

**DEVELOPMENT CONTROL  
REGULATIONS  
of  
Khopta New Town  
(For six villages)**

Sanctioned under sub-section (1) of section 31 of the Maharashtra Regional and Town Planning Act, 1966 vide Urban Development Department's Notification No. TPS/1209/932/CR390/09/UD-12 dated 4<sup>th</sup> April, 2012 and Notification No. TPS/1209/932/CR390/09/Part-2/UD-12 dated 4<sup>th</sup> April, 2012

***CIDCO* - CITY AND INDUSTRIAL  
DEVELOPMENT CORPORATION LTD.**

(April 2012)



## PREAMBLE

Government has formulated Khopta New Town for part area from Panvel and Uran Tahsil of Dist Thane and Raigad respectively in the Mumbai Metropolitan Region while sanctioning its Regional Plan on 23/09/1999. Subsequently, the City and Industrial Development Corporation (CIDCO) has been appointed as Special Planning Authority (SPA) under Section 40 of the Maharashtra Regional and Town Planning Act 1966 on 13-11-2003 for this New Town. In the event of declaring certain Villages for 'Mumbai Integrated Special Economic Zone' (MISEZ) from Khopta New Town vide notification dated 18/05/2006 by the Commissioner Konkan Division, the scope of the Special Planning Authority had been reduced. The SPA therefore after carrying out the procedure laid down in Sections 23, 24, 25, and 26 of MR&TP Act-1966, prepared a Draft Development Plan along with DCR for six villages viz. Karnala (Tara), Barapada, Dighati, Sai, Kasarbhat and Dolghar of Khopta New Town after leaving the villages declared for MISEZ.

While preparing the Draft Development Plan and the Development Control Regulation (DCR) for Khopta New Town the provisions of sanctioned Mumbai Metropolitan Region Plan have been perused and taken care of and also suitable modifications have been proposed for applicability in Khopta New Town area. The Draft DCR and the Draft Development Plan along with report was placed before the CIDCO Board of Directors for its approval and the Board has approved the proposal vide **BR No.9830** dated 07.03.2008 to publish the same for inviting suggestion and objections under the provisions laid down in M.R. & T.P. Act-1966. The Draft Development Plan and DCR was published in the Maharashtra Govt. gazette on 03.04.2008. The Planning Committee appointed by Govt. had given hearing to the applicants whose suggestions and objections were received on the DDP and DCR. As suggested by the planning committee and with the approval of Planning Authority certain modifications had been made in the clauses and sub-clauses of respective regulations of DCR.

The Govt. of Maharashtra has now sanctioned the Draft Development Plan and Development Control Regulations for Khopta New Town with modifications M-1 to M-28 (on DCR) and Mod-1 to Mod-4 (on Plan) and excluded those parts stated as EP-1 to EP-10 vide Urban Development Department's Notification No. TPS/1209/932/CR390/09/UD-12 dated 4<sup>th</sup> April, 2012 and Notification No. TPS/1209/932/CR390/09/Part-2/UD-12 dated 4<sup>th</sup> April, 2012. The said notification and the notice have been published in local Newspaper dated 12<sup>th</sup> April 2012 and in Maharashtra Govt. Gazette.

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## CHAPTER - I

### ADMINISTRATION

#### 1.0 TITLE:

These Regulations shall be called Development Control Regulations for Khopta New Town (hereinafter referred to as “these Regulations”).

#### 1.1 JURISDICTION:

These Regulations shall apply to building activity and development work in the area of six villages namely the planning area out of the area notified by the Government of Maharashtra as Khopta New Town (hereinafter referred to as “KNT.”) on 13/11/2003 and additions and deletions made thereto from time to time if any.

#### 1.2 ENFORCEMENT:

These Regulations shall come into effect from the date of enforcement stipulated by the Government of Maharashtra and shall supersede all earlier Development Control Regulations published and/or sanctioned under the Maharashtra Regional & Town Planning Act, 1966 and the Maharashtra Municipalities, Nagar Panchayats and Industrial Township Act, 1965, for the Khopta New Town or part thereof.

#### 1.3 DEFINITIONS OF TERMS AND EXPRESSIONS:

The terms and expressions used in these Regulations shall have the meaning given against them in the following:

- (1) **ACCESSORY BUILDING** means a building separated from the main building and containing one or more accessory use.
- (2) **ACCESSORY USE** means any use of the premises subordinate to the principal use and customarily incidental to the principal use.
- (3) **ACT** means the Maharashtra Regional & Town Planning Act, 1966 as amended from time to time.
- (4) **ADDITION AND/ OR ALTERATION** means an addition or alteration to the area or height, or removal of a part of a building or change from one occupancy to another or a structural change, such as construction or cutting into or removal of any wall or part of a wall, partition, column, beam, joist, floor including a mezzanine floor or other support, or a change to or closing of any means of ingress or egress.
- (5) **APPLICANT** for development permission means, any person who is an owner or a person claiming to be an owner through an irrevocable registered Power of Attorney or a Lessee.
- (6) **APPROVED** means approved by the Competent Authority or before the enforcement of these regulations, approved by the competent authority then in force.
- (7) **AUTHORITY** means the special planning authority appointed by the state Govt under section 40 (1)(b) of MR&TP Act 1966.
- (8) **BALCONY** means a horizontal projection including a handrail or balustrade to serve as passage or sit out place.



- (9) **BASEMENT OR CELLAR** means a lower storey of a building below or partly below ground level.
- (10) **BUILDABLE PLOT AREA** means an area of plot considered for computation of permissible Built up Area (BUA) under these Regulations.
- (11) **BUILDING** means a structure, constructed with any material whatsoever for any purpose, whether used for human habitation or not, and may include -
- (i) foundation, plinth, walls, floors, roofs, plumbing and building services
  - (ii) verandahs, balconies, cornices, projections
  - (iii) part of a building or anything affixed thereto
  - (iv) any wall enclosing or intended to enclose any land or space, signs and outdoor display structures
  - (v) tanks, constructed for storage of liquids
  - (vi) all types of buildings as defined in 10A to 10L given below :
- (10A) **ASSEMBLY BUILDING** means a building or part thereof where group of people congregate or gather for amusement, recreation, social, religious, civil, travel and similar purposes.
- (10B) **DETACHED BUILDING** means a building whose walls and roofs are independent of any other building.
- (10C) **EDUCATIONAL BUILDING** means a building used for a school or college or any other educational and related institutional uses including incidental uses like staff quarters and hostels.
- (10D) **HAZARDOUS BUILDING** means any building or part of a building, which is used for storage, handling, manufacture or processing of highly combustible, explosive or poisonous materials defined by the appropriate authority.
- (10E) **HIGH RISE BUILDING** means a building exceeding 16 m. in height.
- (10F) **INDUSTRIAL BUILDING** means any building or part of a building or structure in which products or materials of all kinds and properties are fabricated, assembled or processed.
- (10G) **INSTITUTIONAL BUILDING** means a building used for social, and welfare purposes, including penal institutions such as jail, remand home etc. and not used on a commercial basis.
- (10H) **MERCANTILE BUILDING** means any building or at least 1/3<sup>rd</sup> part of it used for business, office purposes, shops, markets, and incidental service facilities.
- (10I) **RESIDENTIAL BUILDING** means any building in which living accommodation is provided in at least 2/3<sup>rd</sup> part of it for normal residential purpose, including lodging and boarding houses and hostels.
- (10J) **SEMI DETACHED BUILDING** means a building detached on three sides.
- (10k) **SPECIAL BUILDING** means –
- (i) Assembly building,
  - (ii) Hazardous building.

- (iii) Mercantile building
  - (iv) High rise building
- (10L) **STORAGE BUILDING** means a building or at least 1/3<sup>rd</sup> part of it used for the storage or sheltering of goods, wares or merchandise like ware houses, cold storages, freight depots, transit sheds, store houses, public garages, hangars and truck terminals.
- (12) **BUILDING LINE:** means a line up to which the plinth of a building adjoining a street or an extension of a street or a future street may lawfully extend and includes the lines prescribed, if any, in any scheme and/or Development Plan or prescribed in any other Act.
- (13) **BUILT UP AREA (BUA)** means an area covered by a building on all floors including cantilevered portion, if any, excepting areas excluded specifically under these Regulations.
- (14) **CABIN** means a non-residential enclosure constructed of non-load bearing partition.
- (15) **CANOPY** means a projection over any entrance.
- (16) **CARPET AREA** means a net usable floor area within a building excluding that covered by the walls or any other areas specifically exempted from built up area computation in these Regulations.
- (17) **CHHAJJA** means a sloping or horizontal structural overhang usually provided over openings on external walls to provide protection from sun and rain.
- (18) **CHIMNEY** means a construction by means of which a flue is formed for the purpose of carrying the products of combustion to the open air. Chimney includes Chimney Stack and the flue pipe.
- (19) **COMBUSTIBLE MATERIAL** means a material which burns or adds heat to a fire when tested for combustibility in accordance with IS: 3808-1966 Method of Test for Combustibility of Building Materials of the National Building Code.
- (20) **COMMENCEMENT** means commencement of the work or development carried out with due permission granted either under section 45 or 69 of the Act as the case may be, by the Competent Authority.
- (21) **COMMON FACILITY CENTRE (CFC)** means a plot of land, which a landowner or applicant is required to provide for common facilities under these Regulations in developing large holdings.
- (22) **COMPETENT AUTHORITY** means an officer by whom the powers and functions of Planning Authority are to be exercised and performed as per the provisions of Section 152 of the Act.
- (23) **CONGESTED AREA** means a land included within the gaothans as determined under Maharashtra Land Revenue Code, 1966, prior to enforcement of these Regulations, and within the areas specifically marked in the Development Plan.
- (24) **CONVENIENCE SHOPPING** means shops each with a carpet area not exceeding 20 sq.m. and dealing with day-to-day household requirements as illustrated in these Regulations.

- (25) **CORPORATION:** means Managing Director or any other officer of the City And Industrial Development Corporation of Maharashtra Limited duly authorised by him.
- (26) **CORRIDOR** means a common passage or a circulation space including the common entrance hall.
- (27) **COURTYARD OR CHOWK** means a space permanently open to sky, enclosed fully or partially by a building at any level within or adjacent to a building.
- a) Inner chowk means a chowk, which is enclosed on all sides and conforming to Regulation No. 5.11.1.
- b) Outer chowk means a chowk where at least one of the sides is not enclosed and conforming to Regulation No. 5.11.2.
- (28) **COVERED AREA** means the area immediately above the plinth level covered by the building, or used for installing machinery, plant and equipment, but does not include :
- a) Garden, rockery, well and well structures, nursery, water pool, fountain, benches, platforms round a tree and the like;
- b) Drainage culvert, conduit, catch-pit, gully pit, inspection chamber, gutter and the like; and
- c) Compound wall, gate, un-storeyed porch and portico, watchmen's booth and the like.
- (29) **DEVELOPMENT** with a grammatical variations means the carrying out of building, engineering, mining or other operations, in, or over, or under land or water, on the making of any material change, in any building or land, or in the use of any building, land, and includes re-development and layout and subdivision of any land and 'to develop' shall be construed accordingly.
- (30) **DEVELOPMENT PERMISSION** means a valid permission or authorisation issued in writing by a Competent Authority to carry out development with due regard to the provisions of the Maharashtra Regional & Town Planning Act, 1966 and/or any other Act or law in force at the time of its issue.
- (31) **DILAPIDATED OR UNSAFE BUILDING** means whole or part of a building which has been declared unsafe or which is likely to be demolished for being unsafe by an order of the Competent Authority.
- (32) **DOOR** means an opening provided for entry and/or exit of goods or people.
- (33) **DRAIN** means a system or a line of pipes or open channels with their accessories, for conveying surface water or any effluent for disposal.
- (34) **ENCLOSED STAIRCASE** means a staircase separated by the fire resistant walls and doors from the rest of the building.
- (35) **ESCALATOR** means a power driven, inclined, continuous stairway used for raising or lowering passengers.
- (36) **EXISTING BUILDING OR USE** means a building or its use existing before the enforcement of these Regulations.
- (37) **EXIT** means a passage, channel or means of egress from any building, storey or floor area to a street or open space of safety.

- (i) **EXIT, VERTICAL** connotes exit used for ascension or descension between two or more levels including stairway, smoke proof towers, ramps, lifts, escalators and fire escapes.
  - (ii) **EXIT, HORIZONTAL** connotes a protected opening through or around a firewall or a bridge connecting two or more buildings.
- (38) **EXTERNAL WALL** means an outer wall of a building not being a partition wall even though adjoining a wall of another building and also means a wall abutting an interior open space of any building.
- (39) **FLOOR** means the lower surface in a storey on which one normally walk in a building, and does not include a mezzanine floor. The floor at ground level with a direct access to a street or open space shall be called the ground floor; the floor above it shall be termed as floor 1, with the next higher floor being termed as floor 2, and so on upwards.
- (40) **FLOOR SPACE INDEX (F.S.I.)** means the quotient or the ratio of the gross area of all floors, including mezzanine floors excepting areas specifically exempted under these Regulations, to the total area of the buildable plot.

$$\text{i.e. F.S.I.} = \frac{\text{Built up Area of all floors}}{\text{Buildable Plot Area}}$$

- (41) **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.
- (42) **FOUNDATION** means that part of a structure, which is in direct contact with the soil to transmit loads to it.
- (43) **FRONT** means a 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 accesses/roads/streets.
- (43A) FITNESS CENTER**
- (44) **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. and includes structures provided for seating in a stadium or in the open.
- (45) **GARAGE** means a building or a portion thereof, designed and used for the parking of vehicles.
- (46) **GROSS PLOT AREA** means an aggregate area of a contiguous land holding of an applicant.
- (47) **HABITABLE ROOM** means a room occupied or designed for occupancy for human habitation and uses incidental thereto, including a kitchen, if it is a part of living room, but excludes a bath room, a water closet compartment, a laundry, a serving and storage pantry, a corridor, a cellar, an attic, a store room, a pooja room and similar spaces.

- (48) **HEIGHT OF BUILDING** means a vertical distance measured from average level of the ground:-
- |       |                             |   |   |
|-------|-----------------------------|---|---|
| (i)   | In the case of flat roofs   | : | up to the top of finished surface of the roof slab.       |
| (ii)  | In the case of pitched roof | : | up to the eaves level                                     |
| (iii) | In the case of gables       | : | up to the midpoint between the eaves level and the ridge. |

Architectural features serving no function except that of decoration shall be excluded for the purpose of determining the height of a building.

- (49) **HOLDING** means contiguous land in single or joint ownership, irrespective of separate property register cards and/ or 7/12 extracts.
- (50) **HOME OCCUPATION** means occupation other than that of operating an eating or drinking place offering services and not affecting safety of the inhabitants and not causing nuisance to the neighborhood. It also includes cottage industries identified by the Khadi and Village Industries Commission / Board.
- (51) **HOUSING FOR ECONOMICALLY WEAKER SECTION** means a housing scheme where every tenement has built up area (BUA) not exceeding 25 sq.m.( planning authorities may allow in exceptional cases BUA not exceeding 30 sq.mts) inclusive of independent toilet facilities or a housing scheme undertaken by the Maharashtra Housing and Area Development Authority for economically weaker section.
- (52) **INFORMATION TECHNOLOGY ESTABLISHMENT (ITE)** means an establishment which is in the business of developing Information Technology related software, hardware or related services.
- (53) **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.
- (54) **LOFT** means an intermediary floor between the floor and ceiling of any floor or a residual space in a pitched roof, above normal floor level which is constructed and adopted for storage purposes and includes a ledge or tank.
- (55) **MEZZANINE FLOOR** means an intermediate floor not being a loft, between the floor and ceiling of ground floor.
- (56) **MULTI-BUILDING SCHEME** means a scheme wherein two or more principal independent buildings are constructed in an undivided parcel of land.
- (57) **NET PLOT AREA** means an area obtained after the deduction of area under DP reservations and DP roads from gross plot area.
- (58) **NON-COMUSTIBLE MATERIAL** means a material which does not burn or add heat to a fire when tested for combustibility in accordance with IS: 3808-1966 - Method of Test for Combustibility of Building Materials.
- (59) **PLANNING AREA:** means the area covered under the draft Development plan covering six villages namely Dhighati, Sai, Kasarbhat, Dolghar, Barapada, and Karnala and covering an area of 2518 ha.
- (60) **OCCUPANCY OR USE GROUP** means the occupancy for which a building or a part of a building is used according to the approved plan.

- (61) **OPEN SPACE** means an area forming an integral part of a site left open to the sky.
- (62) **PARAPET** means a low wall or railing built along the edge of a roof or a floor.
- (63) **PARKING SPACE** means an area enclosed or unenclosed, covered or open, sufficient in size to park vehicles, together with a drive way connecting the parking space with the street or alley and permitting ingress and egress of the vehicles.
- (64) **PARTITION** means an interior non-load bearing divider one storey or part storey in height.
- (65) **PLINTH** means a portion of a structure between the surface of the surrounding ground and surface of the floor, immediately above the ground.
- (66) **PLINTH AREA** means a built up area measured externally at the level of a floor, basement or any storey.
- (67) **PORCH** means a covered surface supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building.
- (68) **REVAS PROJECTION** means a part of a room or rooms or staircase projecting in the open space beyond the building line.
- (69) **ROAD/STREET** means any highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square, place or bridge, whether a thoroughfare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm-water drains, culverts, sidewalks, traffic islands, road-side trees and hedges, retaining walls, fences, barriers and railings within the street lines.
- (70) **ROAD/ STREET LEVEL OR GRADE** means the officially established elevation or grade of the central line of the street upon which a plot fronts and if there is no officially established grade, the existing grade of the street at its midpoint.
- (71) **ROAD/ STREET- LINE** means the line defining the side limits of a road/street.
- (72) **ROAD WIDTH** means whole extent of space within the boundaries of road, when applied to a new road, as laid down in the city survey map or Development Plan or prescribed road lines by any law and measured at right angles to the course or intended course or direction of such road.
- (73) **ROOM HEIGHT** means the vertical distance measured from the finished floor surface to the finished ceiling/slab surface. In the case of pitched roofs, the room height shall be the vertical distance measured from the finished floor surface up to the midpoint of the sloping roof.
- (74) **ROW HOUSES** mean a row of houses with only front, rear and interior open spaces.
- (75) **SITE OR PLOT** means a parcel/piece of land enclosed by definite boundaries.
- (76) **SITE, DEPTH OF** means the average horizontal distance between the front and rear site boundaries.

- (77) **STAIR COVER** means a structure with a covering roof over a staircase and its landing built to enclose only the stairs for the purpose of providing protection from weather and not used for human habitation.
- (78) **SPECIAL PLANNING AUTHORITY:** means City and Industrial Development Corporation Ltd.
- (79) **STILT** means a surface of floor immediately above the ground level open on at least three sides, used for parking of vehicles or for activities permitted as per these Regulations.
- (80) **STOREY** means the portion of a building included between the surface of any floor and the surface of the floor above it or if there is no floor above it, then the space between any floor and the ceiling just above it.
- (81) **TECHNICAL PERSONNEL** includes a qualified engineer, surveyor, structural engineer, etc. who is licensed by the Competent Authority or who is entitled to practice as an Architect under the Architect's Registration Act, 1972.
- (82) **TENEMENT/APARTMENT** means a built - up premise normally used for residence, containing a cooking place and having an independent access.
- (83) **TO ERECT** means –
- (i) To erect a new building on any site, whether previously built upon or not.
  - (ii) to re-erect any building not covered under reconstruction of dilapidated and unsafe buildings
  - (iii) To change from one occupancy to another and sub-division of occupancy into more than one.
- (84) **TRAVEL DISTANCE** means distance from the remotest point on a floor of a building to a place of safety - be it a vertical exit, horizontal exit or an outside exit measured along the line of travel.
- (85) **THEATRE** means a place of public entertainment for the purpose of motion pictures and/or dramas and other social or cultural programs.
- ~~(86) **"VOLUME OF BUILDING"** means total volume of building. The volume of building with flat roofs shall be computed by multiplying the covered area of the building by the height of the building. Where the height of the building varies, the building shall be divided into blocks of uniform heights and the volume of the building will be the sum of volume of such blocks. In case of buildings with basement the depth of the basement below the average surrounding ground level shall be added to the height of buildings for the computation of volume. The volume of the building with sloping roofs shall be computed similarly, but for the building with sloping roofs the height of building for the purpose of computation of volume only, shall be measured from the average level of ground around and contiguous to the building up to the point at which the external surface of the outer wall intersects with the finished surface of the sloping roof. The volume of building under the sloping roof contained above the height of the building as defined above, shall not be included in the total volume of the building. Provided that such volume shall not exceed the product of length of the roof, the span of the roof and 1/8 of the span of the roof. If such volume exceeds the product of the length of the roof, the span of the roof and 1/8 of the span of the roof, such additional volume under the sloping roof shall be included in the total volume of the building.~~

~~(87) "VOLUME TO PLOT AREA RATIO (VPR)" means the ratio of volume of building measured in cubic meters to the area of plot measured in square meters and therefore shall be expressed in metres. 1 (MOD 3: Definition to be deleted) (Modification as per M-1)~~

(88) **WATER CLOSET (W.C.)** means a privy with arrangement for flushing the pan with water. It does not include a bathroom.

(89) **WATERCOURSE** means a natural channel or an artificial channel, which may be formed by training or diversion of a natural channel, meant for carrying storm and wastewater.

(90) **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.

(91) **WING** of a building is that part of the building which is accessible through a lift/ staircase/ entry.

(92) **FITNESS CENTRE :**

Fitness centre in a building means and includes the built up premise provided in the building including gymnasium for the benefit of its inmates and for the purpose of fitness, physical exercises, yoga and such other activities as may be permitted by the SPA from time to time.

#### 1.4 INTERPRETATION:

Terms and expressions not defined herein.

Unless the context otherwise requires, the terms and expressions not given herein shall have the same meaning as indicated in the following legislations and codes:

- i) The Maharashtra Municipalities, Nagar Panchayat and Industrial Township Act, 1965,
- ii) The Maharashtra Regional & Town Planning Act, 1966,
- iii) The Maharashtra Land Revenue Code, 1966, as the case may be,
- iv) The National Building Code.

#### 1.5 APPLICABILITY:

1.5.1. In the case of development for which 'Commencement Certificate' has been issued prior to enforcement of these Regulations, revalidation shall be done under Section 48 of the Act without reference to these regulations.

1.5.2. However any additional development proposed shall conform to these Regulations.

1.5.3. Any revision, modification or alteration to the development proposals, which have been approved by the Competent Authority, shall be permitted under these Regulations. However, revision, modification or alteration of such proposals considering Regulations prevailing earlier may be permitted subject to the following conditions:

- a) FSI already permitted or was permissible shall remain the same.
- b) Development work has already been commenced and carried out substantially as per approved plan.



1.5.4. If there is a conflict between the requirements of these Regulations and those of any other rules or bylaws, these Regulations shall prevail. However in respect of areas included in a Town Planning Scheme, the Scheme Regulations shall prevail.

**1.6 DELEGATION OF POWERS:**

Any of the powers, duties or functions conferred or imposed upon or vested in the Competent Authority by any of these Regulations may be delegated as per the Act.

**1.7 DISCRETIONARY POWERS:**

1.7.1 The Competent Authority will exercise its discretion in the following ways in conformity with the intent and spirit of these Regulations, in order to mitigate a demonstrable hardship or to sub serve public interest.

- (i) Decide on matters where it is alleged that there is an error in any order, requirement, decision, determination, interpretation made by it, under delegation of powers; while applying these Regulations.
- (ii) Interpret these Regulations in various contexts not covered in it. In situations where more clarity is required, the Competent Authority's decision will be final and binding on the concerned.
- (iii) Decide upon the nature and extent of concessions in respect of marginal distances, room heights, etc.. However reasons for granting such concessions shall be recorded in writing. Further such relaxation shall not affect the health, safety and hygiene of the inhabitants of the building and the neighborhood and the structural stability of the building. Provided further that while granting concessions as above, the Competent Authority may impose conditions as may be necessary. These may include a payment of deposit and its forfeiture for non-compliance, and other obligations, etc. No concessions in respect of the floor space index shall be given.
- (iv) Decide upon the relocation of D.P. Reservation as provided in Regulation no. 5.14.3.
- (v) Modify the limit of a zone where the boundary line of a zone divides a parcel of land or where a layout street or a survey no. actually on the ground varies from its location shown on the Development Plan.
- (vi) Authorise the erection of a building or the use of a premises for a public service undertaking or a public utility purpose where such an authorisation is reasonably necessary for the convenience and welfare of the public, even if such erection or use is not permitted as per these Regulations.
- (vii) Determine and establish the location of zonal boundaries in case of doubts or controversies.

**1.8 POWER TO PRESCRIBE THE PROFORMAS:**

The Competent Authority shall have the powers to prescribe PROFORMAS and/or make amendments in the contents of such proformas and in the general procedure for grant of development permission.

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**CHAPTER - II**  
**PROCEDURE FOR OBTAINING**  
**DEVELOPMENT PERMISSION**

**2.1 PERMISSION FROM THE COMPETENT AUTHORITY IS MANDATORY**

- 2.1.1 No person shall change the use of any land or carry out any development without the prior written permission of the Competent Authority.
- 2.1.2 No such development permission shall be necessary for the works listed in the section 43 of the Act and operational constructions of Government Departments as elaborated in Appendix - I.

**2.2 ACTIONS AGAINST DEVELOPMENT DONE WITHOUT APPROVAL OF THE COMPETENT AUTHORITY**

Any development, if carried out without such a permission of the Competent Authority, shall attract actions under sections 52, 53, 54 and 55 of the Act or any other Act. These include demolition of the structure and/or criminal proceedings against the owner/persons engaged in such act of unauthorised work.

**2.3 PROCEDURE FOR DEVELOPMENT PERMISSION**

**2.3.1 NOC for Non-Agricultural (N.A.) Permission :**

- 2.3.1.1 Any person who intends to carry out development where N.A. permission is not obtained shall first obtain N.A. permission under the Maharashtra Land Revenue Code, 1966. He shall, therefore, apply for a No Objection Certificate for seeking N.A. permission from the Competent Authority by engaging the services of Technical Personnel holding qualifications and competence as detailed out in Appendix-II. Such NOC shall not be necessary for proposals of amalgamation of plots or for subdivision of lands and for mining and quarrying operations where N.A. permission is subsequent to development permission.
- 2.3.1.2 The application for NOC for N.A. shall be submitted along with the drawings and documents accompanied by scrutiny fees mentioned in Appendix - III.
- 2.3.1.3 The Competent Authority shall issue such No Objection Certificate within a period of 30 days from the date of application or from the date of applicant making compliances in this respect.

**2.3.2 DEVELOPMENT PERMISSION**

- 2.3.2.1 Any person who intends to carry out development or redevelopment , erect or re-erect a building or alter any building or part of a building including sub-division or amalgamation of holdings, mining or quarrying operations, shall first apply to the Competent Authority in the proforma prescribed by the Competent Authority along with fees, documents, copy of N.A. permission (excluding for proposals of amalgamation or sub-division of holdings and mining or quarrying operations) giving full details of the proposed development, by engaging the services of Technical Personnel holding qualifications and competence as detailed out in Appendix-II.
- 2.3.2.2 The Competent Authority shall send one set of proposal to the Gram Panchayats concerned. The Gram Panchayats concerned shall furnish its comments / suggestions regarding infrastructure requirements at the local level. Failure to give comments to the Competent Authority within 30 days from the date of receipt shall mean the concerned Gram Panchayats has no objections to the proposal submitted by the applicant.

**2.4 COMMENCEMENT CERTIFICATE (CC)**

2.4.1 The Competent Authority shall, within 60 days from the date of application or from the date of applicant making compliances, by an order in writing, either -

- i) Grant the permission, unconditionally or subject to certain general and special conditions, in the form of a Commencement Certificate (hereinafter referred to as “CC”) and approve the plans, or
- ii) Refuse the permission for want of conformity with these Regulations and/or any other law/Regulation as may be applicable.

2.4.2 The Commencement Certificate will be granted building wise and will be issued only after the development charges and the scrutiny fees for the entire land under the layout and for those buildings for which such certificate are asked for, and balance of security deposit, subdivision/ layout fees and other charges, if any, are paid to the Competent Authority.

2.4.3 For the purpose of these Regulations, the development shall be deemed to have commenced only if the work up to the stage as stated below has been carried out.

a)	For a building work including additions and alterations	Up to plinth level
b)	For bridges and overhead tanks	Foundation and construction work up to the base work
c)	For underground work	Foundation and construction work up to floor of underground floor
d)	For layout/Subdivision and Amalgamation proposals	Final demarcation and provision of infrastructure and services up to the following stages:  i) Roads                      Water Bound macadam Complete.  ii) Sewerage                  Excavation and Drainage and base concreting Water Supply                  complete.

**2.5 DEEMED PERMISSION**

2.5.1 If the Competent Authority does not communicate its decision either to grant or to refuse permission to the applicant within 60 days from the date of receipt of his application or from the date of receipt of a reply from the applicant in respect of any requisition made by the Competent Authority, whichever is later, such permission shall be deemed to have been granted on the date immediately following the date of expiry of 60 days, provided that the development proposal for which the permission was applied for, is strictly in conformity with these Regulations and the scrutiny fees, development charges as well as premiums, deposits or other fees, etc. prescribed under these Regulations, are paid as in the case of proposal where CC is granted by the Competent Authority.

## **2.6 VALIDITY OF DEVELOPMENT PERMISSION/COMMENCEMENT CERTIFICATE AND ITS REVALIDATION**

### **2.6.1 Procedure for revalidation:**

Any development permission granted, or deemed to be granted by the Competent Authority for any development including the erection of building or for layout/subdivision will remain in force for a period of four years in aggregate, from the date of issue of CC. If the work is not commenced, it shall be revalidated before the expiry of one year from the date of its issue, by applying to Competent Authority. Such revalidation can be done for three consecutive terms of one year each, after which proposal shall have to be submitted to obtain development permission afresh. Application for revalidation shall be accompanied with the fees prescribed in Appendix - III.

## **2.7 PROCEDURE DURING CONSTRUCTION**

### **2.7.1 Intimation of commencement of work:**

The applicant shall intimate the Competent Authority of actual commencement of work in the Proforma prescribed by the Competent Authority. The applicant will have to start the work after a period of 7 days, from the date of such intimation to the Competent Authority.

### **2.7.2 Neither the grant of permission nor the approval of drawings and specifications, nor inspections made by Competent Authority during construction of the building shall in any way relieve the applicant and the technical personnel of such land / building from full responsibility of carrying out the work in accordance with these Regulations.**

### **2.7.3 Documents at Site:**

- i) Every person to whom development permission is issued shall, during construction, keep pasted in a conspicuous place on the site, a copy of the development permission and approved plans.
- ii) Details about the applicant, technical persons, structural engineer, land and approval orders, shall be displayed on a board located at a prominent place at the site during the period of construction.
- iii) Where tests of any materials are made to ensure conformity with the requirements of these Regulations, records of the test data shall be kept available for inspection during the construction of the building and for such a period thereafter as required by the Competent Authority.
- iv) No building material shall be allowed to be stacked on public roads/places without the written permission of the Competent Authority. The Competent Authority may decide the terms and conditions on which such permission shall be given.

### **2.7.4 Safety Measures at site:**

Proper care to avoid risk and injury to persons working on site and passers-by shall be taken by owner/applicant.

## **2.8 PLINTH AND STILT COMPLETION CERTIFICATE**

### **2.8.1 After the completion of work of each building up to the plinth level and/or stilt level the applicant shall apply in the proforma prescribed by the Competent Authority for obtaining plinth completion certificate. The Competent Authority shall carry out the inspection and within a period of 15 days from the receipt of such application issue Plinth / Stilt Completion Certificate. The applicant shall be entitled thereafter to commence further construction work as per sanctioned plan.**

2.8.2 Development charges and/or any other **balance** charges as may be due shall also be paid before seeking plinth/stilt completion certificate. ~~(Modification as per M-2)~~

2.8.3 In case the Competent Authority does not refuse Plinth Completion Certificate within 15 days, it will be deemed to have been granted provided construction of a plinth/stilt is as per approved plan and development charges and or other charges as may be due are paid fully to the Competent Authority. Plinth/stilt completion certificate will be issued only after checking the plinth or stilts with respect to demarcation of plot boundary, DP Roads, DP reservations, Common Facility Centre plots, recreational open spaces, layout roads, etc.

## **2.9 INSPECTION**

2.9.1 The Competent Authority or his officer may inspect at any time, the erection of a building or the execution of any development work without giving prior notice.

## **2.10 DEVIATION DURING CONSTRUCTION**

If during the construction of a building any departure from the sanctioned plan, such as increasing the number of tenements, built up area / FSI, height of the building, decrease in open spaces, change in alignment of roads, location of DP reservations, CFC plots, recreational open spaces, apportionment of BUA to various buildings, etc. is intended by way of internal or external addition etc., then the owner or applicant shall have to seek sanction of the Competent Authority by submitting amended plans showing the deviations thereon. The procedure laid down for the original plans shall apply to all such plans thereafter. Any work done in contravention of the sanctioned plans, without prior approval of Competent Authority shall be deemed unauthorised.

## **2.11 COMPLETION CERTIFICATE**

The applicant shall intimate the Competent Authority regarding completion of development work along with the following certificates:

- i) Completion Certificate from Technical personnel in proforma prescribed by the Competent Authority accompanied by 5 sets of As-Built drawings showing exactly the details of construction carried out at site and any such document as may be required to prove compliance to any of the conditions stipulated in the CC. One set of the As-Built drawings shall be cloth mounted or laminated.
- ii) Structural Stability Certificate from a Structural Engineer in the prescribed Proforma ;
- iii) Drainage/Sewerage/Plumbing Completion Certificate from a Technical Person in the Proforma prescribed by the Competent Authority.
- iv) Separate Completion Certificate from Technical Person for development of recreational open spaces and internal roads.

## **2.12 OCCUPANCY CERTIFICATE (OC)**

2.12.1 Procedure for granting OC:

On receipt of the certificate of completion as specified in Regulation No.2.11 the Competent Authority shall inspect the site and after satisfying itself that there is no deviations from the sanctioned plans or deviations, if any, are of minor nature where permission is not required under these Regulations, issue an occupancy certificate in Proforma prescribed by the Competent Authority or refuse to issue Occupancy Certificate within 30 days from the date of receipt of the said completion certificate. However before issuing such Occupancy Certificate, the Competent Authority shall

first obtain **from the applicant** No Objection Certificate of relevant authorities like Chief Fire Officer, Lift Inspector of P.W.D., wherever applicable  
**(Modification as per M-3)**

2.12.2 Deemed Occupancy Certificate:

If the Occupancy Certificate is not issued within time limit mentioned in Regulation 2.12.1, it will be deemed to have been granted, provided the construction is strictly as per the approved plans and no dues in development charges or any other form of payment to be made to the Competent Authority are pending and all the conditions of CC are complied with.

2.12.2 Part Occupancy Certificate :

Upon the request of the owner/applicant of the development permission, the Competent Authority may issue a part occupancy certificate for a building or part thereof, before completion of the entire work as per development permission, provided sufficient precautionary measures are taken by the applicant to ensure public safety and health. Such part occupancy certificate shall be given provided the applicant has completed the infrastructural works and development of amenities, recreational open spaces etc. commensurate with the stage of development. However the Competent Authority shall issue such part occupancy certificate subject to the owner indemnifying the said Authority as per the prescribed proforma in this respect.

**2.13 REFUND OF SECURITY DEPOSIT**

Security Deposit paid by the applicant while obtaining development permission shall be refunded without interest after the applicant obtains occupancy certificate for the entire development work. The original challan shall be submitted by the applicant to the Competent Authority to process the claim.

**2.14 CANCELLATION OF PERMISSION**

Competent Authority shall cancel any development permission issued under the provisions of these Regulations, whenever it is detected that there had been a false statement, any misrepresentation of material fact or forgery of document in obtaining development permission and the whole work shall be treated unauthorised. Any fees, charges, etc. paid shall be forfeited. However, no such cancellation shall be made unless the applicant is given an opportunity of being heard.

**2.15 NO OBJECTION CERTIFICATE FOR CERTAIN ACTIVITIES**

2.15.1 None of the following activities shall be carried out by any person, without the N.O.C. of the Competent Authority even though the same require the permission of another authority :

- i) Obtaining power supply connection;
- ii) Obtaining Water Supply Connection;
- iii) Obtaining permission for subdivision/amalgamation of agricultural lands from Collector/SDO.

2.15.2 Fees as mentioned in Appendix - III and other documents listed in the proforma prescribed by the Competent Authority shall have to be accompanied with every application for such N.O.C. Such application need not be submitted through Technical Person.

**2.16 DEMOLITION OF DILAPIDATED AND UNSAFE BUILDINGS**

Wherever it is necessary to demolish dilapidated / unsafe structure in the interest of public safety, such demolition shall be carried out by the applicant where so directed by the Competent Authority.

**2.17 REPAIRS TO STRUCTURES AFFECTED BY D.P.RESERVATION**

In case of permission for carrying out repairs only for the maintenance of the authorised structures affected by D.P. road proposals or reservations, the Competent Authority may grant such repair permission on certain conditions as deemed fit.

**2.18 PERMISSION FOR TEMPORARY CONSTRUCTIONS**

2.18.1 The Competent Authority may grant permission for temporary construction for a period not exceeding six months at a time, but in aggregate not exceeding a period of three years. Such temporary permission may be granted for the constructions of the following nature:

- i) Structures without RCC frames and/or walls for protection from the rain;
- ii) Pandals for fairs, ceremonies, religious function, etc.
- iii) Structures for godowns/storage of construction materials within the site;
- iv) Temporary site offices and watchmen chowkies within the site only during the phase of construction of the main building;
- v) Structure for 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) Stalls for sale of goods for specific period;
- ix) Milk booths and telephone booths;
- x) Transit accommodation for persons to be rehabilitated in a new construction;

Provided that temporary constructions for structures, etc. mentioned at (iii), (iv), (vi) and (x) may be permitted to be continued temporarily by Competent Authority but in any case not beyond completion of construction of the main structure or building. The structures in (ix) may be continued beyond three years on annual renewable basis by the Competent Authority.

2.18.2 Applications of permissions for temporary constructions need not be submitted through a Technical Person. A scrutiny fee shall be paid as specified in Appendix - III along with the application.

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**CHAPTER –III**  
**LAND USES PERMISSIBLE IN VARIOUS ZONES.**

**3.1 USE ZONES**

**3.1.1** Uses including ancillary uses permitted in different land use zones are as follows:

- 1) Residential Zone.
- 2) Special Residential Zone.
- 3) Service Industries Zone I-1
- 4) Warehousing Zone
- 5) Green Zone
- 6) Forest Zone
- 7) Recreational and Tourism Development zone
- 8) Coastal Regulation Zone
- 9) National Park

**3.1.2 GENERAL RESIDENTAIL ZONE**

**3.1.2.1 Activities permitted on lands fronting roads less than 12-m width**

**i) Residences :**

In this zone predominantly residential activity will be allowed.

**ii) Home occupations**

Home occupations 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. Such home occupations shall be non hazardous and non-obnoxious not affecting safety of the inhabitants in the neighborhood as well as of the building and in these occupations no mechanical equipments are used except those as are customarily used for purely domestic or household purpose and / or employing licensable goods subject to the maximum electricity load of 0.75 kw

Home occupations licensed by th Existing Land Use (ELU) Khadi & Village Industries Commission/ Board shall be allowed.

**iii) Convenience shops :**

Convenience shops of carpet area not more than 20 Sq. Mt can be provided for day to day convenience of people , provided that front margin in such cases shall not be less than 6 mt inclusive of a Lay- by shall be provided in the front open space and maintained for the purpose of public parking of vehicles. Such road lay-by must have an unrestricted entry from the road



and should not be enclosed. The level of the lay-by shall be flush with the road.

Such shops shall be permitted on ground floor only upto a depth of one half of the proposed road width. The type of convenience shopping permitted is indicated in the list given in Part A(I) of Appendix- IV

**iv) Shopping along Commercial Strips**

Shopping activity mentioned in Regulation No.3.1.2.2 shall be permitted only in the commercial strips specifically designated in the Development Plan.

**3.1.2.2 Activities permitted on roads of 12 Mt and more up to 30 Mt width:**

- i) Activities permitted in Regulation No. 3.1.2.1.
- ii) Activities given in Part A(II) of Appendix IV shall be permitted on these roads. In case of junction of roads with different widths, shopping specified for respective road widths shall be permitted. The shopping shall be permitted to a depth equal to one half of the respective road width on which it abuts. Commercial activity in the commercial strips specifically designated in the Development Plan and commercial activity having single occupancy shall be permitted up to the full depth in entire building. There shall be no restriction on the area of such shops. Front margin in such cases shall not be less than 6 m. inclusive of a 3 m wide lay-by provided for public parking. Such road lay-by shall have unrestricted entry from the road and shall not be enclosed. The level of lay-by shall be flushed with the road.
- iii) Uses such as Gymnasium, Police Station, Community halls, Banks and Information Technology Establishments (ITES) etc. not using more than 10 HP power shall be permitted.

**3.1.2.3 Activities permitted on roads of more than 30 Mt widths:**

- i) Activities permitted in Regulation No. 3.1.2.1.
- ii) Shopping activity mentioned in Regulation No.3.1.2.2 shall also be permitted only if it involves reconstruction and redevelopment of an existing building having existing shopping users.
- iii) Shopping activity mentioned in Regulation No.3.1.2.2 shall be permitted only in the commercial strips specifically designated in the Development plan up to a maximum depth equal to the proposed width of the road.

**3.1.2.4 Sites designated for commercial purposes:**

- i) Full- scale commercial uses along with other ancillary uses shall be allowed in the sites designated for Commercial purposes. Major commercial establishments involved in wholesale trade, offices, mercantile buildings may be permitted, up to a depth equal to the road width on all the floors of the buildings.
- ii) Residential and allied activities covering not more than 50% of the total built up area shall be permissible only on upper floors or in separate wings or in a separate building subject to provision of exclusive stairs and / or lifts and separate parking area.
- iii) Storage and sale of combustible materials shall not be permitted in such commercial plots. However, warehousing of the goods shall be allowed.

- iv) Following additional activities shall be permitted in these areas:
1. Pasteurizing and milk processing plant not employing more than 25 H.P. motive power in these activities in a plot of minimum 1000 sq.m.
  2. Printing press and related activities, paper box manufacturing, Ice factories, establishments requiring power for sealing and packaging shall be allowed in a plot of minimum 1000 sq.m.
  3. Personal services establishments.
  4. Hair dressing saloons and beauty parlours.
  5. Cold storage units in a plot of minimum 1000 sq.m.
  6. Cleaning and pressing establishments for clothes and not employing solvents with a flash point lower than 59 C . Machines with dry load capacity not exceeding 30 k.g. and not employing more than 9 persons ; provided that the total power requirement does not exceed 4 KW.
  7. Coffee grinding with electric motive power not exceeding 1 H.P.
  8. Restaurant, eating houses, cafeterias, gymnasiums, health clubs, banks, coaching classes.
  9. Bakeries and confectioneries only on ground floor, not occupying for production and area in excess of 75 sq.m. and not employing more than 9 persons, the power requirement not exceeding 4 KW and heating load not exceeding 12 KVA shall only be allowed. These will not use coal or wood as fuel.
  10. Sugarcane and fruit juice crushers not employing more than 6 persons with motive power not exceeding 1.5 H.P. and area not exceeding 25 sq.m.
  11. Garage/ workshops not employing more than 9 persons and using not more than 5 H.P. motive on independent plots.
  12. Battery charging and repairing not employing more than 9 persons having an area not more than 25 sq.m, with not more than two chargers and power not exceeding 5 KW.
  13. Art Galleries, museums, show-rooms, exhibition halls, etc.
  14. Accessory uses customarily incidental to any permitted principal use including storage up to 50 percent of the total floor area of the principal use.
  15. Lodging and boarding houses, hotels.
  16. Professional offices, Government and Semi- Government offices.
  17. Cinema theatres, drama theatres, mangal karyalays and auditoriums.
  18. Information Technology Establishments.

**[M-4]**

Sanctioned with modification that the regulation no.3.2.2.3 in first line replaced by regulation no.3.1.2.3.

**3.1.3 SPECIAL RESIDENTIAL ZONE (SRZ)**

3.1.3.1 Activity permissible under Regulation No. 3.1.2.1, 3.1.2.2 and ~~3.2.2.3~~ 3.1.2.3 shall be permissible to the extent specified in Table 1 under Regulation No.4.21 subject to the following restrictions.

- i) Residential activity only for housing the economically Weaker Section of the society shall be permitted subject to :
  - a) No tenement exceeds built-up area of 25 sq.m. inclusive of toilet facilities. The planning authority may relax the limit of maximum built up area up to 30 sq. mt if proposed with two room + kit + bath & wc provision in tenement.
  - b) The development shall be as per the provisions of Appendix XVII.
- ~~ii) No building shall be permitted exclusively for any uses other than the Residential use. (Modification as per M-4)~~
- iii) Every building shall have residential user as principal uses utilising at least 2/3<sup>rd</sup> the eligible built-up area.
- iv) Infra structural activities for which the reservations are provided in the Development Plan shall have to be carried out in the reserved sites only and shall not be permitted elsewhere in this zone.

**3.1.4 SERVICE INDUSTRIES ZONE(I-1 ZONE) :**

- 3.1.4.1 Predominantly, the activities which are required to serve the residential premises, commercial and industrial establishments as also the daily needs of the people shall be permitted in this zone. The limitations of area permitted, maximum number of persons to be employed, maximum permissible power requirement and the special conditions are indicated in Appendix V.
- 3.1.4.2. Other industrial activities which are non-obnoxious and non-hazardous in nature shall only be allowed subject to maximum employment of 25 worker and utilizing electric power of not more than 45 KW.
- 3.1.4.3. Residences of industrial labour are permitted in this zone, provided it is proposed on an independent plot.
- 3.1.4.4. Watchmen's quarters, canteens and banks shall also be permitted within a plot, building or premises for service industries. Information Technology Establishments shall be permitted. **(Modification as per M-5)**

**3.1.5 GREEN ZONE (G-ZONE)/ RECREATIONAL AND TOURISM DEVELOPMENT ZONE (RTDZ)**

Activities permitted in this zone are as given in part B of Appendix- IV.

**3.1.6 COASTAL REGULATIONS ZONE (CRZ) :**

Land in this zone shall be developed with due permission from Competent Authority, only in the manner and to the extent as may be allowed by the provisions set out in the Coastal Regulation Zone notification of the Ministry of Environment and Forests, Govt. of India , dated 19.02.1991 as amended from time to time

### 3.1.7 AREA UNDER HERITAGE STRUCTURES/ SITES /PRECINCTS :

The detailed Regulations for development of identified heritage structures/sites / precincts are given in Appendix VIII.

### 3.2 SPECIAL PROVISION FOR INFORMATION TECHNOLOGY ESTABLISHMENTS

Information Technology Establishments are those establishments, which are engaged in the business of developing information technology, related to software or hardware.

These shall be allowed in the following zones abutting roads of 12 m to 30 m width

1. General Residential Zone
2. Service Industries Zone I-1
3. Green Zone/Recreational and Tourism Development Zone
4. Warehousing Zone

The manner of development of these establishment is elaborated in these regulations by incorporating various provisions relating to permissibility of use, exemption of telecommunication equipment from computation of built up area, the extent of built up area permissible for these establishments, grant of additional FSI on payment of premium and exemption in height of room from built up area calculations; at appropriate places. Moreover these enabling provisions have been placed in Appendix – IX.

### 3.3 AREA UNDER QUARRIES

Mining and quarrying shall be permitted in the notified area at specified locations (those will be decided by Authority) up to a level as may be specified by the Competent Authority from time to time. They will be permitted on producing a N.O.C. from Maharashtra Pollution Control Board (M.P.C.B). These operations will be permitted as per Regulations contained in Appendix-VII. Crushing activity shall also be allowed at sites specified by the Competent Authority.

### 3.4 FOREST LANDS/ZONE

The lands which are notified under the Indian Forest Act, 1950 and other designated forest lands if any in the notified area shall not be permitted to be used of any other purpose even though they fall under various use-zones of the Development Plan except the following users.

- i) Forest and allied activities permitted under the Forest Act.
- ii) Roads, Railways, Highways undertaken by the Government.
- iii) Laying out of electric, telephone, gas, drainage, sewerage and water lines (without building operations) undertaken by the public authorities and with the prior approval of the Government.
- iv) Other utilities and services specifically permitted by the Government.

***Note -1: Further if any land in this zone is certified to be not reserved for the purpose of National Park/bird sanctuary/forest by the competent authority, then the use of such land will be governed by the provisions of adjacent zone.-(Modification as per M-7)***

### 3.5 WAREHOUSING ZONE :

**[M-8]**

Sanctioned with modification that the Regulation No.3.1 shall be modified as 3.5.

Container yards, container freight stations and warehousing shall be permitted only on the land designated in the development plan for container yards/ warehousing zone. Storage activities will be permitted and no other residential and shopping user will be permitted except the watchmen and managers quarter for essential purpose with the prior approval of the planning authority. Commercial office /institutional buildings can be permitted if they are proposed on independent plot having minimum area 1000 sq. mts. Common facility buildings may be permitted in the 5% area kept mandatory in the layouts as per applicability **and out of this 3% may be used for staff and managers quarters. (~~Modification as per M-8~~)**

**3.6 NATIONAL PARK:** No development of any construction is permitted in the National park zone. The existing authorised structures will be allowed to carry out its maintenance and repairs without any expansion in the built up area with the prior approvals of the planning Authority. **Further if any land in this zone is certified to be not reserved for the purpose of National Park/bird sanctuary/forest by the competent authority, then the use of such land will be governed by the provisions of RTDZ. (~~Modification as per M-9~~)**

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**CHAPTER- IV**  
**BUILT-UP AREA AND FSI FOR**  
**VARIOUS USES AND ZONES**

**4.1 BUILDABLE PLOT AREA AND COMPUTATION OF BUILT UP AREA**

**4.1.1 Buildable Plot Area**

4.1.1.1 The buildable plot area in the case of development of a holding where one or more main buildings are proposed shall be calculated as under:

i) **For residential and commercial purpose**

<u>Category</u>	<u>Buildable Plot Area</u>
a) Upto 1000 sq.m. of net plot area	Net plot area
b) Above 1000 sq.m. and Upto 4000 sq.m. of net plot area	Net plot area subject to max. 3400 sq.m.
c) Above 4000 sq.m. of net plot area	85% of the net plot area.

ii) **For industrial purpose**

a) Upto 8000 sq.m. of net plot area	Net plot area subject to max. of 7200 sq.m.
b) Above 8000 sq.m. of net plot area	85% of the net plot area.

iii) **For other purposes**

The buildable plot area shall be equal to the net plot area.

4.1.1.2 The buildable plot area of every sub-divided plot in a layout approved under these Regulations shall be calculated as under:

The entire area under layout shall be considered as net plot area and the buildable plot area of layout shall be then calculated as stipulated in Regulation No. 4.1.1.1. This buildable plot area of layout shall be distributed proportionately amongst the sub-divided plots as buildable plot areas of the respective plots.

**4.1.2** The permissible built up area shall be derived by multiplying permissible FSI of respective use/zone with the buildable plot area.

#### 4.2 MAXIMUM FSI FOR VARIOUS USES/ZONES

The maximum permissible Floor Space Index for various occupancies, locations, and for various use zones to be consumed on the buildable plot shall be as given in Table1 below:

**TABLE – 1**  
**MAXIMUM PERMISSIBLE FSI**

Use/Zone	Base FSI (without premium)	Maximum FSI on buildable plot.(with premium)	Maximum FSI including DR/TDR utilisation
General & Special Residential Zones	0.50	1.00	1.75
Medical and educational user.	1.00	--	2.00**
Service Industrial Zone, I-1	0.10	0.75	1.00
Gaothan/Congested area– All uses	1.00	--	1.00
Commercial zone	0.50	1.00	1.75
Information Technology Establishments	0.50	1.00	2.00
Green Zone	0.20	0.30	0.50
Recreational & Tourism Development Zone	0.20	0.30	0.50
Cattle Shed	0.10	0.10	0.10
Container yard/ <b>warehousing/storage</b> <i>(Modification as per M-10)</i>	0.30	1.00	1.00

**Notes:**

- i. \*For all social facilities plots/ Medical/Educational user plots reserved in the development plan FSI shall be maximum 1.0 without payment of premium and in case of Fire Brigade and Police Stations, an additional FSI of 1.0 shall be allowed, without payment of premium, exclusively for essential staff quarters over and above the permissible FSI.
- ii. \*\*Medical/Educational activities in other than green zone area, run by charitable and public trust or of registered institutions may be permitted to utilise additional FSI up to 1.00 on payment of premium at 25% of non agricultural land rates as per ready Reckoner. Such additional FSI shall be granted only for bonafide purpose of the institute. However, in no case total FSI shall be more than 2.00.
- iii. In green zone and RTDZ the additional FSI up to 0.2 will be permitted for educational activities/medical activities run by public and charitable trust or registered institutions only for local residents on payment of premium to the planning Authority at the rate 25% of non agricultural land rates as per ready Reckoner. Such additional FSI shall be granted only for bonafide purpose of the institute.

- iv. TDR FSI shall be allowed to be utilised at a different location in the manner stated in Appendix - XIII only after the Competent Authority acquires the land under DP reservation, DP road and/or CFC plot, as may be applicable to the case.
- v. DR/TDR shall not be permitted in gaothan/congested area, Green Zone and Recreational and Tourism Development Zone.
- vi. The Development of religious buildings will be governed by the provisions of **Appendix XX**.
- vii. Notwithstanding the above, a minimum built up area of 50 sq.m. will be permitted in Green Zone and in Recreational and Tourism Development Zone for bonafide residential use only irrespective of smaller plot area.
- viii. The development of the IT use will be governed by appendix IX and any other amendments as may be approved by govt. from time to time.

#### **4.3 FSI PRESCRIBED FOR CFC PLOT:**

- 4.3.1 FSI for development of activities permitted as per Regulation 5.5.4.1 shall be 1.00 (one) without premium.
- 4.3.2 The owner shall be entitled to use FSI of the CFC plot in the form of DR or TDR only in one of the following cases without payment of premium:
  - (i) The owner develops and maintains the facility for public on no loss no profit basis, for any of the activities listed in Regulation No. 5.5.4.1 excepting the markets and convenience shopping.
  - (ii) The owner surrenders CFC plot to the Competent Authority free of cost and free of all encumbrances.
- 4.3.3 Where the owner surrenders the CFC plot to Competent Authority in lieu of FSI the formality of transferring the land of CFC plot shall be completed before approaching the Competent Authority for grant of Plinth Completion Certificate for building proposed in the remaining land. FSI for the CFC plot shall be released on surrender of CFC plot. The Competent Authority shall take the possession of the CFC plot without any encumbrance either while approving the development permission or at any time before granting Plinth Completion Certificate of the proposal.



#### 4.4 INCENTIVE FSI FOR LAND POOLING

Incentive in terms of FSI for land pooling shall be granted as under:

**Table – 2**

#### INCENTIVE FSI FOR LAND POOLING

Sr. No.	Gross plot area not less than	Incentive FSI without premium as percentage of permissible FSI (without DR/TDR)		Remarks
		For Owner/ applicant	For Coop. Society of Land Owners	
1	1 ha.	-	5.0%	The person intending to develop several parcels of land situated contiguously shall submit a single application for development of such lands and shall be eligible for the incentive FSI at these rates subject to following conditions.  A) Such person has entered into an agreement with the concerned owner of the land for its sale and has obtained irrevocable power of attorney from the owner; and  B) Such person has obtained possession of the land along with the execution of power of attorney.
2	2 ha.	5.0%	10.0%	
3	5 ha.	10.0%	15.0%	
4	10 ha.	15.0%	20.0%	
5	20 ha.	20.0%	25.0%	

**Note -** The above provision will not be applicable to layouts and building proposals already approved unless a revision of such projects is entirely based on these Regulations.

#### 4.5 BUILT-UP AREA CALCULATION IN RESPECT OF STRUCTURES HAVING HEIGHTS MORE THAN SPECIFIED.

If the height of a covered structure exceeds that specified in Table-9 under Regulation No. 6.1.2, 50% of such area covered by extra height shall be counted towards Built up Area. However, in case of unique architectural design, Competent Authority may relax this rule for reasons to be recorded in writing. Buildings for public assembly are exempt from this Regulation.

#### 4.6 BUILDING FEATURES/DEVELOPMENTS PERMITTED FREE OF FSI

##### 4.6.1 Without Payment of Premium

The following features of a building wherever present, shall be excluded from the calculation of built up area without paying premium:

###### [EP-3]

The existing Regulation No.4.6.1 (b) is proposed to be deleted and replaced as follows :-  
"4.6.2 (e) Areas covered by lifts and common staircase and their revas projections of width not more than 1.2 mts. "

- a). Areas covered by features permitted in marginal open spaces as listed in Regulation- 5.10.3 and 5.10.4 except covered parking spaces, revas projection other than for staircases and a balcony for residential building.
- ~~b). Areas covered by lifts and common staircases and their revas projection of width not less than 1.2 m. (Modification as per M-11)~~
- c). Area of fire escape stairways and cantilever fire escape passages according to the Fire Officer's requirements as in Appendix – XVIII.
- d). Area under stilts up to a clear height (i.e. between floor and ceiling) of 2.4 m. only.
- e). Area under structures like Bio-gas plants, effluent water treatment plants, solar water heating system, sewage treatment plants, Air conditioning Plant rooms, Electric Sub-stations etc.
- f). Refuge area as provided in Regulation 6.27.
- g). Fire escape passages in the case of industrial and public assembly buildings up to a width of 2 m.
- h). Areas covered by Lofts [vide Regulation - 6.8], Meter rooms [vide Regulation- 6.23], Porches / Canopies [vide Regulation 6.19], if provided in accordance with these Regulations.
- i). Basement if used for vehicular parking and essential machinery installations mentioned in Regulation No.6.4.2.3.
- j). Dish antenna or communication tower used for telecom or ITE purpose.
- k). Areas covered (vide Regulation No .5.29) under the construction space required for providing any or all equipment/storage space required for batteries of the solar assisted systems etc. if provided in accordance with these Regulations.

##### **I) FITNESS CENTRE:**

**"Fitness Centre : In every residential building, constructed or proposed to be constructed for the use of a Cooperative Housing Society or an Apartment Owners Association, a fitness centre will be permitted. Subject to the following conditions.**

- 1. The area of the room shall be limited to 2(two) percent of the total BUA of building or 20 m2 and more than 200 sq.mt.**

###### [EP-6]

A new provision proposed to be made at Regulation No.4.6.1 1)

2. *The center shall not be used for any purpose other than for the fitness center activities.*
3. *The fitness center activities shall be confined to the members of the concerned housing society only.*
4. *The benefits of this provision shall be applicable prospectively and it shall not be extended for the purpose of regularization of already built up structures constructed without permission.*
5. *The ownership of the structure for fitness center shall vest with the concerned society or association. (Modification as per M-16)*

#### 4.6.2 Building Features Permitted Free of F S I on Payment of Premium

The following features shall be excluded from the calculation of built up area on payment of premium as stipulated in Appendix – X.

- a) Basements for permitted uses other than 4.6.1.(h) above and lock up Garages
- b) Balconies and otlas either open or enclosed, to the extent of 10% of built up area (BUA) of respective floor.
- c) Office room to the extent of 15 sq. m. of a co-operative housing society or apartment owners' association and one toilet for servants
- d) Structures permitted in the recreational open spaces under Regulation No.5.5.3.5.
- e) *Areas covered by lifts and common staircase and their revas projections of width not more than 1.2 mts.*

**[EP-3]**

The existing Regulation No.4.6.1 (b) is proposed to be deleted and replaced as follows :-  
 “ 4.6.2(e) Areas covered by lifts and common staircase and their revas projections of width not more than 1.2 mts. “

#### 4.7 FSI FOR RECONSTRUCTION OF DILAPIDATED/UNSAFE TENANTED BUILDINGS

In the case of proposals involving reconstruction of dilapidated /unsafe buildings, wholly or in part, the maximum permissible FSI shall be equal to the FSI already consumed by the tenants to be rehoused plus the FSI otherwise permissible under these Regulations subject to following conditions:

- i) Maximum FSI shall be 1.75
- ii) All such tenants shall be rehoused in the reconstructed buildings
- iii) Structure is authorisedly constructed prior to 30 years.

#### 4.8 FSI FOR RECONSTRUCTION OF DAMAGED/ DESTROYED/ COLLAPSED BUILDINGS DUE TO NATURAL CALAMITY

In the case of proposals involving reconstruction of a building or a part of a building which has ceased to exist or damaged or destroyed or collapsed due to accidental fire, earthquake or similar natural cause beyond the human control, the maximum permissible FSI shall be equal to the FSI already consumed by the tenants to be rehoused, plus the FSI otherwise permissible under these Regulations without premium, subject to following conditions:

- i) Maximum permissible FSI shall be 1.75
- ii) All such tenants shall be re-housed in the reconstructed buildings.

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**CHAPTER - V**  
**GENERAL PLANNING REQUIREMENTS**  
**FOR DEVELOPMENT OF LAND**

**5.1 REQUIREMENTS OF SITE FOR DEVELOPMENT:**

**5.1.1** No piece of land shall be used as a site for the construction of a building:

- (i) If the Competent Authority considers that the site is insanitary for any reason, including it being filled up with carcasses, excreta, filth or offensive matter.
- (ii) If the site is close to the edge of the existing or proposed water course/ body and the building line is proposed within 9 m. from its edge. However, the Competent Authority may allow development and construction on a site in close proximity of a minor water course/ water body on fulfillment of conditions as may be specified by it.
- (iii) If the site is not drained properly. However, such a site may be allowed for development after the owner has made arrangements like restricting or diverting the water course to an alignment and cross section as suggested by the Competent Authority, to drain out the site adequately. Once such a protection work has been constructed by the applicant at his cost to the satisfaction of the Competent Authority, it may also allow the reduction of the reservation for such water course to the extent of the cross section inclusive of a suitable means of access to the alignment and allow construction of a building at a distance of 5 m. from the edge of restricted water way.
- (iv) If the owner of the building has not shown to the satisfaction of the Competent Authority that all the measures required for safeguarding the construction from constantly getting damp are taken.
- (v) If no potable water supply is available till the date of grant of C.C.
- (vi) If it is within 30 m. from a burial ground or cremation shed and residential development is proposed thereupon.

**5.2 MEANS OF ACCESS:**

**5.2.1** Every plot shall be accessible through a paved public means of access like street/road or layout road. Plots which do not abut a public street/road or layout road shall be made accessible through a private means of access to which the plot owner has a legitimate right.

Such a means of access serving plot upto 500 sq.m. shall not be less than 3.0 m. in width with a length not more than 30 m. from a public street/road or layout road. However, in the case of larger plot, width of such means of access shall be consistent with the internal road to which it connects.

**5.2.2** In the case of housing scheme for LIG/EWS of society with upto two storeyed raw houses, the means of access may be of 3 m. width but this shall not be more than 50 meters in length and shall not serve more than 8 plots on either side of such an access.

**5.2.3** In the case of plots used for industrial purpose, such means of access shall not be less than 9.0 m. in width.

5.2.4 No building shall be erected so as to deprive any other building of its means of access.

**5.3 MINIMUM PLOT SIZE FOR VARIOUS USES / ACTIVITIES**

The minimum plot areas required for taking up different types of development, along with minimum dimensions thereof shall be as per Appendix XI.

**5.4 NARROW PLOTS:**

Narrow plots are those, which are existing prior to the date of enforcement of these Regulations and have an average width or depth upto 12 m. The development of such plots shall be permitted as per Sr.No. 3.0 and Note (I) below table at Sr.No.2.1.8 of Appendix XII.

**5.5 SUB-DIVISION/LAYOUT OF LAND:**

5.5.1 Circumstances warranting preparation of a layout or sub-division:

Proposals for sub-division/ amalgamation of lands or layouts of lands shall be submitted in the following cases:

- a) When more than one building is proposed to be constructed on any land, excepting for accessory buildings, the owner of the land shall submit proposal for proper layout of buildings or sub-division of his entire land.
- b) When the land under the proposal gets naturally sub-divided due to existing or proposed D.P. roads/ D.P. reservations or physical barriers.
- c) When development and redevelopment of any tract of land includes division and / or sub-division or amalgamation of plots for various land uses.
- d) When land under development admeasures 1000 sq.m. or more in a residential or commercial zone.
- e) **When land under development admeasures 10000 sq.mts in ware housing zone and for ware housing in residential and commercial zone. (Modification as per M-12)**

[M-12]  
d) Sanctioned with modification that the word "Residential" shall be deleted

5.5.2 Minimum widths of layout roads/streets/pathways shall be as given in the tables below.

**TABLE - 3**

**WIDTH OF PATHWAY AND ROADS IN LAYOUTS FOR OTHER THAN INDUSTRIAL AND WAREHOUSING USES**

Length of internal road/ Pathway in m.	Category	Minimum width in m. for other than G-zone/RTD2	Minimum width in m. for G-zone/ RTD2
Up to 30	Pathways or Approach to building/plots	3.0	3.0
Above 30 and upto 75	Other Pathways	4.5	4.5
Above 75 and upto 150	Road	6.0	4.5
Above 150 and upto 300	Road	9.0	6.0
Above 300	Road	12.0	9.0

TABLE – 4

WIDTH OF ROADS IN WEARHOUSING USES AND INDUSTRIAL LAYOUTS

[EP-4]  
The width of the road in Table No.4 is proposed to be modified as follows. "Upto 100 m- 15 m Above 100m & Upto 300 m-18 m. Above 300 m-21 m"

Length of internal road/ Approach road in m.	<del>Minimum width in m.</del>	<del>Minimum width in m.</del>
Upto 100	<del>9.0</del>	<del>12</del> 15
Above 100 and upto 300	<del>12.0</del>	<del>15</del> 18
Above 300	<del>15.0</del>	<del>20</del> 21

~~(Modification as per M-13)~~

- 5.5.2.1 Layout road shall be leveled and paved, sewerred, drained, channeled, /lighted, laid with water supply line and provided with trees for shade to the satisfaction of the Competent Authority.
- 5.5.2.2 If the development is only on one side of layout road, excluding pathway, width of such road prescribed in Table 3 and 4 may be reduced by 1.0 m.
- 5.5.2.3 At junctions of layout roads the intersection shall be rounded off, with the tangent length from the point of inter-section to the curve being half the road width across the direction of the tangent.
- 5.5.2.4 In any layout a cul-de-sac shall be permitted at the end of the internal road, having length upto 150 m. The dead end of such cul-de-sac shall be at a level equal to or higher than the main road level from where the cul-de-sac road takes off. The turning space, in each case, shall not be of less than 81 sq.m. and no dimension shall be less than 9 m.
- 5.5.2.5 In the interest of general development of any area, the Competent Authority may require the layout roads to have width larger than that required under these Regulations.
- 5.5.2.6 The layout road proposed for development shall be clear of marginal open spaces of the adjoining existing structures.

**5.5.3 RECREATIONAL OPEN SPACES**

- 5.5.3.1 In any land, layout or sub division of land intended for residential or commercial use and having net plot area admeasuring more than 1000 sq.m. recreational open spaces shall be provided as prescribed below:
  - i) Area above 1000 sq.m. and up to 4000 sqm 10 per cent of the net plot area
  - ii) Area above 4000 sq.m. ~~and up to 10000 sqm~~ 15 per cent of the net plot area

~~(Modification as per M-14)~~

- 5.5.3.2 In the case of lands, layouts, sub-division of lands intended for industrial use and container yards/warehousing uses such open space shall be provided at the rate of 10% of the net plot area where net plot area under layout or subdivision exceeds 8000 sq.m. This shall also serve as general parking space.
- 5.5.3.3 Such open space shall as far as possible be provided in one place. However, in the case of layouts exceeding 10000 sq. m .in net area the required open spaces may be located in more than one place provided that at least one such open space shall not be less than 800 sqm. in area. The minimum dimension of such recreational space shall in no case be less than 7.5 m. and if the average width of such recreational

space is less than 24 m. the length thereof shall not exceed two and half times the average width.

5.5.3.4 Such open space shall abut a layout road/path way / public road or shall be directly accessible to all the buildings or plots proposed in a layout. Access through a marginal open space shall be allowed.

5.5.3.5 i)

[EP-5]

A new regulation no.5.5.3.5 (i) is proposed to be added.

“In a recreational open space or playground of 1000 sq.m. or more in area (in one piece and in one place), structures for pavilions, gymnasias, club houses and other structures for the purpose of sports and recreation activities may be permitted with built-up area not exceeding 15 per cent of the total recreational open spaces in one place. The area of the plinth of such a structure shall be restricted to 10 percent of the areas of the total recreational open space. The height of any such structure which may be single storey shall not exceed 8 m. A swimming pool may also be permitted in such a recreational open space and shall be free of FSI. Structures for such sports and recreation activities shall conform to the following requirements:-

**Recreational Amenity/Open Space**

(a)The ownership of such structures and other appurtenant users shall vest by provision in a deed of conveyance, in all the owners on account of whose cumulative holdings, the recreational open space is required to be kept as recreational open space or ground viz. 'R.G.' in the layout or sub-division of the land.

(b)The proposal for construction of such structure should come as a proposal from the owner/owners/society/societies or federation of societies without any profit motive and shall be meant for the beneficial use of the owner/owners/members of such society/societies/federation of societies.

(c)Such structures shall not be used for any other purpose, except for recreational activities for which a security deposit as decided by the Commissioner will have to be paid to the Corporation.

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

(e)The owner/owners/or society or societies or federation of the societies shall submit to the Planning Authority a registered undertaking agreeing to the conditions in (a) to (d) above.” ~~(Modification as per M-15)~~

ii) In industrial/ **warehousing, storage and container yard** layouts such open space shall be used only for recreational activities and for parking of vehicles. When this open space exceeds 1500 sq.m. the excess area may be used for construction of buildings for banks, canteens, welfare centers, offices, crèches and for any other purpose considered necessary for industrial development by the Competent Authority. Built up area of such constructions shall not exceed 10% of the total recreational open space with ground and one upper floor. .” ~~(Modification as per M-17)~~

5.5.3.6 The maximum height of the structures mentioned in (i) and (ii) of the Regulation No. 5.5.3.5 shall not exceed 4.2 m. and 8.0 m. respectively. Swimming pool, skating rinks and other paved areas, without any structure, shall be permitted in such a recreational open space and shall not be counted towards the built-up area, provided the total ground coverage for such spaces as well as other structures does not exceed 20% of the area of the open space in which the same is located.

5.5.3.7 Excepting the area covered by the structures permitted, entire area of the recreational space shall be kept permanently open to sky. All facilities in the recreational area shall necessarily be accessible to all owners and occupants of the layout.

5.5.3.8 The ownership of such structure and other appurtenant users and the open space shall vest, in all the owners or their society ‘

5.5.3.9 The proposal for construction of such structures shall come from the owner/owners/society or federation of societies. Such proposal shall be meant for the beneficial use of the owner/ owners/ society/ societies/ federation of societies.

5.5.3.10 Such structures shall not be used for any other purpose except as provided in Regulation No. 5.5.3.5 for which a security deposit as decided by the Competent Authority will have to be paid to it.

**5.5.3.11 ~~FITNESS CENTRE:~~**

[EP-6]

A new provision proposed to be made at Regulation No.4.6.1 1)

~~**"Fitness Centre : In every residential building, constructed or proposed to be constructed for the use of a Cooperative Housing Society or an Apartment Owners Association, a fitness centre will be permitted, subject to the following conditions.**~~

~~**6. The area of such center shall be equivalent to 2(two) percent of the total BUA of building, however, it should not be less than 20 m2 and not more than 200 sq.mt.**~~

~~**7. The center shall not be used for any purpose other than for the fitness center activities.**~~

~~**8. The fitness center activities shall be confined to the members of the concerned housing society or association only.**~~

~~**9. The benefits of this provision shall be applicable prospectively and it shall not be extended for the purpose of regularization of already built up structures constructed without permission.**~~

~~**10. The ownership of the structure for fitness center shall vest with the concerned society or association.**~~

~~**(Modification M-16)**~~

**5.5.4 COMMON FACILITY CENTRES (CFC):**

In any layout or sub-division of land intended for residential or commercial use where net plot area exceeds 4000 sq.m., 5%of the net plot area shall be designated/reserved as common facility center (CFC). In the case of lands or layouts proposed for development of industries / Container Yard/ Warehousing such CFC will be required if the net plot area exceeds 8000 sq.m.

5.5.4.1 The activities permissible in the common facility centre are as follows:

- a) Any utility such as water storage reservoirs/ treatment plans etc.
- b) Educational use.
- c) Health related use, Gymnasium etc.
- d) Social facility including post office, police station, telephone exchange etc.
- e) Public parking.
- f) Any other utility/ amenity/ public conveniences, as may be decided by the planning authority.

5.5.4.2 Such CFC plots shall be situated as far as possible at one location and shall have access from the internal road or DP road and shall not be sub-divided. In case the CFC plot is distributed at more than one location then the minimum area of CFC plot shall be 200 sqm.



- 5.5.4.3 With the approval of the Competent Authority the owner may develop and maintain the CFC plot for any of the uses mentioned in Regulation No. 5.5.4.1 the same shall be kept open to the public.
- 5.5.4.4 The Competent Authority may allot the surrendered CFC plot to an appropriate authority like Municipal Council, Registered society (other than housing society), Charitable Trust, Public Authority etc, on such terms and conditions as may be decided by it for development and/or maintenance of any activity listed in Regulation No.5.5.4.1
- 5.5.4.5 In case of industrial/ Container Yard/ Warehousing layout/sub-division, the CFC plots of upto 1500 sq.m. area provided as per above provisions shall serve as general parking space unless otherwise specified by the Competent Authority. When it exceeds 1500 sq.m., the excess area may be used for construction of buildings for banks, canteens, and welfare centers, offices of industry associations/federations, crèches and other common purposes considered necessary for industrial development with prior approval of the Competent Authority.

**5.6 ACCESS FROM HIGHWAYS/MAJOR ROADS:**

No development of any sort including highway amenities like petrol pumps, motels, service garages, etc. shall be permitted fronting the National/State Highways unless no objection certificate in writing from the P.W.D. is produced by the applicant for taking access from such highways.

**5.7 ACCESS TO SPECIAL BUILDINGS:**

- 5.7.1 The width of the street on which a special building abuts shall not be less than 12 metres.
- 5.7.2 Main entrance to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall be less than 6 metres. The entrance gate shall fold/slide back against the compound wall of the premises, thus leaving the exterior access within the plot free for movement of fire service vehicles. If main entrance has a construction of any type (like arch etc.) the minimum vertical clearance shall be 6.0 m.
- 5.7.3 The approach to special buildings within marginal open spaces shall have minimum width of 4.5 m. and the layout for the same shall be prepared in consultation with the Chief Fire Officer. The approach shall be of hard surface capable of taking the weight of fire engine, weighing upto 18 tones. The said open space shall be kept free of obstructions and shall be motorable.

**5.8 DISTANCES FROM RAILWAY CORRIDOR:**

In the case of properties falling within 30m from the railway boundary no new construction or reconstruction of an existing building shall be allowed, within a distance

- a) equal to one third of the height of the building/wing or
  - b) 3m, or
  - c) as may be approved by the Competent Authority of Railways,
- Whichever is more.

## 5.9 DISTANCE OF BUILDING FROM ELECTRIC LINES:

No portion of a building including any projection of building shall be erected or re-erected or any additions or alterations made to a building on a site within the distance quoted below in accordance with the Indian Electricity Rules in force from any overhead electric supply line.

Table –5

### CLEARANCE WITH RESPECT TO POWER LINE

Voltage in the power line	Vertical clearance in m.	Horizontal clearance in m.
(i) Low and medium voltage lines and service lines.	2.5	1.2
(ii) High voltage lines upto and including 33 kv	3.7	2.0
(iii) High Voltage lines above 33 kv	3.7+0.3 for every additional 33 kv or part thereof.	2.0+0.3 for every additional 33 kv or part thereof.

The minimum clearance specified in the above clause shall be measured from maximum sag for vertical clearance and from maximum deflection due to wind pressure for horizontal clearance.

## 5.10 MARGINAL OPEN SPACES:

### 5.10.1 Exterior Open Space –

5.10.1.1 The provisions for open spaces at the front, side and rear of the buildings, shall depend upon occupancy, plot size, nature of development, width of road fronting the plot, height of the building etc. The same shall be as given in Appendix XII.

5.10.1.2 If the plot abuts any road proposed to be widened under the development plan or as mentioned under these Regulations, the front open space/road side setback shall be measured from the resulting road widening line or the centre line of the widened road as the case may be. Where there is any conflict between the width provided in the development plan and the width available at site the larger of the two shall prevail.

5.10.1.3 When a building abuts two or more streets, the set backs from the streets shall be such as if the building is fronting each such street.

5.10.1.4 The building shall be at least 3 m. away from the boundary of recreational open space. However, in case of G+5 /Stilt+5 or more storeyed buildings, such minimum margin shall be 6 m.

### 5.10.2 Distance between two adjacent buildings/wings

The minimum distance between two adjacent buildings/wings, exclusive of projections like curtain walls, ornamental projections, balconies, veras, façade, etc. in a group housing scheme/multi - building schemes shall be equal to  $H/2$  where H is the height of the taller of the two buildings/wings. Provided further that if one of the walls concerned is a dead wall, such a distance shall be  $0.4 H$  subject to a minimum of 3 m. The distance between any building and an accessory building shall not be less than 1.5 m.

### **5.10.3 Structures permitted in the side or rear marginal open spaces**

Covered parking spaces at least 7.5 m. from any access road, suction tank, pump room, electric meter room or sub-station, garbage shaft, space required for fire hydrants, electrical and water fittings, septic tank, water tank, dust bin, etc. shall be permitted in the side or rear margins of not less than 3.0 m. in width.

### **5.10.4 Other features permitted in marginal open space -**

- 5.10.4.1 A rockery, well structures, plant nursery, water pool, fountain, swimming pool (if uncovered and only beyond the required open space as required under these Regulations), platform around a tree, tank, bench, gate, slide, swing, ramps to basement, compound wall.
- 5.10.4.2 A cantilevered and unenclosed canopy over common entrance each not more than 5.5 m. long and at least 2.2 m. above ground level. The outer edge of the canopy shall be at least 1.5 m. from the plot boundary. The Competent Authority may permit canopies of larger size in public, or special buildings.
- 5.10.4.3 An unenclosed porch open on three sides, not more than 5.5 m. in length parallel to the main building in front of common entrance only. No part of such porch shall be less than 1.5 m. from the plot boundary.
- 5.10.4.4 A balcony / veranda projection / architectural feature / elevation / facade feature / or other for a residential building constructed in conformity with these Regulations, if it does not reduce the width of the marginal open space to less than 3 m. in the case of buildings upto 16 m. in height and 6m. In the case of high rise buildings, the width of a balcony will be measured perpendicular to the building line and reckoned from that line to the balcony's outer-most edge.
- 5.10.4.5 A chhajja, cornice, weather shed, sun breaker and other ornamental projection of not more than 0.60 m. width from the face of the building. Moreover no projections shall be permitted, so as to reduce the width of the required open space, to less than 3.0 m. for low-rise and 6.0 m. for high rise buildings. When projections or curtain walls as part of elevation treatment are constructed to conceal the service lines, they shall not obstruct the light and ventilation of the bathrooms and toilets.
- 5.10.4.6 A chhajja, cornice, weather shed, sun breaker over a balcony or gallery in the form of projection not exceeding 0.3m from the balcony or gallery face.
- 5.10.4.7 Watchman's booth not over 3 sq.m. in area and only on the ground floor with a height not exceeding 3m.
- 5.10.4.8 Parking lock up garage not exceeding 2.4 m in height shall normally be permitted in the rear corner of the plot, provided that in exceptional cases where such a location is not possible it may be permitted in the side or rear open spaces at a distance of 7.5 m. from any road line or the front boundary of the plot and 1.5 m from the main building.
- 5.10.4.9 The approach by means of pathway to a building or to a recreational open space within a plot subject to clearance of 1.0 m. from any building.

### **5.11 INTERIOR OPEN SPACES (CHOWK):**

#### **5.11.1 Inner Chowk**

- 5.11.1.1 Unless it abuts a front, rear or side open space, the whole of one side of every room other than a habitable room shall abut an interior open space, courtyard or chowk, whose minimum width shall be 3 m. Such interior space, courtyard or chowk shall be accessible at least on one side at ground floor level through a common passage or space of at least 1 m. width. Further, the inner chowk shall

have an area at all its levels of not less than the square of one fifth of the height of the highest wall abutting the chowk if ventilation is not derived for habitable rooms.

- 5.11.1.2 Provided that when any room (excluding staircase bay, the bathrooms and water closet) depends for its light and ventilation on inner chowk, the minimum dimension of the side perpendicular to the room deriving ventilation from the inner chowk shall be one-half of the height of the taller of the two wings/buildings.

**5.11.2 Outer Chowk**

If the depth of the exterior opening is only upto 2.4m, then such an opening will be treated as a notch and the distance between such faces of walls shall not be less than 1.0 m. If the depth of outer chowk exceeds 2.4m the open spaces between the walls shall be regulated as per Regulation No 5.10.2, when ventilation is derived for habitable rooms. If only bathrooms, storerooms and staircase bay etc, are facing the outer chowk the width shall not be less than H/5.

**5.12 PARKING, LOADING & UNLOADING SPACES:**

- 5.12.1 Each parking space provided for motor vehicles shall not be less than 2.5 m x 5.5 m. in size.
- 5.12.2 For buildings of different occupancies, off-street parking space for vehicles shall be provided as given in Table – 6. Any fractional space in excess of half shall be rounded to the nearest upward integer.

**TABLE – 6  
REQUIREMENT OF PARKING SPACES**

<b>Occupancy</b>	<b>Car spaces</b>
<b>1) Residential</b> <b>a) House and Apartments</b>	a) 1 for every dwelling unit of carpet area more than 120 sq.M. b) 1 for every two dwelling units of carpet area between 100 sq.M. and 120 sq.mt c) 1 for every three dwelling units of carpet area between 80 sq.M. and 100 sq.mt. d) 1 for every six dwelling units of carpet area between 50 sq.M. and 80 sq.mt
<b>b) Hotels and lodging houses</b>	1 for 100 sq.mt floor area or part thereof.
<b>2. Educational Institution</b>	1 for 120 sq.mt floor area or part thereof.
<b>3. Institutional</b>	1 for 250 sq.mt floor area or part thereof.
<b>4. Assembly</b>	1 for 60 sq.mt floor area or part thereof.
<b>5. Business</b>	1 for 100 sq.mt floor area or part thereof.
<b>6. Mercantile</b>	1 for 100 sq.mt with additional loading and unloading area decided by the authority as applicable.
<b>7. Industrial</b>	1 for 250 sq.mts. with additional loading and unloading area decided by the authority as applicable.
<b>8. Storage /warehousing</b>	1 for 250 sq.mt with additional loading and unloading area as decided by the authority as applicable.

**Note:** i) The aforesaid provision is not inclusive of parking spaces required for two wheelers.

ii) Loading – unloading space shall be 4.0 M X 6.0 M.

5.12.2.1 Parking space shall be exclusive of a clear circulation space of 3.0 m. around the buildings.

5.12.2.2 For Bungalow plots at least 1 parking space per plot shall be provided.

5.12.2.3 In case of parking spaces provided in basements, at least two ramps of 3m. width and slope not more than 1: 10 and of non-slippery material shall be provided. These shall preferably be located at opposite ends.

5.12.2.4 Construction of multi-storeyed parking spaces may be permitted on parking lots.

5.12.2.5 In addition to the parking spaces provided for mercantile buildings like offices, markets, departmental stores, wholesale establishments, industrial, hazardous and storage buildings, parking spaces for loading and unloading of transport vehicles shall be provided at the rate of one space for every 2000 sq.m. of built -up area or fraction thereof. The space shall not be less than 3.75 m. X 7.5 m. in size and more than 6 spaces shall not be insisted upon.

5.12.2.6 For Malls and multiplex plots the parking shall be provided double the business occupancy .i.e. 1 for every 50 sq. mts. floor area or part thereof.

**5.12.3 Parking Spaces may be provided, as under:**

5.12.3.1 Under the building, in basement, under stilts or on upper floors;

5.12.3.2 In case of residential user in the side and rear open space, if -

- i) The area is open;
- ii) Parking spaces do not consume more than 50 percent of the open spaces;
- iii) A minimum distance of 3.0 m. around the building is kept free for proper maneuverability of vehicles;
- iv) Detached covered garages of 2.5 m. X 5.5 m. size and height not exceeding 2.75 m. are constructed at least 7.5 m. away from the road boundary;
- v) The parking layout meets the requirements of the Chief Fire Officer.

#### 5.12.4 Parking Space for Assembly Buildings such as Cinema etc:

The parking spaces in Cinema theatres, auditoriums and places of public assembly shall be provided and segregated as given in Table-7

**TABLE – 7**

#### **PARKING REQUIREMENT FOR PUBLIC ASSEMBLY BUILDINGS**

Occupancy	For every	Car Parking Spaces required
a. Marriage halls, Assembly Halls, in colleges, Hotels and Auditoriums for educational buildings and canteens, restaurants thereof.	50 seats	1
b. Cinemas, Drama theatres, concert halls, auditoriums and Assembly halls.	30 seats	1

5.12.4.2 In case of Cinemas, drama theatres, assembly halls etc one row of uncovered parking may be allowed in the front margin space of 12 m. or more, if the clear vehicular access is not reduced to less than 6 m.

5.12.4.3 Parking spaces shall be paved and clearly marked for different types of vehicles.

#### **5.13 HEIGHT OF THE BUILDINGS:**

##### **5.13.1 Height vis-a-vis the road width -**

5.13.1.1 The maximum height of building shall not exceed 1.5 times the sum of the width of road and the front open space.

5.13.1.2 If a building abuts on two or more streets of different widths, the building shall be deemed to face the street that has the greater width and the height of the building shall be regulated by the width of this street. For the purpose of above clause, the width of the road will be either the existing width or the prescribed/ proposed DP width whichever is more.

5.13.1.3 For all structures in the vicinity of aerodromes, the maximum height shall be subject to Regulations framed by the Civil Aviation Authorities.

5.13.1.4 Structures with G+5/stilt+5 or more storeys shall not be permitted on internal/public roads of less than 12 m. width.

##### **5.13.2 Maximum permissible height -**

5.13.2.1 The maximum permissible height shall be as under.

5.13.2.2 Notwithstanding anything contained in these Regulations, the maximum permissible height of a building shall not exceed 24 m. above the average surrounding ground level.

5.13.2.3 The Competent Authority may for reasons to be recorded in writing, prescribe for any building or structure, a maximum height which may be more or less than that permissible otherwise under these Regulations.

5.13.2.4 In the Green Zone, and Recreational & tourism development zone/ National park area the maximum permissible height for various uses shall be as under-

- |                                   |        |
|-----------------------------------|--------|
| a) Residential and industrial use | 7.0 m  |
| b) Other uses                     | 12.0 m |

5.13.2.5 Buildings intended for storage of hazardous / inflammable / chemical explosive materials shall be single storeyed structures only.

### **5.13.3 Structures not relevant to height**

- (i) Appurtenant structures like roof tanks and their supports, ventilating shafts, air conditioning shafts, lift rooms and similar service equipment, stair cover, chimneys, parapet walls and architectural features not exceeding 1.5 m. in height, television antenna, booster antenna and wireless/ satellite transmitting and receiving towers shall not be included in the height of the building.
- (ii) Any telemetric equipment storage erection facility of an Information Technology Establishment.

## **5.14 DEVELOPMENT PLAN RESERVATIONS**

5.14.1 Mode of carrying out development of reservations -

Public reservations sites proposed in the Development Plan shall be developed in the manner given in Appendix XVI.

5.14.2 Where the Planning Authority proposes to use land/ building/ premises reserved for one specific public purpose for any other suitable public purpose, the Planning Authority may do so and use the land under reservation for other complementary public purpose in addition to the purpose of reservation provided that the user conforms to these Regulations and the permissible use in the zone in which the site falls. Provided that this shall not apply to:

- a) any site being developed for an educational or medical purpose or club / gymkhana wherein a branch of bank may be allowed,
- b) any site being developed for medical purposes wherein shops of pharmacists or chemists may be permitted,
- c) any site encumbered by a non-educational user and being re-developed for educational purposes,
- d) Any site such as garden, play ground, recreational ground, park etc. each measuring not less than 400 sq.m. at one place, where electric sub-station utilising not more than 10 per cent of the site is proposed.

### **5.14.3 Relocation of Reservations:**

5.14.3.1 In case of specific designations/ reservations in the Development Plan, the Competent Authority, with the consent of interested persons or vice versa may shift, interchange the designation/ reservation within the land of the same owner or on adjoining lands/ buildings of the same owner within 200m if he is satisfied that an access is available or will be provided and the same is not encumbered and provided that such an act conforms to the zoning provisions. However, in all such cases, the area of such designation/ reservation shall not be reduced.

5.14.3.2 In doing so, the owner will ensure that the shapes of altered allocated/reserved sites are such that they can be developed in conformity with these Regulations. In case of DP roads, they may be realigned within the land holding, however, the general nature and entry and exit points of such roads shall remain unaltered.

#### **5.15 TRANSFER OF DEVELOPMENT RIGHTS**

In the case of land falling partly or wholly under any reservation or road proposed in the DP, the owner concerned will be entitled to have additional FSI in lieu of compensation in the form of Development Right or Transferable Development Right as provided in Appendix XIII.

#### **5.16 RECONSTRUCTION OF BUILDINGS AFFECTED BY ROAD WIDENING**

Where legitimately constructed structures are affected by road widening proposal as per Development Plan or as per proposal under regular line of street under the Municipal Act, their reconstruction shall be permitted as below provided the land under road is surrendered to the Competent Authority free of cost and free of encumbrances.

- i) FSI of the land surrendered shall be permitted in the form of DR/TDR.
- ii) Additional built up area shall be permitted equal to the built up area affected by such road widening in the remaining plot.
- iii) Reconstruction shall be done as per these Regulations with relaxation in margins and setbacks wherever necessary, without payment of premium/compounding charges.

#### **5.17 TREE PLANTATION.**

5.17.1 Two times the number of trees required to be cut, shall be planted before obtaining the plinth completion certificate by the applicant on the same parcel of land. However, before felling of any tree, permission from the Tree Authority shall be obtained in writing.

5.17.2 Over and above this, 1 tree for every 30 sq.m. of the built-up area or part thereof shall be planted before obtaining the occupancy certificate.

5.17.3 Trees shall also be grown in the recreational open space at the rate of 1 tree for every 10 sq.m. before obtaining the occupancy certificate and in case of layouts/sub-division of lands along with development of infrastructure.

#### **5.18 WELLS**

5.18.1 Bore wells shall not be permitted in the green/plantation zone located to the west of main railway line. New dug well in this coastal area shall be permitted provided it is intended only for bonafide use of the owner.

5.18.2 Wells, wherever permissible, shall be located as follows :

- (a) Not less than 12 m. from any ash pit, refuge pit, cess pit, soak pit, bore hole latrine, earth closet or privy and shall be located on a site upwards from the earth closet or privy.
- (b) Not under a tree unless it has a canopy over, so that leaves and twigs do not fall into the well and rot.
- (c) So as not to cause contamination by the movement of sub soil or other water.



- 5.18.3 No dug well shall be permitted unless it satisfies following requirements-
- (a) Have a minimum internal diameter of not less than 1.5 m.
  - (b) Be constructed to a height not less than 1 m. above the surrounding ground level to form a parapet or kerb and to prevent surface water flowing into it and shall be surrounded by a paving constructed of impervious material which shall extend upto a distance of not less than 1.8m in every direction from the parapet or the kerb forming the well head. The upper surface of such a paving shall be sloped away from the well.
  - (c) Be of sound and permanent construction (pucca) through out. Temporary exposed (kutchcha) wells shall only be permitted in fields or gardens for purpose of irrigation.
  - (d) Be rendered impervious for a depth of not less than 1.8 m. measured from the level of the ground immediately adjoining the well head.
  - (e) Have a provision to facilitate movement of persons into the well for occasional cleaning purposes.

#### **5.19 WATER REQUIREMENT**

Per capita water requirement for various occupancies / uses, domestic storage capacities etc shall be as per Appendix – XIV.

#### **5.20 SULLAGE AND SEWAGE**

- 5.20.1 Sullage collected separately from kitchen and bathrooms shall be directly connected to a collection centre or shall be suitably connected to the main storm water drain.
- 5.20.2 Sewage collected from W.C. s shall be suitably connected to septic tank, which in turn should be connected to a soak pit.

#### **5.21 SEPTIC TANKS:**

- 5.21.1 Location of septic tanks and sub-surface dispersion system: -

A sub-soil dispersion system shall not be closer than 12 m. from any source of drinking water such as a well. It shall also be located away from a habitable building but not closer than 1.5 m. to avoid damage to the structure.

#### **5.21.2 Requirements -**

- a) Septic tanks shall have minimum width of 75 cm, minimum depth of 1.0 meter below the water level and a minimum liquid capacity of 1.0 cum. Length of tanks shall be 2 to 4 times the width.
- b) Septic tanks may be constructed of brickwork, stone masonry or concrete.
- c) Under no circumstances should effluent from a septic tank be allowed into an open channel drain, or subsoil body of water without adequate treatment.
- d) Minimum internal 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 degrees with the direction of flow in the main pipe.
- e) The gradients of land drains, under ground drainage as well as the bottom of dispersion trenches and soak ways should be between 1:300 and 1:400.

- f) Every septic tank shall be provided with ventilating pipe of at least 50 mm diameter. The top of the pipe shall be provided with a suitable cage of mosquito proof wire mesh. The ventilating pipe shall extend to a height of about 2 m. when the septic tank is at least 15 m. away from the nearest building and to a height of 2 m, above the top of the building when it is located closer than 15 m.
- g) When the disposal of septic tank effluent is to a seepage pit, it 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 R.C.C. cover slabs. Where no lining is used, especially near trees, the entire pit should be filled with loose stones. A masonry ring may be constructed at the top of the pit to prevent damage due to flooding of the pit by surface run off. The inlet pipe may be taken down to a depth of 90 cm. from the top as an anti - mosquito measure.
- h) When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm. deep and 30 to 100 cm. wide excavated to a slight gradient and shall be provided with 15 to 25 cm. of washed gravel or crushed stones. Open jointed pipes placed inside the trench shall be made of unglazed earthenware, clay or concrete and shall have minimum internal diameter of 75 to 100 mm. No dispersion trench shall be longer than 30 m. and trenches shall not be placed closer than 1.8 m. to each other.

**5.22 SANITATION REQUIREMENT:-**

The sanitation requirements for various types of uses/occupancies shall be as per the Appendix XV.

**5.23 DISPOSAL OF INDUSTRIAL/ CHEMICAL EFFLUENTS:**

In the case of industrial buildings with different operations or processes, the different (gaseous, solid, liquid) effluents shall be treated, in accordance with the directions given from time to time by the Maharashtra Pollution Control Board and Chief Inspector of Steam Boilers and Smoke nuisance, before letting them out on the air, ground or water.

**5.24 STORM WATER DRAINAGE:**

- 5.24.1 The infrastructure to be developed to facilitate proper storm water drainage of the site under reference will have to be constructed by the applicant as per Competent Authority's specifications and design.
- 5.24.2 For the plots abutting existing/ proposed channel/ water course, if the width of the channel is reduced, as per the design given by the Competent Authority, the owner/ developer can utilise the balance land in tune with the zoning regulations of surrounding land.
- 5.24.3 The owner will be entitled to use the F.S.I. of the land actually falling under the storm water drainage / reservation on the remaining area as per these Regulations.
- 5.24.4 The owner shall allow free access through his property for inspection and maintenance of the storm water drainage at all times by the Competent Authority.
- 5.24.5 The owner shall not dump or allow any one to dump any waste/ debris/ construction material in the drain/ channel during or after the construction.

5.24.6 The owner can construct a wall for his property over the retaining wall of the storm water drain. However an inspection gate will have to be provided for access and maintenance of the drain.

**5.25 GARBAGE DISPOSAL ARRANGEMENT.**

5.25.1 Solid waste disposal unit at a location accessible to the municipal sweepers is to be provided, to store/ dump solid waste in 2 compartments of 0.67 cu.m. and 1.33 cu.m. capacity for every 50 tenements or part thereof for non-biodegradable and bio-degradable waste, respectively.

5.25.2 In the case of any non-residential, commercial and industrial premises, such a unit shall be provided in 2 compartments of 1.33 cu.m. and 0.67 cu.m. capacity for every 1000 sq.m. built up area or part thereof for non-biodegradable and biodegradable waste, respectively.

**5.26 PROVISION FOR ELECTRIC SUB- STATION**

In the case of development of large holding provision for electric sub-station shall be made as per the space requirement of the power supply authority concerned.

**5.27 MANNER OF DEVELOPMENT OF CERTAIN LAND USES**

Notwithstanding anything contained in these Regulations, the development of following uses wherein large number of people/ vehicles are expected to gather shall be governed by the following restrictions.

**5.27.1 Educational Buildings:**

No educational buildings shall be constructed if the distance between the boundary of the site of the proposed building and cinema theatre/ assembly hall or any junction of roads is less than 60 metres.

**5.27.2 Medical Buildings (Hospitals, Maternity Homes & Health Centres):**

No building shall be constructed if the distance between the boundary of the site of the proposed building and cinema theatre/assembly hall or any junction of roads is less than 60m.

**5.27.3 Cinema theatres/Assembly halls:**

- a) In the case of plots facing National Highway, State Highway and Major District Roads the building shall be constructed at least at a distance prescribed by the P.W.D. for control line from the centre line of such classified roads or 12 m. from plot boundary, whichever is more.
- b) The minimum distance between boundary of the site for cinema theatre/assembly hall and boundary of educational, institutional and other government buildings as well as any junction of roads shall not be less than 60 m.
- c) The provisions of Maharashtra Cinema Rules 1966 as amended from time to time shall be applicable.

**5.27.4 Petrol filling stations with or without service bays:**

- a) The plot on which a petrol filling station with or without service bays is proposed shall be an independent plot. No other structure shall be constructed on the plot.
- b) Petrol station shall not be permitted within a distance of 90 m. from any junction of roads having width less than 15 mt.
- c) Petrol station shall not be located on the convex side of a road curve. In case the curve is not very sharp and vehicles moving out of the station are completely visible to the traffic from a distance of at least 100 m. and vice-versa, a petrol station may be permitted on such a convex curve.
- d) Petrol station shall not be located within a distance of 100 m. from the premises of school, hospital, theatre, assembly hall or stadium.

**5.28 HOUSING SCHEMES FOR ECONOMICALLY WEAKER SECTIONS:-**

These shall be permitted in the General and Special Residential Zones as per Appendix XVII. Schemes for EWS and LIG under taken by the MHADA shall be permitted as per the prevailing Govt orders.

**5.29 PROVISIONS FOR INSTALLATION OF SOLAR ENERGY ASSISTED SYSTEMS**

**5.29.1 Definitions:**

Unless the context otherwise requires, the following definitions shall be applicable for the purpose of this Regulation.

i)	“Solar Assisted Water Heating System” (SAWHS)	A devise to heat water using solar energy as heat source
ii)	“Auxiliary Back Up”	Electrically operated or fuel fired boilers / systems to heat water coming out from solar water heating system to meet continuous requirement of hot water
iii)	“New Building”	Such buildings of categories specified in Regulation no. 5.29.2 for which construction plans have been submitted to competent authority for approval
iv)	“Existing Building”	Such buildings which are licensed to perform their respective business

**5.29.2 Solar Assisted Water Heating Systems (SAWHS)**

“Buildings of the following categories shall provide the system or the installation having an auxiliary Solar Assisted Water Heating System (SAWHS).

- a) Hospitals and Nursing Homes.
- b) Hotels, Lodges and Guesthouses.
- c) Hostels of Schools, Colleges, Training Centres.
- d) Barracks of armed forces, paramilitary forces and police.
- e) Individual residential buildings having more than 150 sq.mt. plinth area.
- f) Functional Building of Railway Stations and Airports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units.
- g) Community Centres, Banquet Halls, Barat Ghars, Kalyan mandaps (Marriage Halls) and Buildings for similar use “

### **5.29.3 Installation of Solar Assisted Water Heating Systems (SAWHS)**

The following provisions shall be applicable for all the new buildings of categories mentioned in 5.29.2 for installation of Solar Energy Assisted Systems.

- a) Adequate provisions shall be made for installation of SAWHS in the building design itself for an insulated pipeline from the rooftop to various distribution points, within the aforesaid occupancies. The building must have a provision for continuous water supply to the solar water heating system.
- b) In case of hot water requirement, the building should also have open space on the rooftop, which receives direct sunlight. Wherever hot water requirement is continuous, auxiliary heating arrangement either with electric elements or oil of adequate capacity can be provided.
- c) The load bearing capacity of the roof should at least be 50 kg. Per Sqmt. All new buildings of above said categories must complete installation of solar water heating systems before obtaining necessary permissions to commence their activities.
- d) The capacity of solar water heating system to be installed on the building different categories shall be decided in consultation with the Planning / Local Authority concerned. The recommended minimum capacity shall not be less than 25 litres per day for each bathroom and kitchen subject to the condition that maximum of 50% of the total roof area is provided with the system.
- e) Installation of SAWHS shall conform to BIS (Bureau of Indian Standards) specifications IS 12933. The solar connectors used in the system shall have the BIS certification mark.
- f) Building permissions for all the new constructions / buildings of the aforesaid categories shall be granted only if they have been complied with these provisions.

**5.29.4** In case of existing building, the above provisions shall be mandatory at the time of change of use / expansion of use to any of the categories specified in 5.29.2 above, provided there is already system or installation for supplying hot water.

### **5.29.5 Solar Assisted Electric Equipment (Photo voltaic equipment)**

In addition to the above provisions, buildings of all categories, especially public buildings, large holdings of commercial and residential complexes may provide an auxiliary system of solar electricity for staircase lighting, garden area lighting or any other places wherever feasible within the premises. The installations shall conform to the specifications, to be certified by the registered practitioner in this field or the norms stipulated by the Govt. of Maharashtra or any other authority designated for this purpose such as BIS, ISI etc., from time to time.

## **5.30. PROVISIONS FOR INSTALLATION OF RAIN WATER HARVESTING STRUCTURES (RWHS)**

**5.30.1** The following Provisions shall be applicable for Installation of Rain Water Harvesting Structures (RWHS)

- a) All the layout open spaces / amenity spaces of housing societies and new constructions / reconstructions / additions on plots having area not less than 300 Sq.mt. in non gaothan areas shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in Sub Regulation 5.30.2 given here below.

Provided that the Authority may approve the Rain Water Harvesting Structures of specifications different from those specified here below, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

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

5.30.2 Rain Water Harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

5.30.3 The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.

- i) **Open well** of a minimum of 1.00mt. dia and 6 mt. Depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden etc.
- ii) Rain water harvesting for recharge of ground water may be done through a **bore well** around which a pit of one metre width may be excavated upto a depth of at least 3.00 mt. And refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.
- iii) An impervious surface / underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.
- iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mt. Width x 1.20 mt. Length x 2.00 mt. To 2.50 mt depth. The trenches can be or 0.60 mt. Width x 2.00 to 6.00 mt. Length x 1.50 to 2.00 mt. Depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.

- a) 40 mm stone aggregate as bottom layer 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 cms.

- g) Perforated concrete slabs shall be provided on the pits / trenches.
- iii) If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
- iv) In case of the plots where the water table is high i.e. 10 feet less, it is not mandatory to follow the above provisions.

5.30.4 The terrace shall be connected to the open well / bore well / storage tank / recharge pit / by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insects) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100mm dia. mtr. for a roof area of 100 sq.mt.

5.30.5 Rain Water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

5.30.6 The water so collected / recharged shall as far as possible be used for non-drinking and non-cooking purpose.

Provided that when the rain water in exceptional circumstances will be utilised for drinking and / or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain-water has been provided.

Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

**5.31 PROVISION FOR SPECIAL TOWNSHIP OF 40.0 HA OR MORE**

**[EP-10]**  
The new regulation proposed to be added regarding Special Township.

“Regulations for Special Township Project” are as given below:-

**GENERAL REQUIREMENTS**

**5.31.1 Applicability:**

These Regulations would be applicable to the development Plan of Khopta New Town Area (6 villages).

**5.31.1.1 Area Requirement:**

Any suitable area having sufficiently wide means of access (not less than 18 m wide) can be identified for the purpose of development as "Special Township". The area notified under the Special Township shall be one, contiguous, unbroken and uninterrupted and in any case shall not be less than 40 Ha. (100 acres) at one place which shall not include the area under forest, water bodies like river, creek canal, reservoir, lands falling within the belt of 100 mt. from the HFL of major lakes, dams and its surrounding restricted area, lands in the command area of irrigation projects, land falling within the belt of 200 m from the historical monuments and places of Archeological importance, Archeological monuments, Heritage precincts and places, any restricted areas, notified National parks, existing and proposed industrial zone; Gaothan areas or congested areas, wildlife corridors and biosphere reserves, Eco-sensitive Zone/area, quarry Zone and recreational tourism development zone, catchment areas of water bodies, notified area of SEZ, designated Port/Harbor areas, quarry zone.

#### **5.31.1.2 Manner of Declaration:**

Any area identified above and if found suitable can be notified by the Government in Urban Development Department by following procedure under section 37 of the Maharashtra Regional and Town Planning Act 1966 and also in such other manner as may be determined by it for the purpose of development as 'Special Township Project'. However, in cases where the proposal of Special Townships is submitted by the landowners by themselves or by the Developer who holds rights to develop the whole land under the Special Townships, the procedure under section 37 of the said Act shall not be necessary.

#### **5.31.1.3 Infrastructure Facilities:**

The entire Township should be an integrated one with all facilities within the boundaries of declared townships. All the onsite infrastructure, i.e. roads, including R.P. roads, approach road, street lights, water supply and drainage system shall be provided and maintained in future by the developer till urban local body is constituted for such area and the developer shall also carry out development of amenity or proposals, if any designated in the Regional plan/ development Plan, in accordance with the prevailing regulations.

**a) Water supply** - The developer shall be required to develop the source for drinking water (excluding the groundwater source) or secure firm commitment from any water supply authority for meeting the daily water requirement of minimum 140 liters per capita per day exclusive of requirement of water for fire fighting and gardening. The storage capacity of the same shall be at least 1.5 times of the actual required quantity as determined by expected population (Resident and Floating) and other uses. The developer would be required to develop proper internal distribution and maintenance systems and shall specially undertake rain water harvesting, groundwater recharging and waste water recycling projects within the Township.

**b) Drainage and Garbage disposal** - The developer shall make suitable and environment friendly arrangements for the disposal and treatment of sewage and solid waste as per requirements of Maharashtra Pollution Control Board. Recycling sewage for gardening shall be undertaken by the developer. The developer shall develop eco-friendly garbage disposal system by adopting the recycling and bio-degradation system in consultation with Maharashtra Pollution Control Board.

**c) Power** - The developer shall ensure continuous and good quality power supply to township area. The developer may draw the power from existing supply system or may go in for arrangement of captive power generation with the approval from concerned authority. If power



is drawn from an existing supply system, the developer shall before commencement of development, procure a firm commitment of power for the entire township from the power supply company.

#### **5.31.1.4 Environment:**

The development contemplated in townships shall not cause damage to ecology, in no case it shall involve topographical changes, changes in alignment of cross section of existing water course in any in the scheme area or adjacent to scheme area. Environmental clearance shall be obtained from the Ministry of Environment and Forest, Government of India as per directions issued by the MOEF's notification dated 7th July 2004 and as amended from time to time. The Township shall provide at least 20% of the total area as park/garden/playground as mentioned in 4 (f) below, with proper landscaping and open uses designated in the Township shall be duly developed by owner/developer. This amenity shall be open to general public without any restriction or discrimination.

#### **5.31.2 Special Concessions:**

**a) N.A. Permission:** - Non-agriculture permission will be automatic. As soon as the scheme is notified, lands notified under Special Township area as per 1.2 will be deemed to have been converted into non-agriculture and no separate permission is required. Non-agriculture assessment however will commence from the date of sanction of scheme as per Regulation No.7(c).

**b) Stamp Duty:** - The stamp duty rates applicable in Notified Special Township area shall be 50% of prevailing rates of the Mumbai Stamp Act.

**c) Development Charges:** - A special Township project shall be exempted from payment of development charges to the extent of 50%.

**d) Grant of Government Land:** - Any Government land falling under township area shall be leased out to the developer at the prevailing market rate on usual terms and conditions, without any subsidy.

**e) Relaxation from Mumbai Tenancy and Agriculture Land Act:** - The condition that only the agriculturist will be eligible to buy the agriculture land shall not be applicable in Special Township area.

**f) Ceiling of Agriculture Land:** - There shall be no ceiling limit for holding agriculture land to be purchased by the owner/developer for such project.

**g) Exemption from Urban Land (Ceiling and Regulation) Act, 1976:-** Special Township Projects will be exempted from the purview of Urban Land (Ceiling and Regulation) Act; 1976.

**h) Scrutiny Fee:** - A Special Township Project shall be partially exempted from payment of scrutiny fee being levied by the Planning Authority for processing the development proposal on certain terms and conditions as may be decided by the Planning Authority.

**i) Floating FSI:** - There will be floating FSI in the township. Unused FSI of one plot can be used anywhere in the whole township.

#### **5.31.3 Planning Considerations:**

The Township project has to be an integrated township project. The project should necessarily provide land for following users: -

- (a) Residential
- (b) Commercial
- (c) Educational
- (d) Amenity Spaces
- (e) Health Facilities
- (f) Parks, Gardens and Play Grounds
- (g) Public Utilities
- (h) Basic Amenities

**5.31.4 General Norms For Different Land Uses:**

The overall planning of the special townships shall be such that the project fairly meets with the specifications spelt out in the prevailing planning standards approved by Government. Further, the planning of Special Township shall take care of following land uses in particular –

**(a) Residential** - The residential area should be well defined in clusters or neighborhoods or in plotted development with proper road grid. Out of the total built-up area proposed to be utilized which is permissible as proportionate to zoning of area under such township at least 60% of the area may be used for purely residential development and further out of the total built-up area proposed to be utilized for residential development, 10% of the same shall be built for residential tenements having built-up area upto 40 sq.mt.

**(b) Commercial** - The commercial area shall be properly distributed in hierarchical manner such as convenient shopping, community centre etc.

**(c) Educational** - Comprehensive educational system providing education from primary to secondary should be provided as per the requirement. The area allocation should be on projected population base and as far as possible the educational complex should not be concentrated at one place. All such complexes should have area adequate allocation for playgrounds. Minimum area required for educational purpose shall be as per prevailing planning standards.

**(d) Amenity Spaces** - The area allocation for amenity space providing for amenities like market, essential shopping area, recreation centers, town hall, library etc. should not be less than 5 % of gross area and should be evenly placed.

**(e) Health Facilities** - Adequate area allocation for health facilities for primary health should be provided for. Minimum area required for health facilities shall be as per prevailing planning standards.

**(f) Parks, Gardens and Play grounds** - The Township shall also provide adequate area as parks/gardens/play grounds without changing the topography. This should be exclusive of the statutory open spaces to be kept in smaller layout and should be distributed in all residential clusters. This 12% area should be developed by the developer for such purposes and kept open to all general public.

**(g) Public Utilities** - Appropriate area allocation should be provided for (a) power receiving station/substation (b) water supply system (c) sewerage and garbage disposal system (d) police station (e) public parking (f) cemetery/cremation ground (g) bus station (h) fire brigade station and other public utilities as per requirements.

**(h) Transport and Communication** - The entire area of township shall be well knitted with proper road pattern, taking into consideration the linkages with existing roads within the

township and outside area as well. All such roads shall be developed by the developer as per standard and road widths shall be as given below.

**Classified Road** - as prescribed.

**Main road/Ring road** - 18 to 24 meter wide.

**Internal road** - as per prevailing byelaws applicable to Development Plan subject to minimum road width 9 m.

**(i) Service Industries** - In the Special Township area, lands required for commercial uses, industrial uses, permissible in residential user, may also be earmarked. However, the predominated land use would be residential use.

**Notes –**

**(I)** All the amenities referred to above shall be inclusive of designated amenities and amenity space required as per regulations of Development Plan.

**(II)** Development Plan roads in the township area shall be developed and maintained by developer and the same shall be always open for general public without any restrictions there upon.

**(III)** Minimum parking shall be provided as per DCR provided that for hotel, restaurant, college, school, educational institute, educational classes, hospitals, polyclinics and diagnostic centers, offices, Mangal Karyalaya, town hall, clubs, etc. onsite parking shall be provided. For buildings having mixed users, in addition to the regular parking area as mentioned above a space of 3.0 m wide strip along the road on front/side shall be provided for visitor's parking.

**(IV)** Location of D P reservation can be shifted anywhere in the Township area with the approval of the competent authority.

**(V)** Development plan reservation in the township area shall not be handed over to the planning authority but the same shall be developed by the developer for the designated amenity.

**5.31.5 Development Control Regulations:**

Prevailing development control regulations of sanctioned development plan amended from time to time shall be applicable mutatis mutandis except those expressly provided in these special regulations.

**5.31.5.1 Special Regulations for Special Townships in Residential, Residential with Recreation and Tourism Development Zone (RTDZ) / Green Zone (G):-**

- i. The total built-up area/FSI of entire gross area of the Special Township declared as per Regulation No.5.31.1 excluding the area under Recreation and Tourism Development Zone (RTDZ)/Green Zone (G), if any, included in the project shall be 1.00. The FSI for Recreation and Tourism Development Zone (RTDZ)/Green Zone (G), if any, included in Special Township Zone shall be 0.5. Total FSI in the Township will be only in proportion to areas of different zones. There will be no limit of total built-up area / FSI for the development of individual plots. Height of building shall be as per prevailing Development Control Regulations of Khopta New Town. However, it may be increased subject to provisions of fire fighting arrangements with prior approval of Chief Fire Officer. Utilisation of DRCs originated from any other area i.e. outside Special Township area shall not be permissible in Special Township area. However additional FSI up to 100% of the permissible FSI may be permitted for land under Recreation and Tourism Development Zone (RTDZ)/Green Zone (G), with previous approval of Government of Maharashtra subject to payment of premium at the rate of Rs.500/- per sq.ft or prevailing land rate mentioned in the Ready Reckoner whichever is more.

- ii. In case areas notified under Special Township fall in Residential Zone and partly in Recreation and Tourism Development Zone (RTDZ)/Green Zone (G), the provisions applicable to such scheme shall be proportionate to the area under the respective zoning as per sanctioned Development Plan.

#### **5.31.5.2 Special Townships in Recreation and Tourism Development Zone (RTDZ) / Green Zone (G).**

- i. Development of Special Township Project in Recreation and Tourism Development Zone (RTDZ)/Green Zone (G), contained in the Development Plan shall be permissible subject to condition that 50% of the gross area of the project shall be kept open while the project of Special Township shall be executed on the remaining 50% land with gross built-up area/ FSI of 0.50 worked out on the entire gross area of the project. Further, while developing such projects, it would be obligatory on the part of the developer to provide and develop all the infrastructure facilities including sites required for public purposes as per the prescribed planning norms. As regards 50% of land which is required to be kept open, the same shall be made free of encumbrances and no development except town level open amenities shall be permissible therein.  
However, additional FSI up to 100% of the permissible FSI may be permitted for land under Recreation and Tourism Development Zone (RTDZ)/Green Zone (G), with previous approval of Government of Maharashtra subject to payment of premium at the rate of 500/- per sq.ft or prevailing land rate mentioned in the Ready Reckoner whichever is more.
- ii. All provisions of Regulations except 5.31.4(f) shall apply to the development of Townships in Recreation and Tourism Development Zone (RTDZ)/Green Zone (G).
- iii. In case area Notified under Special Township falls in Residential Zone and partly in Recreation and Tourism Development Zone (RTDZ) / Green Zone (G), the provisions applicable to such scheme shall be proportionate to the area under the respective zoning as per sanctioned Development Plan.

#### **5.31.5.3 General Regulations:**

- i. In the event the Special Township project contains sites reserved for public purposes (buildable reservations) in Development Plan, for which the Appropriate Authority is any department of State Govt./Central Govt. or any Government undertaking, the developer shall construct the amenity as per requirement of the concerned department and handover the constructed amenity free of cost to that Department. Upon such handing over the constructed amenity the developer would be entitled to utilise additional floor space over and above the FSI permissible within the township (equivalent to the built up area of the constructed amenity) anywhere within the Special Township project.
- ii. In every Special Township proposal the structural designer of developer has to submit declaration with project report to the Planning Authority about the construction of building as below:  
*'I have confirmed that the proposed construction in the scheme is as per norms as specified by Bureau of Indian Standards for the resistance of earthquake, fire safety & natural calamities'.*
- iii. Upper and lower ground floor type construction shall not be allowed.
- iv. The following shall not be included in covered area for built up area and FSI calculations:

- a) Area covered by the staircase rooms for stair flights width 0.75 m & above, in case of row housing & pent houses and duplexes, 1m. in case of residential building, 1.2 m. & above in case of commercial (mercantile) buildings, 2m. & above in the case of public & semi-public building & subject to payment of premium in consultation with Town Planning & Valuation Department.
- b) Area covered by lift room.
- c) Stilt floor space (exclusively for parking space) constructed under building of maximum clear height of 2.4 m & which shall be open at least from three sides.
- d) Balcony or balconies of minimum width of 1m may be permitted free of FSI at any upper floor, subject to maximum of 15% of floor area & such balcony projection shall be subject to the following conditions:-
  - i. No balcony shall be allowed on ground floor.
  - ii. Balcony or balconies shall be permitted to project in the marginal open space of not less than 4.5m in width and which shall not reduce the clear marginal open space to less than 3.0 m.
  - iii. Balconies may be allowed to be enclosed with sufficient openings.
  - iv. The dividing wall between the balcony & the room may be permitted to be removed on payment of premium as prescribed by the Director of Town Planning, Maharashtra State, Pune from time to time and shall be paid 50% equally to the local authority and the State Government.
  - v. In Special Township schemes under Residential Zone and Agricultural/ Green Zone/ No Development Zone, trees at rate of minimum 150 trees per Ha. and 400 trees per Ha. respectively shall be planted and maintained by the developer. Trees at the rate of 800 per Ha. shall be planted and maintained in the area under Hill-top Hill-slope Zone.
  - vi. Once the proposal for Special Township is submitted to government under Regulation No.5.31.7(A) no change of zone proposal in such Township area shall be considered by the Government.
  - vii. Processing fee, Development Charges and Premium for staircases, passages, balcony enclosures etc. shall be as per sanctioned Development Control Regulations of the Kopta New Town. The premium amount shall be paid to Government by Demand Draft payable to Government through the Divisional Head of concerned division of the Town Planning Department.
  - viii. Government shall have powers to relax any of the rules/regulations for development of Special Townships.

#### **5.31.6 Sale Permission:**

It would be obligatory on the part of the developer firstly to provide for basic infrastructure and as such no permission for sale of plot/ flat shall be allowed unless the basic infrastructure as per Regulation No. 5.31.1.3 is completed by the developer to the satisfaction of the competent authority. In case the development is proposed in Phases & sale permission expected after completion of Phase wise basic infrastructure, such permission may be granted by the competent authority. Before granting such sale permission, Developer has to submit undertaking about the basic infrastructure to be provided & completed phase wise by Developer. The plots earmarked for amenities, facilities, and utilities shall be also simultaneously developed phase-wise along with residential/allied development.

#### **5.31.7 Procedure:**

**(a) Location Clearance** - The proposal for development of Special Township, alongwith details of ownership of land or Development Rights of lands in the proposed scheme, site plan, part plan of sanction Development Plan, shall be submitted to Government in Urban

Development Department alongwith a copy to the Divisional Head of concerned division of the Town Planning Department for grant of locational clearance. Upon receipt of such proposal, depending upon the merits of the case, locational clearance may be granted by Government U/S 45 of MR&TP Act, 1966 in consultation with the Divisional Head of concerned division of the Town Planning Department subject to condition that the developer shall obtain environmental clearance from appropriate authority and other respective departments of the State Government within a period of 90 days from the date of receipt of locational clearance and after completion of all prescribed procedure specified in Regulation No. 5.31.1.2 above and compliance of any such document as may be required by the Government. This locational clearance will be valid for one year from the date of issue and if within such period the letter of intent and final approval is not taken or not applied for, such clearance/ approval will stand lapsed unless it is renewed by the Government for sufficient reasons. Application for renewal has to be made to the Government before expiry of one year. These Special Regulations shall not be applicable to the area on which clearance / approval has lapsed.

**(b) Letter of intent.** - Upon receipt of location clearance from the Government, the developer shall submit the proposal in respect of Special Township to the Special Planning Authority along with the environmental clearance as mentioned in Regulation No. 5.31.1.4 for issue of letter of intent. The proposal shall contain ownership rights/development rights, document in respect of at least 50% of area under scheme and other particulars as decided and directed by Competent Authority. Details of qualified technical staff and consultant in technical and law field shall be submitted by the Developer to the Competent Authority. Letter of intent shall be issued within a period of 45 days from the date of receipt of the final proposal, complete in all respects. The letter of intent shall be valid for six months unless renewed.

**(c)**

**(i) Final Approval. –**

The Developer shall submit the layout plan of the entire township area, sector-wise detailed building plans and details of phasing, for final sanction to the Competent Authority. The developer shall also submit an undertaking and execute an agreement about development and maintenance of basic infrastructural amenities in future with bank guarantee of 15% of its development costs. The Competent Authority shall conduct proper enquiry and ensure the correctness of title and ownership etc. Only after such verification, the Competent Authority shall grant approval to layout plan and sector wise detailed building plan in consultation with Divisional Head of concerned division of the Town Planning Department within the stipulated period on terms and conditions as may be determined by the Competent Authority. The period required for technical consultation with the Divisional Head of concerned division of the Town Planning Department shall not be computed. Any one aggrieved by an order passed under prevailing Byelaws may within forty days of the date of communication of the order prefer an appeal to the Director of Town Planning, Maharashtra State, Pune.

**(ii) Every application shall be accompanied by:**

**a) Ownership Document:** 7/12 extract / Property Card, ownership right document in original with list of such documents.

**b) Extent of area:** Village map showing the extent of area and authenticated measurement plan / gut book of the land in original and list of such documents.

**c)** Authenticated copies of locational clearance and letter of intent.

**d)** Layout and building (prepared and signed by experts in respective field and team headed by an Architect -Town Planner)

i) Layout plan showing all details of area utilised under roads, open spaces, parks, gardens, playgrounds and other amenities.

- ii) Detailed layout plan, building plan of all development with area of all sectors and individual plots and built-up area/ FSI proposed on each sector and plot.
- iii) Detailed report comprising of expected population, requirements of amenities, proposed amenities with reference to prevailing planning standards approved by Government sources of all basic amenities and details of implementation, maintenance, taxation etc.
- iv) Details of zoning and area under such zone.
- v) Details of FSI/ total built up area proposed to be utilised in the scheme.
- vi) Details of Eco-friendly amenities provided.
- vii) Plan showing road hierarchy and road widths, pedestrian facility, street furniture, plantation, side walk, subways with details.
- viii) Details of solid waste management plan.
- ix) Plan showing HFL of major lakes, river if any, certified by Irrigation Department.
- x) Plan showing details of distribution of total built-up-area/space.
- xi) Plan showing water supply distribution system, including reservoirs, recycling system, storm water drainage scheme.
- xii) Details of fire fighting mechanism, fire brigade station.
- xiii) All other documents as determined and directed by the Competent Authority.

**NOTE:** The above prescribed periods shall be computed after compliance of all the requirements listed above and any other additional information called for from the owner/ developer by the Government/Collector/ Competent Authority.

**5.31.8 Implementation & Completion:**

- i. Development of basic infrastructure and amenity shall be completed by the developer to the satisfaction of the Competent Authority as per phases of scheme. Development of scheme shall be completed within 10 years from the date of final sanction to the layout plan of scheme.
- ii. No building in the scheme is permitted to be occupied in any manner unless occupancy certificate is issued by the Special Planning Authority.
- iii. Final completion certificate for the scheme is to be issued by the Competent Authority of Special Planning Authority in consultation with Maharashtra Pollution Control Board, Tree Authority as far as tree plantation is concerned and Chief Fire Officer.
- iv. Application for occupation certificate or final completion certificate shall be submitted alongwith a declaration and undertaking by the developer and his structural consultant, Architect, Town Planner as follows:
  - a) We confirm that all buildings constructed in the scheme area are as per norms as specified by Bureau of Indian Standard for the resistance of earthquake, fire safety and natural calamities.
  - b) Work is done as per sanctioned plan.
  - c) Built-up-area and FSI consumed in the scheme is as per sanctioned plans of the scheme.
  - d) If it is found that extra built-up-area / FSI is consumed in the scheme at any time, it shall be demolished by developer at his own cost as directed by the Competent Authority.

**5.31.9 Interpretation:**

If any question or dispute arises with regard to interpretation of any of these regulations, the matter shall be referred to the State Government. The Government after considering the matter and if necessary, after giving hearing to the parties, shall give a decision on the interpretation of the provisions of the Regulations. The decision of Government on the interpretation of "Regulations for Special Township Project" shall be final and binding on all concerned.

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**CHAPTER –VI**  
**SPECIFICATIONS OF PARTS OF BUILDINGS**

The following parts of a building, wherever present, shall conform to the specifications given herein:

**6.1 HABITABLE ROOM:**

**6.1.1** Size and dimensions of various rooms shall be as under:

**TABLE - 8**  
**MINIMUM SIZE AND DIMENSIONS OF HABITABLE ROOMS**

<b>Sr. No.</b>	<b>Occupancy</b>	<b>Minimum size in sq.m.</b>	<b>Minimum dimension of a side in m.</b>	<b>Remarks</b>
1	Living room	9.5	2.4	
2.	Bed room	9.5	2.4	
3.	Kitchen a) One room– kitchen tenement b) Two room - kitchen tenement	7.5 5.5	1.8 1.8	
4.	Any other room in a two room – kitchen tenement	7.5	2.4	
5.	Rooms in a two-room tenement of a site and services projects (I) one of the rooms (ii) other room	9.5 7.5	2.4 2.4	
6	Single room tenement in Housing scheme for EWS,	12.5	2.4	Cooking alcove of a minimum length of 1.5 m and a minimum width of 1.5m should be provided. A window of at least 1.0 sq.m. opening to external face or courtyard should also be provided.



Sr. No.	Occupancy	Minimum size in sq.m.	Minimum dimension of a side in m.	Remarks
7.	Single-bedded room in a hostel of educational institution / working men's or women's hostel.	7.5	2.75	
8	Shop	7.5	2.4	
9	Class room in an educational building	38.0	5.5	Area at the rate of 0.8 sq.m. per student, whichever is more.
10	General ward in a hospital/ nursing home	38.0	5.5	

**Provided that –**

- (i) Every tenement except that in EWS housing scheme shall have at least a living room and a kitchen.
- (ii) Minimum size of a Cinema theatre, shall be in conformity with Maharashtra Cinema Rules. The minimum size of Drama theatre or Auditorium shall be provided at the rate of 25 seats in 9.0 sq.m. inclusive of gangways.

**6.1.2 Height of the rooms:**

The minimum and maximum height of a habitable room shall be as follows:

**TABLE – 9  
HEIGHT OF HABITABLE ROOMS**

Sr. No.	Occupancy	Min. Height. In m.	Max. Height. In m.
1	Flat Roof		
	(i) Living room	2.75	4.20
	(ii) Habitable room in LIG or EWS housing scheme	2.60	4.20
	(iii) Air-conditioned habitable room/ common corridors.	2.40	4.20
	(iv) Commercial, Business and Professional Occupancies, residential hotels of 3 star category and above, rooms in institutional, educational, departmental stores, entrance halls and lobbies to departmental store	3.60	4.20
	(v) Industrial hazardous or storage occupancies,	3.60	5.00

Sr. No.	Occupancy	Min. Height. In m.	Max. Height. In m.
	(vi) Auditorium, Drama/Cinema Theatres, Assembly Halls etc.	3.60	Not Applicable
2.	Pitched Roof		
	(i) Any habitable room	2.75 (average) 2.10 (min)	4.20 (average) 3.20 (min)
	(ii) Habitable room in LIG and EWS Housing scheme	2.60 (average) 2.00 (min)	4.20 (average) 3.20 (min)

**Provided that -**

- (i) In the case of mezzanine such maximum height shall be 4.6 m.
- (ii) In case of occupancies where more room height is unavoidable, it may be permitted as special case after recording reasons in writing therefor.
- (iii) The minimum clear headway under any beam shall be 2.2 m.

**6.2 BATHROOM AND WATER CLOSET:**

6.2.1 The area and dimensions of a bathroom and water closet shall not be less than those given below.

**TABLE – 10**

**MINIMUM AREA AND DIMENSIONS OF BATHROOM AND WATER CLOSET**

Type	Area (in sq.m.)	Side (in m.)
(I). Bathroom	1.5	1.2
(II). Water Closet (W.C.)	1.1	0.9
(III). Combined Bathroom and Water Closet (WC)	2.2	1.2

6.2.2 In the case of housing schemes for Economically Weaker Sections as given in Appendix–XVII, the minimum sizes of bathroom and water closet shall be as follows :

**TABLE – 11**

**SIZE OF BATHROOM AND WATER CLOSET IN HOUSING FOR ECONOMICALLY WEAKER SECTION**

Type	Minimum Dimension in m.
(i) Bathroom	1.1 x 0.9
(ii) Water Closet	1.3 x 1.1
(iii) Combined Bathroom and Water Closet.	1.8 x 1.1

6.2.3 The height of a bathroom or water closet measured from the surface of the floor to the lowest point in the ceiling shall not be less than 2.2m.

**6.3 STORE ROOM:**

6.3.1 The area of a storeroom in a residential building shall not be more than 3.0 sq.m.

6.3.2 The height of a storeroom shall not be less than 2.2 m.

**6.4 BASEMENT:**

6.4.1.1. No basement shall be constructed in the marginal open spaces and setbacks provided for a building.

**6.4.1.2. Area and Extent:** - *The total area of any basement shall not exceed twice the plinth area of the building or the area of the plot, whichever is less. It may be in one level or two. Second level basement will be allowed on payment of premium. However, basement shall not be allowed in minimum required marginal distances. (Modification as per M-18).*

[EP-7]

6.4.1.2

This regulation is proposed to be modified.

6.4.2 Basement may be put to the following uses only:

6.4.2.1 Storage of house-hold or other goods of ordinarily non-combustible material and ancillary storage to main users;

6.4.2.2 Strong Rooms and lockers of banks;

6.4.2.3 Air conditioning equipment and other machines used for services and utilities of the building, except transformers;

6.4.2.4 Parking of vehicles;

6.4.2.5 In the case of basement used for any purpose other than that mentioned above it's built-up area shall be counted towards FSI.

**6.4.3 Other requirements**

6.4.3.1 The minimum and maximum height of the ceiling of any basement shall be 0.9 m. and 1.2 m. respectively above the average surrounding ground level. Further only one storey of basement shall be permitted. The area of window provided for ventilation shall not be less than 10% of the floor area.

6.4.3.2 Adequate arrangements shall be made to ensure that surface drainage does not enter the basement.

6.4.3.3 The walls and floors of the basement shall be watertight and be so designed that the effect of the surrounding soil and moisture, if any, is taken into account in design and adequate damp proofing treatment is given

6.4.3.4 The access to the basement shall be independent of the main entrance of a building. Separate staircase providing access and exit may be provided. Where the staircase is continuous, the same shall be of enclosed type serving as a fire separation for the basement floor and higher floors. Ramps to the basement shall be permitted in the open spaces except the front open spaces subject to the provision of 6.4.3.2. Car lifts may also be provided in addition to or in lieu of ramps when basement is proposed for vehicular parking.

[EP-8]

A new regulation is proposed to be added after Regulation No.6.4.3.5.

6.4.3.5 No part of the basement shall exceed 2.4 m. in height from the floor to the underside of the roof slab or ceiling. More height will be allowed subject to the area being counted towards F.S.I.

6.4.3.6 **Stack parking if provided, additional height for basement be permitted without counting in FSI. (~~Modification as per M-19~~)**

**6.5 PLINTH:**

6.5.1 The minimum height of plinth for any building shall be 60 cm above the surrounding ground.

6.5.2.1 Interior courtyards, covered parking and garages shall be raised at least 15 cm. above the surrounding ground level and shall be satisfactorily drained.

**6.6 STILT:**

6.6.1 A stilt portion shall be permitted on ground only, The height between ground floor level and ceiling of the stilt portion shall not be more than 2.4 m. and at least **three** sides of the stilt portion shall be open. The stilt portion shall not be used for any purpose other than parking of vehicles or as play area. Plinth of stilt shall be 15 cm. above the surrounding ground level. A ramp shall be provided to facilitate movement of vehicles. (~~Modification as per M-20~~)

6.6.2 In the case of buildings intended for educational purpose, or for utilities like fire brigade stations, etc stilt with more height shall be permitted, without payment of any premium.

6.6.3 Any violation in the maximum height mentioned above will lead to counting the stilt area in the built up area.

**6.7 MEZZANINE FLOOR :**

6.7.1 Mezzanine floor may be permitted only on ground floor and its area shall be counted towards F.S.I.

6.7.2 Aggregate area of the mezzanine floor shall not exceed 50% of the built up area of that floor. The minimum size of a mezzanine floor, if it is used as a habitable room, shall not be less than 9.5 sq.m.

6.7.3 Minimum headroom of a mezzanine floor shall be 2.2 m.

6.7.4 A mezzanine floor may be permitted provided that -

- i) It conforms to the standards of habitable rooms as regards light and ventilation.
- ii) It is so constructed as not to, affect the ventilation of the spaces over and under it.
- iii) No part of it is used as a kitchen.
- iv) It is at least 1.8 m. away from the front wall of a habitable room.
- v) It is accessible only from within the respective room below the same.

**6.8 LOFT:**

Loft provided in habitable rooms, kitchens or over bathrooms and corridors or in shops and industrial buildings shall be subject to following :

**TABLE – 12**

**MAXIMUM DEPTH AND COVERAGE OF LOFTS**

	Rooms over which loft is permitted	Maximum Coverage as percentage to area of room below	Max. Depth in m.
1.	Kitchen/habitable room.	25.00 %	0.75
2.	Bathroom, water closet, corridor.	100.00 %	2.00
3.	Shops with depth upto 3 m	33.33 %	1.00
4.	Shops with depth exceeding 3 m.	50.00 %	2.00
5.	Industrial	33.33 %	3.00

**Provided that -**

- (a) Lofts in commercial or industrial buildings shall be located at least 2 m. away from the entrance;
- (b) Loft area shall not be considered in built up area computation, if it is in accordance with these regulations.

**6.8.2** The clear headroom under the loft shall not be less than 2.2 m. and the headroom above the loft shall not be more than 1.5 m. If it exceeds 1.5 m. it shall be counted towards F.S.I.

**6.8.3 Projections for cupboards**

Cupboards , either under the window sill or above the window lintel level may project upto 0.75 m. in the marginal open spaces for residential buildings, provided their width does not exceed 2.4 m. and there is not more than one such cupboard/shelf in each room.

**6.9 BALCONY:**

6.9.1 In any residential building including lodging houses, balconies may be permitted with a minimum width of 0.9 m. and a maximum width of 1.5 m.

6.9.2 Balconies shall be allowed only on the floor above the ground floor. No balcony shall be at a height less than 2.2m. above the ground level.

6.9.3 However, balconies and otlas may be allowed on the ground floor if the building line inclusive of the balcony or otlas fulfills the statutory marginal open space requirements.

6.9.4 Balconies/otlas are allowed to be enclosed, provided light and ventilation for the room, to which they are attached, is not compromised.

**6.10 REVAS PROJECTION:**

6.10.1 A revas projection of maximum width of 1.20 m may be permitted in the front, side and rear marginal open spaces provided required marginal open spaces are left from such projection.

- 6.10.2 No revas projection shall be at a height less than 2.2 m above the ground level.
- 6.10.3 Areas of all revas projections excepting staircase projection shall be taken into account for the computation of built up area.

**6.11 ROOF:**

- 6.11.1 The roof of a building shall be so constructed or framed as to permit effective drainage of the rain-water by means of sufficient rain-water pipes of adequate size, so as not to cause dampness in any part of the walls or foundations of the building or those of an adjacent building.
- 6.11.2 The Competent Authority may require rain water pipes to be connected to a drain through a covered channel formed beneath the public footpath or in any other manner.

**6.12 LIGHTING AND VENTILATION OF ROOM:**

**6.12.1 Adequacy and manner of provision -**

- 6.12.1.1. All habitable rooms including kitchen shall have for the admission of light and air, one or more apertures, such as windows opening directly to the external air or into an open verandah not more than 2.4 m. in depth.
- 6.12.1.2. The minimum aggregate area of openings of habitable rooms and kitchens excluding doors shall be not less than 1/6 of the floor area. However a staircase shall be deemed to be adequately lighted and ventilated if it has one or more openings, on the external wall, having size of at least 1.00 sq.m. per landing.
- 6.12.1.3. Minimum opening of 1.00 sq.m. area in any habitable room including a kitchen, and 0.3 sq.m. with one dimension of 0.3 m. for any bathroom, water closet, store or pooja room, shall be provided.
- 6.12.1.4. No part of a habitable room including kitchen shall be assumed to be lighted and ventilated if it is more than 7.5.m. away from the opening assumed for lighting that portion. However, room meant for non-residential uses shall be considered as adequately lighted and ventilated if its depth from the side abutting the required open spaces does not exceed 12 m.
- 6.12.1.5. 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 the provisions of the National Building Code of India. (Part VIII building, services, sections and light and ventilation.)
- 6.12.1.6. In the case of special types of buildings requiring artificial lighting and air conditioning for special types of manufacturing or other process, the requirements regulating natural day lighting and ventilation may be suitably relaxed by the Competent Authority.

**6.12.2 Ventilation shaft -**

A bathroom, water closet, staircase or store may abut the ventilation shaft, the size of which shall not be less than that given below :-

**Table – 13**

**AREA AND DIMENSION OF VENTILATION SHAFT**

Height of buildings in m.	Cross sectional area of ventilation shaft in sq.m.	Minimum side of shaft in m.
Up to 12	2.8	1.2
Up to 18	4.0	1.5
Up to 24	5.4	1.8

In ventilation shafts, in high rise building mechanical system shall be installed. Further such ventilation shafts shall be adequately accessible for maintenance.

- 6.12.3 In residential hotels, where attached toilets are provided with mechanical ventilation system installed as per aforesaid Regulation the Competent Authority may relax the size of the ventilation shaft.

**6.13 PARAPET:**

Parapet walls and handrails provided on the edges of roof terraces, balcony etc. shall have a clear height not less than 1.15 m. from the finished floor level and not more than 1.30 m. above the unfinished floor level.

**6.14. EXIT REQUIREMENT:**

- 6.14.1 The following general requirements shall apply to exits:

6.14.1.1 Any building meant for human occupation shall be provided with exits sufficient to permit safe escape of occupants in case of fire or other emergencies. An exit may be doorway, corridor, passage leading to an internal staircase or external staircase, ramps or a verandah and/or terraces that have access to the street or to the roof of a building. An exit may also include a horizontal exit leading to an adjoining building at the same level.

6.14.1.2 In every part of the building except those, which are not accessible for general public use, exits shall comply with the minimum requirements of this part. Requisite number and size of exits shall be provided, based on the population in each room and floor based on the occupant load capacity of exits, travel distance and height of buildings as per these Regulations.

6.14.1.3 Non residential component in a building partially having residential use shall have independent exit.

6.14.1.4 All exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to a street.

6.14.1.5 Exits shall be clearly visible and the routes to reach the exit shall be clearly marked and sign posted to guide the people to the floor concerned;

6.14.1.6 All exit ways shall be properly illuminated.

6.14.1.7 All exits shall be free of obstructions. Exits shall be so located that the total travel distance on the floor shall not exceed 22.5 m. for residential, educational, institutional and hazardous occupancies and 30 m. for assembly, business,

mercantile, industrial and storage occupancies. Whenever more than one exit is required for a floor of a building, exits shall be placed as remote from each other as possible. All the exits shall be accessible from the entire floor area at all floor levels.

- 6.14.1.8 Fire fighting equipment where provided along with the 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.
- 6.14.1.9 Alarm devices shall be installed for special buildings above 16 m. in height in conformity with Regulation 14 of Appendix XVIII to ensure prompt evacuation of the population concerned through the exits.
- 6.14.1.10 Exits shall be so arranged that they may be reached without having to pass through another occupied unit except in the case of residential buildings.
- 6.14.1.11 Exits for all public assembly and institutional buildings shall have provision of ramp with handrails at 75 cm height to facilitate movement of physically handicapped persons.
- 6.14.1.12 No building shall be altered so as to reduce the number, width of exits to less than that required.

Note 1: The travel distance to an exit from dead end of a corridor shall not exceed half the distance specified above.

Note 2: Lifts and escalators shall not be considered as exits.

**6.14.2 Occupant load –**

The population in rooms, areas of floors shall be calculated based on the occupant load given below.

**TABLE - 14  
OCCUPANT LOAD**

Sr. No.	Group of Occupancy	Occupant Load as Gross Area in sq.m. /person. *
1	Residential	12.5
2	Educational	4.0
3	Institutional	15.0
4.	Assembly	
	(i) With Fixed or Loose Seats and Dance floors.	0.6 **
	(ii) Without seating facilities, including dining rooms.	1.5 ***
5	Mercantile	
	I) Street Floor and Sales basement	3.0
	ii) Upper Sale Floors	6.0
6	Business and Industrial	10.0
7	Storage	30.0
8	Hazardous	10.0



\* The gross area shall mean plinth area or covered area.

\*\* Occupant load in dormitory portions of homes for the aged, orphanages, insane asylums, etc. where a living accommodation is provided, shall be calculated at not less than 7.5 sq.m. gross area/person.

\*\*\* The gross area shall include in addition to the main assembly room or spaces, any occupied connecting room or spaces in the same storey or in the storeys above or below, where entrance is common to such rooms and spaces and they are available for use by the occupants of the assembly place. Area under corridors, toilets, etc shall not be taken into account while computing the occupant load.

### 6.14.3 Capacity of exits -

6.14.3.1 **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 below.

**TABLE – 15**  
**OCCUPANT LOAD PER UNIT EXIT WIDTH**

Sr. No.	Group of Occupancy	Stairways	Occupant load
1.	Residential	25	75
2.	Educational	25	75
3.	Institutional	25	75
4.	Assembly	60	90
5.	Business	50	75
6.	Mercantile	50	75
7.	Industrial	50	75
8.	Storage	50	75
9.	Hazardous	25	40

6.14.3.2 For all special buildings where two staircases are required, at least one of them shall be on the external wall of building and shall open directly to the exterior, interior open space or to any open place of safety. It shall preferably be of an enclosed type.

### 6.15 DOORWAY:

6.15.1 Every exit doorway shall open into an enclosed stairway, a horizontal exit, or a corridor or passageway providing continuous and protected means of egress.

6.15.2 No exit doorway shall be less than 100 cm. in width. Doorways shall not be less than 200 cm. in height. Doorways for bathrooms, water closet, stores etc. shall be not less than 75 cm. wide - (masonry opening) provided further that the clear opening between the frame shall not be less than 65 cm.

6.15.3 Exit doorways, including special security doors shall open outwards, that is, away from the room but shall not obstruct the travel along any exit corridor, landing etc.

No door, when opened, shall reduce the required width of stairway or landing to less than 90 cm. Overhead or sliding doors shall not be installed.

- 6.15.4 Exit door shall not open immediately upon a flight of stairs. A landing of at least 1.5 m. width shall be provided in the stairway at each doorway. The level of landing shall be the same as that of the floor it serves.

**6.15.5 Revolving Doors:**

Revolving doors may be used as required exit only in business and mercantile occupancies. When revolving doors are considered as required exit way the following assumptions shall be made: -

- i) Each revolving door shall be credited one half unit exit width, and
- ii) Revolving doors shall not be located at the flight of a stairway. Any stairway served by a revolving door shall discharge through a lobby or foyer.

**6.16 CORRIDOR:**

- (i) The minimum width of a corridor shall not be less than 1.0 m. in the case of 2 storeyed row housing residential building and in the case of other buildings, actual width shall be calculated based on the provisions of Table-16.
- (ii) In case of more than one main staircase of the building, inter-connected by a corridor or other enclosed spaces, there shall be at least one smoke-stop door across the corridor or enclosed spaces between the doors in the enclosing walls of any two staircases.

**6.17 STAIRCASE**

**6.17.1 Minimum width of the staircase -**

6.17.1 For various occupancies, width of a stair shall be as under:

**TABLE - 16**

**MINIMUM WIDTH OF COMMON STAIRWAYS/CORRIDORS FOR VARIOUS OCCUPANCIES.**

Sr. No.	Type of Occupancy	Minimum width of staircase / stairway / corridor in m	Minimum width of landing / mid landing in m
1.	Residential Buildings -		
	(i) General	1.20	1.50
	(ii) Row Housing (2 storeys)	0.75	0.75
	(iii) Hotels	1.50	1.50
2.	Educational and Medical bldgs. -	2.00	2.00
3.	Institutional buildings -	2.00	2.00
4.	Assembly buildings	2.00	2.00
5.	Mercantile, business, industrial, storage, hazardous buildings.	1.50	1.50

6.17.1.2 Notwithstanding anything contained in the above table, if the length of the closed corridor/passage exceeds 7.5 m in the case of a residential building, then the width of the corridor/passage shall increase by 1/5th of the incremental length. Similarly, in the case of non-residential buildings, if the length of closed corridor/passage exceeds 12 m., then the width of the corridor/passage shall increase by 1/8th of the incremental length. Provided that the maximum width of such corridor shall not exceed 3.0m.

**6.17.2 Other requirements of staircase -**

6.17.2.1 Common stairs shall be constructed of non-combustible materials throughout.

6.17.2.2 Interior stairs shall be constructed as a self-contained unit with at least one side adjacent to an external wall and shall be completely enclosed.

6.17.2.3 A staircase shall not be arranged around a lift shaft unless the latter is entirely enclosed by a material of fire resistance rating as that for the type of construction itself.

6.17.2.4 Hollow combustible construction shall not be permitted.

6.17.2.5 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 tread shall be 30 cm. The treads shall be constructed and maintained in a manner to prevent slipping.

6.17.2.6 The maximum height of riser shall be 19 cm. in residential buildings and 15 cm. in other buildings. They shall be limited to 12 per flight. For Housing Schemes for EWS and in narrow plots, the risers may be provided in one flight.

6.17.2.7 Handrails shall be provided with a minimum height of 90cm from the centre of the tread. In the case of public offices, assembly halls, hospitals, etc. an additional low rail shall be provided at a height of 75 cm.

6.17.2.8 The minimum headroom in a passage under the landing of a staircase and under the staircase shall be 2.2 m.

6.17.2.9 No room shall open directly to the flight of a stair.

6.17.2.10 External exit door of staircase enclosure at ground level shall open directly to the open spaces or shall be such as can be reached without passing through any door other than a door provided to/ from a draught lobby.

6.17.2.11 In the case of assembly, institutional, residential hotels, industrial and hazardous occupancies, the exit sign with arrow indicating the way to escape route shall be provided at a height of 1.5 m. from the floor level on the wall and shall be illuminated by electric light connected to corridor circuits or alternatively painted with fluorescent paint. 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 and other heavy equipment. Further, all landings of floor shall have floor indication boards indicating the number of floor.

6.17.2.12 In the case of single staircase, it shall terminate at the ground floor level and the access to the basement shall be by a separate staircase. Whenever, a building is served by more than one staircase, one of the staircases may lead to basement level, provided the same is separated at ground level by either a ventilated lobby or a cut off screen wall without opening, having a fire resistance of not less than 2 hours with discharge points at two different ends or through enclosures. It shall also be cut off from the basement area 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 open spaces shall be 0.3 sq.m. per landing.

**6.18 LIFT:**

- 6.18.1 At least one lift shall be provided in every building more than 16 m. in height.
- 6.18.2 Other requirements –
- (a) The planning and design of lifts including their number, type and capacity depending on the occupancy of the building, the population on each floor based on the occupant load and the building height; shall be in accordance with Section 5 – Installation of Lifts and Escalators, National Building Code of India.
  - (b) At ground floor level, a grounding switch shall be provided to enable grounding the lift cars in an emergency.
  - (c) The lift machine room shall be separate and no other machinery shall be installed therein.
  - (d) The number of each floor shall be conspicuously painted in figures at least 15 cm. large on the wall opposite the lift / lifts opening or on other suitable surface so as to be distinctly visible from the lift cages.
  - (e) In high rise residential building; one of the lifts installed shall be freight lift.
- 6.18.3 Minimum one lift, preferably a stretcher lift should be provided in a hospital building exceeding three storeys.

**6.19 PORCH / CANOPY:**

A porch/canopy shall be at least 1.5 m. clear of the plot boundary. Area covered by porch upto a length of 5.50 m, parallel to the main entrance shall not be counted towards built up area. A parapet wall of maximum height of 0.25m. is permissible over a porch, and in case of a canopy it could be upto 1m.

**6.20 GARAGE:**

The garage shall be located in a plot as provided in Regulation 5.10.4.8 and shall not affect the access to the building.

- 6.20.1 The aggregate built up area of all the garages shall not exceed
- (i) 10 % of the gross plot area, however, a minimum area of 20 sq.m. shall be permitted.
  - (ii) Area of a single garage shall not exceed 20 sq.m.
- 6.20.3 The maximum headroom in a garage and parking area shall be 2.4 m.

**6.21 CABIN:**

The size of cabins shall not be less than 3.0 sq.m. The minimum height of the cabin shall be 2.2 m.

**6.22 CHIMNEY:**

- 6.22.1 Chimneys shall conform to the requirements of IS 1645-1960.
- 6.22.2 They shall be built at least 0.9 m. above flat roofs, provided further that they shall project above the adjacent parapet wall. In the case of sloping roofs, the chimney top shall rise 0.6 m. above the ridge of the roof.

**6.23 METER ROOM:**

An independent and ventilated meter (service) room directly accessible from the outside shall be provided on ground floor and/or on upper floors, according to the requirements of the electric supply undertaking. The door to the room shall have fire resistance of not less than two hours.

**6.24 RAMP:**

In the case of parking spaces provided in the basement at least 2 ramps each of minimum 3-m. width and slope not more than 1:10 shall be provided, preferably at opposite ends. Such ramps may be permitted in marginal open spaces subject to clearance of 3.6 m.

**6.25 LETTER BOX:**

A letterbox of appropriate dimensions shall be provided on the ground floor residential and commercial buildings having G+2 and more storeys..

**6.26 HANDRAIL:**

Handrails shall be provided at a height of 90 cm. from the centre of the step of a staircase/ ramp surface. An additional rail shall also be provided at a height of 75 cm.

**6.27 REFUGE AREA:**

- (a) In multi-storeyed and high-rise buildings, at least one Refuge Area shall be provided on the floor immediately above 16 m.
- (b) It shall be on the external walls as a cantilevered projection or in any manner.
- (c) It shall have a minimum area of 15 sqm and a minimum width of 3.0 m.
- (d) It shall not be counted in FSI.

**6.28 SPECIAL AMENITIES FOR THE PHYSICALLY HANDICAPPED PERSONS:**

Special facilities for physically handicapped persons as specified in Appendix XIX shall be provided in all buildings, either existing or proposed, to be used for public and/ or semipublic offices, business/ professional establishments, educational and medical purpose, recreational. amusement / community or cultural activities , stadiums or like uses or any public purpose where people gather for common activities.

**6.29 STRUCTURAL DESIGN:**

- 6.29.1. The structural design of foundations, elements made of masonry, timber, plain concrete, reinforced concrete, prestressed concrete and structural steel shall be carried out in accordance with Part VI Structural design, Section 1- loads, Section 2-Foundation, Concrete, Section 3 – Wood, Section 4 – Masonry, Section 5 – Concrete, Section 6 – Steel, of the National Building Code of India. The structural designer shall carry out various tests including soil test in case of high-rise buildings.
- 6.29.2. The structural design shall satisfy the requirement laid down for Seismic Zone-III. The structural designer shall have to certify accordingly.

**6.30 QUALITY OF MATERIALS AND WORKMANSHIP:**

- I. All material and workmanship shall be of good quality generally conforming to accepted standards of Public Works Department of Maharashtra and Indian Standard Specification and codes as included in Part V Building material and Part VII Construction practices and Safety of National Building Code of India.
- II. All burrow pits dug in the course of construction and repair of buildings roads, embankments, etc. shall be deep and connected with each other in the formation of a drain directed towards the lowest level and properly stepped for discharge into a river stream, channel or drain and no person shall create any isolated burrow pit which is likely to cause accumulation of water leading to breeding of mosquitoes.

**6.31 ALTERNATIVE MATERIALS, METHODS OF DESIGN AND CONSTRUCTION:**

The provisions of these regulations are not intended to prevent the use of any material or method of design or construction not specifically prescribed by these regulations-provided such an alternative has been approved by a concerned authority.

The provisions of these regulations are also not intended to prevent their adoption for architectural planning and layout- conceived as an integrated development scheme.

The authority may approve any such alternative provided it is found that the proposed alternative is satisfactory and conforms to the provisions of the relevant parts regarding material, design and construction and that material and method of work offered is, for the purpose intended, at least equivalent to that prescribed in the regulations, in quality, strength, compatibility, effectiveness, fire and water resistance, durability and safety.

**6.32 TESTS:**

- I. Whenever there is insufficient evidence of compliance with the provisions of these regulations or evidence that any material or method of design or construction does not conform to the requirements of these regulations or in order to substantiate claims for alternative material, design or methods of construction, the Competent Authority may require tests to be carried in advance as proof of compliance. These tests shall be made by an approved agency at the expense of the owner.
- II. Test method shall be as specified by the regulation for the materials or design or construction in question. If there are no appropriate test methods specified in the regulations, the Competent Authority shall determine the test procedure. For methods of tests for building materials, reference shall be made to relevant Indian standards as given in the National Building Code of India.
- III. The Competent Authority shall retain copies of the result of all such tests for a period of not less than two years after the acceptance of the alternative material.

### 6.33 BUILDING SERVICES:

(1) **Electrical installations**

The planning, design and installation of electrical installations, air-conditioning and heating work shall be carried out in accordance with part – VIII Building services, section 2 – Electrical Installations, Section 3 – Air conditioning and Heating, of the National Building Code of India.

(2) **Plumbing Services**

The planning, design, construction and installation of water supply, drainage, sanitation and gas supply system shall be in accordance with the provisions of water supply and drainage regulations of the Municipal Council/ Gram Panchayat concerned and Part – IX Plumbing Services – Section 1- Water Supply, Section 2- Drainage and Sanitation and Section 3 – Gas Supply, of National Building Code of India.

(3) **Requirements of water supply in buildings**

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

OCCUPANCY	BASIS
Residential building	5 persons / tenement
Other buildings	No. of persons based on occupant load and area of floors given in Table – 16

The per capita requirements of water supply for various occupancies shall be as specified in Appendix XIV.

(4) **Sanitary requirements**

The fittings and installation for different occupancies shall be as approved by the Competent Authority as per Appendix – XV.

(5) **Town gas / Liquid Petroleum Gas supply pipes**

These pipes shall be run in shafts exclusively for this purpose and shall be on external walls, away from the staircases. There shall be no interconnection between these shafts and the rest of the floors; Gas meters shall be housed in a suitably constructed metal cupboard located in a well-ventilated space at ground level.

(6) **Alternate source of electric supply**

A stand-by electric generator for high-rise buildings shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump, pressurization fans and blowers, smoke extraction and damper systems in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machines and circuits stated above simultaneously. If the stand-by pump is driven by diesel engine, the generator supply need not be connected to the stand-by pump.

(7) **Lightning Protection of Building –**

The lightning protection systems for buildings shall be in accordance with the provisions of Part III, National Building Code of India.

### 6.34 FIRE PROTECTION MEASURES:

All buildings shall conform to the fire protection requirements as detailed out in Appendix XVIII. The fire escape staircases shall be provided as per the following:

#### 6.34.1 Fire escape staircases:

6.34.1.1 **External stairs:** High rise and special buildings shall be provided with fire escape stairs and cantilever fire escape passages. They shall conform to the following :-

- (a) They shall not be taken into account in calculating the evacuation time of a building.
- (b) All of them shall be directly connected to the ground.
- (c) Entrance to them shall be separate and remote from the internal staircase.
- (d) Routes to the fire escape shall be free of obstruction at all times, except for a doorway leading to the fire escape stairs and fire escape passages. These shall have the required fire resistance.
- (e) They shall be constructed of non-combustible materials.
- (f) They shall have straight flight not less than 75 cm wide with 15 cm treads and rises not more than 19 cm. The number of risers shall be limited to 16 per flight.
- (g) They shall be provided with handrails at a height not less than 90 cm above the tread.

#### 6.34.1.2 Spiral stairs :

- (a) The use of spiral staircase shall be limited to buildings of height upto 9 m. having low occupant load unless connected to platforms such as balconies and terraces to allow escapees to pause.
- (b) A spiral fire escape staircase shall not be less than 150 cm in diameter.

### 6.35 SIGNS AND OUTDOOR DISPLAY STRUCTURES :

- 1) The display of advertising signs on building and land shall be in accordance with Part - X - Signs and Outdoor Display Structures, National Building Code of India.

#### 2) Other conditions:

In addition to the provisions of Regulation 6.29, the following provisions shall be complied with for permitted advertising signs in different land use zones.

##### i) Residential Zone:

The following non-flashing and non-neon signs with illumination not exceeding 10 ft candles:

- a) One name plate with an area not exceeding 0.1 sqm for each dwelling unit.
- b) for other users permissible in the zone, one identification sign on bulletin board with an area not exceeding 1.6 sqm.



- c) 'For Sale' or 'For Rent' signs for real estate not exceeding 2 sq.m. in area, provided they are located on the premises offered for sale or rent.
- d) Non-flashing business signs placed flat against the wall and not exceeding 2 sqm in area per establishment.

**ii) Designated Commercial Sites:**

Flashing or non-flashing business signs placed flat against the wall, not exceeding 5 sq.m. in area and covering not more than 15% of the area of such wall including doors and windows and overhanging signs which project not more than 0.9 m from the wall, provided that such overhanging signs shall be in conformity with the following and provided that such signs do not face residential building.

- a) not more than one overhanging sign may be permitted for each 4.5 m of plot frontage and
- b) the area of such overhanging signs shall not be more than 1 sq.m. except that for each 0.9 m of plot frontage above the first 4.5 m an increase in area of 0.2 sq.m. shall be permitted.

**3) Prohibition of advertising signs and outdoors display structures in certain cases :**

Notwithstanding the provisions of sub-regulations (1) and (2), no advertising sign or outdoor display structures shall be permitted on buildings of architectural, aesthetic, historical or heritage importance as may be decided by the Competent Authority or on Government buildings, save that in the case of the Government buildings only advertising signs or outdoor display structures may be permitted if they relate to the activities of the Government departments.

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## APPENDIX - I

### OPERATIONAL CONSTRUCTIONS OF GOVERNMENT DEPARTMENTS

(Regulation No.2.1.2)

(A) Construction for operational purposes, including maintenance of operational structures, by the following organisations, authorities or departments, whether temporary or permanent, shall be from the purview of these Regulations, except those relating to change in the floor space index : -

- (i) Railways;
- (ii) National Highways;
- (iii) National Waterways;
- (iv) Major Ports;
- (v) Aerodromes and Airports;
- (vi) Posts and Telegraphs, Telephones, Television, Wireless, Broadcasting authorities and the authorities of other similar forms of communication;
- (vii) Regional grids, towers, gantries, switchyards, contact rooms for distribution, etc. of electricity;
- (viii) Defence Authorities;
- (ix) Any other essential public service as may be notified by the State Government.

All such constructions shall, however, conform to the prescribed requirements for the provision of essential services, water supply connections, drains, etc. to the satisfaction of the Competent Authority.

(B) Following works of Operational Constructions in case of railways are excluded from taking regular Development Permission: -

- a. Repairs and renovations of existing railway tracks, including culverts, over bridges, underpasses or bridges, tunnels and side drains;
- b. platforms, goods sheds and offices, parcel offices, sub-stations, foot-over bridges, turn-tables, lifting towers, gantries, signal and signal boxes or control cabins in hump yards;
- c. running (LOCO) sheds, carriage and wagon depots, carriage washing places, overhead or ground level water tanks, pipelines and pumping stations, running rooms, train examiner's offices, yard depots, permanent way inspectors' and signal inspector's stores in railway yards and all overhead electric equipment for traction.
- d. Store sheds, when ancillary to operational requirement only.

(C) For laying of new railway lines, construction of new buildings, goods stores, sheds or platforms, parcel offices and workshops or for purposes of major remodelling the approval of the Competent Authority shall be necessary.

(D) The following constructions by the organisations, authorities or departments listed above shall not be deemed to be operational constructions for the purpose of exemption under the said Regulation, namely:

- (a) Residential buildings, commercial buildings, office buildings, and industrial buildings (other than guest houses, essential operational staff quarters and the like), roads and drains, hospitals, clubs, institutes and schools in residential, commercial or industrial areas of the colonies of such organisations, authorities or departments.
- (b) Construction, installation or any extension of any building in the case of any services other than those mentioned in this Regulation.

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## APPENDIX - II

### QUALIFICATIONS, COMPETENCE, DUTIES AND RESPONSIBILITIES OF TECHNICAL PERSONNEL FOR PREPARATION OF SCHEMES FOR DEVELOPMENT PERMISSION AND SUPERVISION. (Regulation No. 2.1.3)

#### 1.0 General :

- 1.1 The minimum qualifications of technical personnel and their competence to carry out different jobs for development permission and supervision shall be as given in item 2.0 to 6.0 mentioned hereinafter.

#### 2.0 Architect :

- 2.1 Qualification - Registration with the Council of Architecture, India.
- 2.2 Competence - To carry out work related to development permission as given below and to submit.
- a) All plans and information connected with development permission.
  - b) Certificate of supervision and completion for all buildings.

#### 3.0 Engineer :

- 3.1 Qualification – Membership (Civil) of the Institution of Engineers (India) or a Degree or Diploma in Civil or Structural engineering which makes him eligible for such membership.
- 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 permissions;
  - b) Structural details and their calculations of buildings on plot up to 500 sq.m. and up to 5 storeys or 16m height; and
  - c) Certificate of supervision and completion for all buildings.

#### 4.0 Supervisor :

##### 4.1 Qualifications : –

- a) For Supervisor I :-
  - i) Three year's architectural assistantship or intermediate in architecture with two years experience; or
  - ii) Diploma in Civil Engineering with two years experience.
- b) For Supervisor II :- Draftsman in Civil Engineering from ITI with five years experience under architect/engineer.

##### 4.2 Competence :

- a) For Supervisor I : To carryout all work related to development permission and to submit
  - i) All plans and related information connected with development permission on plots up to 200 sq.m. and up to two storeys; or height up to 9 m.

- ii) Certificate of supervision of building on plots upto 200 sq.m. and upto two storeys; and completion thereof.
- b) For supervisor II:- To carryout work related to development permission and to submit.
  - i) All plans and related information upto 50 sq.m. built up area and up to two storeys; and
  - ii) Certificate of supervision of buildings on plots upto 50 sq.m. and completion thereof;

## 5.0 Structural Engineer :

### 5.1.1 Qualifications –

- a) A Degree in Civil Engineering or Structural Engineering which makes him eligible for Associate Membership of the Institution of Engineers (India) or equivalent overseas institution; or
- b) Associate Membership in Civil Engineering Division of the Institution of Engineers (India) or equivalent overseas institution possessing exceptional merit.

5.1.2 In addition to qualifications mentioned at (a) and (b) above, three years experience in Structural Engineering practice with designing and field works. The three years experience will be reduced to two years for those with a post-graduate degree of a recognised Indian/Foreign University in the branch of Structural Engineering and to one year for those with a Doctorate in Structural Engineering

### 5.1.3 Competence –

To carry out all works related to structural designing and to submit:

- i. structural details and calculations for all buildings and supervision
- ii. stability of structures and their design conforming to requirements of seismic zone no. III.
- iii. certificate of supervision relating to all structural works during construction in respect of stability.

## 6.0 Licensing :

6.1 Technical personnel to be licensed: - the qualified technical personnel or group referred to in item 3.0, 4.0 and 5.0 shall be licensed by the Competent Authority and the license shall be valid for one calendar year ending 31<sup>st</sup> December after which it shall be renewed annually.

6.2 Fee for licensing the technical personnel except the architects mentioned at Sr.No.2.0 above shall be as under:-

For Engineers and Structural Engineers	Rs. 5000 per annum
For Supervisors S-I	Rs. 2000 per annum
For Supervisors S-II	Rs. 1000 per annum

These fees can be revised by the Planning Authority at any time for any calendar year starting from 1<sup>st</sup> January with the prior approval of the ~~Government.~~ **Competent Authority. (Modification as per M-21)**

6.3 Duties and Responsibilities of Licensed Technical Personnel and the Architects :-

- 1) It will be incumbent on every licensed technical person or architect in all matters in which he may be professionally consulted or engaged to assist and co-operate with the Competent Authority in carrying out and enforcing the provisions of the Maharashtra Municipalities, Nagar Panchayats and Industrial Townships Act, 1965 and the Maharashtra Regional and Town Planning Act, 1966 and rules for the time being in force under these Acts and under these Regulations.
- 2) Every licensed technical person or architect 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 the Maharashtra Municipalities, Nagar Panchayats and Industrial Townships Act, 1965 and the Maharashtra Regional and Town Planning Act, 1966 as may be applicable to the circumstances of the particular case. It will be obligatory on him to satisfy himself that a qualified and competent site supervisor with qualifications prescribed by the Competent Authority is constantly employed and present on the work to supervise the execution of all work and to prevent the use of any defective material therein and the improper execution of any such work.
- 3) In every case in which a licensed technical person or architect is professionally concerned with any building or work upon any premises designed or intended to be used for such purpose for which the written permission or license of any other appropriate Authority is necessary under any other Act to the establishment or use of such premises, it shall be incumbent on such licensed technical person or architect, so far as his professional connection with such case extends, to see that all requirements and conditions prescribed by that relevant Act, or by any rules or regulations for the time being in force there under, are duly fulfilled or provided etc.
- 4) A licensed technical person or architect 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 Competent Authority in contravention of any condition of the lease or agreement for lease.
- 5) When a licensed technical person or architect ceases to be in employment for the development work, he shall report the fact forthwith to the Competent Authority

6.4 Revocation of License:-

The license issued to a technical person is liable to be revoked in case he is proved to have indulged in professional misconduct, misrepresentation or suppression of material facts or forgery of documents. However, an opportunity of being heard shall be given to him before the Competent Authority revokes the license.

In the case of Architect involved in such matter mentioned above the Competent Authority shall refer the name of concerned Architect for cancellation of his registration to the Council of Architecture, India.

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**APPENDIX –III  
FEES, DEPOSITS, AND CHARGES**

**(Regulation No. 2.3, 2.6 and 4.2)**

**1.0 SCRUTINY FEES FOR VARIOUS TYPES OF APPLICATIONS.**

Sr. No.	Purpose of Application	Rate of scrutiny fees per sq.m. as per use proposed	Area considered for charging fees.	Limits of scrutiny fees	
				Minimum	Maximum
1	Layouts for subdivision of parcel of land	a). Residential -Rs 2	Total area under layout	Rs 500	Rs 50,000
		b). Commercial -Rs 5		Rs 1000	Rs 1,00,000
		c). Industrial -Rs 2		Rs 500	Rs 50,000
		d). Other uses -Rs 2		Rs 500	Rs 50,000
2	Amalgamation plots	For any user Rs 5	Total area under amalgamation	Rs 500	Rs 10,000
3	Construction or reconstruction of building in other than G,zone, & RTDZ (including additions to existing building)	a). Residential -Rs 15	Total proposed built up area	Rs 1000	Rs 2,00,000
		b). Commercial -Rs 20		Rs 2000	Rs 5,00,000
		c). Industrial -Rs 15		Rs 1000	Rs 2,00,000
		d). Other uses -Rs 15		Rs 1000	Rs 2,00,000
4	Construction or reconstruction of building in G-zone & RTDZ (including additions to existing building)	a). Residential - Rs 5	Total proposed built up area	Rs 500	Rs 50,000
		b). Commercial -Rs 15		Rs 1000	Rs 1,00,000
		c). Amusement parks, resorts and like commercial use- Rs 10		Rs 1000	Rs 2,00,000
		d). Industrial - Rs 10		Rs 1000	Rs 1,00,000
		e). Other uses - Rs 10		Rs 1000	Rs 1,00,000
	Amendments of previously sanctioned layouts/ building proposals/ alterations to existing buildings.	a). Residential -Rs 2	Total built up area proposed under amendment.	Rs 500	Rs 50,000
		b). Commercial -Rs 5		Rs 1000	Rs 1,00,000
		c). Industrial - Rs 2		Rs 500	Rs 50,000
		d). Other uses - Rs 2		Rs 500	Rs 50,000
6	Mining and quarrying	Rs 10	Gross area proposed for quarry operations	Rs 500	No limit

Sr. No.	Purpose of Application	Rate of scrutiny fees per sq.m. as per use proposed	Area considered for charging fees.	Limits of scrutiny fees	
				Minimum	Maximum
7	NOC for NA	a). For proposals in G-zone, and RT zone -Rs 1	Total area proposed for NA	Rs 200	Rs 25,000
		b). Any other zone Rs 2		Rs 500	Rs 50,000
8	NOC for crusher	Lump sum of Rs 1000	-	-	-
9	NOC for power supply	Lump sum of Rs 500	-	-	-
10	NOC for any other user	Lump sum of Rs 500	-	-	-
11	Temporary Construction at Regn. No. 2.18.1 Sr.,No.(I),(iii),(v), (viii),(x)	Lump sum of Rs.1000	-	-	-

Note :-

- i) Fees for compound walls, storage tanks, garages, open structures, other temporary structures, repairs of existing structures, demolition works shall be Rs 500 per proposal.
- ii) Built up area in the proposal shall be considered as that area under construction permitted by the Competent Authority.
- iii) 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.
- iv) 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.
- v) For dwelling unit exclusively meant for Adivasis, cattle sheds and farm houses in G-zone/RTDZ (both not exceeding in area of 50 sqm). Scrutiny fee shall be charged as an Rs 500 in lump sum.

## 2.0 SECURITY DEPOSITS FOR DUE PERFORMANCE OF CONDITIONS

Sr No	Part of building for security	Rate per sqm of relevant built up area	Period of deposit	Conditions for forfeiture of deposit
1	Basement or stilt portion in all use zones	<b>Rs 20</b>	3 years from the date of occupancy certificate	Basement and stilts used for non permitted uses Violations in the height of stilts. If stilts enclosed from three sides or more



2	Buildings or structures not under basement or stilt except in G-zone& RTDZ	Rs 10	1 years form then date of occupancy certificate	It is forfeited either in part or whole at the discretion of Competent Authority depending on the nature of violations
3	Buildings meant for hospitals, schools, colleges, nurseries and the buildings of charitable registered institutions in all use zone	Rs 5	1 year form the date of occupancy certificate	It is forfeited either in part or whole at the discretion of Competent Authority depending on the nature of violations
4	Buildings for residential use in G-zone& RTDZ	Rs 5	1 year form the date of occupancy certificate	It is the forfeited either in part or whole at the discretion of Competent Authority depending on the nature of violations

Note :-

- i) Forfeiture of security deposit shall be without prejudice to any other remedy or right of the Competent Authority.
- ii) The security deposit shall not bear to any interest at any time.
- iii) Forfeiture of security deposit shall be only in the case of breach of any conditions, provision, and regulations stipulated in the CC and it shall be at the absolute discretion of the Competent Authority.
- iv) Security deposit shall not be levied for constructions exclusively meant for Adivasis.

### 3.0 FIRE CESS FOR BUILDINGS TO BE USED FOR VARIOUS PURPOSES.

Sr No	Proposed use of building	Rate per sqm of total BUA of particular user
1	High rise buildings in all use zones	
	a). Residential use b). Residential cum commercial use.	Rs 10 Rs 10
2	Low rise and High rise buildings in all use zones	
	a) Exclusive commercial use	Rs 15
	b) Storages, Godowns and industries c) Cinemas, theatres and assembly halls	Rs 15 Rs 15
3	Recreational buildings, cinemas, theatres, assembly halls and buildings in resorts and amusement parks in G-Zone& RTDZ/NP areas.	Rs 10

Note :-

- i) Fire cess can be paid at the request of the developer in three installments of 50%, 25% and 25% at the stages of grant to commencement certificate, plinth completion certificate and the occupancy certificate respectively.

- ii) In the case of building having any wing or part thereof with height more than 16 m, total BUA of such building shall be considered for fire cess.
- iii) The area of basement for any use and mezzanine floor shall be counted in total BUA for the purpose of fire cess.

#### 4.0 REVALIDATION FEES.

Sr No	Period from the date of expiry of CC	Revalidation fee for			
		Residential	Commercial	Industrial	Other use
1	Before the date of expiry of CC	Rs 1000	Rs 1500	Rs 1000	Rs 750
2	Within one month from the expiry date of Cc	Rs 1500	Rs 2500	Rs 1500	Rs 1000
3	After one month but within three months from expiry date of CC	Rs 2000	Rs 3000	Rs 2000	Rs 1500
4	After three month but upto 4 years from the date of CC	Rs 4000 + late fee of Rs 500 per month	Rs 5000 + late fee of Rs 500 per month	Rs 4000 + late fee of Rs 500 per month	Rs 3000 + late fee of Rs 500 per month

Note :-

- i) 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.
- ii) Applications for revalidation is considered valid only after above fees are received by the Competent Authority.

#### 5.0 FEES FOR CERTIFIED COPIES OF APPROVED PLANS AND DOCUMENTS.

Sr No	Certified copy of	Fees per copy
1	Approved building and layout plans	Rs 50
2	CC, PCC, OC OR NOC	Rs 25
3	Part of DP (colored)	Rs 25 for size of 15cm x 20cm

#### 6.0 DEVELOPMENT CHARGE.

- 6.1 Any person who intends to carry out any development or change any use of any land or building for which the development permission is required under these Regulations, whether he has applied for such permission or not or who has commenced carrying out any such development or has carried out any change in such use or who has applied to the Competent Authority for grant of Occupancy Certificate shall pay to the Competent Authority the development charge in accordance with the procedure laid down in Section 124 A to L of MR & TP Act,

1966 and in accordance with the directives received from the State Government for levy of development charges.

6.2 In the G Zone / RTD Zone /NP of the notified area, the development charge shall be levied on the built up area and only on the land below the structure including the land area that is required to be provided as side, rear and front marginal open space i.e. appurtenant open space.

**7.0 DEVELOPMENT PREMIUM ON GRANT OF ADDITIONAL FSI FROM BASE FSI PRISCRIBED FOR DIFFERENT USER:**

7.1 The development premium shall be levied on the increased built up area more than the prescribed base FSI of the different land user as per table 01. The premium shall be levied at the rate of 25% of the prevailing non agricultural land (NA Land) sale registered rates recorder in the district lands record office for the location or in the respective village (i.e, as per the Ready Reckoner).This 25% of the NA land rate shall be considered as **base rate** and it shall be made applicable as under for different land uses.

Sr. no	User	Rate of premium applicable, percentage to base rate.
01	Residential	@100%
02	Commercial	@200%
03	Industrial/ warehousing/ godowns/ container yards/ container freight stations.	@150%
04	Institutional non charitable and professional colleges	@100%

Note: I

ii) Development premium can be paid if desired in single amount. On the written request of the applicant, the differed payment facility be given at four six months installment at 12% interest, provided further that 50%, premium shall be paid at the stage of grant of development permission, 25% at the stage of issue of plinth completion certificate for the first building (or one year from the date of issue of commencement certificate whichever is earlier) and remaining 25% at the stage of grant of occupancy certificate for the first building (or two years from the date of issue of commencement certificate whichever is earlier).

**8.0 Notwithstanding above fees, premium and development charges, for every development/construction, the IDC shall be levied @ Rs.185/- per sq.mtr. (Modification as per M-21A)**

[EP-9]  
A new sub-regulation 8.0 in Appendix III is proposed to be added

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## APPENDIX – IV

### USES PERMISSIBLE IN RESIDENTIAL, GREEN ZONE AND RECREATIONAL & TOURISM DEVELOPMENT ZONE (RTDZ)

( Regulation Nos. 3.1.2, 3.1.3 and 3.1.5 )

#### PART – A ADDITIONAL USES PERMISSIBLE IN RESIDENTIAL ZONE:

##### I Convenience shops permissible on lands fronting roads of less than 12 m. width

- 1) Food Grain shops, Grocery shops, General provisions.
- 2) Pan Shops, Tobacconists.
- 3) Shops for collection and distribution of clothes for cleaning and dyeing.
- 4) Tailor and/or Darner.
- 5) Hair dressing saloon, Beauty parlors, Health club.
- 6) Bicycle hire and repairs.
- 7) Vegetable and Fruit stalls.
- 8) Milk shops/ Tea stalls/ Restaurants/Eating houses.
- 9) Florists.
- 10) Bangles and Cosmetics.
- 11) Newspaper stalls.
- 12) Books and stationary stalls.
- 13) Dispensaries, Clinics, Chemist's and Druggist's shops.
- 14) Flour Mill and Baker's shop only on ground floor. Bakery only on ground floor and no floor above.
- 15) Coffee Grinding establishment with electric power not exceeding 0.75 K.W with each electric motor not exceeding 0.25 K.W..
- 16) Photographic studios using power up to 1.00 K.W.
- 17) Data Processing Unit with use of computers.
- 18) Photo Copying Centers, Public Call Offices, Cybercafés.
- 19) Cloth and Garment shops.
- 20) Plumbers, Electricians, etc.
- 21) Radio, Television and Household electric equipment repair shops. Video libraries.

- 22) Offices of professionals with NOC from Municipal Council / Gram Panchayat concerned.

**Note :** All the above uses shall have maximum built up area of 20 sq.m.

**II Uses permissible on lands fronting roads of width 12 m. and more, but less than 30 m.**

- 1) All uses listed in Part A, (I) above –
- 2) Residential hotels, Lodging houses in independent buildings.
- 3) Educational buildings including students' hostels in independent buildings.
- 4) Religious buildings.
- 5) Restaurants and their accessory users.
- 6) Welfare Centres.
- 7) Gymnasium.
- 8) Public libraries and museums in independent structures.
- 9) Club House in independent structure or restricted to ground floor.
- 10) Public or private parks, gardens, playfields.
- 11) Public transport / Intermediate public transport terminal / parking lots etc.
- 12) Radio broadcasting and Television studios, sound recording and dubbing studios in independent buildings or part of a building.
- 13) Information Technology Establishments (ITES)
- 14) Places for disposal of human bodies cemeteries, burial ground subject to the approval of the Municipal Council/Planning Authority.
- 15) Police Station, Government and Municipal Sub-Offices.
- 16) Telephone Exchanges, Post and Telegraph Offices.
- 17) Banks with safe deposit vaults.
- 18) Electric sub-stations, Receiving stations,
- 19) Fire stations, Civil defence, warden posts, First Aid posts, Home guards.
- 20) Pumping Stations, Water Installations and ancillary structures thereof.
- 21) Community halls.
- 22) Assembly of light electronic goods, ready-made garments, gem and jewellery processing units on independent plots.
- 23) Medical institutions, correction and retention centres, penal institutions rehabilitation centres, hospitals, etc on independent plots.
- 24) Cinema theatres, Drive-in-Theatres, and halls for performing audio-visual arts, entertainment and public assembly, on independent plots.
- 25) Higher educational and technical training institutions, Research & Development centres on independent plots.

- 26) Vegetable, fruit, flour, fish or meat market with the approval of the Competent Authority / municipal council.
- 27) Service industries as specified under these Regulations, on an independent plot, not employing more than 9 persons, having power consumption less than 10 HP and which are non polluting in general.
- 28) Business Offices.
- 29) Offices and studios of a resident of the premises and incidental to such residential use, medical and dental practitioners' dispensaries or clinics of the resident of the building with outpatients' facilities only, each not occupying 50 sq.m. built up area.
- 30) Petrol Pumps and/or Service Stations.
- 31) ***Warehousing, storage and container yards activity in commercial zone on a minimum plot area of one hectare with 15 mt. approach road and it shall keep 12 mt. buffer zone of green plantation along the boundary with compound wall and should be located beyond 200 mt. distance from National highway/existing gaonthan and 500 mt. from National Park areas. (~~Modification as per M-22~~)***

[M-22]

Sanctioned with modification that the words "in commercial zone" shall be added after the word activity

#### **PART-B USES PERMISSIBLE IN GREEN ZONE ( G-ZONE)**

Khadi and Village/Cottage Industries/ Drying/ Chilling Plants on obtaining K.V.I.B's consent only, existing units engaged in the manufacture/extraction of animal products.

- (i) Development connected with carrying out agriculture and allied operations including poultry keeping, dairy farming up to 10 animals, piggeries.
- (ii) Houses for the bonafide use of residents of G Zone.
- (iii) Bungalows, cottages in a plot of 500 sq.m. or more area.
- (iv) Holiday homes, hostels for institutions on a plot of at least 0.4 ha.
- (v) Petrol pumps, shops dealing in spare parts of automobiles, repairing and vulcanising of tyres.
- (vi) Road transport operators and other reasonable amenities including wayside shops and restaurants in conformity with the Regulations applicable in that respect along the National Highway, State Highway, Major District Roads and Other District Roads.
- (vii) Golf clubs and links, Regional Parks, Public Parks, Private Parks, Theme Park, Playfields, Stadia, Gymkhanas, Swimming Pools, Gliding facilities, temporary camps for recreation of all types,
- (viii) Amusement park, in a plot of not less than 5 ha. area, with recreational and amusement devices on the conditions specified in Appendix – VI.
- (ix) Public utility establishments such as with residential quarters for essential staff for such works,
- (x) Cemeteries, burial grounds, and crematoria and structures incidental thereto.
- (xi) Sanitary land fill sites.
- (xii) Construction of roads, railway lines, airports, helipads, jetties, floating platforms, pontoons, bridges etc.

- (xiii) Educational, social welfare and medical institutions
- (xiv) Structures for watchmen's quarters, each not exceeding 20 sq.m.
- (xv) Local resource based industries and processing plants, agro based, industries.
- (xvi) Information Technology Establishments. (ITEs) as given under item 8 of Appendix – IX.
- (xvii) All uses under convenience shopping listed in Part-A. of this appendix.
- (XX) Cattle sheds each keeping more than 10 animals shall be permissible only on a plot of at least 2000 sq.m. in area. 50% of the plot area shall be reserved for cattle grazing and provision of utilities etc. In the rest of the area cattle sheds and essential staff quarters shall be permitted.

[M-22]  
Sanctioned with modification that the words "in commercial zone" shall be added after the word activity

~~(XXI)~~ **Warehousing, storage and container yards activity in commercial zone on a minimum plot area of one hectare with 15 mt. approach road and it shall keep 12 mt. buffer zone of green plantation along the boundary with compound wall and should be located beyond 200 mt. distance from National highway/existing gaonthan and 500 mt. from National Park areas. (~~Modification as per M-22~~)**

**PART- C USES PERMISSIBLE IN RECREATIONAL& TOURISM DEVELOPMENT ZONE (RTDZ)**

- a) Hotels, tourist resorts, holiday homes, motels and club houses.
- b) Retail shops, restaurants and banks.
- c) Religious places, and allied activities.
- d) Parks, gardens, play fields, golf courses, camping grounds, swimming pools, and facilities related to water sports, race courses, amusement parks, theme parks.
- e) Temporary constructions for limited period, such as, during fairs, ceremonies, etc.
- f) Essential public services and utilities, such as, public toilets, water and sewage treatment facilities, electricity sub-station and bus-shelters.
- g) Access roads, bridges, vehicle parking areas, jetties, ropeways.
- h) Petrol pumps, servicing and repair services.
- i) Film and Video Shooting sites on land not less than 5 ha. on the condition that the permanent built up facilities shall not cover more than 10% of the gross land area. Where the investment more than one corer, the built up area shall be allowed to the extent of 50% with a previous approval of state Government and payment of premium to the planning authority as decided by the planning authority.
- j) **Existing industrial user shown on Development Plan in RTDZ will continue as spot reservation as per approval of Collector, Raigad with no expansion for industrial use in future, only non industrial user for Training and Laboratory will be allowed within the spot reservation.**  
**(Modification as per M-6)**

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**APPENDIX – V**  
**USES PERMISSIBLE IN SERVICE INDUSTRIES ZONE ( I-1 Zone)**

**(Regulation No. 3.1.4 )**

Sr No	Category of industry	Service industry permitted subject to			
		Maximum permissible power ( in H.P)	Maximum Permissible Employment (Persons)	Maximum permissible floor area (In sq.m.)	Special condition If any.
1	2	3	4	5	6
<b>I Food Products -</b>					
1	Manufacture of milk and dairy products such as butter & ghee.	10	9	50	---
2	Rice huller	10	9	50	---
3	Grain mills for production of flour	10	9	50	---
4	Manufacture of supari and masala grinding	10	9	50	---
5	Groundnut decorticator	10	9	50	---
6	Baby oil expellers.	10	9	50	---
7	Manufacture of bakery products.	10	9	50	(ii) Where only electric oven is used, an additional heating load upto 20 KVA will be Permitted.  (iii) Fuel used shall be electricity, gas or smokeless coal.
8	Coffee curing roasting and grinding.	2	9	50	---
9	Manufacture of Ice.	45	20	250	---
10	Sugarcane and fruit juice crushers.	2	9	25	----
11	Manufacture of Ice cream, kulfi and ice candy.	10	9	50	---
<b>II Tobacco :</b>					
12	Manufacture of bidi	No power to be used.	No limit	250	---
<b>III Textiles</b>					
13	Handloom / powerloom	5	9	50	---



	subject to a maximum of 4 looms.				
14	Embroidery and making of crape laces and fringes.	5	9	50	---
15	Manufacture of all types of textile garments including wearing apparel.	5	9	50	---
16	Manufacture of made up textiles good such as curtains, mosquito Nets mattresses, bedding materials, pillowcases, cloth / jute bags etc.	5	9	50	_____
17	Manufacture of wooden furniture and fixtures.	7	9	50	---
18	Manufacture of bamboo, cane furniture and fixtures.	7	9	50	---
<b>IV</b>	<b>Paper products and Printing / Publishing / Industry.</b>				
19	Manufacture of containers and boxes from paperboard.	5	9	50	Manufacture with paper pulp not permitted.
20	Printing and publishing periodicals, books, journals, atlases, maps, envelopes, picture post-cards, greeting cards, invitation cards, embossing, etc	10	9	120	---
21	Engraving sketching, block making etc.	10	9	120	---
22	Book binding	10	9	120	---
<b>V</b>	<b>Leather Products.</b>				
23	Manufacture of leather footwear	5	9	50	Manufacture of leather or Leather processing is not permitted.
24	Manufacture of wearing apparel like coats, gloves, etc.	5	9	50	---
25	Manufacture of consumer goods of leather such as upholstery, suitcases, pocket books, cigarette and key cases, pouches purses, etc.	5	9	50	---
26	Repairing of footwear and other leather goods.	5	9	50	---

<b>VI</b>	<b>Rubber and plastic Products.</b>				
27	Rethreading, retreading, recapping and vulcanising works.	2	9	50	---
28	Manufacture of Rubber balloons, hand gloves and allied products.	2	9	50	---
<b>VII</b>	<b>Metal Products.</b>				
29	Tool sharpening and razor sharpening works.	1	9	25	---
30	Umbrella assembly works.	1	9	50	---
<b>VIII</b>	<b>Electric Goods</b>				
31	Repair of Household electrical appliances such as radio set, transistors, tape recorders, video cassette recorders, audio-video players, compact disk players, personal computers, refrigerators, heaters, irons, shavers, vacuum cleaners, air conditioners, washing machines, electrical cooking ranges, motor rewinding works, dish workers etc.	5	9	50	---
32	Electronic industry of assembly types.	5	9	50	---
<b>IX</b>	<b>Transport Equipment</b>				
33	(a) Servicing of motor vehicles and motor cycles, scooters.	5	9	50	No floor above.
	(b) Repair of motor vehicle and motor cycles, scooters, etc.	5	9	50	i) No spray painting permitted.
	c) Battery charging and repairs.	5	6	25	ii) No floor above.
	d) Repair of bicycles and cycle rickshaws	5	6	50	---
					No spray painting permitted.
<b>X</b>	<b>Other Manufacturing and Repairing Industries</b>				
34	Manufacture of jewellery and	3	9	50	---

	related articles.				
35	Repair of watch, clock, and jewellery	3	9	50	---
36	Manufacture of musical instruments and its repair.	5	6	50	---
37	Repairs of locks, stoves, sewing machines, gas burners, buckets and other sundry household equipment.	3	9	50	---
38	Optical glass grinding and repairs.	3	9	50	
39	(a) Petrol filling stations.	10	9	30.5 x 16.75 m.	These are minimum plot areas.
	(b) Petrol filling with Service Station.	10	9	36.5 x 30.50 m.	
40	Laundries, laundry services and cleaning, dyeing, bleaching and dry cleaning.	6	9	50	<p>i) Cleaning and dyeing fluid used shall not have flash point lower than 39 deg.C</p> <p>ii) Machinery having dry load capacity of 20 kg. And above shall not be allowed.</p>
41	Photo processing laboratories, Xeroxing, photo copy, Video taping and repairing thereof	5	9	50	
42	Data Processing Units with use of Computer.	6	9	50	
43	Repacking and mixing of liquids powders, pastes. Etc. not involving any chemical reaction, which is hazardous in nature.	5	9	50	
44	Diamond Cutting and polishing.	15	30	120	
45	Manufacture / Repair of implements	15	30	120	
46	Packaging industry, packaging of finished goods of the companies not involving any chemical reaction, which is hazardous in nature	5	9	50	

**NOTE:**

- 1) The Competent Authority may amend the above-mentioned uses from time to time as per the local requirement in consultation with the Directors of Town Planning.

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## APPENDIX - VI

### REGULATIONS FOR DEVELOPMENT OF AMUSEMENT PARKS (Regulation No.3.1.5 and clause (X) of part B&C of Appendix -IV)

- (i) The minimum area of land to set up an amusement park shall be 5 ha. The required infrastructure, like proper and adequate access to the park, water supply, sanitation, conservancy services, sewage disposal and adequate off-street parking shall be provided and maintained by the promoters of the project at their cost and to the satisfaction of the Competent Authority.
- (ii) The project shall have adequate facilities for collection and disposal of garbage to the satisfaction of the Competent Authority.
- (iii) Structures for ancillary activities, such as administrative offices, exhibition hall or auditorium, restaurant, open air theatre, essential staff quarters, stores, food shops, museum, structures ancillary to swimming pool, may be permitted subject to a maximum floor space index of 0.1.
- (iv) Structures permitted in the amusement park (except those intended for park apparatus, entertainment such as magic mountain etc. and other equipment) should be ground floor structures, with the constructions blending with the surrounding environment and landscape.
- (v) Except for minor dressing, hills and natural features, if any, shall be maintained in their natural condition and beautified with planting of trees etc.
- (vi) All trees already growing on the land shall be preserved except that if it becomes necessary to cut any tree, the required permission of the Tree Authority should be obtained. At least 5 trees per 100 sq.m or part thereof, of gross plot area shall be planted and grown within the area of the park.
- (vii) Structures, buildings or monuments of historical, aesthetical or heritage importance, if any, shall be preserved and maintained properly.
- (viii) Parking facilities shall be provided at the rate of 1 car space for every 200 sq.m. of gross area of the Amusement park, and shall be suitably distributed. Ancillary facilities for cars, buses, transport vehicles etc. shall be provided on site as prescribed by and to the satisfaction of the Competent Authority and the Police Department.
- (ix) A suitable layout of the entire project with appropriate land scaping of the recreational and other facilities shall have to be submitted and the developer shall obtain approval of the Competent Authority.
- (x) No Objection Certificate of the Tourism Department / MTDC shall be obtained and submitted along with the application while seeking development permission.

**APPENDIX – VII**  
**REGULATIONS FOR CARRYING OUT MINING AND QUARRYING OPERATIONS.**  
( Regulation No. 3.3 )

1. No quarrying operations shall be carried out without obtaining Development Permission of the Competent Authority under the provisions of the Maharashtra Regional and Town Planning Act, 1966.
2. The quarrying and mining operations shall be permitted outside CRZ but only at specific locations decided by the Competent Authority. The development permission shall be granted subject to production of order to carry out these activities from the Revenue Authority concerned under the Minor Minerals Act and NOC of the MPCB.
3. The application for Development Permission for quarrying / mining shall also include:-
  - a. Original 7/12 extract along with a location Plan at 1:500 scale of the quarry site and an area up to 500 meters around the quarry site showing important natural and man made features and contours;
  - b. A site plan at 1:500 scale showing site boundaries, contours, all existing natural and man-made features such as hills, water courses, trees and other important landscape features, access roads, buildings and other structures;
  - c. Proposed excavation plan and cross sections at 1:500 or larger scale prepared by recognised qualified Geologist, showing proposed phasing; terracing; stepping; benching slopes; locations of process equipment's; diversion of water courses; impounding lake; storage areas for top soil, waste material, quarried materials; workers housing; landscaping including screen planting, mounding, and measures against visual intrusion etc;
  - d. A restoration plan including landscaping proposals, phasing and proposals for reuse of the area after quarrying;
  - e. A report supplementing the excavation and restoration plans, costs and implementation programme ;
  - f. Scrutiny fee as per Appendix - III.
  - g. Development charge for the land under quarrying.
4. No quarrying shall commence until the excavation plan is also approved by the Director of Geology and mining, Govt. of Maharashtra, Nagpur.
5. The Restoration Plan approved by the Competent Authority shall be carried out in consultation with officer concerned of the Forest Department, and the Revenue Authority.
6. Natural gradient of slope should be maintained during quarrying operations, slope of the footwall side (slope in the direction in which mining does not exist) should be properly stabilised by planting adequate trees of suitable species so as to have soil binding vegetation.
7. In case of murum quarrying, entire weathered soil or murum shall not be excavated exposing hard rock; instead, a capping of at least half a meter be left so that it can support vegetation and plantation that will be done later on. Similarly these operations shall not cause depression below the average ground level.

8. Watercourse, if any from a higher slope, should be properly diverted out of quarry area so that minimum water flows into the quarry and is safely channeled out of any nearby human settlement.
9. During quarrying operations, water should be sprayed at least once in a day over the roads at quarry sites and nearby area.
10. Kachha road leading to quarry site shall be invariably sprayed by water during the period of movement of trucks. In addition, in order to minimise dust pollution, measures such as adoption of hoods at transfer points, vulcanizing of conveyer belt joints, under belt cleaning devices, apart from installation of dust suppression and /or dust extrication system for conveyance shall be adopted. The Kachha road leading to the quarry shall have roadside plantation in order to arrest the dust pollution.
11. No quarrying and crushing shall be permitted if a highway or public road having width of 30 m. or more, railway line or any human settlement is located within 200 metres from the quarrying site. However, for quarrying with blasting operations, this distance shall be at least 500 m.
12. Residences for labourers and related temporary structures should be constructed at least 500 metres away from the place of blasting and quarrying. Heavy blasting by use of heavy machinery shall be prohibited.
13. The development permission for quarrying shall be granted for period of 1 year and may be revalidated every year for a maximum period of 3 years. After this fresh permission for further quarrying will be necessarily. In granting such fresh permission, the Competent Authority shall have regard to the applicant's performance in observing the approved excavation and restoration plans, and in carrying out the quarrying operations in accordance with these guidelines.
14. The applicant shall deposit and keep deposited for stipulated period Security Deposit for the due performance of the conditions attached to the permission granted under Commencement Certificate.

The Security deposit shall be forfeited either in whole or in part at the absolute discretion of the Competent Authority for any breach of the stipulated conditions. In other cases the deposit shall be refunded on expiry of the stipulated period. This security deposit shall be paid in full before the issue of commencement certificate at the rate of Rs. 10/- per sq. m. of plot area.

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**APPENDIX – VIII**  
**REGULATIONS FOR HERITAGE STRUCTURES/SITES/PRECINCTS**

**(Regulation No. 3.1.7)**

- 1.0 Preamble:** These regulations are imposed with a view to regulate and conserve the listed buildings, areas, artefacts, structures and precincts of historical and/or aesthetic and/or architectural and/or cultural value, i.e. heritage buildings and heritage precincts.
- 2.0 Applicability:** These regulations will apply to those buildings, artifacts, structures and/or precincts of historical and/or aesthetic and/or architectural and/or cultural value (hereinafter referred to as listed building/heritage buildings and listed precincts/heritage precincts) Apart from the Karnala Fort, these shall also apply to heritage buildings / heritage precincts as may be listed in notification(s) to be issued by Government, from time to time.
- 3.0 Restriction on Development/Redevelopment/Repairs etc.**
- (i) No development or redevelopment or engineering operation or additions, alternations, repairs, renovation including the painting of buildings, replacement of special features or demolition of the whole or any part thereof or plastering of said listed/heritage buildings or listed/ heritage precincts shall be allowed except with the prior written permission of the Competent Authority. The Competent Authority shall act on the advice the Heritage Conservation Committee to be appointed by Government (hereinafter called "the said Heritage Conservation Committee")
- Provided that in exceptional cases for reasons to be recorded in writing the Competent Authority may overrule the recommendation of the Heritage Conservation Committee.
- (ii) Changes, repairs, additions, alterations and renovations required in respect of religious buildings, on religious grounds mentioned in sacred texts, or as a part of holy practices laid down in religious codes shall be treated as permissible, subject to their being in accordance and consonance with the original structure and architecture, designs, aesthetics and other special features thereof. However, before arriving at its decision, the Competent Authority shall take into consideration the recommendations of the Heritage Conservation Committee.
- (iii) The State Government shall by notification list the structures and sites having heritage values. The said list of buildings, artifacts, structures and precincts of historical, and/or aesthetic, and/or architectural and/or cultural value to which these regulations apply shall not form part of this Regulation for the purpose of Section 37 of the Maharashtra Regional and Town Planning Act, 1966. This list may be supplemented, altered, deleted or modified from time to time by Government on receipt of proposals from the Competent Authority or from the said Heritage Conservation Committee, or by Government suo-moto provided that before the list is supplemented, altered, deleted or modified, objections and suggestions from the public are invited and duly considered by the Competent Authority and/or by Government.
- (iv) Power to alter, modify or relax Regulations - With the approval of Government and after consultation with the said Heritage Conservation Committee, the Competent Authority shall have the power to alter, modify or relax the provisions of other Regulations of the Development Control Regulations applicable to and in force if it is needed for the conservation, preservation or retention of historical, aesthetical, cultural or architectural



quality of any listed buildings/heritage buildings or listed precincts/heritage precincts.

- v) Hearing etc. to persons likely to be affected shall be given in case any alterations modifications or relaxation of any of the provisions of the Development Control Regulations cause undue loss to the owner/lessee and to the public.
- vi) Grant of compensation in cases of loss of Development Rights: - If any application for development is refused under this Regulation or conditions are imposed while permitting such development which deprive the owner/lessee of any unconsumed FSI the said owner/lessee shall be compensated by grant of market value to be determined by the divisional Deputy Director of Town Planning.
- vii) Restrictive Covenants:- Restrictions existing as on date of this notification imposed under covenants, terms and conditions on the leasehold plots by State Government shall continue to be imposed in addition to Development Control Regulations. However, in case of any conflict with the heritage preservation interest, the stringent of the two regulations shall prevail.
- viii) Grading of the Listed Buildings/Listed Precincts: In the said list of Heritage buildings, Heritage Precincts. "Grades" as I and II shall be mentioned. The meaning of these Grades and basic guidelines for development permissions are as follows :-

Listing does not prevent change of ownership or usage. However, such usage should be in harmony with the said listed precinct/building. Care will be taken to ensure that the development permission relating to these buildings is given without delay.

#### MEASURES TO CONSERVE HERITAGE SITES

Sr No	<u>Grade – I</u>	Grade -II	Grade - III
A.	<p>Definition :</p> <p>Heritage Grade-I comprises of buildings, and precincts of national or historical importance, embodying excellence in architectural style, design, technology and material/usage, they may be associated with a great historical event, personality, movement or institution. They have been and are the prime landmarks of the Sub Region.</p>	<p>Heritage Grade-II comprises of buildings, and precincts of importance for townscape, they evoke architectural, aesthetic or sociological interest though not as much as in Heritage Grade-I. These contribute to determine the character of the locality, and can be representative of life style of a particular community or region and, may also be distinguished by setting on a street line or special character of the façade and uniformity of height, width and scale.</p>	<p>Heritage Grade III Comprises of buildings, and precincts of importance for town scape; they evoke architectural aesthetic or sociological interest though not as much as in Heritage Grade-II. These contribute to determine the character of the locality, and can be representative of life style of a particular community or region and, may also be distinguished by setting on a streetline, or special character of the façade and uniformity of height, width and scale.</p>

B.	Objective : Heritage Grade-I richly deserves careful preservation.	Heritage Grade II deserves protection of unique features and attributes.	Heritage Grade III deserves protection of unique features and attributes.
C.	Scope for Changes : No interventions would be permitted either on the exterior or interior unless it is necessary in the interest of strengthening, and prolonging, the life of the buildings or precincts or any part or features thereof. For this purpose, absolutely essential and minimal changes would be allowed and they must be in accordance with the original	External and internal changes and adaptive reuse would generally be allowed. Changes can include extensions. Additional buildings in the same plot or compound provided that extension/ additional building is in harmony with and does not detract from the existing heritage building /precinct especially in terms of height and/or façade. Reconstruction may be allowed when the building is structurally weak or unsafe or when it has been affected by accidental fire or when any remedy other than reconstruction is not available. However, unless absolutely essential, nothing should spoil or destroy the special features or attributes for which it is placed in the Heritage List.	External and internal changes and adaptive reuse would generally be allowed. Changes can include extensions, additional buildings in the same plot or compound provided that extension /additional building is in harmony with and does not detract from the existing heritage building/ precinct especially in terms of height and/or façade. Reconstruction may be allowed when the building is structurally weak or unsafe or when it has been affected by accidental fire or any other calamity or if reconstruction is required to consume the permissible FSI and no option other than reconstruction is available.  However, unless absolutely essential, nothing should spoil or destroy any special features or attributes for which it is placed in the Heritage List.
D.	Procedure -- Development permission for the changes would be given by the Competent Authority on the advice of the Heritage Conservation Committee to be appointed by State Government.	Development permission for changes would be given by the Competent Authority but in consonance with guidelines, which are to be laid down by Government in consultation with the Heritage Conservation Committee.	Development permission would be given for changes by the Competent Authority itself but in consonance with guidelines, which are to be laid down by Government in consultation with the Heritage Conservation Committee.
E.	Vistas/Surrounding		

	Development. : All development in areas surrounding Heritage Grade-I shall be regulated and controlled, ensuring that it does not mar the grandeur of or views from, Heritage Grade-I.		
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**APPENDIX – IX  
REGULATIONS FOR INFORMATION TECHNOLOGY ESTABLISHMENTS (ITE)**

**(Regulation No 3.2)**

Sr. No.	ITEM	DESCRIPTION
1.	Definition	<p>Information Technology Establishment means an establishment which is in the business of development of IT software, IT hardware, IT Services and IT Enabled Services as defined below</p> <p>i) <b>IT Software</b> – Any representation of instruction, data, sound or image, including sources 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.</p> <p>ii) <b>IT Hardware</b>- Industrial units decided by the Director of Industries as engaged in computer hardware business.</p> <p>iii) <b>IT Services and IT Enabled Services</b> – Any unit that provided services, that result from the use of any IT Software over a Computer System for realizing any value addition as decided by the Director of Industries.</p>
2.	Covered antenna to be free of F.S.I.	Any covered antenna / dish antenna / communication tower used for telecom or ITE purposes.
3.	Introduction of a new land use	IT Land use includes any land use primarily for the development of computer related IT establishments and equipments relating to earth station, V-SAT, routes, transponders, covered and/dish antenna, transmission towers and other similar IT related uses.
4.	ITEs to be permitted in Residential Zone	IT land use pertaining to only software related establishments is permissible in General Residential and Special Residential Zones.
4	ITS to be permitted in service Industries zone	IT/ITEs shall be permitted only on the plots fronting 12.0 mt. or more wide roads.
5.	Road Frontage	IT land uses are permissible only on the plots fronting 12.0 mt. or more wide roads.
6.	I.T.Es. to be permitted in Green Zone & RTDZ	<p>ITEs pertaining to Software business including ancillary residential development shall be permissible in these zones subject to total FSI of 0.20.</p> <p>i) Residential development shall not exceed one third of the total built up area.</p> <p>ii) Construction of ITE/ ancillary residential use may be permitted (in a suitable location so as to keep as much of remaining space open) up to 20% on 10% of the area of plot. on remaining 90% plot, tree shall be planted at the rate of 500 tree per hectare.</p> <p>iii) sub division of land shall be permitted with area of the plot so sub-divided being not less than 4000 sq. Mt.</p>
7.	Addl. FSI to ITEs	The Competent Authority may permit additional 100 % FSI on lands over and above the allowable FSI given in table1.0 of Regulation No. 4.2.1 for all IT and ITES Units In Public IT Parks

		<p>and in all registered IT and ITES units located in private IT Parks which are approved by the Director of Industries subject to following conditions.</p> <p>i) Such additional FSI shall be available only on full utilization of basic FSI.</p> <p>ii) This additional FSI shall be granted upon the payment of premium in the manner determined by the Govt. at the rate of 25% of the relevant market value of the NA land under reference indicated in the Ready Reckoner.</p> <p>iii) Out of the total premium 25% of the amount shall be paid to the Govt and 75% amount shall be paid to Competent Authority.</p> <p>iv) The premium collected by the said Authority shall be utilized for developing infra-structure in the IT Park only.</p> <p>v) In the event , the developer agrees to provide off site infra-structure at his own cost, then the said Authority shall determine the estimated cost of the works to be carried out within the standards prescribed by the said Authority. Then the developer may be allowed to carry out the works and on satisfactory completion of the same, the said Authority shall recover the balance amount as premium after deducting the cost of such works.</p> <p>vi) No condonation in the required marginal distances or in the parking areas for utilizing additional FSI shall be given.</p>
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**[M-23]**  
 Modification is rejected as any change in policy; modification is required in the DCR under section 37 of the MR&TP Act-1966.

**~~NOTE: Rules and regulations for development of IT & ITES shall be applicable while granting permission as per the guidelines issued by the Government from time to time. (Modification as per M-23)~~**

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**APPENDIX – X  
PREMIUM FOR CERTAIN TYPES OF FEATURES OF DEVELOPMENT**

**(Regulation No 4.6.2)**

1. The premium to be levied to permit certain types of development shall be determined by the base rates given below.

**BASE RATES FOR VARIOUS USES**

S r. N o	Use		Zone
	Residential/ Industrial/ Institutional use	Commercial use	
1	i) Rs. 500 per sq.m.	Rs. 750 per sq.m.	In all the zones except Green zone & RTZ and congested/goathan areas
2	ii) Rs. 250 per sq.m.	i) Rs. 375 per sq.m.	In congested/goathan areas, Green Zone & RTZ and National park

2. Competent Authority may revise the base rates from time to time. However, the revised rates shall have to be published for the knowledge of public at least for 30 days before their enforcement.

**PREMIUM CHARGEABLE FOR VARIOUS PURPOSES**

Sr. No.	Type of facility	Amount of Premium to be charged as a percentage of the base rate for residential use.	Remarks
1	Sheds on the ground for maximum period of six months.	Residential - 20% Commercial - 30% Industrial - 30% Other use - 20%	As a refundable security deposit, subject to maintenance of clear margins for fire fighting measures
3	Society room/ Servants toilet of the co-op hsg. society.	20 %	As a non-refundable security deposit.
4	Exclusive Use Terraces/Pocket Terraces	30%	As a non-refundable security deposit.
5	Lock up Garages	50%	As a non-refundable security deposit.

6	Balcony	50%	No premium As a non-refundable security deposit for balcony provided in the Housing Schemes for Economically Weaker Sections.
7	Basement	30%	For permitted uses other than parking of vehicles and ancillary machinery etc, but those not counted in FSI.
8	Cupboards	50%	Provided cupboards are projected at 0.6 mt height above floor level.
9	gymnasium	20%	As a non-refundable security deposit.

Note :

- i. Premium rates shall be decided on the basis of principal use of a development
- ii. Premium charged as security deposits will be forfeited for any violation in use or of any conditions prescribed for.

\*\*\*\*\*

**Appendix – XI  
MINIMUM PLOT SIZE FOR VARIOUS USES/ ACTIVITIES**

**(Regulation No. 5.3)**

<b>S.No.</b>	<b>Land use</b>	<b>Plot area (sq.m.)</b>	<b>Type of development permitted</b>
i	Residential	i) (a) 21 and above with min. width 3 m. (b) 50 sq.m. and above with min. width 5 m. ii) 100 and above with min. width 7.5m. iii) 150 and above with min. width 10m	Row house of EWS of max. 6 units Row Houses of max. 8 units  Semi-detached.  Detached.
ii	Petrol filling station - a) without service bay  b) with service bay	545 (with one dimension not less than 16.75 m.)  1100(with one dimension not less than 30.5 m.)	In independent plot with other compatible users.
iii	Cinema theatre / Drama Theatre / Town Hall / Assembly hall.	3 sq.m. per seat including parking requirement	Detached or as part of a Commercial Complex
iv	Other Public Assembly building	1000	Detached or as a part of commercial complex
v	3 and above star Hotel	2500	In an independent plot
vi	Commercial	150	In an independent plot with other compatible users
vii	Industrial	300 (with width not less than 15 m)	Detached
viii	Open Plot for social function	1000	Open to sky with maximum FSI of 0.1 for toilets, offices, pantry etc. Dismantlable non-permanent pandals are permitted on temporary basis.
ix	Educational a) School upto 4 <sup>th</sup> std b) School upto 10 <sup>th</sup> std c) School upto 12 <sup>th</sup> std d) College Other Higher Educational facilities	2000 5000 8000 15000	This norm includes provision of playgrounds at 50% of the net plot area excluding Hostels and staff quarters. Stilt area may be allowed to be used as playground. The permissible FSI shall be computed on the net plot area.
x	Hospitals, Nursing Homes, Maternity Homes and other medical centres with indoor patients	500	In an independent plot with other compatible users.
xi	Social Welfare institution	500	In an independent plot with other compatible users to be run by registered society or Public Trust or Charitable Institution.
xii	<b>Ware housing/ container yards</b>	<b>5000</b>	<b>Detached.</b>

**(Modification as per M-24)**



**APPENDIX-XII.  
SETBACKS & MARGINAL OPEN SPACES.**

(Regulation No. 5.10)

**1.0 SET BACKS PRESCRIBED FOR DIFFERENT ROADS**

MINIMUM SET BACKS PRESCRIBED FOR DIFFERENT ROADS

SN	Category of roads	User	Setbacks in all zones except green zone & RTDZ. (m.)		Setbacks in the green zone,& RTDZ	
			From boundary of the road	From centre line of road	From boundary of the road.	From centre line of roads
I)	1. National Highways 2. State Highways 3. Expressways	a) Residential	6.0	Upto building & control lines as per schedule II under rule 4(I)(e) of M.L.R. Rules 1969 or as per chapter III of Bombay Highway Act, 1955 as would be applicable.	6.0	Upto building & control lines as per PWD Resolution No.RBD-1081/871/Roads-7 dated 9-3-2001 and as amended from time to time.
		b) Commercial	6.0		6.0	
		c) Industrial	9.0		9.0	
		d) Other traffic attractive users	12.0		12.0	
		e) Other non-traffic attracting users.	6.0		6.0	
II)	Roads having width of 20m. or more.	a) Residential	4.5		4.5	
		b) Commercial	6.0		4.5	
		c) Industrial	7.5		9.0	
		d) Other traffic attracting users	12.0		12.0	
		e) Other non-traffic attracting users.	4.5		4.5	
III)	Roads of 12 m. or more but less than 20m. in width.	a) Residential	4.5		3.0	
		b) Commercial	6.0		4.5	
		c) Industrial	7.5		6.0	
		d) Other traffic attracting users	12.0		12.0	
		e) Other non-traffic attracting users.	4.5		3.0	

IV)	Roads of 6m. & more but less than 12m. in width outside congested area.	a) Residential b) Commercial c) Industrial d) Other non-traffic attracting users.	3.0 6.0 6.0 3.0		3.0 4.5 6.0 3.0	
V)	Roads less than 6 m. in width outside congested area.	a) Residential b) Other uses.	3.0 3.0	6.0 9.0	3.0 3.0	6.0 9.0
VI)	Road of 9.0 m. and more in width in congested and gaothan user.	a) Residential b) Other uses.	1.5 3.0	-- --	1.5 3.0	-- --
VII)	Roads having width less than 9.0m. in congested or gaothan uses.	a) Residential b) Other uses.	Nil Nil	4.5 4.5	Nil Nil	3.0 3.0

Notes :

- i) The user of Cinemas, Assembly Halls and Drama theatre, Hospital, Mental Hospitals, Petrol filling & Service stations, stadiums, Star-category Hotels, Holiday resorts, Motels shall be considered a traffic-attracting users.
- ii) In case of Commercial use proposed on the roads where Commercial stripes are earmarked on the development plan the setback from the boundary of road shall be at least 6.0 m for the roads 12 m. and of more widths and 4.5 m. for other roads of lesser widths.
- iii) The above setbacks shall not be applicable for narrow plots as specific provisions are made for such plots.
- iv) In congested areas, plots facing road or street/means of access less than 4.5 m. in width the front set back shall be 2.25 m. from the centre line of such road/street/means of access.

## **2.0 MARGINAL OPEN SPACES:-**

### **2.1 SIDE AND REAR MARGINAL OPEN SPACES FOR BUILDINGS OTHER THAN INDUSTRIAL.**

- 2.1.1 The side and rear marginal open spaces shall not be less than 1/3<sup>rd</sup> of the height of the building subject to minimum of 3 m. in the case of residential and residential cum shopping buildings.
- 2.1.2 However, for Educational, Institutional, Special Buildings and buildings for any use in designated commercial areas these shall not be less than 6.00 m. However these provisions shall not be applicable to narrow plots.
- 2.1.3 Where a public assembly use is proposed in conjunction with any other use, the open spaces shall be provided as per the requirement for the public assembly use.
- 2.1.4 If the length or depth of a building exceeds 40 m; an additional open space @ 10% of the dimension in excess of 40 m. shall be provided on the side or rear open space as the case may be.
- 2.1.5 In gaothan/congested areas for lands/plots with width of 9 m. or more, the minimum side/rear margin to be left shall be 1.5 m. upto a building height of 10 m. For further increase of every three metres in building height, the required side margin will increase by 1 m. If the plot width is less than 9 m. the Competent Authority may allow the building to abut the wall's of the adjoining properties, if NOC of the owners concerned is submitted.
- 2.1.6 In respect of existing authorised buildings, to utilise any additional F.S.I., upper floors may be permitted with setback at upper levels to make up for deficiencies in the open space as required under these regulations.
- 2.1.7 In the case of residential building and residential-cum-shop line building where a room does not derive light and ventilation from an exterior open space; the width of the exterior open space required as per this appendix may be reduced to 1/5th of the height of the building, subject to a minimum of 3.0 m. However in case of G+5/ Stilt+5 or more storeyed buildings, it shall be at least 6m.
- 2.1.8 Side and rear marginal open spaces in case of industrial buildings shall be as under:

### **SIDE AND REAR MARGINAL OPEN SPACES FOR INDUSTRIAL BUILDING**

<b>Sr.No.</b>	<b>Plot size in sqm</b>	<b>Minimum side/ Rear margin in m</b>
1	Upto 1000	3.0
2	Above 1000 upto 5000	4.5
3	above 5000	6.0

Note:-

- i) In the case of industrial use proposed in narrow plots, relaxation in side and rear marginal open spaces may be permitted subject to minimum 2.5 m. provided adjacent plot to such side or rear of plot is used only for industrial use.
- ii) No room except store room and staircase shall derive light and ventilation from such reduced open space.

**3.0 MARGINAL OPEN SPACES FOR NARROW PLOTS FOR RESIDENTIAL USERS.**

<b>Sr. No.</b>	<b>Plot size and Dimension</b>	<b>Relaxation</b>	<b>Restriction on building</b>
1.	Depth less than 12m but more than 9m	Front open space may be reduced to 3m and rear open space reduced to 1.8 m	1) Depth of the bldg. Not to exceed 5.5 m. 2) Height not to exceed 3 storeys or 10m
2.	Width less than 12m but more than 9m	One side open space may be reduced to 3m and other side open space reduced to 1.8 m	1) Width of the bldg. Not to exceed 5.5 m. 2) Height not to exceed 3 storeys or 10m
3.	Depth and width less than 12m	Semidetached structure on adjoining plots with open spaces as at Sr. No. 1 or 2 above	1) Depth of the bldg. not to exceed 5.5 m. 2) Height not to exceed 3 storeys or 10m
4.	Depth and / or width less than 9m	Open space may be reduced to 1.5m all round	Only ground floor structure

- Notes:**
- 1) No dimension of a building in narrow plot shall exceed 30 m.
  - 2) No room except store room and staircase shall derive light and ventilation from such reduced marginal open spaces.

**4.0 MARGINAL OPEN SPACE IN GREEN ZONE & RTDZ, GAOTHAN AND CONGESTED AREAS**

**MARGINAL OPEN SPACE IN GREEN ZONE& RTDZ, GAOTHAN AND CONGESTED AREAS**

MINIMUM MARGINAL OPEN SPACE IN METRES						MAXIMUM HEIGHT IN METRES
Sr. No.	Category	Front	Side 1	Side 2	Rear	Height
(I)	Outside Gaothans/ Congested areas: <u>(i)Residential Use</u>					
	1. Row Houses	3.0	Nil	Nil	1.5	7.0
	2.Semi detached house	3.0	1.5	Nil	1.5	7.0
	3.Detached house	3.0	1.5	1.5	1.5	7.0
	<u>(ii)Other Uses</u>					
	Institutional, Educational,Hospital,maternity homes, houses for Correction, motel complex, tourist resorts, cattle sheds & all other users.	12.0	6.0	6.0	6.0	12.0
(II)	In Gaothans/ Congested areas:					
	(i)Residential Use	***	1.0	1.0	1.5	10.0
	(ii)Other Uses	***	1.5	1.5	3.0	12.0

**Note : 1)** The front set back specified in the above table shall be applicable only if the plot/land is abutting public road. If the proposed structure is facing a minor road or an internal road, then the front marginal open space of at least 1.5 m. in case of residential buildings and 3 m. in case of other users shall be left.

\*\*\*2) For front margins in gaonthan and congested areas refer table of minimum set backs prescribed for different roads

**5.0 OPEN SPACES FOR VARIOUS TYPES OF BUILDINGS:**

- (I) Educational buildings, hospitals, mental hospitals, maternity homes, houses of correction, mangal karyalaya, 4 and 5 storeyed residential hotels, markets, petrol filling and service stations;

A minimum 6m. wide open space on all sides from the boundaries of the plot shall be left.

- (II) Cinemas/theatres/drama halls / assembly buildings / stadia
  - (i) Front Open Space - A minimum space of 12 m. width from the road shall be provided.
  - (ii) Side and rear open space - The side and rear marginal distances to be left open shall not be less than 6 m. wide.
- (III) From the petrol pump location at least 6 m., margin all around should be kept open to sky, and users such as, toilet block, air filling station, repairs shop shall be allowed in the plot, provided they are constructed leaving side margins of 4.5 m. However under ground structures shall have 6 m. margins on all sides A canopy connecting the pump area with the office building will be allowed.

**6.0 OPEN SPACES FOR ROW HOUSE/SEMI DETACHED HOUSE:**

Marginal Open spaces for Row Houses and Semi-Detached houses (except those in 'G' zone & RTZ having height up to 7.5 m. shall be as under :

Sr. No.	Type of Development	Min. Marginal Open Space in m.		
		Front	Rear	Side
1	Row Houses	3.00	1.5	-
2	Semi detached	3.00	1.5	1.5

- (i) Row houses at the junction of the roads shall be setback as fronting on both the roads.
- (ii) Joint side open space between the row houses buildings shall be minimum 4.5 m.
- (iii) Joint rear open space between the row houses buildings shall be minimum 3 m.

\*\*\*\*\*

## APPENDIX - XIII

### REGULATIONS FOR THE GRANT OF TRANSFERABLE DEVELOPMENT RIGHTS (TDRs and DRs) TO OWNERS/DEVELOPERS AND CONDITIONS FOR GRANT OF SUCH RIGHTS.

#### (Regulation No. 5.15)

1. The owner (or lessee) of a plot of land which is reserved for a public purpose or for road proposal in the development plan shall be eligible for the award of Transferable Development Rights (TDRs) as per section 126 of M. R. & T. P. Act 1966. These TDRs shall be in the shape of Floor Space Index (F.S.I.) in the form of Development Right Certificate (DRC) which he may use or transfer to any other person.
2. As stipulated in Regulations 1 of above, the transferable development rights to the extent specified in regulation nos. 5 and 6 of this Appendix shall be used after the plot is surrendered without claiming monetary compensations..
3. Development Rights (DRs) shall be granted to an owner or a lessee only for reserved lands, which are retainable, under the Urban Land (Ceiling and Regulations) Act, 1976, wherever applicable. As for non-retainable land under the provision of the said Act, only after production of a certificate from the appropriate Authority under that Act, a Development Right will be granted. In the case of non-retainable lands, the grant of Development Rights shall be to such extent and subject to such conditions as Government may specify. Development Rights (DRs) are available only in case where development of a road or reservation has not been implemented i.e. TDRs will be available only for prospective development of roads and reservations which will be solely decided by the Competent Authority.
4. Development Rights Certificates (DRCs) shall be issued reservationwise and ownershipwise by the Competent Authority after carrying out demarcation and measurement as well as after ascertaining the title of the land. The certificate shall state the size of plot, survey number, built up area in square meters (all these details in figures and in words) to which the owner or lessee of the said reserved plot is entitled, the place and user zone in which the DRC is earned and the areas in which such credit may be utilised.
5. The built up area for the purpose of F.S.I. credit in the form of DRC shall be equivalent to maximum ***FSI premissible (with payment of premium)*** of the zone in which the reservation falls. ~~(Modification as per M-25)~~
6. If a holder of a DRC intends to transfer it to any other person, he shall submit the DRC to the Competent Authority with an appropriate application for an endorsement of the new holder's name i.e. transferee on the said Certificate. Without such an endorsement by the Competent Authority, the transfer shall not be valid and the Certificate will be available for use only by the original holder.
7. A holder of a DRC who desires to use the F.S.I. credit certified therein on a particular plot of land shall attach to his application for development permission valid DRC to the extent required.
8. A DRC shall not be valid for use on receivable plots in the following cases :-

[M-28]

The Regulation as published under section 26 is retained with modification that the words "forest area" is added at the end in 8 (d).

- (a) Coastal Regulation Zone, and areas designated as Gaothans / congested area
- (b) On plots for housing schemes for EWS for which additional F.S.I. is permissible as per Appendix -XVII.
- (c) On narrow plots. ,
- (d) ~~Green Zone, Recreational and Tourism Development zone~~ National

park ,Quarry sites , Cattle Shed and ~~forest area warehousing zone.~~  
(Modification as per M-28)

9. With an application for development permission, when an owner seeks utilisation of DRs, he shall submit the DRC, to the Competent Authority which shall endorse thereon in writing in figures and words, the quantum of DRs proposed to be utilised before granting development permission. When the development is complete, it shall endorse on the DRC in writing, in figures and words - the quantum of DRs actually utilised and the balance thereafter, if any, before issue of occupation certificate. If the quantum of balance development rights is zero then no DRC will be issued.
10. A DRC shall be issued by the Competent Authority, as a certificate printed on bond paper in an appropriate form. Such a certificate will be transferable "negotiable instrument" after due authentication by the Competent Authority shall maintain a register - in a form considered appropriate by it, of all transactions, etc.relating to grant of / utilisation of DRs.
11. Disposal of Land : The surrendered reserved land for which a DRC is to be issued shall vest absolutely in the Planning Authority. Such land will be transferred in the City Survey Records in the name of the Planning Authority. The surrendered land so transferred to the Planning Authority in respect of which the Planning Authority is not the Appropriate Authority for reservation, may, on application, thereafter allot such land to the appropriate authority concerned, which may be a State or Central Government Department, a public authority, a registered society or charitable institution or a public Trusts on appropriate terms as may be decided by It, and as per its land disposal policy.
12. For authorised structures falling in the D.P. road reservation, TDR will be given equal to the total land area affected and built up area of structure affected provided that the cost of demolition or reconstruction is borne by owner.
13. Concession in ultimate marginal distance requirements except for those in the front and between buildings and in the height limitations prescribed in the Regulation No. 5.13.1.1 in a multibuilding proposal shall be given to the extent of 25 %, without charging any premium or compounding fee. The provisions of Regulation No. 5.13.1.4 shall not be made applicable in such proposals.
14. **FEES AND VALIDITY:**
  - i The scrutiny fee to be paid along with the application for TDR will be Rs 5/- per sq.m
  - ii The fee for transfer of DRC will be Rs 1/- per sq.m of the total F.S.I. value of DRC subject to minimum of Rs. 2000/-
1. The principal DRC shall be valid for a period of 5 years from the date of issue. Thereafter, it shall have to be got revalidated from the Planning Authority on payment of Rs.100/- every five years.
2. Transferee's DRC shall be valid only for a period of 2 years or upto the date of principal DRC - whichever is earlier. Thereafter the transferee's DRC shall be got revalidated on payment of Rs.100/- every two years.
3. In the following cases no DR will be granted.
  - a) Any existing or retention user or any statutory open space of a layout shown as garden in the development plan.
  - b) Lands falling under the Railway and National Highways.



- c ). For any reservation designated on the lands vesting in local authority/ Govt. or any agencies of the State or Central Govt or Public undertakings. However, such agencies can utilise the F.S.I. of the reservations on the (remaining) land, if any. ~~**However, in case the land is acquired by Planning Authority by payment of monetary compensation, the Planning Authority shall be entitled to have TDR free of cost and sell F.S.I in open market after the said land is either put to use or developed and transferred to the concerned implementing authority.**~~ **(Modification as per M-26)**

**[M-26]**  
Modification proposed by the Planning Authority is rejected.

- d) Land to be surrendered from any reservation (not road lands) is less than 1000 sq. m.
- e) Land under disputed ownership.

**15. Modalities for grant of TDR:**

- I. The built up area for the purpose of F.S.I. credit in the form of DRC shall be equal to ~~**maximum FSI permissible (with payment of premium)**~~ **(without payment of premium)** to the land area under the reservation surrendered to the Competent Authority free of cost, free from all encumbrances and with proper reclamation to the satisfaction of the Competent Authority. ~~**(Modification as per M-27)**~~
- II. DRC will be granted only if the proposal is received for at least 1000 sq.m. of the land under the reservation except the DP Road and the shape and size is acceptable to Competent Authority.
- III. The onus of proving the ownership of land while submitting application for grant of development right certificates shall solely lie on the applicant. The Competent Authority will not be responsible for any litigation arising out of ownership disputes. An Indemnity Bond in this regard will be submitted by the owner.

**[M-27]**  
The word "with payment of premium" shall be replaced by the word "without payment of premium".

**16. Utilisation of TDR :**

DRC may be used on one or more plots of land whether vacant or already developed or by erection of additional storeys, or in any manner consistent with these regulations. Minimum unit for utilisation of TDR shall be 10 sq.m.

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**APPENDIX – XIV**  
**PER CAPITA WATER REQUIREMENT OF VARIOUS OCCUPANCIES /USES**  
( Regulation No. 5.19 )

**PER CAPITA WATER REQUIREMENT**

Sr.No.	Type of Occupancy	Consumption . In Litres per capita per day (Lpcd)
1.	<b>RESIDENTIAL</b>	
	(a) In living unit located on plots less than 50 sqm. In area	90
	(b) In other living units	135
	(c) Hotels with Lodging accommodation (per Bed)	180
2.	<b>EDUCATIONAL</b>	
	(a) Day Schools	45
	(b) Boarding Schools	135
3.	<b>INSTITUTIONAL ( Hospitals)</b>	
	(a) No. of beds not exceeding 100	340
	(b) No. of beds exceeding 100	450
	(c) Staff quarters and hostels	135
4.	Cinema theatres, auditoria etc. (per seat of accommodation)	15
5.	Government or semi-public business offices	45
6.	Mercantile use	
	(a) Restaurants (per seat)	70
	(b) Other business buildings	45
7.	<b>INDUSTRIAL</b>	
	(a) Factories where bath rooms are to be provided	45
	(b) Factories where no bath rooms are required to be provided.	30
8.	Storage including warehousing	30
9.	Hazardous building	30
10.	Intermediate / stations (Excluding mail & Express Stops)	45 (25)
11.	Junction stations	70 (45)
12.	Terminal / stations	45
13.	International and domestic airports	70

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

**NOTE:-**

- (1) The number of persons for Sr.No. (10) to (13) shall be determined by the average number of passengers handled by the station daily. Due

consideration may also be given to the staff and workers likely to use the facilities.

- (2) As regards the requirement of water for cattle sheds, the norm prescribed by the Animal Husbandry and Dairy Development Department shall be followed.

#### FLUSHING STORAGE CAPACITIES

Sr.No. (1)	CLASIFICATION OF BUILDINGS (2)	STORAGE CAPACITY (3)
1.	For tenements having common convenience.	900 litres per WC Seat.
2.	For residential premises other than tenements having common convenience.	270 litres for one WC Seat & 180 litres for each additional seat in the same flat.
3.	For factories and work shops.	900 litres per WC seat and 180 litres per urinal seat.
4.	For cinemas, public assembly halls etc.	900 litres per WC seat & 350 litres per urinal seat.

#### DOMESTIC STORAGE CAPACITIES

Sr.No.	No. of floors	Storage capacity	Remarks
<b>I For premises occupied as Tenements with Common conveniences.</b>			
1	Floor 1 (Ground)	Nil	Provided no down take fittings are installed.
2	Floors 2,3,4,5 and upper floors	500* litres per tenement	
<b>II For premises occupied as Flats</b>			
1	Floor 1	Nil	Provided no down take fittings are installed.
2	Floor 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 front of the premises, storage at ground level shall be provided on the same lines as on floor 2.

**NOTE: 2** - The above storage may be permitted to be installed provided, that the total domestic storage calculated on the above basis is not less than the storage calculated on the number of down take fittings according to the scales given below.

Downtake taps	70 litres each
Showers	135 litres each
Bathtubs	200 litres each

\* Subject to provisions of Water Supply and Drainage rules.

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**APPENDIX XV**  
(Regulation No. 5.22 and 6.33.4)

**SANITATION REQUIREMENTS FOR VARIOUS USES/OCCUPANCIES.**

Sr. No.	Type of Occupancy	Water closets with ablu-tion taps	Bath rooms with taps	urinals with water taps	Cleaners sinks	Wash basins
1.	<b><u>Residences</u></b> i) Dwelling with individual convenience.	1	1	--	1	--
2.	<b><u>Shops</u></b> i) For 10 convenience shops or part these of ii) For 5 shops other than (a) above.	1 1	-- --	2 2	-- --	1 1
3.	<b><u>Mercantile &amp; Business Occupancy</u></b> i) For every 25 persons or part thereof for Male. ii) For every 15 persons or part thereof for Female	1 1	-- --	3 2	1/ unit 1/ unit	2 2
4.	<b><u>Hotels &amp; Lodging Houses</u></b>  i) <u>For residential &amp; staff</u> a) For every 10 Male staff or part thereof  b) For every 10 Female staff or part thereof  ii) <u>For non-residential staff</u> a) for 20 males or part thereof b) for 15 females or part thereof  iii) <u>For Public Rooms</u> a) for 100_males or part thereof b) for 50 females or part thereof	1 1  1 1  1 1	1 1  -- --  -- --	1/ 25 persons 1/ 15 persons  2 2  2 --	1 for 25 beds   -- --  -- --	1 1  2 2  1 1

5.	<b>Restaurants &amp; Bars</b> i) for public for every 50 seats or part thereof	1 for male 1 for female	--	2 for male	--	2
6.	<b>For staff</b> i) <u>Nursery schools for every 30 pupils or part thereof</u> ii) <u>Residential Institutions</u> a) for every 25 boys or part thereof b) For every 25 girls or part thereof  iii) <u>Non residential other/ Educational Institutions.</u> a) for 80 boys or part thereof b) for 60 girl or part thereof	1  3 4  1 1	--  3 4  -- --	1  1 1  4 3	--  1 / floor 1 / floor  -- --	2  2 2  2 2
7.	<b>Hospitals &amp; indoor patients medical institutions.</b> (i) <u>Hospital</u> a) for every 8 beds & part thereof i) for male ward i) for females  b) for 100 daily outdoor patients or part thereof i) for male ii) for females  c) Administration Unit & for staff. i) for 25 males or part thereof ii) for 15 females or part thereof  (ii) <u>Medical staff hostels including nurses Hostels.</u> a) for 6 male persons or part thereof b) for 4 female or part thereof	1 1  1  1 1	1 1  --  -- --	--  -- 4  2 1	1 / ward 1 / ward  1 per floor  1 / floor 1 / floor	4 4  2  1 1

	c) for 4 nurses or part thereof	1	1	--	1 /floor	1
		1	1	--	1 /floor	1
		1	1	1	1 /floor	1
8	<b>Govt. semi. Govt. &amp; public occupancy offices</b> i) for every 25 males or part thereof ii) for every 15 females or part thereof	1	--	2	1 /floor	2
		1	--	2	1 /floor	2
9	<b>Assembly building, Cinemas theatres &amp; Auditoria &amp; like occupancies.</b> i) <u>For public</u> a) for every 100 males or part thereof b) for every 50 female or part thereof ii) <u>For staff</u> a) for every 15 male staff or part thereof b) for every 15 female staff or part thereof	1	--	5	--	4
		1	--	2	--	2
		1	--	2	1 / floor	1
		1	--	1	1 / floor	1
10	<b>Art Galleries museums Libraries &amp; like occupancies</b> i) <u>For Public</u> a) for every 200 males or part thereof b) for every 40 females or part thereof ii) <u>For staff</u> a) for every 15 male star or part thereof b) for every 10 female staff or part thereof	1	--	4	--	1
		1	--	1	--	1
		1	--	2	1 / floor	1
		1	--	1	1 / floor	1
11	<b>Factories, Industries &amp; like occupancies</b> i) <u>For workers</u> a) for male workers of 25 or part thereof b) for female workers of 15 or	1	--	2	1	1

	part thereof	1	--	1	1	1
	<b>ii) <u>For administrative &amp; supervising staff</u></b>					
	a) for every 1 male staff or part thereof	1	--	1	1	1
	b) for every 10 female staff or part thereof	1	--	1	1	1

Note :

- i. Sanitation requirements for occupancies other than mentioned above shall be provided as prescribes in part IX section 2 (Drainage & sanitation) of National building code of India.
- ii. Atleast one Indian style water closet shall be provided in each occupancy separately for males & females.
- iii. Wherever crèches are attached with the occupancies atleast are wash basin and one water closet for every 10 persons or part thereof shall be provided.
- iv. For occupancies like restaurants Hotels assembly halls, Cinemas, Theatres, Museums, Libraries, Art galleries and offices male to female ratio shall be taken as 2:1.
- v. For staff in educational occupancies, sanitation requirements shall be taken as mentioned for office occupancy at Sr. No. 8.

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**APPENDIX – XVI**  
**MANNER OF CARRYING OUT DEVELOPMENT OF VARIOUS D. P. RESERVATIONS**  
**( Regulation No.5.14.1)**

Sr. No.	Amenity Type	Amenity Symbol	Who Can Develop?	Alternate Uses Permissible	ALT-1 Amenity Developed and Managed by Owner	ALT-2 partial construction (combined structure) with independent Access and / or Premises	ALT-3 partial construction (combined structure) with independent Access and / or Premises	ALT-4 DR/Monetary compensation by Planning Authority
					Generally owner is allowed to develop and manage the land and building for the purpose for which it is reserved. 20% of the built up area can be utilised for activities, which are non-conflicting with the designated amenity. However, the provision may differ depending upon the type of reservation	Owner is allowed to construct a combined structure and to utilise permissible FSI of the plot for permissible use of the adjoining zone without taking into account the built up area utilized for constructing the amenity only if the owner constructs the amenity as per the design given by the Competent Authority and hands over to it at a mutually agreed cost. However, in no case, BUA of the amenity shall be less than 50% of the permissible FSI of the plot except where, in the opinion of the Competent Authority any amenity needs lesser BUA.	Owner is allowed to construct a combined structure and to utilise permissible FSI of the plot for permissible use of the adjoining zone without taking into account the built up area utilised for constructing the amenity only if the owner constructs the amenity as per the design given by the Competent Authority and hands over to it to the planning authority free of cost and at the same time takes it over at Rs. 1 per sq.mts on lease rent to run and maintain the facility. However, in no case, BUA of the amenity shall be less	Surrender of land in lieu of TDR as prescribed in DCR or monetary compensation as per the prevailing policy

Sr. No.	Amenity Type	Amenity Symbol	Who Can Develop?	Alternate Uses Permissible	ALT-1 Amenity Developed and Managed by Owner	ALT-2 partial construction (combined structure) with independent Access and / or Premises	ALT-3 partial construction (combined structure) with independent Access and / or Premises	ALT-4 DR/Monetary compensation by Planning Authority
							than 50% of the permissible FSI of the plot except where, in the opinion of the Competent Authority any amenity needs lesser BUA.	
1	HEALTH CENTRE,  MATERNITY HOME	HC  MH	Owner/ Trust / Local Body/ Deptt. Concerned / Planning Authority	Hospitals maternity Homes/Nursing Homes in addition to Health Centres.	Allowed.	Allowed. In a separate wing/building with separate access.	Allowed. In a separate wing/building with separate access.	Allowed
2	GENERAL HOSPITAL	GH	Chari. Trust / Local Body / Deptt. Concerned / Planning Authority	Health Centre cum Hospital, Maternity Home with staff quarters.	Allowed by Charitable and / or Registered Trust.	Not allowed	Not allowed	Allowed
3	PRI. SCHOOL  HIGH SCHOOL	PS  HS  C	Land Owner/ Local Body/ Registered Trust/ Planning Authority	Primary or Secondary or Junior College, Technical School in addition to	Allowed with 50% of the land to be used as Play Ground by any Regd. Trust	Not allowed	Not allowed	Allowed

Sr. No.	Amenity Type	Amenity Symbol	Who Can Develop?	Alternate Uses Permissible	ALT-1 Amenity Developed and Managed by Owner	ALT-2 partial construction (combined structure) with independent Access and / or Premises	ALT-3 partial construction (combined structure) with independent Access and / or Premises	ALT-4 DR/Monetary compensation by Planning Authority
	COLLEGE			principal use	or Educational Institute.			
4	CEMETERY /  BURIAL GROUND/  CREMATION GROUND	CM  BG  CG	Local Body/ Charitable Trusts/ Planning Authority	Single or combined activities	Not allowed. But Charitable Trust may be allowed.	Not allowed	Not allowed	Allowed
5	COMMUNITY CENTRE	CC	Land Owner / Local Body / Planning Authority	Community Center, Welfare Center, Library, Marriage Hall, in addition to principal use	Allowed	Allowed	Allowed	Allowed
6	PARK OR GARDEN  PLAY GROUND	G  PG	Land Owner/ Local Body/ Registered Trust / Planning Authority	Fair Ground	40% of the plot can be developed as Sports Activity with a permissible FSI of 0.10 of total plot area. Rem-	Not allowed	Not allowed	Allowed

Sr. No.	Amenity Type	Amenity Symbol	Who Can Develop?	Alternate Uses Permissible	ALT-1 Amenity Developed and Managed by Owner	ALT-2 partial construction (combined structure) with independent Access and / or Premises	ALT-3 partial construction (combined structure) with independent Access and / or Premises	ALT-4 DR/Monetary compensation by Planning Authority
					aining 60% of land shall be developed and kept open for public use free of cost.			
7	POST OFFICE	PO	Deptt. Concerned/ Planning Authority	None	Not allowed	Allowed. Amenity built up area as required by the Department Concerned.	Allowed. Amenity built up area as required by the Department Concerned.	Allowed
8	POLICE STATION	PST	Deptt. Concerned	None	Not allowed	Not allowed	Not allowed	Allowed
9	FIRE BRIGADE STATION	FB	Local Body/ Planning Authority	None	Not allowed	Not allowed	Not allowed	Allowed
10	BUS TERMINAL	BT	Local Body/ Deptt Concerned / Planning Authority	Bus Terminal, Vehicle Yard	Not allowed	Not allowed	Not allowed	Allowed
11	TRUCK TERMINAL	TT	Land Owner/ Local Body / Planning Authority	Parking Lot Motor Garage, Fuel Pump, Weighing Machines,	Allowed	Not allowed	Not allowed	Allowed

Sr. No.	Amenity Type	Amenity Symbol	Who Can Develop?	Alternate Uses Permissible	ALT-1 Amenity Developed and Managed by Owner	ALT-2 partial construction (combined structure) with independent Access and / or Premises	ALT-3 partial construction (combined structure) with independent Access and / or Premises	ALT-4 DR/Monetary compensation by Planning Authority
				Restaurant, Driver's Dormitory and other ancillary units of Truck Terminal use				
12	WATER SUPPLY RESERVOIR	MBR, ESR, GSR	Local Body/ Planning Authority	Any type of water reservoir or pumping station	Not allowed	Not allowed. (But concerned authority may construct essential staff quarters or store & its office)	Not allowed. (But concerned authority may construct essential staff quarters or store & its office)	Allowed
13	PARKING LOT	PL	Land Owner/ Local Body / Planning Authority	None	Allowed to utilise 20% built up area for Parking related activities such as, Spare Parts shops etc.	Allowed with full gr. floor area for parking facilities (atleast 33% of plot area) and the upper floors can be used by the owner for permissible FSI if the parking space is surrende-red free of cost. However parking required for owner' s portion to be provided separately.	Not allowed	Allowed
14	GARBAGE DISPOSAL DUMP	GDD	Local Body/ Registered Trust /	None	Not allowed	Not allowed	Not allowed	Allowed

Sr. No.	Amenity Type	Amenity Symbol	Who Can Develop?	Alternate Uses Permissible	ALT-1 Amenity Developed and Managed by Owner	ALT-2 partial construction (combined structure) with independent Access and / or Premises	ALT-3 partial construction (combined structure) with independent Access and / or Premises	ALT-4 DR/Monetary compensation by Planning Authority
			Planning Authority					
15	ELECTRIC SUB-STN.	S/S	Deptt. Concerned	Receiving Stations	Not allowed	Not allowed	Not allowed	Allowed
16	DP ROADS	RD	Local Body/ Deptt. Concerned/ Planning Authority	None	Not allowed	Not allowed	Not allowed	Allowed
17	WATER CHANNEL	WCH	Local Body / Planning Authority	None	Not allowed	Not allowed	Not allowed	Allowed
18	HOLDING PONDS	HP	Land Owner / Local Body/ Planning Authority	Restaurants, Boating Facilities	Allowed. Can develop Boating Facilities with 10% built up area without obstructing the water course	Not allowed	Not allowed	Allowed
19	SEWAGE TREATMENT PLANT PUMP HOUSE	STP PH	Local Body/ Deptt. Concerned/ Planning Authority	STP, Pump House	Not allowed	Not allowed	Not allowed	Allowed

Sr. No.	Amenity Type	Amenity Symbol	Who Can Develop?	Alternate Uses Permissible	ALT-1 Amenities Developed and Managed by Owner	ALT-2 partial construction (combined structure) with independent Access and / or Premises	ALT-3 partial construction (combined structure) with independent Access and / or Premises	ALT-4 DR/Monetary compensation by Planning Authority
20	MUNICIPAL MARKET, VEG. MARKET, FISH / MUTTON MARKET	MM VM FMM	Land Owner/ Local Body / Planning Authority	These users in combination.	Allowed	Allowed on upper floors with separate access	Allowed on upper floors with separate access	Allowed
21	STATE HIGHWAY / NATIONAL HIGHWAY / EXPRESS-WAY	NH EXW	Deptt. Concerned	None	Not allowed	Not allowed (In addition, Deptt. may use it for road amenities)	Not allowed (In addition, Deptt. may use it for road amenities)	Not allowed

- Note:
- In case the owner is not in a position to utilise the permissible FSI within the plot he will be entitled to have TDR as per the provisions of Appendix –XIII of these Regulations.
  - Alternative 1, 2, 3 and 4 shall normally be available only where the whole of the amenity land is offered for development. In case of part ownership these options may be permitted only at the sole discretion of the Competent Authority. The Competent Authority may in such cases also prescribe a combination of the relevant alternatives so as to ensure regular shape and size of plot on which the amenity is developed and to keep aside the odd shaped and sized 'pieces of land for future development along with the balance land reserved for the same amenity.
  - Public sanitary conveniences may be developed by the Competent Authority itself or through a sponsor or may allow owner to develop at suitable locations or at unbuildable plots in sites designed or reserved for other purposes approved by Competent Authority. Such development shall be free from FSI computation.
  - When the sites are developed by the Local Authorities or by the Planning Authority, the other suitable amenities to cross-subsidies the principal user of the designated site may be permitted to be developed to the extent of 15 % of the total area of such site as built-up area subject to i) provision of independent access / entry, ii) conforming use of amenity as per the adjoining zone, iii) the structure shall not have more than Ground + two upper floors.
  - Sites which are admeasuring 0.20 Ha or more shall provide lay-by of at least 7.5 m width and of appropriate length along main / important road for vehicular parking and / or for accommodating informal shopping such as small stalls / hawkers. Such road lay-by shall flush with road level with independent entry from the road.
  - In, Shopping Centre Municipal Market, Veg. / Mutton / fish Market ancillary uses like Police Chowky, small restaurant, Post Office etc. may be permitted to the extent of 15 % of the permissible FSI if alternative 1 is adopted or these are developed by the local bodies / Pl. Authority.

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**APPENDIX – XVII**  
**REGULATIONS FOR HOUSING FOR ECONOMICALLY WEAKER SECTIONS (E.W.S)**  
(Regulation No 5.28)

The following special regulations shall be applicable for Housing Schemes for Economically Weaker Sections.

**1. MINIMUM PLOT/ROOM SIZE:**

- (i) In case of a growing or incremental house for E.W.S. category on a plot of 25 sq.m. A room with a minimum carpet area of 5.57 sq.m. (60 sq.ft.) With toilet arrangement in the first phase shall be permitted. In the second phase, one room of 9.30 sq.m. (100 sq.ft.) May be allowed to be added. However, commencement and occupation certificate shall be granted initially to the first phase only, and subsequent certificate for second phase shall be issued as required.
- (ii) Multi-purpose rooms: The minimum size of a multi-purpose room shall be 12.5 sq.m. With a minimum width of 2.4 metres.
- (iii) Cooking space (alcove): Provision of separate kitchen shall not be necessary. However, cooking space shall be allowed with a minimum size of 2.4 sq.m. And a minimum width of 1.2 metres.
- (iv) Toilet: Each tenement shall have an independent bath and WC, which may be separate or combined with minimum dimension and area, shall be as per Regulation No.6.2.2.
- (v) Height: The average height of a habitable room with sloping roof shall be at least 2.6 metres and at least two metres at eaves. In the case of a flat roof, minimum clear height shall be 2.6 metres for habitable rooms. Kitchen areas shall have minimum clear height/average height of 2.4 metres and bath and water closet (without loft) shall have a minimum height of 2.2 metres.
- (vi) Plinth: The minimum plinth height shall be 30 c.m.s. In any case, the plinth shall be above high flood level.

**2. EXTERNAL WALLS:**

115-mm. thick external brick wall without plaster shall be permitted.

**3. STAIRCASES:**

Single flight staircases without landing between the two floors shall be permitted.

**4. OPEN SPACES:**

(i) **Front -**

The front open space from internal roads having width of 9 metres or less shall be of a minimum of 1.5 metres for buildings with height up to 10 metres.

(ii) **Side and Rear -**

The minimum distance between two ground floor structures shall be 4.5 metres for purposes of light and ventilation of habitable rooms. In the case of toilets, deriving light and ventilation, the distance between two ground floor structures shall be 1.5 metres.



**5. PATHWAYS:**

They shall be as follows:

- (i) 1.5 metres width for pathways with length upto 20 metres.
- (ii) 2.0 metres width for pathways with length up to 30 metres.
- (iii) 2.5 metres width for pathways with length upto 40 metres.
- (iv) 3.0 metres width for pathways with length upto 50 metres.

**6. WATER CLOSET PAN SIZE:**

The water closet shall be at least 0.46 m. (18 inches) in length.

**7. FLUSHING SYSTEM:**

Toilets/Water closets without the provision of a flushing system may be permitted

**8. SEPTIC TANK:**

Septic tank shall be provided with a capacity of 141.6 litres (five cubic feet) per capita, where the municipal services are likely to be available within four to five years. Whereas, Pour Flush Waterseal latrines (NEERI Type) shall be permitted where municipal sewerage system is not available and the water table in the area is not high.

**9. CONVENIENCE SHOPPING:**

Convenience Shopping as defined in these Development Control Regulations shall be permitted along layout road within the area with width of 12.0 to 18.00 metres provided a minimum setback of 1.5 metres and minimum plot area of 25.0 square metres is available.

**10. RECREATION GROUND:**

In the layouts, provision for recreation ground shall be as prescribed in these regulations.

**11. ANCILLARY STRUCTURES:**

Ancillary structures such as underground tank, overhead tank, sub-station, etc. shall be permissible in the compulsory recreation space subject to the condition that not more than 10 percent of such recreation space shall be allowed to be utilised for such purposes.

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**APPENDIX – XVIII**  
**ADDITIONAL FIRE PROTECTION REQUIREMENTS FOR MULTI-STOREYED, HIGH RISE AND**  
**SPECIAL BUILDINGS**  
(Regulation No 6.34)

**1. GENERAL:**

In addition to the provisions of Part IV Fire Protection National Building Code of India, the Fire Officer may insist on suitable provisions in multi-storeyed, high rise and special buildings or premises from the fire safety and fire-fighting point of view depending on their occupancy and height.

**2. CONSTRUCTION:**

- 2.1 Load bearing elements of construction and elements of construction for which the required fire resistance is one hour or more shall be of non-combustible material. Interior finish materials (wall paintings, floor coverings etc.) may be permitted of materials having their rating for flame spread and smoke developed not exceeding a very low flame spread limit in accordance with IS:1642, 1960 (Class I). Ceiling linings shall be non-combustible or of plasterboard.
- 2.2 Stairways and corridors shall not contain combustible materials.
- 2.3 Structural members such as supports and load bearing walls shall have fire resistance rating of 3 hours, whereas transoms and ceilings shall have fire resistance rating of at least 2 hours.
- 2.4 Internal walls and partitions separating corridors from areas on floors that are used for any purpose other than circulation shall have a fire resistance of not less than one hour. There shall be no openings in such walls other than for doors or delivery hatches with fire resistance not less than half an hour. Fire sections (fire walls) sub-dividing the building to prevent fire spread, shall have a fire resistance rating not less than two hours.
- 2.5 Facades excluding windows and doors shall consist of non-combustible building materials. The minimum distance between the top of the opening on a lower floor and the sill of that on the floor above it shall be 0.9 m., so that the fire would have to travel at least 0.9 m. between storeys.

**3. STAIRCASE ENCLOSURES:**

- 3.1 The internal enclosing walls of staircases shall be of brick or R.C.C. construction with a fire resistance of not less than two hours. All enclosed staircases shall be reached via a ventilated lobby and shall have access through self-closing doors of at least half an hour fire resistance. These shall be single swing doors opening in the direction of the escape. The door shall be fitted with check section door closers. The floor landing of staircases shall not form part of common corridor.
- 3.2 The staircase enclosure on the external wall of a building shall be ventilated to the atmosphere at each landing or mid-landing.
- 3.3 A permanent vent at the top equal to 5 percent of the cross sectional area of the enclosure and openable sashes at each landing level with area not less than 0.5 sq.m. on the external wall shall be provided. The roof of the shaft shall be at least 1 m. above the surrounding roof. There shall be no glazing or glass bricks in any internal enclosing wall of a staircase. If the staircase is in the core of the building and cannot be ventilated at each landing, a positive pressure of 5 mm. water gauge by an electrically operated blower shall be maintained.

- 3.4 The mechanism for pressuring the staircase shaft shall be so installed that it operates automatically and also manually when the automatic fire alarm operates.

**4. LIFT ENCLOSURES:**

- 4.1 The walls enclosing the lift shafts shall have a fire resistance of not less than two hours. Shafts shall have permanent vents at the top having a clear area of at least 0.2 sq m or 1800 mm. diametre Lift motor rooms should preferably be sited at the top of the shaft and shall be separated from lift shafts by the enclosing wall of the shaft or by the floor of the motor rooms.
- 4.2 Landing doors in lift enclosures shall open into the ventilated or pressurised corridor/lobby and shall have fire resistance of not less than one hour.
- 4.3 The number of lifts in one lift bank shall not exceed four. The shaft for the fire lift in a lift bank shall be separated from other shafts by a brick masonry or R.C.C. wall of fire resistance of not less than two hours. Lift car doors shall have fire resistance of not less than one hour.
- 4.4 If the lift shaft and lift lobby are in the core of the building, a positive pressure of not less than 2.5 mm, and not more than 3mm, water gauge by an electrically operated blower shall be maintained in the lift lobby and positive pressure of not less than 5 mm water gauge shall be maintained in the lift lobby and positive pressure of not less than 5mm water gauge shall be maintained in the lift shaft. The mechanism for pressurising the lift shaft and lift lobby shall be so installed that they shall operate automatically when the automatic fire alarm operates. The mechanism shall have facilities to operate manually.
- 4.5 Exit from the lift lobby, if located in the core of the building, shall be through a self closing smoke stop door of a half-hour fire resistance.
- 4.6 The lift machine room shall be separate and no other machinery shall be installed therein.
- 4.7 Lifts shall not normally communicate with the basement. However, one of the lifts may be permitted to reach the basement level provided the lift lobby at each basement level is pressurised and separated from the rest of the basement areas, by a smoke-actuated fire resisting door of two hours fire resistance. These doors can also be kept in hold-open position by an electro-magnetic device to be linked with a smoke detector.

**5. EXTERNAL WINDOWS :**

The area of the openable external windows on a floor shall be not less than 2 5 percent of the floor area. The locks for these windows shall be fitted with budget lock or the carriage key type (which can be opened with the point of a fireman's axe).

**6. FIRE LIFTS:** The following provisions shall be made for a fire lift:-

- 6.1 To enable fire service personnel to reach the upper floors with minimum delay, one or more of the lifts shall be so designed as to be available for the exclusive use of such personnel in an emergency and be directly accessible to every dwelling/livable floor space of each floor.
- 6.2 The lift shall have a floor area of not less than 1.4 sq.m. with a minimum dimension of 1.12 m. It shall have a loading capacity of not less than 545 kg.(8 persons lift ) with automatic closing doors.
- 6.3 There shall be an alternate electric supply from a generator of an adequate capacity, apart from the electric supply in the building and the cables shall run in a route isolated from fire, i.e. within the lift shaft. In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment buildings, this change over of supply could be done through a manually operated change-over switch.

- 6.4 The operation of a fire lift shall be by a simple toggle or two button switch situated in a glass fronted box adjacent to the lift at the entrance level. When the switch is on, landing call-points will become inoperative and the lift will be on car control only or on priority control device. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.
- 6.5 The words 'FIRE LIFT' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
- 6.6 Collapsible gates shall not be permitted for lifts. The lifts shall have solid doors with fire resistance of at least one hour.
- 6.7 The speed of the fire lift shall be such that it can reach the top floor from ground level within one minute.

## **7. BASEMENTS:**

- 7.1 Each basement shall be separately ventilated. Vents with cross sectional area (aggregate) not less than 2.5 percent of the floor area spread evenly around 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 outlets, may be terminated at ground level with stall boards or pavement lights as before but ducts to convey fresh air to the basement floor level shall have to be laid. Stall boards and pavement lights should be in positions easily accessible to the Fire Brigade personnel and rescue teams and clearly marked 'SMOKE OUTLET' or 'AIR INLET' with an indication of area served, at or near the opening.
- 7.2 The staircase of basements shall (a) be of enclosed type having fire resistance of not less than two hours; (b) be situated at the periphery of the basement to be entered at ground level only from the open air and in such a position that smoke from any fire in the basement shall not enter any exit serving the ground and upper storey of the building; and (c) communicate with the basement through a lobby provided with fire-resisting self-closing doors of one hour fire resistance. If the travel distance exceeds 18.50 m., additional staircases at proper places shall be provided.
- 7.3 Intake ducts may serve all basement levels but each basement and basement compartment shall have separate smoke outlet duct or ducts.
- 7.4 Mechanical extractors for smoke-venting system from lower basement levels shall also be provided. The system shall be of such design as to operate on actuation of heat sensitive detectors or sprinklers if installed and shall have a considerably higher performance than the standard units. The system should also have an arrangement to start it manually and shall be designed to function at a temperature not less than 55<sup>0</sup> C.
- 7.5 Kitchens working on gas fuel, departmental stores and shops shall not be permitted in basements.

- 8. FLOOR SPACE DIVISION (FIRE SECTION) :** If the undivided floor space on a floor exceeds 750 sq.m. it shall be separated into compartments each not exceeding 750 sq.m. by means of fire walls of not less than two hours fire resistance. In extended building, fire walls should be erected at distances not exceeding 40 m. For floors with sprinklers, the area mentioned above may be increased by 50 percent.

## **9. SERVICE DUCTS :-**

- 9.1 Service ducts shall be enclosed by walls having a fire resistance of not less than two hours. Doors for inspection or access shall also have a fire resistance of not less than two hours.
- 9.2 If the cross sectional area of a duct exceeds 1 sq.m. it shall fit as closely as possible around any such pipe or trunk.

9.3 A permanent vent shall be provided at the top of the service shaft of cross-sectional area not less than 460 sq. cm. or 6.25 cm. dia for each 900 sq.cm. of the area of the shaft, whichever is more.

**10. REFUSE CHUTES AND REFUGE CHAMBERS:**

10.1 Hoppers under refuse chutes shall be situated in a well ventilated position and the chutes shall be continued upward with an outlet above roof level and with an enclosure wall of non-combustible material with fire resistance of not less than two hours. The hoppers shall not be located within the staircase enclosure.

10.2 Inspection panels and hopper (charging station) openings shall be fitted with light fitting metal doors, covers, having a fire resistance of not less than one hour. Flap doors/covers i.e. push-in or lift-up type shall not be permitted.

10.3 Refuse chutes shall not be provided in staircase walls and air conditioning shafts, etc.

10.4 Refuse chambers shall have walls and floors or roofs constructed of non-combustible and impervious material and shall have a fire resistance of not less than two hours. They shall be located at a safe distance from exit routes.

**11. BUILDING SERVICES:**

**11.1 Electrical Services -**

11.1.1 The electric distribution cables/wiring shall be laid in a separate duct. The duct shall be sealed at every alternate floor with non combustible materials having the same fire resistance as that of the duct.

11.1.2 Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electric cables.

11.1.3 Separate circuits for water pumps, lifts, staircase and corridor lighting and blowers for the pressurising system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes so that a fire in one circuit will not affect the others. Master switches controlling essential services circuits shall be clearly labelled.

11.1.4 The inspection panel doors and any other opening in the shaft shall be provided with airtight fire doors having a fire resistance of not less than two hours.

11.1.5 Medium and low voltage wiring running along shafts, and within a false ceiling, shall run in metal conduits.

11.1.6 An independent and well-ventilated service room shall be provided on the ground floor with direct access from outside or from the corridor for the purpose of termination of electric supply from the licensees' services and alternative supply cables. The doors provided for the service room shall have fire resistance of not less than two hours.

11.1.7 If the licensees agree to provide meters on upper floors, their cables shall be segregated from consumer's cables by 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.

11.1.8 PVC cables should have an additional sheathing or protection provided by compounds sprayed on after installation.

**11.2 Town gas/L.P. Gas supply pipes -** These pipes shall be run in shafts exclusively for this purpose and shall be on external walls, away from the staircases. There shall be no inter-connection between these shafts and the rest of the floors, Gas meters shall be housed in a suitable constructed metal cupboard located in a well ventilated space at ground level.

### **11.3 Staircase and Corridor Lightings -**

- 11.3.1 The staircase and corridor lighting shall be on separate circuits and shall be independently connected so that they 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.
- 11.3.2 Staircase and corridor lighting shall also be connected to alternate supply as defined in sub-regulation (4) below. However, for assembly and institutional buildings of less than 24 m.height the alternate source of supply may be provided by battery continuously trickle charged from the electric mains.
- 11.3.3 Double throw switches should be installed to ensure that the lighting in the staircase and the corridor do not get connected to two sources of supply simultaneously. A double throw switch shall be installed in the service room to terminate the stand-by-supply.
- 11.3.4 Emergency lights shall be provided in the staircases/corridors for multi-storeyed high-rise and special buildings.

**11.4 Alternate source of electric supply -** A stand-by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, 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.

### **11.5 Transformers -**

- 11.5.1 A tank of RCC construction capable of accommodating the entire oil of the transformers shall be provided at lower level, to collect the oil from the catch-pit in an emergency. The pipe connecting the catch-pit to the tank shall be of non-combustible construction and shall be provided with a flame-arrester.

### **11.6 Air-conditioning -**

- 11.6.1 Escape routes like staircases, common corridors, lift lobbies etc. shall not be used as return air passages.
- 11.6.2 The ducting shall be constructed of substantial gauge metal in accordance with IS:655-1963 Metal Air Ducts (Revised).
- 11.6.3 Wherever the ducts pass through fire-walls or floors, the opening around the ducts shall be sealed with fire-resisting materials such as asbestos rope or vermiculite concrete glass wool.
- 11.6.4 As far as possible, metallic ducts shall be used even for the return air in the space above the false ceiling.
- 11.6.5 The material used for insulating the duct system (inside or outside) shall be of noncombustible materials such as glass wool, spun glass with neoprene facing.
- 11.6.6 Area more than 750 sq. m. on an individual floor shall be segregated by a fire-wall and automatic fire dampers for isolation shall be provided where the ducts pass through fire walls. The fire dampers shall be capable of operating manually.
- 11.6.7 Air ducts serving main floor areas, corridor, etc. shall not pass through the staircase enclosure.
- 11.6.8 The air handling units shall, as far as possible, be separate for each floor and air ducts for every floor shall be separate and in no way interconnected with the ducting of any other floors.

- 11.6.9 Automatic fire dampers shall be provided at the inlet of the fresh air duct and the return air duct of each compartment on every floor. They shall be so arranged as to close by gravity in the direction of the air movement and to remain tightly closed upon operation of a smoke detector.
- 11.6.10 If the air handling unit serves more than one floor, the requirements given above shall be complied with in addition to the conditions given below :-
  - 11.6.10.1 Proper arrangements by way of automatic fire dampers working on smoke detectors for isolating all ducting at every floor from the main riser shall be made.
  - 11.6.10.2 When the automatic fire alarm operates, the respective air handling units of the air-conditioning system shall automatically be switched off.
- 11.6.11 The air filters of the air-handling units shall be of non-combustible materials.
- 11.6.12 The air handling unit room shall not be used for storage of any combustible materials.
- 11.6.13 Inspection panels shall be provided in main trucking to facilitate the cleaning of the duct of accumulated dust and to obtain access for maintenance of fire dampers.
- 11.6.14 No combustible material shall be fixed nearer than 15 cm. to any duct unless such duct is properly enclosed and protected with non-combustible material (glass wool or spun glass with neoprene facing enclosed and wrapped with aluminum sheeting) at least 3.2 mm. thick and which does not readily conduct heat.
- 11.6.15 Materials used for false ceilings, runners and suspenders shall be of non-combustible type.

#### **11.7 Boiler room –**

Boiler and boiler rooms shall conform to the provisions contained in the Indian Boilers Act. The following additional aspects should be taken into account in the location of boiler/boiler room:-

- 11.7.1 Boilers shall not be allowed in a lower basement but may be allowed in basements at first level and away from the escape routes.
- 11.7.2 The Boilers shall be installed in a fire-resisting room of 4 hours fire resistance rating situated on the periphery of the basement. Catch-pit shall be provided at the low level.
- 11.7.3 Entry to this room shall be provided with a composite door of two hours fire resistance.
- 11.7.4 The boiler room shall be provided with fresh air inlets and smoke exhausts directly to the atmosphere.
- 11.7.5 The furnace oil tank for the boiler, if located in the adjoining room, shall be separated by fire resisting walls of 4 hours rating. The entrance to this room shall be provided with double composite doors. A kurb 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.
- 11.7.6 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.

#### **12. PROVISION OF FIRST AID AND FIRE-FIGHTING APPLIANCES:**

- 12.1 First-aid fire fighting equipment shall be provided on all floors including basements lift rooms, etc. in accordance with IS: 2217 -1963 Recommendation for providing First-Aid Fire Arrangements in Public Buildings.

12.2 The fire fighting appliances shall be distributed over the building in accordance with IS:2190-1971 Code of Practice for Selection, Installation and Maintenance of Portable First-Aid-Appliances.

**13. FIXED FIRE FIGHTING INSTALLATION:**

13.1 Building shall be protected by wet riser, wet riser-cum-down comer, automatic sprinkler, installation, high pressure water spray or foam generating system as prescribed in sub-regulation(2) to (7) below :-

The wet riser/riser-cum-down comers installation with capacity of water storage tanks and fire pumps shall conform to the requirements specified in Table below.

**Water Supply and Pump Capacity Requirements for Wet Rises**

Type of the building / Occupancy	Type of installation	Requirements			
		Water supply		Pump capacity	
		Underground static tank	Terrace tank	Underground static tank	Terrace tank
Non apartment buildings a) Above 16 m. in height	Wet riser-cum-down comer	50,000 ltrs	10,000 ltrs	1350 ltrs per minute giving a pressure not less than 3.2 kg / cm <sup>2</sup> at the top most hydrant	450 ltrs per minute giving a pressure not less than 2.1 kg / cm <sup>2</sup> at the top most hydrant
b) Educational building above 16 m.	Wet riser-cum-down comer	NIL	10,000 ltrs	-----	-----

Note 1 :- Any of the above categories may incorporate an automatic sprinkler / drencher system, if the risk is such that it requires such protective methods.

Note 2 :- A minimum of two hydrants shall be provided within a courtyard.

Note 3 :- Wet riser-cum-down comer is an arrangement for fire fighting within the building by means of vertical rising mains of not less than 10 cm. internal dia. with hydrant and hose reel on each floor landing connected to an overhead water/storage tank for fire fighting purpose through a booster pump check valve and non-return valve near the tank end and a fire pump gear and non return valve over the underground static tank. A fire service inlet at ground level filled with a non-return valve shall also be provided to the rising main for charging it by a fire service pump in case of failure of static fire pumps over the underground static tanks.

Note 4:- The performance of pumps specified above shall be at R.P.M. not exceeding 2,000.

Note 5 :- The above quantities of water shall be exclusively for fire fighting and shall not be utilised for domestic or other use.



Note 6 :- A facility to boost water pressure in the riser directly from the mobile pump shall also be provided to the wet riser system with suitable fire service inlets (collecting head with two 63 mm inlets for 10 cm rising main and four 63 mm inlets with cheek valves for 15 cm dia rising main) and a non-return valve and a gate valve .

Note 7:- Hose Reel- the internal diameter of rubber hose for the hose reel shall be a minimum of 19 mm. A shut-off branch with a nozzle of 4.8 mm. size shall be provided.

**13.3** Wet Riser Installations:- They shall conform to IS:3644 Code of Practice for Installation of Internal Fire Hydrants in multistoried or high rise buildings. In addition, the wet riser shall be designed for zonal distribution ensuring that unduly high pressure does not develop in riser and hose pipes.

In addition to wet riser cum down comer, first hose reels shall be installed on the floors of buildings above 24 m. and shall conform to IS:884-1969 Specifications for First Aid Hose Reel for Fire Fighting (Fixed Installation). The first aid hose reel shall be connected to nose of the female couplings of twin couplings of landing valves directly to the wet riser in the case of single outlet of the wet riser installation by means of adapter :-

13.3.1 Static Water Storage Tank: - A satisfactory supply of water for the purpose of fire fighting shall always be available in the form of an underground static storage tank with capacity specified for each building with arrangements of replenishment by main or alternative source of supply at 1000 liters per minute. The static storage water supply should easily be accessible to fire engines. Provision of suitable number of manholes shall be made available for immersion, repairs and inspection of suction hose etc. The covering slab shall be able to withstand a vehicular load of 18 tones. The domestic suction tank connected to the static water storage tank shall have an overflow capable of discharging 2250 liters per minute to a visible drain point from which by a separate conduit the overflow shall be conveyed to a storm water drain.

13.3.2 To prevent stagnation of water in the static water storage tank, the suction tank of the domestic water supply shall be fed only through an overflow arrangement to maintain the level therein at the minimum specified capacity.

13.3.3 The static water storage tank shall be provided with a fire brigade collecting breaching with four 63 mm. dia, (1 woof 63mm dia for pump with capacity 1400 liters/minute) instantaneous male inlets arranged in a valve box at a suitable point at street level and connected to the static tank by a suitable fixed pipe of not less than 15 cm. dia to discharge water into the tank when required at a rate of 2250 liters per minute.

13.3.4 Automatic Sprinklers - Auto-sprinklers shall be installed-

13.3.4.1 In basements used as car parks except in apartment buildings and residential hotels if the area exceeds 500 sq.m.

13.3.4.2 In basements of multistoried and high rise buildings used as car parks and for permissible essential services ancillary to a particular occupancy

13.3.4.3 In any room or other compartment of a building exceeding 500 sq. m.

13.3.4.4 In departmental stores or shops with an area exceeding 750 sq.m.

13.3.4.5 In all non-domestic floors of mixed occupancy considered to constitute a hazard and not provided with staircase independent of the remainder of a building ;

13.3.4.6 In godowns and warehouses as considered necessary ;

13.3.4.7 In dressing rooms, scenery decks, stages and stage basements of theatres.

13.4 Automatic High Pressure Water Spray (emulsifying) :- This system shall be provided for protection of indoor transformers of a substation in a basement area.

- 13.5 Foam Generating System - This system shall be provided for protection of boiler rooms with ancillary storage of furnace oils in a basement.
- 13.6 Carbon-dioxide (CO<sub>2</sub>) Fire Extinguishing System - Fixed CO<sub>2</sub> fire extinguishing installation shall be provided as per IS:6382-1971 Code of Practice for Design and Installation of Fixed CO<sub>2</sub> Fire Extinguishing System on premises where water or foam cannot be used for extinguishing fire because of the special nature of the contents of the buildings/areas to be protected. Where possible, BCF installation may be provided instead of CO<sub>2</sub> installation.
- 14. FIRE ALARM SYSTEM:** All buildings mentioned below shall be equipped with fire alarm system as given below:-
- 14.1 Special buildings above 16 m.in height:-Such buildings shall be equipped with a manually-operated electrical fire fighter so. located that one or the other of them shall be accessible to all occupants of the floor without having to travel more then 22.5 m.
- 14.1.2 The call boxes shall be of the 'break-glass' type without any moving parts where the call is transmitted automatically to the control room without any other action on the part of the person operating the call box.
- 14.1.3 All call boxes shall be wired in a closed circuit to a control panel in the control room located as given in this rule so that the floor number where the call box is actuated is clearly indicated on the control panel. The circuit shall also include one or more batteries with a capacity of 48 hours normal working at full load. The battery shall be arranged to be continuously trickle-charged. The circuit play be connected to an alternate source of electric supply as in sub-regulation (4) in Regulation 11 in this Appendix.
- 14.1.4 The call boxes shall be arranged to sound one or more sounders so as to ensure that all occupants of the building are warned whenever any call box is actuated.
- 14.1.5 The call boxes shall be so installed that they do not obstruct the exit-ways and yet their location can easily be noticed from either direction. The base of the call box shall be at a height of 1 m. from the floor level.
- 15. PROTECTION AGAINST LIGHTING:**
- All Stilt + 5/ Ground + 5 or more storeyed buildings shall have the lightning protection provided as per the stipulations of part III of the National Building Code of India 1970.
- 16. CONTROL ROOM:** For all buildings mentioned in regulations 14 of this Appendix, except residential buildings, there shall be a control room on the entrance floors of the building with communication system (suitable public address systems) to all floor. Panels along with the details of fire fighting equipment and installations shall be maintained in the control room. The control room shall also have facilities to detect a fire on any floor through indicator boards connecting fire detecting and alarm systems on all floors. The staff in charge of the control room shall be responsible for the maintenance of the various services and fire fighting equipment and installations. Control room shall be manned round the clock.
- 17. FIRE DRILLS AND FIRE ORDERS:** Fire notices/orders shall be prepared indicating the requirements of fire fighting and evacuation of the building in the event of fire or other emergency. Occupants shall be thoroughly familiarized with their contents and action needed in the event of an emergency. Such notices should be displayed prominently.
- 18. AMENDMENTS TO THE APPENDIX:** With the approval of Government, the Planning Authority, in consultation with the Fire Officer, may, from time to time, add or amend the provisions in this Appendix.

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**APPENDIX-XIX**  
**SPECIAL FACILITIES FOR PHYSICALLY HANDICAPPED PERSONS**  
(See Regulation No. 6.28)

**1.0 DEFINITIONS:**

**1.1 Non-ambulatory Disabilities:-**

Impairments that, regardless of cause or manifestation, for all practical purposes, confine individuals to wheelchairs.

**1.2 Semi-ambulatory Disabilities:-**

Impairments that cause individuals to walk with difficulty or insecurity. Individuals using braces or crutches, amputees, arbritics, spastics, and those with pulmonary and cardiac ills may be semi-ambulatory.

**1.3 Hearing Disabilities:-**

Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable TO communicate or hear warning signals.

**1.4 Sight Disabilities:-**

Total blindness or impairments affecting sight to the extent that the individual, functioning in public areas, is insecure or exposed to dange/.

**1.5 Wheel Chair-**Chair used by Disabled people for mobility. The standard size at wheel chair shall be taken as 1050 mm. X 750 mm.

**2.0 SCOPE:**

These bye laws are applicable to all existing and proposed buildings and facilities used by the public.

**3.0 SITE DEVELOPMENT:**

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

**3.1 Access path/walk way:-**

Access path from plot entry and surface parking to building entrance shall be of minimum of 1800 mm. wide having even surface without any slope. Slope if any shall not have gradient greater than 5%. Finishes shall have a no slip surface with a texture traversable by a wheel chair. Curbs wherever provided shall blend to a common level.

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

- a) Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 mt. from building entrance.
- b) The vidth of parking bay shall be minimum 3.60 mt.
- c) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.

**4.0 BUILDING REQUIREMENTS:**

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

1. Approach to plinth level.

2. Corridor connecting the entrance/exit for the handicapped.
3. Stairways.
4. Lift.
5. Toilet.
6. Drinking Water.

**4.1 Approach to Plinth Level:-**

Every building should have atleast 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.

**4.2 Ramped Approach:-**

Ramp shall be finished with no slip material to enter the building. Minimum width of ramp shall be 1800 mm. With maximum gradient 1:12. Length of ramp shall not exceed 9.0 mt. Having 800 mm. High hand rail on both sides extending 300 mm. Beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50 mm.

**4.3 Stepped Approach:-**

For stepped approach size of tread shall not be less than 300 mm. And maximum riser shall be 150 mm. Provision of 800 mm. High hand rail on both sides of the stepped approach similar to the ramped approach.

**4.4 Exit/Entrance Door-**Minimum clear opening of the entrance door shall be 900 mm. And it shall not be provided with a step that obstructed the passage of wheel chair user. Threshold shall not be raised more than 12 mm.

**4.5 Entrance Landing:-**

Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 x 2000 mm. Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

**4.2 Corridor Connecting the Entrance/Exist for the Handicapped:-**

The corridor connecting the outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:-

- (a) The minimum width shall be 1500 mm.
- (b) In case there is a difference of level slope ways shall be provided with a slope of 1:12.

**4.3 Stair Ways:-**

One of the stair-ways near the entrance/exist for the handicapped shall have the following provisions:-

- (a) The minimum width shall be 1350 mm.
- (b) Height of the riser shall not be more than 150 mm. And width of the tread 300 mm. The steps shall not have abrupt (square) nosing.
- (c) Maximum number of risers on a flight shall be limited to

- (d) Hand rails shall be provided on both sides and shall extend 300 mm. On both sides and shall extend 300 mm. On the top and bottom of each flight of steps.

**4.4 Lifts:-** Wherever lift is required as per bye-laws, provision of at least one lift shall be made for the wheel chair user with the following cage dimensions: Clear internal depth : 1100 mm. Clear internal width : 2000 mm.

Entrance door width : 900 mm.

- (a) A hand rail not less than 600 mm. Long at 1000 mm. Above floor level shall be fixed adjacent to the control panel. Also, switch control shall be at an operating height equal to that of hand rails.
- (b) The lift lobby shall be of an inside measurement of 1800 x1800 mm. or more.
- (c) The time of an automatically closing door should be minimum 5 second and the .closing speed should not exceed 0.25 M/sec.
- (d) The interior of the case shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance/exist is either open or closed.

**4.5 Toilets:-**

One special W.C. in a set of toilet shall be provided for the use of handicapped with essential provision of wash basin near the entrance for the handicapped:-

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

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

**4.7 Designing for Children:-**

In the buildings meant for the predominant use of the children, it will be necessary to suitably alter the height of the handrail and others fittings and fixtures etc.

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**APPENDIX – XX**  
**ADDITIONAL FSI TO RELIGIOUS BUILDING:**  
**(As per Regulation No. 4.2)**

The Planning Authority /Special Planning Authority may permit the Floor Space Indices (FSI) to be exceeded in respect of buildings in independent plots of religious purpose of registered Public Trust by 0.50 FSI subject to following

**Terms & conditions**

1. The religious building shall be on independent plot.
2. No objection certificate shall be obtained from concerned Police Authority and Collector before applying for permission.
3. Additional FSI shall be used for religious purpose only. Ancillary residential user may be permissible within 10% of total area. No commercial user shall be permissible.
4. The additional FSI shall be permissible to existing authorised religious user subject to structural stability.
5. No condonation in the required marginal open spaces and parking shall be allowed in case of grant of such additional FSI.
6. The additional FSI shall be permissible subject to payment of premium of 25% of ready reckoner value of respective year. Out of which 50% shall be paid to Government and the said Planning Authority.
7. The minimum area of plot shall be 500 sq.mt.
8. The proposal shall be consistent with the Development Plan proposals.