain water harvesting	Where rain water harvesting is proposed/ required as per Regulation no. 41 <u>40.2.1</u> of these Regulations
7-8	Consultants for Grey water recycling	Where Grey water recycling is proposed/ required as per Regulation no. 41 <u>40.2.2</u> of these Regulations
9	Consultants for conservation of energy	Where energy conservation measures are proposed as per Regulation no. <u>40.3</u> of these Regulations
10	Consultants for fire safety measures	Where fire safety measures are proposed/ required as per Regulation no.32 of these Regulations
11	Mechanical Electrical and Plumbing Consultant (MEP)	Where ever required
12	Heating Ventilation and Air-conditioning Consultant (HVAC)	Where ever required

Annexure 3: Scale of Fees / Charge for IDP Area

TASK 1 1. SCRUTINY FEES FOR VARIOUS TYPES OF APPLICATIONS		
Sr. No.	Purpose of Application	Proposed rates per sq. m.
1.	Zone Confirmation Statement	Rs 100/- per Survey Number
2.	Layouts for <u>and</u> subdivision of parcel of land	Residential - Rs 2 of total area, subject to minimum of Rs 500 and Maximum of Rs 50000
		Commercial -Rs 5 of total area subject to minimum of Rs 1000 and Maximum of Rs 100000
		Industrial -Rs 2 of total area, subject to minimum of Rs 500 and Maximum of Rs 50000
		Other uses -Rs 2 of total area, subject to minimum of Rs 500 and Maximum of Rs 50000
3.	Amalgamation plots	Rs 5 of total area under amalgamation, subject to minimum of Rs 1000
4.	Construction or reconstruction of building in any zone (including additional to existing building).	Residential –Rs 15, of total BUA subject minimum of Rs 1000
		Commercial –Rs 15, of total BUA subject minimum of Rs 1000
		Industrial -Rs 20 of total BUA, subject to minimum of Rs 1000
		Other uses -Rs 15 of total BUA, subject to minimum of Rs 1000
		Amusement parks, resorts and like commercial use Rs 10 of total BUA, subject to minimum of Rs 1000
5.	Amendments of previously sanctioned layouts/ building proposals /alterations to existing buildings.	Residential – Rs 2 of total BUA considered for amendment , subject to minimum of Rs 500 and Maximum of Rs 50000
		Commercial -Rs 5 of total BUA considered for amendment, subject to minimum of Rs 1000 and Maximum of Rs 100000
		Industrial - Rs 2 of total BUA considered for amendment, subject to minimum of Rs 500 and Maximum of Rs 50000
		Other uses - Rs 2 of total BUA considered for amendment, subject to minimum of Rs 500 and Maximum of Rs 50000
6.	Mining and quarrying	Rs 10 of Gross area proposed for quarry operations subject to minimum of Rs 500
7.	NOC for NA	Rs 2 of total land area, subject to minimum of Rs 1000, irrespective of any zone.
8.	NOC for Crusher	Lump sum of Rs.3000
9.	NOC for Power Supply	
10.	NOC for any other user	
11.	Temporary Construction	
12.	Development Right Certificates	Rs.10.00

SCRUTINY FEES FOR VARIOUS TYPES OF APPLICATIONS		
<p>Note: Fees for compound walls, storage tanks, garages, open structures, other temporary structures, repairs of existing structures, demolition works shall be Rs 1000 per proposal.</p> <p>Built up area in the proposal shall be considered as that area under construction permitted by the Competent Authority. 50% concession shall be given in the scrutiny fees in respect of proposal for medical, education, social and religious activities run or to be run by charitable registered institution.</p> <p>The activities like resorts, amusement parks, clubs, marriage halls, video clubs, I.T. establishments, professional offices, lodging and boarding houses, cinemas, drama theatres and like shall be considered as commercial activities for charging scrutiny fees</p>		
2. SECURITY DEPOSITS FOR DUE PERFORMANCE OF CONDITIONS		
Sr. No.	Use	Proposed Rate per sq. m. of gross BUA
1.	For all the land uses except in case of development of hospital, dispensary school or college, nurseries and the buildings of charitable registered institutions.	Rs. 20
2.	For the buildings of hospital, dispensary school or college, nurseries and the buildings of charitable registered institutions	Rs. 10
<p>The security deposit shall not bear to any interest at any time.</p> <p>The Security Deposit may be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the provisions of the DCRs and conditions of Commencement Certificate.</p>		
3. FIRE SERVICE FEES		
<p>All the matters related to fire; including grant of NOC, collection of fire service fees, firefighting equipment etc. shall be in accordance with the provisions laid down in the Maharashtra Fire prevention and Life Safety Measures Act, 2006 and the rates proposed for calculation of fire service fees in the proposal shall be as specified in the said Act</p>		
4. REVALIDATION FEES		
Sr. No.	Period from the date of expiry of CC	Proposed rates
1.	Before the date of expiry of CC	Residential - Rs 1000
		Commercial - Rs 1500
		Industrial - RS 1000
		Other - RS 750
2.	Within one month from the expiry date of CC	Residential - Rs 1500
		Commercial - Rs 2500
		Industrial - RS 1500
		Other - RS 1000
3.	After one month but within three months from expiry date of CC	Residential - Rs 2000
		Commercial - Rs 3000
		Industrial - RS 2000
		Other - RS 1500

SCRUTINY FEES FOR VARIOUS TYPES OF APPLICATIONS		
4.	After three month but up to 4 years from the date of CC	Residential - Rs 4000 + late fee of Rs 500 per month
		Commercial Rs 5000 late fee of Rs 500 per month
		Industrial - Rs 4000 + late fee of Rs 500 per month
		Other - Rs 3000 + late fee of Rs 500 per month
		Note: Revalidation of the Commencement Certificate shall not be made for any reason after total period of four years from the date of grant of CC. Applications for revalidation is considered valid only l after above fees are received by the Competent Authority.
5. FEES FOR CERTIFIED COPIES OF APPROVED PLANS AND DOCUMENTS		
Sr. No.	Certified copy of	Proposed charges
1.	Approved building and layout plans	Rs 100 per plan
2.	CC, PCC, OC OR NOC	Rs 2 per page.
3.	Part of DP (colored)	Rs 30 for size of 210 X 300 mm
6. PREMIUM FOR FREE OF FSI COMPONENT		
The premium for free of FSI components Double height terrace will be charged at the rate of 2000 per sq.m. or 40% of land rates mentioned in ASR, whichever is more Balcony enclosure premium shall be 10% of the land rates mentioned in the ASR SPA-NAINA may review and revise these rates when required		
7. DEVELOPMENT CHARGES		
The Development Charge shall be collected by enhancing the percentage mentioned in column (4) of second schedule (Part-I) of Section 124B of MR&TP Act by five times . Provisions mentioned in Part-II of second schedule shall remain unchanged.		
8. OFFSITE CITY SERVICE DELIVERY CHARGES		
1	OCSDC will be payable at the rate of 25% at the time issuing Commencement Certificate, 25% at the time of granting Occupancy Certificate and 50% on completion of major roads	Rs. 2311.80/ sq. m on land area, wherever applicable. SPA-NAINA may revise the OCSDC as and when required.

Annexure 4: Provisions for ~~Economically Weaker Section (EWS)/ Low Income Group~~

~~(LIG)-Inclusive~~ Housing

- ~~1. The Developer will construct EWS/ LIG tenements of 10 % or 20% as the case may be over and above the permissible total built up area available with owner for development~~
- ~~2. EWS/LIG construction will not be counted towards permissible FSI~~
- ~~3. Units constructed as EWS/LIG housing shall have carpet area not exceeding 30 sq.m.~~
- ~~4. The EWS/ LIG tenements will be handed over to SPA NAINA at pre-determined rates~~
- ~~5. EWS/ LIG tenements will not be allowed to be combined to make larger units in any case~~

1. a) For the sub-division or layout of the land admeasuring 4000 Sq.mt. or more for residential purpose, except under NAINA- Scheme in Urban Village, minimum 20% of the net plot area shall have to be provided:

(i) either in the form of developed plots of 30 to 50 sq.m. size for Economically Weaker Sections / Low Income Groups (EWS/LIG), (hereinafter referred to as 'affordable plots'). In which plots of 30 sq.m. size shall be kept for EWS.

TASK 2 Or

(ii) in the form of equivalent 20% net plot area for constructing EWS/LIG tenements, which area shall be handed over to SPA-NAINA at the land rate prescribed in the Annual Statement of Rates prepared by the Inspector General of Registration, Maharashtra State, Pune (hereinafter referred to as ASR) of the year in which final approval is accorded to such sub-division or layout.

SK 3 Provided that the equivalent affordable housing plots or 20% plot area can also be provided at some other location (s) within the Interim Development Plan Area

b) SK 4 Provided that in case the Landowner/ Developer shall sell the affordable plots to SPA-NAINA at one place in lieu of equivalent FSI to be utilized in the remaining plots. If SPA-NAINA declines to purchase the same within a reasonable time of six months, he can sell the affordable plots, in the open market, in such case additional FSI of affordable plots shall not be admissible.

TASK 5 Provided that in case the Landowner / Developer desires not to utilize such additional FSI in the same land, fully or partly, then he shall be awarded TDR in lieu of such unutilized additional FSI. The utilization of this TDR shall be subject to the prevailing provisions of DCR and as per the following formula".

$$\text{Formula : } X = \frac{R_g}{R_r} \times Y$$

Where, X = Utilisation of Development Right (DR) on the receiving plot.

R_g = Land Rate in Rs. Per sq. m. as per the Annual Schedule of Rates (hereinafter referred to as 'ASR') of generating plot in the year when project is sanctioned.

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

Y= Unutilized additional FSI.

2. TASK 6 For a plot of land admeasuring 4000 sq. m or more to be developed for a Housing Scheme, except under NAINA-Scheme in Urban Village, consisting of one more buildings (hereinafter referred to as 'the said Scheme') EWS/LIG Housing in the form to tenements of size ranging between 30 to 50 Sq.m. (hereinafter referred to as 'affordable housing tenements') shall be constructed at least to the extent of 20% of the basic zonal FSI subject to the following conditions :

a) TASK 7 The built up area of the EWS/LIG tenements constructed under the Scheme shall not be counted towards F.S.I.

b) TASK 8 The Landowner / Development shall construct the stock of the affordable housing tenements in the same plot and SPA-NAINA shall ensure that the Occupation Certificate for the rest of the development under the said Scheme is not issued till the Occupation Certificate is issued for the Affordable Housing tenements under the said Scheme.

Provided further the equivalent affordable housing tenements can also be provided at some other location (s) within the Interim Development Plan area and such construction shall be free of FSI upto the limit of 50% of the admissible FSI of such alternative plot

c) TASK 9 The completion of the affordable housing tenements under the said Scheme, along with necessary particulars, including a copy of the Occupation Certificate granted by SPA-NAINA in respect thereof, shall be immediately intimated by the Landowner / Development to SPA-NAINA. Upon such intimation, SPA-NAINA within a period of six months from the date of receipt or such intimation, shall either purchase such affordable housing tenements, or allot such tenements to the allottees selected by SPA-NAINA through a system of lottery, drawn of such Affordable Housing tenements have been granted Occupation Certificate and thereafter, the Landowner/ Developer shall dispose of such tenements to SPA-NAINA or such allottees, as the case may be, at the rates equal to 125% of the construction rates in the ASR applicable to the land under the Scheme, on the date of grant of Occupation Certificate to such Affordable Housing tenements.

Provided that there shall be no obligation to construct affordable Housing tenements in the redevelopment project of any Co-operative Housing Society in which the carpet area of existing individual residential tenements does not exceed 80 sq.m.

Provided further that in case of individual bungalow Housing Scheme, these provisions shall not apply in case of redevelopment of individual bungalow. However, if redevelopment for total plot under layout is proposed, these provisions shall be applicable

d) TASK 10 The Landowner / Developer may also be permitted to utilize 1/4th of the total 20% F.S.I. earmarked for Affordable Housing towards construction of Affordable Housing Tenements in the form of service quarters on the same plot but in a separate block which shall have to be sold as service quarters only to the purchasers of free sate flats under the said Scheme.

e) TASK 11 There shall be no obligation to construct affordable housing tenements in accordance with these provisions in any Housing Scheme or residential development project wherein, owing to the relevant provisions of the Development Control Regulations, 20% or more of the basic zonal FSI is required to be utilized towards

construction of residential tenements for the EWS/ LIG and also for the development / redevelopment of any land owned by the Government, or any Semi-Government Organization. Provided such development I redevelopment is undertaken by the Government or such Semi- Government Organization by itself or through any other agency under BOT or PPP model.

Provided that in case of development of reservation for Public Housing, Housing the Discoursed, Public Housing / High Density Housing and the EWS/LIG tenements constructed under the provisions of any other Act, these provisions shall not be applicable

3. TASK 12 Amalgamation of affordable plots / affordable tenements shall not be allowed.
4. TASK 13 These provisions shall be applicable prospectively and shall not be applicable to any Housing Scheme or residential development project wherein Commencement Certificate had been issued prior to the date of coming into force of these provisions and was valid on such date.
5. TASK 14 For developments under NAINA – Scheme in Urban Village the words “20%” shall be read as “10%” in clauses clause 1 and 2 above. All other clauses shall apply as they apply to other developments.

Annexure 5: Schedule for Service Industries

No.	Category of Industry	Service Industry Class – A (Permitted as per Regulation No.31, Table 31.1) Criteria for classification and Special Conditions			
		Maximum Permissible			
		Power requirement (in H.P.)	Employment (in persons)	Floor area (in sq. m.)	Special Conditions if any
I	Food Product				
1.	Preservation of meat, canning Preserving and processing of fish crustaceans and similar foods.	-	-	-	-
2.	Manufacture of milk and dairy products such as butter, ghee, etc.	10	9	9	-
3.	Canning & preservation of Fruits & Vegetables including production of Jam, Jelly, Sauce, etc.	-	-	-	-
4.	(a)rice huller (b)Groundnut decorticators (c)Grain Mill for production of flour (d)Manufacture of supari and Masala grindings (in separate building). (e)Baby oil expellers	10 10 10 10 10	9 9 9 9 9	50 50 50 50 50	-
5.	Manufacture of bakery products with no floor above	10	9	75	(i)Shall not be permitted under or above a dwelling unit (ii) Operation shall be permitted only between 8.00hrs. to 20.00 hrs. (iii)Fuel used shall be electricity, gas or smokeless coal.
6.	Manufacture of cocoa, chocolate, Sugar confectionary	-	-	-	-
7.	Coffee, curing roasting and grinding	2	9	50	-
8.	Cashewnut processing like drying, shelling, roasting, salting etc.	-	-	-	-
9.	Manufacture of Ice	45	20	250	-
10.	Sugarcane crushing & Fruit Juice	2	9	25	-

No.	Category of Industry	Service Industry Class – A (Permitted as per Regulation No.31, Table 31.1) Criteria for classification and Special Conditions			
		Maximum Permissible			
		Power requirement (in H.P.)	Employment (in persons)	Floor area (in sq. m.)	Special Conditions if any
II	Beverages and Tobacco				
11.	Manufacture of soft drinks and carbonated water	-	Not included	-	-
12.	Manufacture of bidi	No power to be used	As permitted	250	To be permitted in N1 Zone only
III	Textile and Textile Products				
13.	Handloom/power loom of yarn for a maximum of 4 looms.	5	9	50	To be permitted in areas designated by CEO, SPA-NAINA
14.	Printing dyeing & bleaching cotton, woolen & silk textiles	-	Not included	-	-
15.	Embroidery &making of crape laces and fringes	5	9	50	-
16.	Manufacture of all types of textile garments including wearing apparel.	3	9	50	-
17.	Manufacture of made up textiles goods such as curtains, mosquito net, mattresses, bedding material pillowcases, textile bags, etc	3	9	50	-
IV	Wood Products and Furniture				
18.	Manufacture of wooden & cane boxes& packing cases.	-	-	-	-
19.	Manufacture of structural wooden goods such as beams, posts, doors And windows	-	-	-	-
20.	Manufacture of wooden furniture and fixtures	1	9	50	(i)shall not be permitted under or above a dwelling unit (ii) Operation shall be permitted only between 8.00hrs. to 20.00hrs.
21.	Manufacture of bamboo and cane furniture and fixtures	1	9	50	-
22.	Manufacture of wooden products such as utensils, toys, art wares etc	-	-	-	-

No.	Category of Industry	Service Industry Class – A (Permitted as per Regulation No.31, Table 31.1) Criteria for classification and Special Conditions			
		Maximum Permissible			
		Power requirement (in H.P.)	Employment (in persons)	Floor area (in sq. m.)	Special Conditions if any
V	Paper Products and Printing and Publishing				
23.	Manufacture of cartons and boxes from Papers and paper board, paper pulp.	5	9	50	-
24.	Printing & Publishing newspaper.	5	9	50	-
25.	Printing & Publishing periodicals, books journals, atlases, maps, envelope, printing picture, post-card, embossing				i) Shall not be permitted under or adjoining a dwelling unit. ii) Operation shall be permitted only between 8.00hrs. to 20.00 hrs. iii) No restrictions of power, number of employees, area of hours of operation shall apply if located in a building, in separate plot not less than 500sq.m. and if Special Permission of the CEO, SPA-NAINA is obtained
26.	Engraving etching block making etc.	10	9	120	Operation shall be permitted only between 8.00hrs. to 20.00 hrs.
27.	Bookbinding	10	9	120	-
VI	Leather Products				
28.	Manufacture of leather footwear		Not included		-
29.	Manufacture of wearing apparel like coats, Gloves etc.		Not included		-
30.	Manufacture of leather consumers goods such as upholstery suitcases pocket books, cigarette and key cases, purses etc.		Not included		-
31.	Repair of foot wear and other leather	5	9	50	-
VII	Rubber and Plastic				
32.	Re-treading and	2	9	50	-

No.	Category of Industry	Service Industry Class – A (Permitted as per Regulation No.31, Table 31.1) Criteria for classification and Special Conditions			
		Maximum Permissible			
		Power requirement (in H.P.)	Employment (in persons)	Floor area (in sq. m.)	Special Conditions if any
	vulcanizing works				
33.	Manufacture of rubber balloons, hand gloves and allied products	2	9	50	-
VIII	Non-metallic products				
34.	Manufacture of structural stone goods, stone dressing, stone crushing and polishing		Not Included		
35.	Manufacture of earthen & plaster statues and images, toys and art wares		Not Included		
36.	Manufacture of cement concrete building components, concrete jellies, septic tank, plaster of Paris work lime mortar etc.		Not Included		
IX	Metal Products				
37.	Manufacture of furniture and fixtures primarily of metal.				
38.	Plating & Polishing and buffing of metal products				
39.	Manufacture of metal building components such as grills, gates. Doors and window frames, water tanks, wire nets, etc.	5	9	50	
40.	Manufacture and repair of sundry ferrous engineering products done by jobbing concerns such as mechanical works, shops with lathes, drills, grinders, welding equipment etc.				
41.	Tool sharpening and razor sharpening works			25	Operation shall be permitted only between 8.00hrs. to 20.00hrs.
X	Electrical Goods				
42.	Repairs of household electrical appliances such as radio set. Television set, tape recorders,	3	9	50	(i) Operation shall be permitted only Between 8.00 hrs.to 20.00hrs. (ii) No spray painting

No.	Category of Industry	Service Industry Class – A (Permitted as per Regulation No.31, Table 31.1) Criteria for classification and Special Conditions			
		Maximum Permissible			
		Power requirement (in H.P.)	Employment (in persons)	Floor area (in sq. m.)	Special Conditions if any
	heaters, irons, shavers, vacuum cleaners, refrigerators, air-conditioners, washing machines, electric cooking ranges, motor rewinding works etc.				permitted.
XI	Transport Equipment				
43.	Manufacturing of push cart, hand cart, etc.	10	9	50	
44.	(a)Servicing of motor vehicles and motor cycles with no floor above (b)Repair of motor vehicles and motor cycles with no floor above. (c)Battery charging and repairs.	10 5 -	9 6 -	50 25 -	(i) Operation shall be permitted only Between 8.00 hrs.to 20.00hrs. (ii) No spray painting permitted.
45.	Repairs of bicycles and cycle rickshaws	5	6	50	No spray painting permitted
XII	Other Manufacturing and Repair Industries and Service				
46.	Manufacture of jewelry and related articles	3	9	50	Operation shall be permitted only Between 8.00 hrs.to 20.00hrs.
47.	Repair of watch, clock and jewelry	3	9	50	Operation shall be permitted only Between 8.00 hrs.to 20.00hrs.
48.	Manufacture of sports and athletic goods.	-	-	-	-
49.	Manufacture of musical instruments and its repair.	3	9	50	Operation shall be permitted only Between 8.00 hrs.to 20.00hrs.
50.	Mass manufacture of miscellaneous Products such as costume, jewelry, costume Novelties, feather, plumes, artificial flowers, brooms, brushes, lampshades, tobacco, pipes, cigarette holders, ivory goods, bandages, wigs and similar articles.	-	-	-	-
51.	(a)Repairs of locks, stoves, umbrellas, sewing	3	9	50	Operation shall be permitted only

No.	Category of Industry	Service Industry Class – A (Permitted as per Regulation No.31, Table 31.1) Criteria for classification and Special Conditions			
		Maximum Permissible			
		Power requirement (in H.P.)	Employment (in persons)	Floor area (in sq. m.)	Special Conditions if any
	machines, gas burners, buckets & other sundry household equipment. (b) Optical glass grinding and repairs	3	9	50	Between 8.00 hrs. to 20.00 hrs
52.	Petrol filling stations	10	9	(i) 30.5 x 16.75 m (ii) 36.5 x 30.5 m	Plot size to be line with IRC Recommendations depending on service bay or not.
53.	Laundries, Laundry service and cleaning, dyeing, bleaching and dry cleaning	5	9	50	(i) Cleaning & dyeing fluid used shall not have flash point lower than 138°F. (ii) Operation shall be permitted between 8.00 hrs. to 20.00 hrs. (iii) Machinery having day load capacity of 20 kg and above.
54.	Photo processing laboratories.	5	9	50	Operation shall be permitted only Between 8.00 hrs. to 20.00 hrs
55.	Electronic Industry of assembly type (and not of manufacturing type including heating load).	10	20	250	In independent structure on independent plot with special permission of the CEO, SPA-NAINA
56.	Bio-technology Unit	-	-	-	
57.	Information Technology Unit	-	-	-	
Note: The CEO, SPA-NAINA may from time to time add to or alter or amend the above list.					

Appendix A-1: Form for Construction of Building or Layout of Building or Group Housing

Application for permission for development under Section 44 / 58 of The Maharashtra Regional and Town Planning Act, 1966

From _____ (Name of the owner)

To,

CEO, SPA-NAINA

CIDCO Ltd,

Third Floor, Tower No. 10, CBD-Belapur Railway Station Complex,

CBD-Belapur, Navi Mumbai – 400 614

Sir,

I intend to carry out the under mentioned development in the site/plot of land, on Plot No..... S. No..... Maujesituated at Road / Street Societyin accordance with Section 44 / 58 of the Maharashtra Regional and Town Planning Act, 1966. I forward herewith the following plans and statements (Item 1 to 6) wherever applicable, in quadruplicate, signed by me (Name in block letters)and the Architect / Licensed Engineer / Structural Engineer / Supervisor, (License No.....), who has prepared the plans, designs and a copy of other statements /documents as applicable

- i) Key Plan (Location Plan);
- ii) Site Plan (in quadruplicate) of the area proposed to be developed;
- iii) a detailed building plan (in quadruplicate) showing the plan, section and elevations of the proposed development work;
- iv) Particulars of development in Form enclosed (to be submitted for development other than individual buildings);
- v) An extract of record of rights, property register card (any other document showing ownership of land to be specified) alongwith consent of co-owners where third party interest is created.
- vi) Attested copy of receipt of payment of scrutiny fees;
- ~~vii) Latest property tax receipt;~~
- viii) No Objection Certificate, wherever required.
- viii) Engineering survey of said land

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

Signature of the Licensed
Surveyor/Architect

Dated _____

Signature of Owner
Name and address of Owner

Dated _____

FORM GIVING PARTICULARS OF DEVELOPMENT (PART OF APPENDIX A-1.....ITEM 4)

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

	(d) Nature and quantum, of industrial waste/effluents and method of disposal.	
9.	(a) What is the average-	
	(i) prescribed width of road on which plot is fronting?	
	(ii) existing width of the street? (If the plot abuts on two or more streets, the above information in respect of all streets should be given)	
	(b) What is the height of the building above the average ground level of the plot	
	(c) Does it comply with the Regulation	
10.	(a) If there are existing structures on the plot	
	(i) Are they correctly marked and numbered on the site plan?	
	(ii) Are those proposed to be demolished Immediately and hatched in yellow colour?	
	(iii) What is the plinth area and total floor area of all existing structures to be retained? (Please give details confirming to the plan submitted)	
	(b) What is the plinth area and total floor area of the proposed work? (Please give details confirming to the plan submitted)	
11.	(a) Please state the plinth area and total floor area, existing and proposed (total of Item No.10 (a)(iii) and 10(b))	
	(b) Please state the overall F.S.I.	
	(Item 11 (a) divided by Item 3 (e))	
	(c) Does the work consume the full F.S.I. of the plot, as given in Item 6 (b)?	
	(d) Is the Building proposed with setbacks on upper floors?	
12.	(a) What is the width of the front open space? If the building abuts two or more streets, does the front open space comply with Regulation?	
	(b) Please state which of the following rule is applicable for the front open spaces : and does the front open space comply with that rule?	
13.	(a) What is :	
	(i) the width of the side open space (s)?	
	(ii) the width of the rear open space(s)?	
	(iii) the distance between buildings?	
	(b) Are there two or more wings to the buildings ? If so, are the open spaces separate or distinct for each wing?	
14.	(a) What are the dimensions of the inner or outer chowk?	
	b) (i) Is / are room (s) dependent for its light and ventilation on the chowk ? If so, are the dimensions of the chowk as required for each wing of the building?	

	(ii) If not, is the area equal as per Regulation No. 28.2 22.4?				
15.	If the height of the building is more than 14 meter above the average ground level, is provision for lifts made ?				
	(a) If so, give details of lift.	Type (1)	Passenger Capacity (2)	No. of Lifts (3)	Type of Doors (4)
	(b) Details of Fire Lift.				
16.	(a) Does the building fall under purview of Regulation No. 6.2.6.1?				
	(b) If so, does the proposed fire protection requirements confirm to Regulation 28 Part VI?				
	(c) If not, give reasons for non-conformity				
	(i)				
	(ii)				
17.	(a) (i) What are the requirements of parking spaces under the Regulations ?				
	(ii) How many are proposed?				
	(b) (i) Are loading-unloading spaces necessary?				
	(ii) If so, what is the requirement?				
	(iii) Now many are proposed?				
18.	(a) (i) What are the maximum widths of balconies?				
	(ii) Will they reduce the required open spaces to less than the provisions of Regulations?				
	(iii) Do they serve as a passage to any part of the building?				
	(iv) What is their total area?				
	(b) What is the maximum width of weather frames, Sunshades (Chajja), Sun breakers, cornice, eaves or other projection?				
	(c) (i) Are any porches / Canopies proposed ?				
	(ii) Are they in compliance with Regulation No. <u>22.6.1.ii</u> ?				
19.	(a) What is the width of the means of access ?				
	(b) Will it be paved, drained & kept free of encroachment?				
20.	Is recreational or amenity open space provided as required under Regulation No. <u>20.3</u>				
	(a) Are any accessory buildings proposed?				
	If so, for what purpose?				
	(b) What are their heights?				
	(c) Are they 7.5 m away from the street or front 1 .5 m. from other boundary?				
	(d) Is their area calculated in F.S.I.?				

21.	(a) What is the proposed height of the compound /boundary wall? Is it at a junction?																			
	(b) Is it in compliance with Regulation No.24.16?																			
22.	(a) Is the proposal in the Air Port Zone?																			
	(b) Is a "No. Objection certificate" for height is obtained?																			
23.	Does the proposal fall in any of the restricted zones?																			
24.	(a) Does any natural water source pass through the land under development ?																			
	(b) Is necessary setback provided as per Regulation No. 18.3																			
25.	Is the plinth level proposed to be above the level of the surrounding ground level?																			
26.	The details of the materials to be used in construction with specification are as below: Roofs																			
	Floors																			
	Walls																			
	Columns																			
	Any other material																			
27.	The number of water closet, urinals, kitchens, wash basins, baths to be provided are as follows	<table border="1"><tr><td></td><td>Water closets</td><td>Baths</td><td>Urinals</td><td>Wash basins</td><td>Kitchens</td></tr><tr><td>Existing</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Proposed</td><td></td><td></td><td></td><td></td><td></td></tr></table>		Water closets	Baths	Urinals	Wash basins	Kitchens	Existing						Proposed					
	Water closets	Baths	Urinals	Wash basins	Kitchens															
Existing																				
Proposed																				
28.	Details of the source of water to be used in the construction																			
29.	Distance from sewer																			
30.	How much municipal land will be used for stacking building material																			
31.	Please explain in detail in what respect the proposal does not comply with the Development Control Regulations and the reasons there for, attaching a separate sheet if necessary																			

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

Date: / /

Signature of the Applicant

Address: -----

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

I, (Name.....) have been employed by the applicant as his Architect / Licensed Engineer / Structural Engineer / Supervisor. I have examined the boundaries and the area of the plot and I do hereby certify that I have personally verified and checked all the statements made by the applicant who is the owner/ lessee in possession of the plot as in the above form and found them to be correct. Date: // [J1]

Signature of Architect /Licensed
Engineer/Structural Engineer/Supervisor

Address :
E_mail ID :
Mobile No.:

++++
++++

FORM OF STATEMENT 1 [Sr. No. 10 (a) (III)] Existing Building to be retained				
Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors.
(1)	(2)	(3)	(4)	(5)

++++
++++

FORM OF STATEMENT 2 [Sr. No. 10 (b)] Proposed Building				
Building No.	Floor No.	Area of	Total Floor Area of Proposed work	Use / Occupancy of Floors.
(1)	(2)	(3)	(4)	(5)

++++
++++

PROFORMA I – For Developments in Urban Village
(At Right Hand Top Corners of Site/ Building Plan at Floor Level)

A	AREASTATEMENTS	
	1. Area of plot <u>(as per details in (3) Appendix A Item 4)</u>	
	2. Deductionsfor	
	(a)Road Acquisition Area	
	(b)Proposed Road	
	(c)Any Reservation	
	(Total a+ b+ c)	
	3. Gross Area of Plot (1-2)	
	4. Deductions for Amenity space, if any	
	5. Net Area of Plot = 90% of (3-4)	
	6. Addition of area for F.S.I., if any	
	(a)	
	(b)	
	(c)	
	7. TotalArea(5+6)	
	*8. Normal F.S.I. Permissible +FSI permissible with payment o fpremium	
	*9. Permissible Built-up Area	
10. Existing Built-up Area.		
11. Proposed Built-up Area		
12. Excess Balcony Area taken in F.S.I.(As per B (c)Below)		
*13. Total Built-up Area (10+11+12)		
*14. F.S.I. Consumed(13/7)		
B	BALCONYAREASTATEMENT.	
	(a)Permissible Balcony Area per Floor.	
	(b)Proposed Balcony Area per Floor.	
	(c)Excess Balcony Area (Total).	
C	TDR	
	(a)permissible	
	(b)proposed to be utilised	
D	PARKING STATEMENT	
	(a)Parking Required	
	Car	
	Two wheeler	
	(b)Garages Permissible	
	(c)GarageProposed	
	Car	
	Two wheeler	
	(d)Total Parking Provided	
*E.	LOADING/UNLOADING SPACES	
	Loading/Unloading required	
	Total Loading/unloading required	

**PROFORMA I A– For Developments other than those in Urban Village
(At Right Hand Top Corners of Site/ Building Plan at Floor Level)**

<u>A</u>	<u>AREASTATEMENTS</u>	
	<u>1.Area of plot (as per details in (3) Appendix A Item 4)</u>	
	<u>*2.Normal F.S.I. Permissible</u>	
	<u>*3. Permissible Built-up Area</u>	
	<u>4.Existing Built-up Area.</u>	
	<u>5. Proposed Built-up Area</u>	
	<u>6.Excess Balcony Area taken in F.S.I.(As per B (c)Below)</u>	
	<u>*7.Total Built-up Area (4+5+6)</u>	
	<u>*8. F.S.I. Consumed(7/1)</u>	
<u>B</u>	<u>BALCONYAREASTATEMENT.</u>	
	<u>(a)Permissible Balcony Area per Floor.</u>	
	<u>(b)Proposed Balcony Area per Floor.</u>	
	<u>(c)Excess Balcony Area (Total).</u>	
<u>C</u>	<u>TDR</u>	
	<u>(a)permissible</u>	
	<u>(b)proposed to be utilised</u>	
<u>D</u>	<u>PARKING STATEMENT</u>	
	<u>(a)Parking Required</u>	
	<u>Car</u>	
	<u>Two wheeler</u>	
	<u>(b)Garages Permissible</u>	
	<u>(c)Garage Proposed</u>	
	<u>Car</u>	
	<u>Two wheeler</u>	
	<u>(d)Total Parking Provided</u>	
<u>*E.</u>	<u>LOADING/UNLOADING SPACES</u>	
	<u>Loading/Unloading required</u>	
	<u>Total Loading/unloading required</u>	

PROFORMA II

(At Right Hand Bottom Corner of Plans / Below Proforma I)

Contents of Sheet

Stamps of Approval of Plans

***CERTIFICATE OF AREA**

Certified that the plot under reference was surveyed by me on_____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature of Architect/Licensed Engineer/ Structural Engineer/ Supervisor

Description of Proposal & property Name of Owner

Job. No.	Drg. No.	Scale	Drawn By	Checked By	

Appendix A-2: For Sub-Division of Land as Plotted Layout

Application for permission for development under Section 44 / 58 of The Maharashtra Regional and Town Planning Act, 1966

From (Name of the owner)

To,

CEO, SPA-NAINA

CIDCO Ltd,

Third Floor, Tower No. 10, CBD-Belapur Railway Station Complex,

CBD-Belapur, Navi Mumbai – 400 614

Sir,

I intend to carry out the under mentioned development in the site/plot of land, bearing S. No./Gut No., Moujesituated at Road / Street in accordance with Section 44/58 of The Maharashtra Regional and Town Planning Act, 1966

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

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

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

Signature of Owner

Signature of the Licensed

Name of Owner -----

Surveyor/Architect

Address of Owner -----

Dated: / /

FORM GIVING PARTICULARS OF DEVELOPMENT

(PART OF APPENDIX A-21.....ITEM 6)

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

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

Date:

Signature of the Applicant.

Address: -----

E-mail ID: -----

Mobile No. : -----

PROFORMA I

(At Right Hand Top Corners of Land Sub-division Layout Plan in Urban Villages)

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

PROFORMA IA

(At Right Hand Top Corners of Land Sub-division Layout Plan in areas other than those in Urban Villages and all NAINA-Schemes)

<u>1.</u>	<u>AREA STATEMENTS</u>	
	<u>Area of plot</u>	<u>sq. m.</u>
<u>2.</u>	<u>Area for FSI Calculations</u>	<u>sq. m.</u>
<u>3.</u>	<u>Area to be surrendered to SPA- NAINA (Only in case of NAINA Schemes)</u>	<u>sq. m.</u>

Appendix 'B': Form of Supervision

To,

CEO,SPA-NAINA

CIDCO Ltd,

Third Floor, Tower No. 10, CBD-Belapur Railway Station Complex,

CBD-Belapur, Navi Mumbai – 400 614

Sir,

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

Signature of the Architect or Licensed

Engineer/Structural Engineer/ Supervisor

Name of Architect or Licensed Engineer/Structural

Engineer/ Supervisor (in block letters)

License No. of Architect or Licensed

Engineer/Structural Engineer / Supervisor

Address of Architect of Licensed

Engineer/Structural Engineer / Supervisor alongwith

Mobile No. & e-mail ID

Date :

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

C-1	General
	The qualifications of the technical personnel 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.
C-2	ARCHITECT
C-2.1	Qualifications- The Qualifications for licensing of Architect will be the Associate Membership of the Indian Institute of Architects or such Degree or Diploma which makes him eligible for such membership or such qualifications listed in Schedule XIV of Architects Act, 1972 and shall be registered under the Council of Architecture as per Architects Act, 1972.
C-2.2	Competence of Architect: To carry out work related to development permission as given below and to submit - (a) All plans and information connected with development permission. (b) Structural details and calculations for building on plot upto 500 sq. m. and upto 3 storeys or 11 m. height and
C-3	ENGINEER
C-3.1	Qualifications
	1) The qualifications for Licensing Engineer will be the corporate membership (Civil) of the Institution of Engineers or such Degree or Diploma in Civil or Structural Engineering; 2) Diploma In Civil Engineering or Equivalent, having experience of 10 years in the field of land and building planning.
C-3.2	Competence- To carry out work related to development permission as given below and to submit- (a) All plans and related information connected with development permission. (b) Structural details and calculations for building on plot upto 500 sq. m. and upto 5storeys or 16 m. height, and (c) Certificate of supervision and completion for all building.
C- 4	STRUCTURAL ENGINEER
C-4.1	Qualifications- Qualifications for Licensing of structural engineers shall be in the following with minimum 3 years 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.
C- 4.2	Competence - To submit the structural details and calculations for all buildings and supervision.
C- 4.2.1	Complicated buildings and sophisticated structures, as decided by the 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.
C - 5	SUPERVISOR
C – 5.1	Qualification (a)For Supervisor 1 :- (i) Three years architectural assistantship or intermediate in architecture with two years of experience, or (ii) Diploma in Civil engineering with two years of experience. (b) For Supervisor - 2:-

	(i) Draftsman in Civil Engineering from ITI with five years of experience under Architect / Engineer.
C – 5.2	Competence (a) For Supervisor-1: To submit - (i) All plans and related information connected with development permission on plot upto 200 sq. m. and upto 2 storeys; and (ii) Certificate as supervision of buildings on plot upto 200 sq. m. and upto 2 storeys and completion thereof. (b) For Supervisor-2 : To submit - (i) All Plans and related information upto 50 sq. m. built up area and upto 2 storeys, and (ii) Certificate of supervision for limits at (i) above and completion thereof.
<u>C – 6</u>	<u>TASK 1 TOWN PLANNER</u>
<u>C- 6.1</u>	<u>Qualifications: 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.</u>
<u>C- 6.2</u>	<u>Competence of Town Planner: To carry out work related to development permission as given below and to submit - (a) Layout plans and information connected with layout permission to be signed by Town Planner</u>
<u>C- 6.7</u>	Duties of Licensed Technical Personnel
<u>C- 6.7.1</u>	The duties and responsibilities of licensed technical Personnel as listed in regulations C-3, C-4, C-5 shall be as follows:
<u>C- 7.6.2</u>	<p>(1) It will be incumbent on every licensed Technical personnel, in all matters in which he may be professionally consulted or engaged, to assist and co-operate with the CEO, SPA-NAINA in carrying out and enforcing the provisions of Maharashtra Regional & Town Planning Act, 1966 and of any regulations for the time being in force under the same.</p> <p>(2) Every licensed Technical Personnel shall in every case in which he may be professionally consulted or engaged, be responsible, so far as his professional connection with such case extends, for due compliance with the provisions of Maharashtra Regional & Town Planning Act, 1966 and of any regulations for the time being in force under the said Act, or such of them as may respectively be applicable to the circumstances of the particular case and in particular it will be obligatory on him to satisfy himself that a qualified and competent Maistry or Inspector of Works is constantly employed and present on the work to supervise the execution of all work and to prevent the use of any defective material therein and the improper execution of any such work.</p> <p>(3) In every case in which a Licensed Technical Personnel is professionally concerned in connection with any building or work upon any premises 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 of premises designed or intended to be applied to such use, are duly fulfilled or provided for.</p> <p>(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.</p> <p>(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.</p>

Appendix 'D-1': Form for Sanction of Building Permit and Commencement Certificate

To,

Sir,

With reference to your application No. _____, dated _____ for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work / Building on Plot No. _____ Survey No. _____, mauja _____ situated at Road /Street _____, Society _____ the Commencement Certificate/Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

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

Office No.

Office Stamp

Date :

Yours faithfully,

CEO, SPA-NAINA

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

OFFICE OF THE SPA-NAINA

Building Permit No.

....., Date

SANCTIONED

Appendix 'D-2': Form for Tentative Approval for Demarcation of Land / Sub-Division Layout

To,

Sir,

With reference to your application No_____,dated_____for the land sub-division approval, under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work in respect of land bearing Survey No._____, mauje _____situated at Road /Street_____, Society_____, it is to inform you that, land sub-division layout is hereby tentatively approved and recommended for demarcation, subject to the following conditions:

1. You will get the land sub-division layout demarcated on the site by the Land Record Department and submit the certified copy to that effect for final approval.
2. It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to SPA – NAINA after developing them to the satisfaction of the CEO, SPA-NAINA
3. You will have to submit an undertaking in respect of recreational open spaces as stipulated in Regulation.
4. This permission does not entitle you to develop the land which does not vest in you.
- 5.-----

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

OFFICE OF SPA-NAINA

Letter No....., Date

LAYOUT RECOMMENDED FOR
DEMARCATON

Yours faithfully,

CEO, SPA NAINA

Appendix 'D-3': Form for Final Approval to the Land Sub-Division / Layout

To,

Sir,

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

1. It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the SPA-NAINA after developing them to the satisfaction of the CEO, SPA-NAINA
2. As per the undertaking submitted by you in respect of recreational open space as stipulated in Regulation No.13.3, the said open space admeasuring ----- sq.m. stand vested in the name of plot holders of the layout or society of the plot holders and you have no right of ownership or interest in the said recreational open space.
3. This permission does not entitle you to develop the land which does not vest in you.

4. -----

5. -----

6. -----

7. -----

Office No. ----- Office Stamp

----- Date : -----

Yours faithfully,

(Specimen of Stamp of approval)

OFFICE OF THE SPA-NAINA
Letter No., Date
LAYOUT SANCTIONED
Subject to conditions mentioned in the letter No.
CEO, SPA-NAINA

CEO, SPA-NAINA

CC: Collector, Raigad/ Thane District

Appendix 'E-1': Form for Refusal Of Building Permit / Commencement Certificate

To,

Sir,

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

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

Office No.

Office Stamp

Date :

Yours faithfully,

CEO,SPA-NAINA

OBJECTIONS

1. Application Form.
2. Plans and Statement.
- *3. Architect
4. Ownership.
5. Plinth Area.
6. Marginal Space. (i) Front Margin (ii) Side Margin (iii) Rear Margin
7. Floor Areas. (a) Bed Room; Dining Room, Hall.(b) Bath-Room(c) Kitchen.(d)Any other room.
8. Ventilation
9. Detached / Semidetached.

10.Projection / Balcony.

11.Stair Case / Stair Case Landing

12.Enclosure / Compound wall.

13.Well.

14.Porch.

15.Canopy.

16.Colour Code is not as per building regulations

17.Miscellaneous.

SENIOR PLANNER/ASSOCIATE PLANNER, SPA-NAINA

Appendix 'E-2': Form for Refusal of Land Sub-Division Layout

To,

Sir,

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

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

Office memo No. BE

Office Stamp

Date :

Yours faithfully,

CEO,SPA-NAINA

OBJECTIONS

1. Application Form.
2. Plans and Statement.
- *3. Architect
4. Ownership.
5. Road width not as per the regulation.
6. Cognizance of D.P.Proposals
7. Required recreational open space
8. Required amenity space
9. Miscellaneous

SENIOR PLANNER/ASSOCIATE PLANNER,
SPA-NAINA

Specimen of stamp to be affixed on the plan
Letter No. Date

REJECTED

Appendix 'F': Form for Intimation of Completion of Work Upto Plinth Level

To,

CEO,SPA-NAINA

CIDCO Ltd,

Third Floor, Tower No. 10, CBD-Belapur Railway Station Complex,

CBD-Belapur, Navi Mumbai – 400 614

Sir,

The construction up to plinth / column up to plinth level has been completed in Building
No. _____

Plot No. _____, Revenue Survey No. _____,
Mauje _____, situated at _____ Road/Street, _____ Society _____ in
accordance with your permission No. _____ dated _____ under my
supervision and in accordance with the sanctioned plan. Please check the completed work and permit
me to proceed with the rest of the work.

Yours faithfully

Signature of Architect /Licensed Engineer/ Structural Engineer

Name : (In Block Letters)

Address :

E-mail ID :

Mobile No.:

Date:

Appendix 'G': Form of Approval / Disapproval Of Development Work Upto Plinth Level

To,

Sir,

Please refer to your intimation No _____ dated _____ regarding the completion of construction work upto plinth / column upto plinth level in Building No. _____ Plot. No _____, Revenue Survey No. _____, City Survey No. _____, mauje _____, situated at Road/Street _____, Society _____

You may proceed / are not allowed to proceed with the further work as per sanctioned plans / as the construction upto plinth level does / does not confirm to the sanctioned plans.

Yours faithfully

CEO, SPA-NAINA

Office No.

Office Stamp

Date:

Appendix 'H': Form for ~~Occupancy~~ Completion Certificate

To,

CEO, SPA-NAINA

CIDCO Ltd,

Third Floor, Tower No. 10, CBD-Belapur Railway Station Complex,

CBD-Belapur, Navi Mumbai – 400 614

Sir,

I hereby certify that the erection / re-erection or part/ full development work in / on building /part building No.____Plot No.____, Survey No____,mauje____,situated____at____Road/Street____, Society____has been supervised by me and has been completed on____according to the plans sanctioned, vide office communication No.____dated____. The work has been completed to the best of my satisfaction. The workmanship and all the materials (type and grade) have been strictly in accordance with general and detailed specifications. No provisions of the Act or the building Regulations, no requisitions made, conditions prescribed or orders issued there under have been transgressed in the course of the work. I am enclosing three copies of the completion plans. The building is fit for occupancy for which it has been erected/ re-erected or altered, constructed and enlarged.

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

Yours faithfully

Signature of Architect /Licensed Engineer/ Structural

Engineer/Supervisor

License No. of Architect :

Address of Architect or Licensed Engineer

Structural Engineer / Supervisor :

Name of Architect or Licensed Engineer/ Structural Engineer / Supervisor :

E-mail ID :

Mobile No.:

Encl. As above

Date:

Signature of Owner
(Name in Block Letters)

Appendix 'T': Form for Occupancy Certificate

To,

i) Owner:

ii) Architect, Licensed Engineer Structural Engineer / Supervisor

Sir,

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

1. _____
2. _____
3. _____
4. _____

A set of completion plan is returned herewith

Encl: As above.

Yours faithfully

CEO, SPA-NAINA

Office No.

Office Stamp:

Date:

Specimen of Stamp to be marked on the plan

OFFICE OF THE SPA-NAINA

Occupancy Certificate No.

Date

OCCUPATION GRANTED

subject to conditions mentioned in
the occupancy certificate

Appendix 'J': Form for Refusal of Occupancy Certificate

To,

i) Owner:

ii) Architect, Licensed Engineer Structural Engineer / Supervisor

Sir,

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

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

A set of completion plan is retained with the SPA-NAINA and remaining sets are regretfully returned herewith.

Encl: As above.

Yours faithfully

CEO, SPA-NAINA

Office No.

Office Stamp:

Date:

Specimen of Stamp to be marked on the plan

Letter No. Date

REJECTED

Appendix 'K': Form of Indemnity for Part Occupancy Certificate(on stamp paper)

To,

CEO,SPA-NAINA

CIDCO Ltd,

Third Floor, Tower No. 10, CBD-Belapur Railway Station Complex,

CBD-Belapur, Navi Mumbai – 400 614

Subject:

Sir,

While thanking you for letting me occupy a portion of the above building before acceptance of the Completion Certificate of the whole building for the plans approved in communication No.

_____ Dated_____ I hereby indemnify the SPA-NAINA against any risk, damage and danger which may occur to occupants and users of the said portion of the building and also undertake to take necessary security measures for their safety. This undertaking will be binding on me /us, our heirs, administrators and our assignees.

(* Of such value as decided by the SPA-NAINA.)

Yours faithfully,

Signature of Owner

Name of the Owner

Witness:

Address:

Date: