

GOVERNMENT OF MAHARAHSTRA
URBAN DEVELOPMENT DEPARTMENT

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

DRAFT DEVELOPMENT CONTROL AND PROMOTION REGULATIONS FOR MUNICIPAL COUNCILS AND NAGAR PANCHAYATS IN MAHARASHTRA -
PUBLISHED AND ACCOMPANIED WITH GOVERNMENT NOTICE UNDER SECTION 37(1AA) OF MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 NO.TPS-1810/612/CR-2200/2010/UD-13, DT.30.6.2011

INDEX

Regulation No.	Contents	Page No.
PART - I: ADMINISTRATION		
1.0	Short Title, Extent and Commencement	1
2.0	Definitions	1
3.0	Applicability of Regulations	20
4.0	Interpretation	20
5.0	Development permission / Commencement Certificate Required	21
6.0	Procedure for Obtaining Development permission / Building Permit / Commencement Certificate	24
7.0	Procedure during Construction	37
8.0	Inspection	39
9.0	Unsafe buildings	39
10.0	Offences and Penalties	39
PART - II: GENERAL PLANNING AND BUILDING REQUIREMENTS		
11.0	Requirements of Sites	41
12.0	Means of Access	43
13.0	Regulation for land sub-division and layout	46
14.0	Land Use Classification and permissible Uses Permitted	54
15.0	Open Space, Area and Height Limitations	54
16.0	Parking, Loading and unloading spaces	60
17.0	Requirements of Parts of Building	67
18.0	Provision of Lifts	79
19.0	Exit Requirements	79
20.0	Fire Protection Requirements	89
21.0	Special Requirements of other Buildings	89
PART III: LAND USE CLASSIFICATION AND PERMISSIBLE USES		
22.1	Purely Residential Zone R1	92
22.2	Residential Zone R2	94
22.3	Commercial Zone	108
22.4	Industrial Zone	108
22.5	Agricultural / No Development Zone	111
22.6	Public-Semipublic Zone	113
22.7	Uses permissible in Proposed / Reservation	114
PART IV: MARGINAL SPACES, HEIGHT, PERMISSIBLE FSI.		
23.0	General-Marginal Open Spaces, Area, Height Limitations and Permissible FSI in Congested Areas.	117
23.1	Residential Buildings	117
23.1.1	Cinema theater/Multiplex, Shopping moll and like assembly building	118
23.1.2	Educational, Public Health, Charitable and other Buildings in congested area	118
23.2	Marginal Open Space, Area, Height Limitation	119

	and Permissible FSI outside Congested Area.	
23.2.1	Residential Buildings	119
23.2.2	Other Buildings	123
23.3	Marginal Open Space, Area, Height Limitation and Permissible FSI for Industrial building	125
PART V: ADDITIONAL FSI IN CERTAIN CATEGORIES IN NON-CONGESTED AREAS		
24.0	General	127
24.1	FSI for road widening and construction of new road	127
24.2	Educational, Medical Institutions, Institutional Buildings and Starred Category Hotels	128
24.3	Buildings of Government & Semi-government Offices and Public sector undertaking	128
24.4	Development/Redevelopment of Housing Schemes of MHADA	129
24.5	Biotechnology Units/Parks	133
24.6	Buildings of Police Department	133
24.7	Information Technology Establishments	134
24.8	Religious Buildings	135
24.9	Yatri Niwas and Youth hostel	136
24.10	Lands in Possession of MSRTC	136
24.11	Redevelopment of Existing Buildings	136
24.12	Redevelopment of Dangerous Buildings with Tenants	136
24.13	Public libraries having completed 100 years	137
24.14	Basic Shelter for Urban Poor	137
PART VI: FIRE PROTECTION REQUIREMENT		
25.1	General	139
25.2	Construction material	139
25.3	Lifts and Fire Lifts	139
25.4	Basement	141
25.5	Service duct and shaft	144
25.6	Refuse Chutes	144
25.7	Refuse area	144
25.8	Electrical services	144
25.9	Gas supply	145
25.10	Illumination of means of exist	146
25.11	A Stand by electric generator	146
25.12	Transformer	147
25.13	Air Conditioning	147
25.14	Provision of Boiler and Boiler room	149
25.15	Provision of First aid and fire fighting appliance	150
25.16	Fire alarm system	150
25.17	Lightning protection of building	150
25.18	Fire control room	150
25.19	Appointment of fire officer	151
25.20	House keeping	151
25.21	Fire drills and fire orders	151
25.22	Compartmentation	152

25.23	Helipad	152
25.24	Material for interior decoration / furnishing	152
PART VII: STRUCTURAL SAFETY, WATER SUPPLY, DRAINAGE & SANITARY REQUIREMENTS, OUTDOOR DISPLAY STRUCTURES		
26.0	Structural Design	153
27.0	Quality of Materials and Workmanship	153
28.0	Alternative Materials, Methods of Design and Construction and Tests	153
29.0	Building Services	154
30.0	Water Supply, Drainage and Sanitary Requirements	155
31.0	Drainage and sanitary requirements	157
32.0	Sign and outdoor display structures	173
PART VIII: Special Provisions in Certain Buildings		
33.0	Provisions for Facilities for Physically Handicapped Persons	174
34.0	Installation of Solar assisted Water Heating System	179
35.0	Rain Water Harvesting	181
PART IX: ACQUISITION / DEVELOPMENT OF RESERVED / DESIGNATED SITES IN DEVELOPMENT PLAN.		
36.0	Manner of Development of Reserved/Designated Sites in Development Plan (Accommodation Reservation Principle)	184
37.0	Transferable Development Rights	189
PART X: ADDITIONAL PERMISSIBLE USES IN CERTAIN CATEGORIES		
38.0	Commercial Use of Lands owned by Zilla Parishads, Panchayat Samitees and Grampanchayats.	196
39.0	Commercial Use of Lands in the possession of MSRTC	196
40.0	Uses below Flyover	196
PART XI: REGULATIONS FOR SPECIAL ACTIVITIES		
41.0	Mining or Quarrying Operations	197
42.0	Erection of mobile towers	197
PART XII: SPECIAL SCHEMES		
43.0	Special Townships	199
44.0	Tourism Development	213
45.0	Innovative Development Proposals	216
PART XIII: SUPPLEMENTARY AND MISCELLANEOUS PROVISIONS		
46.0	Clarification	217
47.0	Powers to Delegate	217
48.0	Board of appeal	217
	Appendices	
Appendix A-1	Form for construction of building or layout of building or group housing	218
Appendix A-2	Form for sub-division of land as plotted layout	230
Appendix B	Form for Supervision.	235
Appendix C	Qualification and duties, responsibilities etc. of Licensed Technical Personnel or Architect for preparation of Schemes for development	236

	permission and Supervision	
Appendix D-1	Form for Sanction of Building Permit / Commencement Certificate.	241
Appendix D-2	Form for tentative approval for demarcation of land / sub-division of land.	243
Appendix D-3	Form for final approval for demarcation of land / sub-division of land.	245
Appendix E-1	Form for Refusal of Sanction of Building Permit /commencement Certificate	247
Appendix E-2	Form for Refusal of Sanction to the land sub-division / layout	249
Appendix F	Form for Intimation of Completion of Work upto Plinth Level	251
Appendix G	Form for Approval / Disapproval of Development Work up to Plinth Level	252
Appendix H	Form for Completion Certificate	253
Appendix I	Form for Occupancy Certificate	254
Appendix J	Form for Refusal of occupancy certificate	255
Appendix K	Form of Indemnity for Part Occupancy Certificate	256

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

PART – I ADMINISTRATION

1.0 SHORT TITLE, EXTENT AND COMMENCEMENT

1.1 These regulations shall be called as "Development Control and Promotion Regulations for Municipal Councils and Nagar Panchayats in Maharashtra"

1.2 These regulations shall apply to the building activity and development work on lands within the jurisdiction of ……*__Municipal Council__ / __Nagar Panchayat in Maharashtra__.

1.3 These regulations shall come into force from ……* and these shall replace all existing building bye-laws and Development Control Rules / Regulations in force framed under the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965 and The Maharashtra Regional and Town Planning Act, 1966.

1.4 **Savings:** Not withstanding anything contained herein, any permission granted or any action taken under the Regulations in force prior to these regulations shall be valid and continue to be so valid, unless otherwise specified.

2.0 DEFINITIONS

2.1 General

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

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

i) Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965

ii) The Maharashtra Regional and Town Planning Act, 1966 and

iii) National Building Code (2005 or amended from time to time)

2.2 Act – shall mean –

i) The Maharashtra Regional and Town Planning Act, 1966; and

ii) Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965

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

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

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

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

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

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

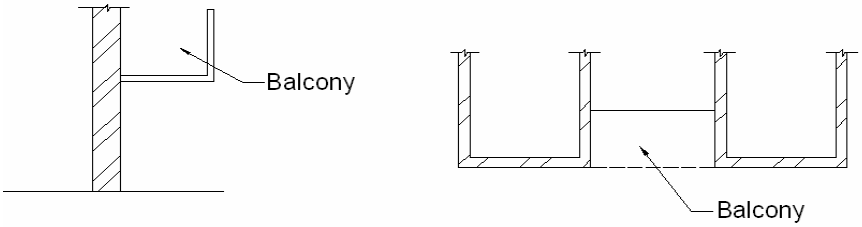
2.9 **Amenity Space :-** For the purpose of these regulations, amenity space means a statutory space kept in any layout to be used for any of the amenity such as open spaces, parks recreational grounds, playgrounds, sports complex, gardens, convenience shopping, parking lots, primary and secondary schools and colleges and polytechnics, clinics, dispensaries and hospitals, water supply, electricity supply and includes other utilities, services and conveniences.

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

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

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

Balcony



2.13 Basement :- The lower storey of a building below or partly below the ground level.

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

2.15 Built up Area:- The area covered by a building on all floors including cantilevered portion, mezzanine floors , if any, but excepting the areas excluded specifically under these Regulations.

2.16 Building Line:- The line up to which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend. It includes the lines prescribed, if any, in any scheme and/or Development Plan. The building line may change from time to time as decided by the Chief Officer.

Note:- This term is synonymous with 'Set Back Line'

2.17 Building Height :- The vertical distance measured in the case of flat roofs, from the average level of the ground around and contiguous to the building or as decided by the Authority to the terrace of last livable floor of the building adjacent to the external walls; to the highest point of the building and in the case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof; and in the case of gable facing road, the mid-point between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of measuring heights.

2.18 "Builder" Means the person who is legally empowered to construct or to execute work on a building unit, building or structure, or where no person is empowered, the owner of the building unit, building or structure.

2.19 Cabin :- A non - residential enclosure constructed of non - load bearing, non masonry partitions.

2.20 Carpet Area :- The net usable floor area within a building excluding that covered by the walls or any other areas specifically exempted from floor space index computation in these regulations.

2.21 Chajja :- A sloping or horizontal structural overhang usually provided over openings on external walls to provide protection from sun and rain and for purpose of architectural appearance.

2.22 Chimney :- An upright shaft containing one or more flues provided for the conveyance to the outer air of any product of combustion resulting from the operation of heat producing appliance or equipment employing solid, liquid or gaseous fuel.

2.23 Combustible Material :- A material, if it burns or adds heat to a fire when tested for combustibility in accordance with IS - 3808 - 1966 Method of Test for combustibility of building materials, National Building Code.

2.24 Control Line :- A line on either side of a highway or part of highway beyond the building line fixed in respect of such highway by the Highway Authority.

2.25 Courtyard or Chowk :- A space permanently open to sky enclosed fully or partially by buildings and may be at ground level or any other level within or adjacent to a building.

2.26 Canopy :- A projection over any entrance**.**

2.27 Congested area - Relates to the congested area as shown on the Development Plan.

2.28 Convenience Shopping :- Means shops for domestic needs of up to maximum 10.00 sq.m. in area and facing road width not less than 9.00 meters.

2.29 Corridor :- means a common passage or circulation space including a common entrance hall.

2.30 Detached Building :- A building whose walls and roofs are independent of any other building with open space on all sides as specified.

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

2.32 Development Plan :- "Development Plan" means a plan for the development or the area within the jurisdiction of a Planning Authority and includes revision of a development plan and proposals of a special planning Authority for development of land within its jurisdictions.

2.33 Drain :- The word “Drain” shall have the same meaning assigned thereto as under Maharashtra Municipal Councils, Nagar Panchayats & Industrial Townships Act, 1965.

2.34 Dwelling Unit /Tenement :- An independent housing unit with separate facilities for living, cooking and sanitary requirements**.**

2.35 Density :- The residential density expressed in terms of the number of dwelling units per hectare.

2.36 Enclosed Stair- case :- A stair case separated by fire resistant walls and door (s) from the rest of the building.

2.37 Existing Building or use:- A building, structure or its use existing authorisedly.

2.38 Exit :- A passage, channel or means of egress from any building, storeys or floor area to a street or other open space of safety.

2.38.1 Vertical Exit :- A vertical exit is a means of exit used for ascension or descension between two of more levels including stairways, smoke proof towers, ramps, escalators and fire escapes.

2.38.2 Horizontal Exit:- A horizontal exit is protected opening through or around a firewall or a bridge connecting two buildings.

2.38.3 Outside Exit :- An outside exit is an exit from the building to public way, to an open area leading to public way, to an enclosed fire resistive passage to a public way.

2.39 External Wall :- An outer wall of a building not being a party wall even though adjoining to a wall of another building and also means a wall abutting on an interior open space of any building.

2.40 Escalator - A power driven, inclined, continuous stairway used for raising or lowering passengers**.**

2.41 Fire and / or Emergency Alarm System :- An arrangement of call points or detectors, sounders and other equipments for the transmission and indication of alarm signals, for - testing of circuits and whenever required for the operation of auxiliary services. This device may be workable automatically or manually to alert the occupants in the event of fire or other emergency.

2.42 Fire lift :- One of the lifts specially designed for use by fire service personnel in the event of fire.

2.43 Fire Proof Door :- A door or shutter fitted to a wall opening, and constructed and erected with the requirement to check the transmission of heat and fire for a specified period.

2.44 Fire Resisting Material:- Material which has certain degree of fire resistance.

2.45 Fire Resistance :- The time during which it fulfills its function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load or restraint. The fire resistance test of structures shall be done in accordance with "IS -3809 - 1966 Fire Resistance Test of Structures".

2.46 Fire Separation :- The distance in meters measured from any other building on the site, or from other site, or from the opposite side of a street or other public space to the building.

2.47 Fire Service Inlets :- A connection provided at the base of a building for pumping up water through in-built fire fighting arrangements by fire service pumps in accordance with the recommendations of the Fire Services Authority.

2.48 Fire Tower :- An enclosed staircase which can only be approached from the various floors through landings or lobbies separated from both the floor areas and the staircase by fire resisting doors, and open to the outer air.

2.49 Floor :- The lower surface in a story on which one normally walks in a building. The general term floor unless otherwise specifically mentioned shall not refer to a mezzanine floor.

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

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

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

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

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

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

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

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

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

2.57 Group Housing :- group housing means a building constructed or to be constructed with one or more floors, each floor consisting of one or more dwelling units and having common service facilities. Common service facilities means facilities like stair case, balcony, corridor, and varandaha, lift, etc. the group housing scheme may also include group of such building proposed in one plot.

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

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

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

2.61 High Rise Building :- The Buildings 15 m. or above in height shall be considered as High Rise Building. However, chimneys, cooling towers, boiler, rooms / lift machine rooms, cold storage and other non-working areas in case of industrial buildings and water tanks, and architectural features in respect of other buildings may be permitted as a non-High Rise buildings, Buildings less than 15 m. including stilt floor / parking floor stand excluded from the definition of high rise buildings.

2.62 Information Technology Establishment (ITE) :- means an establishment which is in the business of developing either software or hardware relating to computers or computer technology.

2.63 Layout Open Space :- Shall mean a statutory common open space kept in any layout exclusive of margins and approaches, at a height not more than ground level of the building unit.

2.64 Ledge or Tand :- A shelf like projection, supported in any manner whatsoever, except by vertical supports within a room itself but not having projection wider than half meter.

2.65 Licensed Engineer / Structural Engineer / Supervisor :- A qualified Engineer/Structural Engineer / Supervisor licensed by the Chief Officer, Municipal Council / Nagar Panchayat .

2.66 Lift :- An appliance designed to transport persons or materials between two or more levels in a vertical or substantially vertical directions, by means of a guided car platform.

2.66a Lift Machine: Part of the lift equipment comprising the motor(s) and the control gear there with, reduction gear (if any), brakes and winding drum or sheave, by which the lift car is raised or lowered.

2.66b Lift Well: Unobstructed space within an enclosure provided for the vertical movement of the lift car(s) and any counter weights, including the lift pit and the space for top clearance.

2.67 Loft :- Shall mean, an intermediate floor between two floors, with a maximum height of 1.2 m. and which is constructed and adopted for storage purpose. The loft if provided, in a room shall not cover more than 30% of the floor area of the room or a residual space in a pitched roof, above normal floor level which is constructed and adopted for storage purposes.

2.68 Laying out of New Street :- Includes provision of road for leveling, formation, metalling or paving of a road and footpaths, etc. including layout of the services such as water supply, drainage, etc.

2.69 Mall:- A large enclosed shopping area.

2.70 Marginal Open Space :- An area, forming an integral part of the site, left open to the sky.

2.71 Masonry :- An assemblage of masonry units properly bound together with mortar.

2.72 Mezzanine floor :- An intermediate floor between two floors of any story, forming an integral part of floor below, overhanging or overlooking a floor beneath, not being a loft between the floor and ceiling of any storey.

2.73 Means of Access :- These shall include the road/street/vehicular access way, pathway upto the plot and to the building within a plot.

2.74 Net plot area: The net plot area is an area of the plot in a layout after deduction of mandatory open space, amenity space, internal roads, development plan roads and reservations, if any.

2.75 Non -Combustible Material: - A material which does not burn nor add heat to a fire when tested for combustibility in accordance with IS: 3808 - 1966 'Method of Test for Combustibility of Building Materials'.

2.76 Non-conforming User: - Any lawful use / building existed on the site but which does not conform to the zoning shown on the Development Plan.

2.77 Occupancy or Use Group :- The principal occupancy or use for which a building or a part of a building is used, or intended to be used, for the purposes of classification of a building according to the occupancy, an occupancy shall be deemed to include subsidiary occupancies which are contingent upon it. Buildings with mixed occupancies are those buildings in which more than one occupancy are present in different portions of the building. The occupancy classification shall have the meaning given from **2.77.1 to 2.77.11** unless otherwise spelt out in Development Plan.

2.77.1 Residential Buildings:- These shall include any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities. It includes one or two or multi-family dwellings, lodging or rooming houses, hostels, dormitories, dharmshalas, apartment houses, flats, service apartment, studio apartment and private garages incidental thereto.

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

2.77.3 Institutional Buildings :- A building constructed or used by Government, Semi - Government organization or registered trusts and used for medical or other treatment, a hostel for working women or an auditorium or complex for cultural and allied activities or for an Hospice care of persons suffering from physical or mental illness, handicap, disease or infirmity, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, houses of correctional detention and reformatories.

2.77.4 Assembly Buildings :- These shall include any building or part of building where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes, e.g. theatres, motion picture house, drive-in-theatres, multiplexes, assembly halls, city halls, town halls, auditoria, exhibition halls, museums, mangal karyalaya, cultural centre, skating rings, places of worship, dance theatres, club & gymkhana, passenger stations and terminals of air, surface and other public transportation services, recreation piers and stadia.

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

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

2.77.7 Mercantile Buildings :- These shall include any building or part of a building, which is used as shops, stores, market, malls for display and sale of merchandise either wholesale or retail, office, storage and service facilities incidental to the sale of merchandise and located in the same building shall be included under this group.

2.77.8 Wholesale Establishments: - These shall include establishments wholly or partly engaged in wholesale trade, manufactures, wholesale outlets including related storage facilities, A.P.M.C. establishments, warehouses and establishments engaged in truck transport including truck transport booking agencies.

2.77.9 Industrial Buildings :- These shall include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated assembled or processed like assembling plants, laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories etc.

2.77.10 Storage Buildings :- These shall include any building or part of a building used primarily for the storage or sheltering of goods, wares or merchandise, like ware houses, cold storage, freight depots, transit sheds, godowns, store houses, public garages, hangars, truck terminals, grain elevators, barns and stables.

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

2.78 Owner: - The person who has legal title for land or building. It also includes

(a) an agent or trustee who receives the rent on behalf of the owner;

(b) an agent or trustee who receives the rent of a or is entrusted with or is concerned with any building devoted to religious or charitable purposes;

(c) a receiver, executor or administrator or a manager appointed by any court of competent jurisdiction to have the charge of, or to exercise the rights of the owner; and

(d) a mortgage in possession.

2.79 Parapet: - A low wall or railing built along the edge of a roof, terraces, balcony, verandah etc.

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

2.81 Permit / Permission: - A permission or authorisation in writing by the Authority to carry out the work regulated by these regulations.

2.82 Plinth: - The portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground.

2.83 Plot / Site: - A parcel or piece of land enclosed by definite boundaries and approved by an authority as a building site, under these regulations.

2.84 Podium: A continuous projecting base or pedestal under a building within the permissible building line.

2.85 Porch: - A covered surface supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building.

2.86 Road / Street :- Any highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square place or bridge, whether a thoroughfare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm-water drains, culverts, sidewalks, traffic islands, roadside trees and hedges, retaining walls, fences, barriers and railings within the street lines.

2.87 Road / Street Level or Grade :- The officially established elevation or grade of the central line of the street upon which a plot fronts and if there is not officially established grade, the existing grade of the street at its mid point.

2.88 Road / Street Line: - The line defining the side limit of a road / street.

2.89 Room Height: - The vertical distance measured from the finished floor surface to the finished ceiling/ slab surface. In case of pitched roofs, the room height shall be the average height between bottom of the eaves and top of ridge.

2.90 Row Housing: - A row of houses with only front, rear and interior open spaces.

2.91 Semi Detached Building: - A building detached on three sides with open spaces as specified.

2.92 Site corner :- The side at the junctions of and fronting on two or more intersecting streets.

2.93 Site, Depth of :- The mean horizontal distance between the front and rear wide boundaries.

2.94 Site, Double Frontage: - A site, having a frontage on two streets other than a corner plot.

2.95 Site, Interior or Tandem: - A site, access to which is by a passage from a street whether such passage form part of the site or not.

2.96 Smoke **Stop Door: -** A door for preventing or checking the spread of smoke from one area to another.

2.97 Stair Cover :- A structure with a covering roof over a stair case and its landing built to enclose only the stair for the purpose of providing protection from weather and not used for human habitation.

2.98 Storage :- A place where goods are stored.

2.99 Store Room :- *A room used as storage space.*

2.100 Storey :- The portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it.

2.101 Tenement :- An independent dwelling unit with a kitchen or cooking alcove.

2.102 Terrace:- A flat open to sky roof of a building or a part of a building having parapet, not being a cantilever structure.

2.103 To Erect :- To erect a building means

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

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

(c) conversion from one occupancy to another.

2.104 Travel Distance :- The distance from the remotest point on a floor of a building to a place of safety, be it a vertical exit, horizontal exit or an outside exit measured along the line of travel.

2.105 Tower like structure :- A structure in which the height of the tower like portion is at least twice the width of the broader base.

2.106 Unsafe Building :- Unsafe buildings are those which are structurally unsafe, unsanitary or not provided with adequate means of ingress or egress which constitute a fire hazard or are otherwise dangerous to human life or which in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation or abandonment.

2.107 Verandah :- A covered area with at least one side open to the outside with the exception of 1 m. high parapet on the upper floors to be provided on the open side.

2.108 Volume to Plot Ratio (VPR) :- The ratio of volume of building measured in cubic meters to the area of plot measured in square meters and expressed in meters.

2.109 Water Closet (WC) :- A privy with arrangement for flushing the pan with water. It does not include a bathroom.

2.110 Water Course :- A natural channel or an artificial one formed by draining or diversion of a natural channel meant for carrying storm and waste water.

.

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

2.112 Window :- An opening to the outside other than the door which provides all or part of the required natural light, ventilation or both, to the interior space.

2.113 Stilts or Stilt Floor :- Stilts or stilt floor means portion of a building above ground level consisting of structural column supporting the super structure with at least two sides open for the purpose of parking vehicles, scooters, cycles, etc.

3. 0 APPLICABILITY OF REGULATIONS.

3.1 These regulations shall apply to all development, redevelopment, erection and/or re-erection of a building, change of user etc. as well as to the design, construction or reconstruction of, and additions and alteration to a building. Further these regulations shall apply to development work defined in Regulation No. 3.2 to 3.4.

3.2 Part Construction: - Where the whole or part of a building is demolished or altered or reconstructed, removed, except where otherwise specifically stipulated, these Regulations apply only to the extent of the work involved.

3.3 Change of Occupancy / user: - Where the occupancy or the user of a building is changed, except where otherwise specifically stipulated, these regulations shall apply to all parts of the building affected by the change.

3.4 Reconstruction: - The reconstruction in whole or part of a building which has ceased to exist due to an accidental fire, natural collapse or demolition, having been declared unsafe, or which is likely to be demolished by or under an order of the Municipal Council or Nagar Panchayat and for which the necessary certificate has been given by the said Municipal Council or Nagar Panchayat shall be allowed subject to the provisions in these regulations.

4.0 INTERPRETATION

4.1 In the regulations, the use of present tense includes the future tense, the masculine gender includes the feminine and the neutral, the singular number includes the plural and the plural includes the singular. The word

person includes a corporation/company writing includes printing and typing and "signature' includes thumb impression made by a person who cannot write if his name is written near to such thumb impression.

4.2 Whenever sizes and dimensions of rooms and spaces within buildings are specified, they shall mean clear dimensions unless otherwise specified in these regulations.

5. DEVELOPMENT PERMISSION AND COMMENCEMENT CERTIFICATE.

5.0 No person shall carry out any Development, in contravention with to the Development Plan proposals

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

5.2 No temporary construction shall be carried out without obtaining prior approval of the Planning Authority, which may be granted subject to such conditions as may be deemed necessary by the Planning Authority.

5.3 Development undertaken on behalf of Government :-

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

1) An official letter by the authorized officer of Government Department addressed to the Authority, giving full particulars of the development work or any operational construction.

2) Ownership document and measurement plan issued by the Competent Authority of Land Records Department.
3) Development / building plans confirming to the provisions of Development Plan and these Regulations for the proposed development work to the scale specified in these Regulations.
4) The proposals of the Development Plan or Town Planning Scheme affecting the land.
5) A Site Plan (of required copies) of the area proposed to be developed to the scale.
6) Detailed plan (of required copies) showing the plan, sections and elevations of the proposed development work to the scale.

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

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

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

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

(i) New residential building (other than gate lodges, quarters for limited essential operational staff and the like), roads and drains in railway colonies, hospitals, clubs, institutes and schools in case of railways; and

(ii) A new building, new construction or new installation or any extension thereof, in case of any other services.

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

(i) The carrying out of works in compliance with any order or direction made by any authority under any law for the time being in force.

(ii) The carrying out of work by any Authority in exercise of its powers under any law for time being in force.

(iii) Or the carrying out of any works by the Central or State Government or any local authority

(a) required for the maintenance or improvement of highway, road or public street, being works carried out on land within the boundaries of such highway, road or public street;

(b) or the purpose of inspecting, repairing or renewing any drains, sewers mains, pipes, cable, telephone or cables, or other apparatus including the breaking open of any street, or other land for the purpose.

(iv) For the excavation (including wells) made in the ordinary course of agricultural operation.

(v) For the construction of a road intended to give access to land solely for agricultural purpose.

(vi) For normal use of land which has been used temporarily for other purposes like marriage pandals or for festive occasions; and

(vii) In case of land, normally used for one purpose and occasionally used for any other purpose, for the use of land for that other purpose on occasions.

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

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

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

6.2 Information Accompanying Notice: - The notice shall be accompanied by the key (location plan), site plan, sub-division layout plan, building plan, services plans, specifications and certificate of supervision and ownership title as prescribed in 6.2.1 to 6.2.13.

6.2.1 Size of drawing sheets and colouring of plans.

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

Table No 1

DRAWING SHEET SIZES

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

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

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

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

Table No -2

COLOURING OF PLANS

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

10.	Water supply work	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin
11.	Deviations from the sanctioned plan	Red hatched	Red hatched	Red hatched	Red hatched
12.	Recreation open space / Ground / layout open space	Green wash	Green wash	Green wash	Green wash

Note:- For land development/sub-division/layout/building plan, suitable colouring notations shall be used which shall be indexed.

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

(a) Attested copy of original registered sale / lease - deed / power of attorney / enabling ownership document wherever applicable.

(b) 7/12 extracts or property register card of a date not earlier than six months of the date of submission and a certified copy of the Measurement Plan of the property under development proposal.

(c) Statement of area of the holding by triangulation method from the qualified licensed technical personnel or architect with an affidavit from the owner in regard to the area in the form prescribed by the Chief Officer.

(d) Any other document prescribed by the Chief Officer.

(e) Wherever third party interest is created by way of agreement to sale or mortgage etc. the registered consent of such interested persons shall be submitted with the application.

(f) A certified copy of approved sub-division / amalgamation / layout of land from the concerned authority.

(g) In the case of land leased by the Government or local authorities, no objection certificate of Government or such authorities shall be obtained if there is deviation from lease conditions and shall be attached to the application for development permission in respect of such land.

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

6.2.4 Site Plan: The site plan submitted with an application for permission drawn to a scale of 1:500 and in the case, **where the plot is more than 10 hectares, to the scale of 1 : 1000** shall be duly authenticated by the appropriate officer of the Department of Land Records showing in addition the following details:

(a) The boundaries of the site and of any contiguous land belonging to the neighbouring owners;

(b) The position of the site in relation to neighbouring streets ;

(c) The name of the street, if any, from which the building is proposed to derive access;

(d) All existing buildings contained in the site with their names (where the buildings are given names) and their numbers;

(e) The position of the building and of other buildings, if any, which the applicant intends to erect, upon his contiguous land referred to in (a) above in relation to;

(i) The boundaries of the site and, in a case where the site has been partitioned, the boundaries of the portions owned by others;

(ii) All adjacent streets, buildings (with number of storeys and height) and premises within a distance of 12 m. of the work site and of the contiguous land (if any) referred to in (a), and

(f) The means of access from the street to the building and to all other buildings (if any) which the applicant intends to erect upon.

(g) The space to be left around the building to secure free circulation of air, admission of light and access;

(h) The width of the street (if any) in front and the street (if any) at the side or near the building;

(i) The direction of the north line relative to the plan of the building;

(j) Any existing physical features, such as wells, tanks, drains, pipe lines, high tension line, railway line, trees, etc.;

(k) The ground area of the whole property and the break-up of the covered area on each floor;

(l) A plan indicating parking spaces as required under these regulations;

(m) Overhead electric supply' lines including space for electrical transformer / substation according to the requirements of the electric distribution company, water supply and drainage line;

(n) Such other particulars as may be prescribed by the Chief Officer.

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

(a) Scale used and north point;

(b) The location of all proposed and existing roads with their existing / proposed widths within the land;

(c) Dimension of plots;

(d) The location of drains, sewers, public facilities and services, electrical lines etc.

(e) Table indicating size, area and use of all plots in the sub-division / layout plan;

(f) The statement indicating the total area of the site, area utilized under roads, recreational open spaces, play ground, recreation spaces and development plan reservation / roads, schools, shopping and other public places along with their percentage with reference to the total area of the site proposed to be sub-divided / laid out;

(g) In case of plots which are sub-divided in built-up areas in addition to the above, the means of access to the sub-division from existing streets.

6.2.6. Building Plan:-

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

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

(b) show the use or occupancy of all parts of the building;

(c) show exact location of essential services e.g. WC, sink, bath and the like;

(d) include sectional drawings of the building showing all sectional details;

(e) show all street elevations;

(f) give dimensions of the projected portions beyond the permissible building line;

(g) include terrace plan indicating the drainage and the slopes of the roof;

(h) give indications of the north point relative to the plans; and

(i) give dimensions and details of doors, windows and ventilators;

6.2.6.1 Building Plans for Multistoried Special Buildings :- For

(i) multistoried buildings which are more than 15m. height;

(ii) special buildings like educational, assembly, mercantile, institutional, industrial, storage and hazardous;

(iii) mixed occupancies with any of the aforesaid occupancies having area more than 500 sq. m..

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

(a) access to fire appliances/vehicles with details of vehicular turning circle and clear motorable access way around the building;

(b) size (width) of main and alternate staircases along with balcony approach, corridor, ventilated lobby approach;

(c) location and details of lift enclosures;.

(d) location and size of fire lift;

(e) smoke stop lobby/door, where provided;

(f) refuse chutes, refuse chamber, service duct, etc.;

(g) vehicular parking spaces;

(h) refuse area, if any;

(j) details of Building Services :- Air-conditioning system with position of fire dampers, mechanical ventilation system, electrical services, boilers, gas pipes etc.,

(k) details of exits including provision of ramps, etc. for hospitals and buildings requiring special fire protection measures,

(m) location of generator, transformer and switch gear room;

(n) smoke exhauster system, if any;

(p) details of fire alarm system network;

(q) location of centralized control, connecting all fire alarm systems, built in fire protection arrangements and public address system etc.

(r) location and dimensions of static water storage tank and pump room alongwith fire service inlets for mobile pump and water storage tank;

(s) location and details of fixed fire protection installations such as sprinklers, wet risers, hose reels, drenchers, $C0_2$ installation etc.;

(t) location and details of first aid, fire fighting equipments / installations.

6.2.7. Service Plan:- Plans, elevations and sections of private water supply, sewage disposal system and details of building services, where required by the Authority, shall be made available on a scale not less than 1:100 and for layouts 1:1000.

6.2.8. Specifications - General specification of the proposed constructions, giving type and grade of materials to be used in the form given in Appendix A, duly signed by licensed Architect, as the case may be, shall accompany the notice.

6.2.9. Supervision - The notice shall be further accompanied by a certificate of supervision in the prescribed form given in Appendix B, by the licensed Architect/ Engineer/ Structural Engineer, as the case may be. In the event

of the said licensed technical personnel ceasing to be employed for the development work, the further development work shall stand suspended till a new licensed technical person is appointed.

6.2.10. Building Permit Fee:- The notice shall be accompanied by an attested copy of Receipt of payment of Building Permit Application Fee. The building permit fee and layout /subdivision of Land fees shall be as decided by the Chief Officer from time to time subject to Government orders, if any.

6.2.11. Security Deposit Fee:- For ensuring the faithful compliance of regulations and the directions given in the sanctioned plan and other terms and conditions, a security fee shall be charged at rates as specified by the Chief Officer. The same shall be returned to the owner after the issue of the full occupancy certificate for the building by the Chief Officer.

6.2.12 No Objection Certificate:- In case of certain occupancies, requiring clearance from the authorities like Civil Aviation Authority, Railways, Directorate of Industries, Maharashtra Pollution Control Board, District Magistrate, Inspectorate of Boilers and Smoke Nuisance etc., the relevant no objection certificates from these authorities, applicable to the occupancy, shall also accompany the application.

6.2.13. Development Charges: Development charges as required under Section 124A of the Maharashtra Regional and Town Planning Act, 1966 shall be deposited with the Authority before issue of development permission/ commencement certificate.

6.2.14 Premium Charges: Premium charges as may be required to be recovered under these regulations shall be paid to the Authority before issue of development permission / commencement certificate.

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

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

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

6.5 Delegation of Powers and Discretionary Powers:-

6.5.1 Delegation of Powers- Any of the powers, duties or functions conferred or imposed upon or vested in the Chief officer of the Municipal Council / Nagar Panchayat by any of these regulations may be exercised, performed or discharged under the Authority, control and subject to revision by him and to such conditions and limitations, if any, as he shall think fit to prescribe, by any officer whom the' Chief Officer generally or specially empowers in writing on his behalf and in each of the said regulations the word Chief Officer shall to the extent to which any officer is so empowered, be deemed to include such officer. The decision of the officer to whom such powers have been delegated shall be subject to review, if necessary by the Chief Officer.

6.5.2 Discretionary Powers.

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

(i) decide on matters where it is alleged that there is an error in any order, decision, determination or interpretation made by him in the application of these Regulations;

(ii) determine and establish the location of zonal boundaries in exceptional cases, or in cases of doubt or controversy;

(iii) interpret the provisions of these regulations where the street layout actually on the ground varies from the street layout as shown on the Development Plan;

(iv) modify the limit of a zone where the boundary line of the zone divides a plot; and

(v) authorise the erection of building or use of premises for a public service undertaking for public utility purposes only, where he finds such an authorisation to be reasonable, necessary for the public convenience and welfare even if it is not permitted in any Land Use Classification.

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

(i) Structures for protection from the rain or covering of the terraces during the monsoon only.

(ii) Pandals for fairs, ceremonies, religious function, etc.

(iii) Structures for godowns/storage of construction materials within the site.

(iv) Temporary site offices and watchman chowkies within the site only during the phase of construction of the main building.

(v) Structures of exhibitions/ circuses etc.

(vi) Structures for storage of machinery, before installation for factories in industrial lands within the site.

(vii) Structures for ancillary works for quarrying operations in conforming zones.

(viii) MAFCO stalls, government milk booths and telephone booths.

(ix) Transit accommodation for persons to be rehabilitated in a new construction.

(x) Structures for educational and medical facilities within the site of the proposed building during the phase of planning and constructing the said permanent buildings.

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

6.5.2.3 In specific cases, where a clearly demonstrable hardship is caused, the Chief Officer in consultation with the Divisional Head of the concerned division of the Town Planning Department, may by special written permission -

(i) permit any of the dimensions / provision prescribed by these regulations to be modified provided the relaxation sought does not violate the health safety, fire safety, structural safety and public safety of the inhabitants of the buildings and the neighbourhood. However, no relaxation from the setback required from the road boundary or FS.I. or parking requirements shall be granted under any circumstances. While granting permission under (i) conditions may be imposed on size, cost or duration of the structure, abrogation of claim of compensation, payment of deposit and its forfeiture for noncompliance.

6.6 Grant Of Permit Or Refusal:

6 6.1 The Authority may either sanction or refuse the plans or may sanction them with such modifications or directions as it may deem necessary after having recovered the necessary charges and there upon shall communicate its decision to the person giving the notice in the prescribed form given in Appendix D1/D2/D3 and E1/E2 as wherever required.

6.6.2(i) The building plans for buildings identified in Regulation No. 6.2.6.1 shall also be subject to the scrutiny of the Chief Fire Officer, Fire Brigade and the sanction / building permit shall be issued by the Authority after the clearance from the authorised Fire Officer.

(ii) In case of land subdivision or layout, tentative layout shall be recommended for demarcation at first instance. After having demarcated the layout by the Land Records Department, the owner shall submit the demarcated layout for final approval to the Authority and the Authority shall grant final approval if it is in accordance with the layout recommended for demarcation and confirming to the regulations.

6 6.3 If within sixty (60) days of receipt of the notice, alongwith necessary fees/ deposit under 6.2.10, 6.2.11 of the regulations, the Authority fails to intimate in writing to the person, who has given the notice; of its refusal or sanction or sanction with such modifications or directions, the notice with its plans and statements shall be deemed to have been sanctioned, provided nothing shall be construed to authorise any person to do anything on the site of the work in contravention or against the terms of lease or titles of the land.

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

6.6.4 Once the plan has been scrutinised and objections have been pointed out, the owner giving notice shall modify the plan, comply with the objections raised and resubmit it. The prints of plans submitted for final approval, shall not contain superimposed corrections. The authority shall grant or refuse the commencement certificate / building permit within 6o days from the date of resubmission. No new objections may generally be raised when they are resubmitted after compliance of earlier objections.

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

6.7. Commencement of work - Commencement certificate/development permission shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid, then the Chief Officer may condone the delay for submission of application for renewal by charging necessary fees; but in any case, commencement certificate shall not be renewed for a period of more than 4 years from the date of commencement certificate/ development permission.

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

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

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

7.0 PROCEDURE DURING CONSTRUCTION.

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

7.2. Documents at site –

(i) Results of tests-where tests of any material are made to ensure conformity with the requirements of these Regulations, records of the test data shall be kept available for inspection during the construction of the building and for such period thereafter as required by the Chief Officer.

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

(a) Posted in a conspicuous place on the site for which permission has been issued, copy of a development permission; and

(b) A copy of the approved drawings referred to in regulation 6.6 on the site for which the permit was issued.

7.3. Checking of plinth, columns upto plinth level- The owner through his licensed surveyor, engineer, structural engineer or supervisor or his

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

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

7.5. Completion certificate:- The owner through his licensed surveyor / engineer / structural engineer / supervisor or his architect, as the case may be, who has supervised the construction, shall furnish a building completion certificate to the Chief Officer in the form in **Appendix 'H'.** This certificate shall be accompanied by three sets of plans of the completed development.

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

7.7 **Part occupancy certificate**:- When requested by the holder of the development permission, the Chief Officer may issue a part occupancy certificate for a building or part thereof, before completion of the entire work, as per development permission, provided sufficient precautionary measures are taken by the holder to ensure public safety and health. The occupancy certificate shall be subject to the owners indemnifying the Chief Officer in the form in **Appendix `K'.**

8.0 INSPECTION.

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

9.0 UNSAFE BUILDINGS.

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

10.0 OFFENCES AND PENALTIES

10.1. **Offences and penalties**:-Any person who contravene any of the provisions of these regulations / any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and appliances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence and upon conviction shall:

(a) be punished with a fine as fixed by the Chief Officer and as stipulated in Section 52 of The Maharashtra Regional and Town Planning Act, 1966;

(b) further the Authority may take suitable actions including demolition of unauthorised works as decided by the Authority as stipulated under Section 53 of The Maharashtra Regional and Town Planning Act, 1966;

(c) in case of Licensed Engineer / Structural Engineer / Supervisor / Developer, the Chief Officer may take suitable action against him which may include cancellation of license and debarring him from further practice / business for a period as decided by the Chief Officer;

(d) in case of registered architects, the Chief Officer may report to the Council of Architectures to take suitable action against the Registered Architect as per the provisions of Architect Act, 1972.

****

PART II

GENERAL PLANNING AND BUILDING REQUIREMENTS

11.0 REQUIREMENTS OF SITES.

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

(a) If the Authority considers that the site is insanitary or that it is dangerous to construct a building on it;

(b) If the site is within a distance of 9 m. from the edge of water mark of a minor course (like nallah) and 15 m. from the edge of water mark of a major water course (like river) shown on Development Plan or village/city survey map or otherwise, provided that where a water course passes through a low lying land without any well defined banks, the owner of the property may be permitted by the Chief Officer to restrict or divert the water course to an alignment and cross section as determined by the Chief Officer;

(c) If the site is not drained properly or is incapable of being well drained;

(d) lf the owner of the building has not shown to the satisfaction of the Authority all the measures required to safeguard the construction from constantly getting damp;

(e) If the building is for assembly uses, for cinemas and theatres as well as for public worship which has not been previously approved by the Chief Officer;

(f) If the building is proposed on any area filled up with carcasses, excreta, filth and offensive matter till the production of certificate from the Chief Officer to the effect that it is safe from the health and sanitary point of view, to be built upon;

(g) If the use of the site is for the purpose, which in the opinion of the Authority will be a source of annoyance to the health and comfort of the inhabitants of the neighbourhood;

(h) If the plot has not been approved as a building site by the Chief Officer.

(j) If the proposed occupancy of the building on the site does not conform to the land use proposals in the development plans or Zoning Regulations, and

(k) If the level of the site is less than prescribed datum level depending on topography and drainage aspects.

(m) If it doesn't derive access from an authorised street/means of access described in these Regulations,

(n) If it is within the river/lake boundary and blue flood line of the river (prohibitive zone).

(p) If the site is within the boundary of Coastal Regulation Zone-1.

(q) If the site is not developable by virtue of restrictions imposed under any law or guidelines of any government department.

(r) If the site is hilly and having gradient more than 1:5.

11.2 Distance of site from Electric Lines: No structure including verandah or balcony shall be allowed to be erected or re-erected or any additions or alterations made to a building on a site within the distance quoted in **Table No. 3** below in accordance with the prevailing Indian Electricity Rules and its amendments from time to time between the building and any overhead electric supply line.

Table No. 3

(1)	Vertically m. (2)	Horizontally m. (3)
(a) Low and medium voltage Lines and Service **Lines**.	**2.5**	**1.2**
(b) High voltage lines up to and including 33,000 V.	3.7	2.0
(c) Extra High voltage beyond 33,000 V.	3.7 (Plus 0.3 m. for every additional 33,000 V. or part thereof)	2.0 (Plus 0.3 m. for every additional 33,000 V. or part thereof)

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

12.0 MEANS OF ACCESS

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

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

12.3 Width of Means of Access:-The plots shall abut on a public means of access like street / road. Plots which do not abut on a street shall abut / front on a means of access, the width and other requirements of which shall be as given in Table No. 4.

Table No. 4

MEANS OF ACCESS

Sr. No.	Length of Means of Access in mt.	Width of Means of Access in mt.
(i)	upto 100	9.00
(ii)	100 to 300	12.00
(iii)	more than 300	15.00

NOTE -1 The means of access shall be clear of required marginal open spaces from the existing building line.

In no case, development on plots shall be permitted unless it is accessible by the public street of width not less than 6 m.

Provided further that for all industrial buildings, theatres, cinema houses, stadia, assembly halls, educational buildings, markets, other buildings which attract large crowd, the means of access shall not be less than 12 m. serving upto a length of 200 m, and for length higher than 200 m., the width shall not be less than 15 m.

Further in no case, the means of access **shall** be lesser in width than the internal access ways in layout and sub-division.

12.3.1 Pathways: - The approach to the buildings from road / street / internal means of access shall be through paved pathway of width not less than 1.5 m. provided its length measured from exit way of the building is not more

than 20 m. from the main / internal means of access. If the length is more than 20 m., then regular street as provided in Table No.4 shall be ordinarily necessary.

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

12.3.3 In the interest of general development of an area, the Chief Officer may require the mean of access to be of larger width than that required under regulation No. 12.3.

12.3.4 In case where a private passage is unrestrictedly used by public for more than 10 years as a means of access of width not less than 9 m. to a numbers of plots, the Chief Officer may take steps including improvement under, the provision of relevant Act to declare it as a public street.

12.3.5 Notwithstanding the above, in partially built up plots, if the area still to be built upon does not exceed 5000 sq. m. an access of not less than 4.5 m. may be considered as adequate means of access.

12.3.6 In congested areas in the case of plots facing street / means of access less than 4.5 m. in width the plot boundary shall be shifted to be away by 2.25 m. from the central line of the street/ means of access way to give rise to a new street / means of access way of width of 4.5 m. clear from the structural projections.

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

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

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

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

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

(a) The width of the main street on which the building abuts shall not be less than 9 m. and one end of this street shall join another street of width not less than 9 m. in width subject to Regulation No.12.3.

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

(c) Main entrances to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 4.5 m. The entrance gate shall fold back against the compound wall of the

premises, thus leaving the exterior access way within the plot free for movement of fire service vehicles. If main entrance at boundary wall is built over, the minimum clearance shall be 4.5 m.

13.0 RUGULATIONS FOR LAND SUB -DIVISION AND LAYOUT

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

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

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

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

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

13.2.1 The width of roads/ streets/ public and internal access way including pathway shall conform to provisions of Regulation No. 12.3 to 12.6.

13.2.2 In addition to the provisions of Regulation No. 12.3 Cul-de-sacs giving access to plots and extending upto 150 m. normally and 275 m. maximum with an additional turning space at 150 m. will be allowed only in residential area, provided that Cul-de-sacs would be permissible only on straight roads and further provided that cul-de-sacs ends shall be higher in level than the level of starting point. The turning space, in any case shall be not less than 81 sq. m. in area with no dimension being less than 9 m.

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

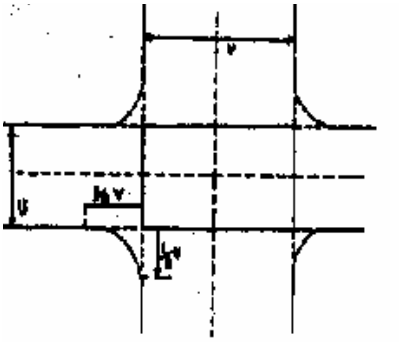


Fig. 1- Rounding off intersections at junctions

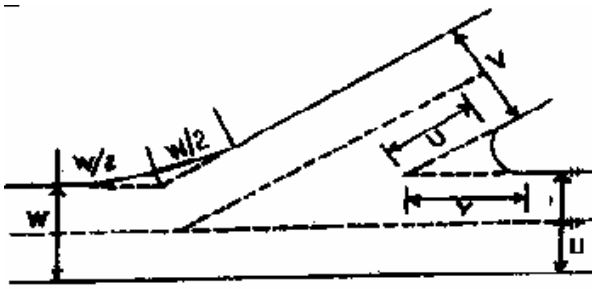


Fig.2. - Rounding off intersection at junctions.

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

Provided however, that the radius for the junction rounding shall not be less than 6 m.

13.2.3.2 While granting the development permission for land sub-division or group housing/campus planning, it shall be necessary to coordinate the roads in the adjoining lands.

13.2.3.3 Whenever called upon by the planning authority to do so, areas under roads shall be handed over to the planning authority after development of the same for which nominal amount of Re 1 shall be paid by the planning authority.

13.3. Recreational open spaces:

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

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

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

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

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

13.3.3 No permission shall be granted to delete / reduce open spaces of the existing sanctioned layout / subdivision. However, while revising the layout, such recreational open space may be rearranged with reduction / increase in area with the consent of plot / tenement holders / co-owners; but such revision of recreational open space area shall ordinarily not be allowed after a period of 4 years from the first sanction.

13.3.4 The open spaces shall be exclusive of areas of accesses / internal roads / designations or reservations in development plan roads and areas for road widening

13.3.5 No such recreational open spaces shall admeasure less than 400 sq. m.

13.3.6 Minimum dimensions -The minimum dimensions of such recreational open space shall be not less than 7.5 m. and if the average width of such recreational open space is less than 16.6 m. the length thereof shall not exceed 2 ½ times the average width.

13.3.7 Such recreational open space shall also be necessary for group housing scheme or campus/ cluster planning for any use / zone.

13.3.8. If required, structure and uses which can be permitted in the recreational open spaces shall be as under:

(1) There shall be two storeyed structure with maximum 15% built up area, out of which 10% built up area shall be allowed on ground floor and remaining 5% can be permitted on 1st floor.

(2) The structures used for the purpose of pavilion or gymnasia or club house or vipashyana and yoga center or crèche or kindergarten or library or other structures for the purpose of sports and recreation activity may be permitted.

(3) No detached toilet block shall be permitted.

(4) A swimming pool may also be permitted in such a recreational open space and shall be free of F.S.I.

The ownership of such structures and other appurtenant users shall vest in all the owners on account of whose cumulative holdings, the recreational open space is required to be kept in the layout of subdivision of the land.

(5) The proposal for the construction of such structure should come as a proposal from the owners' society / societies or federation of owners' societies and shall be meant for the beneficial use of the owners / members of such society / societies / federation of societies.

(6) Such structure shall not be used for any other purpose, except for recreational activity.

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

(8) The owners' society / societies, the federation of the owners' societies shall submit to the Chief Officer, a registered undertaking agreeing to the conditions in (5) to (7) above while obtaining permission for the above said construction.

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

13.3.10. In case of sub-division of land admeasuring 8000 sq. m. or more in area in an **industrial zone**, 5 percent of the total area in addition to 10 percent stipulated in Regulation No 13.3.1, shall be reserved as amenity open space which, shall also serve as general parking space. When the additional amenity open space exceeds 1500 sq. m., the excess area may be used for construction of buildings for banks, canteens, welfare centre, health centre, offices, convenient shopping, crèches and other common purposes considered necessary for industrial users as approved by the Chief Officer.

13.3.11 Amenities for layouts of larger areas: For larger layouts admeasuring more than 2.0 Ha. provision shall be made in the layout for public – semipublic purposes such as Nursery Schools, Sub-Post Office, Police Station, Electric Substations, Garbage Bins etc. as directed by the Authority; on not less than 5% of the total area. These amenities shall be developed by the land owner himself.

13.3.12 Provision of plots / tenements for EWS/LIG:

(i) For subdivision of land admeasuring 2000 sq.m. or more, provision for following plots in the layout shall be made-

(a) 20-25% area in the form of 30 to 50 sqm plots for EWS / LIG.

(b) 10% area in the form 50 to 100 sq.m. plots for MIG.

(ii) In the housing scheme on a land admeasuring 2000 sq.m. or more, provision for following tenements shall be made-

(a) 20-25% built up area shall be proposed for tenements having 30 to 40 sq.m. area each for EWS / LIG and 10% built up area shall be proposed for tenements having 41 to 60 sq.m. area each for MIG.

13.4. Plot area, plot width for various uses:

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

Table No 5

MINIMUM PLOT AREA, PLOT WIDTH FOR VARIOUS USES

Sr. No (1)	Uses (2)	Plot area (in sq.m.) (3)	Min. Plot Width (4)	Type of Development (5)
1.	Residential and Commercial (except those in 2,3 & 4 below)	(i) 50 and above but upto 125 (ii) Above 125 but less than 300 (iii) 300 & above	4.5 m 8 m 12 m	Row Semidetached / Detached Detached
2.	Plots in EWS Housing / High Density Housing / Sites and Services / Slum Upgradation / Reconstruction Scheme	25 and above but upto 125	3.5 m	Row
3.	Petrol Filling station- (a) Without service bay (b) With service bay	545 1100	min. 16.75 m min. 30.5 m	Detached Detached.
4.				

	Industrial	200	10 m	Detached.

Note- (1) The plot width to depth ratio shall be 1 : 1.5 to 1 : 2.5; as far as possible.

(2) In Public Housing Schemes for E.W.S. undertaken by government or semi- government organisations, marginal spaces will be as per their respective schemes and rules.

(3) The front setback for already existing layouts / roads shall be as per existing schemes.

13 4.1. Computation of FSI / Built-up area on net plot area :-

For the purpose of computing FSI / Built - up area, the net area of the plot shall only be considered. In case of a layout such net area shall be calculated after deducting from the gross area of plot, the area covered by roads, recreational open space, amenity space and Development Plan proposals, if any. In case of group housing scheme, net plot area shall be 75% of the gross plot area excluding area covered by amenity space and development plan proposals, if any.

13.5 Relocation of DP Sites/DP proposals :-

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

(a) beyond 200 mts. of the location in the Development Plan;

(b) beyond the same holding of the owner in which such reservation is located;

(c) unless the alternative location and size is at least similar to the location and size of the Development plan as regards access, levels, etc. and

(d) unless the relocation is within area covered by the layout or development permission under sanction.

All such relocation of the reservations / alignment of roads shall be carried out in consultation with the Divisional Head of concerned division of

the Town Planning and shall be reported by the Chief Officer to the Government at the time of sanctioning the layout.

13.6 Other Stipulations:-

(1) In case of Development / re-development of any land, building or premises, the intended use shall conform to the use zones, purpose of designation, allocation or reservation, as the case may be, unless specified otherwise.

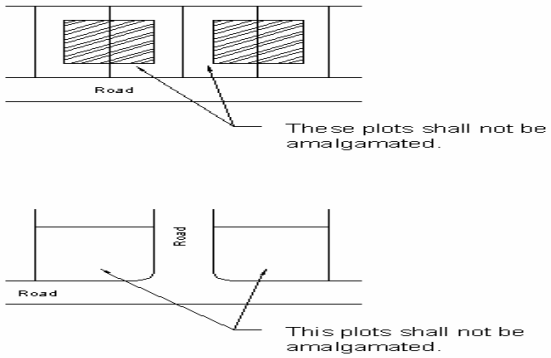
(2) Combination of Public Purposes / uses in reserved sites:- Where the Authority or the Appropriate Authority proposes to use land / building / premises reserved for one specific public purpose / purposes, partly for different public purpose / purposes, it may do so in consultation with the Divisional Head of Town Planning Department. Provided that such partial use shall not exceed 40% of the reserved area and such combination shall not be of incompatible uses.

13.7 Amalgamation of Plots:

13.7.1 Amalgamation of plots shall be permissible if they form a sizable plot from planning point of view and are contiguous.

13.7.2 a) amalgamation of plot having different tenure shall not be allowed.

b) The amalgamation of plot which is not desirable from planning point of view (eg. as shown in below) shall not be permitted.



14. 0 LAND USE CLASSIFICATION AND PERMISSIBLE USES.

14.1 The various building uses and occupancies and premises to be permitted in the various zones are given in Part III of these Regulations. The Chief Officer may modify the specified uses given in Part III of these Regulations with the prior approval of the Director of Town Planning, Maharashtra State, Pune.

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

14.3. Uses to be in Conformity with the zone: Where the use of buildings or premises is not specifically designated on the Development Plan, it shall be in conformity with the zone in which they fall. Any lawful non-conforming use of premises existing prior to the date of enforcement of these regulations, shall continue upto a period as may be specified in the Development Plan; provided further that a non-conforming use shall not be extended or enlarged except as provided in Regulation No. 14.4 and that when a building, containing non-conforming use is pulled down or has fallen down, the use of the new building shall be in conformity with these Regulations.

14.4 Non-Conforming Uses:-

Any lawful non-conforming use may be allowed to be continued or expanded as per the provisions of these regulations applicable to such use except Hill Top-Hill Slope Zone of any plan.

15.0 OPEN SPACE, AREA AND HEIGHT LIMITATIONS

15.1 Exterior Open Spaces -

15.1.1. Provisions for open spaces at the front side/sides and rear of the building shall be as given in Part IV of these regulations.

15.1.2. Buildings Abutting Two or More Streets: When a Building abuts two or more streets, the setbacks from the streets shall be such as if the building is fronting each such street.

15.1.3. **Open Spaces Requirements**: Side or rear open space in relation to the height of the building for light and ventilations.-

The open spaces on all sides except the front side of a building shall be minimum [(H/2) – 4] where H = Height of the building above ground level, subject to a minimum of 3.0 m. for residential building and 4.5 m. for commercial building.

15.2. Interior open spaces (chowk)

15.2.1. Inner chowk :- Wherever habitable rooms or kitchen derives ventilation from inner chowk or interior open space, the size of such interior open space shall not be less than 3 m. x 3 m.

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

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

15.4. Permissible Structures / Projections in marginal open spaces.

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

(a) Projections into open spaces:- Every open space provided either interior or exterior shall be kept free from any erection thereon and shall be open to the sky and no cornice, chajja, roof or weather shade

more than 0.75 m. wide shall overhang or project over the said open space so as to reduce the width to less than the minimum required. However, sloping chajja provided over balcony/ gallery etc. may be permitted to project 0.3 m. beyond balcony projections at an angle of 30 degree from horizontal level.

(b) A canopy not exceeding 5m. in length and 2.5 m. in width in the form of cantilever and unenclosed over the main entrance providing a minimum clear height of 2.40 m. below the canopy. The canopy shall not have access from upper floors (above floors), for using as sitting out place. There shall be a minimum clearance of 1.5 m. between the plot boundaries and canopy.

(c) Balconies :- Balcony or balconies of a minimum width of 1.00 m. may be permitted free of F.S.I. at any floor, not more than 15% of the built up area and such balcony projection shall be subject to the following conditions.

(i) In non-congested area, no balcony shall reduce the marginal open space to less than 2 m. In congested area balcony may be permitted on upper floors projecting in front setbacks except over lanes having width 4.50 m. or less.

(ii) No balcony shall be allowed on ground floor which shall reduce minimum required front setback or marginal open space.

(iii) The width of the balcony will be measured perpendicular to the building upto the outermost edge of balcony.

(iv) Balconies may be allowed to be enclosed on payment of premium at the rate of 10% of market value for land as per Ready Reckoner. The area taken for computing premium shall be equal to the built up area of enclosed balcony.

(v) Balconies in excess of 15% of built up area shall be calculated in FSI.

(d) A projection of maximum 30 cm. on terrace level may be allowed throughout the periphery of the building free of FSI, in addition to balconies permissible in Regulation No. 15.4.1(c).

(e) **Accessory buildings**:- The following accessory buildings may be permitted in the marginal open spaces :-

(i) In an existing building where toilet is not provided, a single storeyed toilet subject to a maximum area of 4.0 sq. m. in the rear or side open space and at a distance of 7.5 m. from the road line or the front boundary and 1.5 m. from other boundaries may be permissible. The Chief Officer may reduce 1.5 m. margin in exceptional cases to avoid hardship.

(ii) Parking lock up garage not exceeding 2.4 m. in height shall be permissible in the rear corner of the plot with independent bungalow.

Parking lock up garage when attached main building shall be 7.5 m. away from the road line and shall be of such constructions giving fire resistance of 2 hours.

The area of sanitary blocks and parking lock up garage shall be taken into account for the calculation of FSI.

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

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

Note :- When a building abuts on 3 and above roads then above mentioned user, except (iv), shall be permissible in front setback facing the smaller road or less important from traffic point of view.

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

(g) Fire escape staircase of single flight not less than 1.2 m.

15.4.2. Exclusion of structures / projections for FSI calculation

(a) Structural / Projections mentioned in rule 15.4.1 (a), (b), (c), (d), (e), (f), (g) and mention in regulation No.17.6.

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

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

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

(e) Areas covered by (i) Lofts (ii) Meter rooms, (iii) Porches, (iv) Canopies, (v) Air conditioning plant rooms (vi) Electric sub-stations, (vii) Service floor of height not exceeding 1.5 m. for hotels rating with three stars and above.

(f) Area of structure for an effluent treatment plant as required as per the requirements of the Maharashtra Pollution Control Board or other relevant authorities.

(g) Areas covered by service ducts, pumps, rooms, electric sub-station, stilts and additional amenity of lift.

(h) Rockery, well and well structures, plant, nursery, water pool, swimming pool (if uncovered), platform around a tree, fountain bench, chabutara with open top and unenclosed sides, ramps, compound wall, gate slide / swing, steps outside the buildings, domestic working place (open to sky), overhead water tank on top of the building, fire escape stair case and refuge area for high rise buildings.

(j) Fitness Centre, Crèche, society office cum letter box room admeasuring area of not exceeding 20 sq.m.

(k) Area of one public telephone booth and one telephone exchange (PBX) per building.

(l) Area of one room for installation of telephone concentrates as per requirement of Telephone Authority but not exceeding 20 sq. m. per building.

(m) Area covered by new lift and passage thereto in an existing building with height upto 16 m. in gaothan/ congested area.

(n) Telecommunication tower, antenna and construction of a room having upto 20 sq.m. area for allied activities.

(o) Atrium in shopping malls, public buildings.

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

(a) Supported double height terraces (open terraces with railing having minimum height equal to two floors) within the building line, not exceeding 10% of the built up area.

(b) Such terraces in excess of 10% area shall be calculated in FSI**.**

15.5 Height of Building –

(a) The maximum height of building shall not exceed 1.5 times total of the width of road abutting plus front open space subject to other restrictions, if any.

(b) If a building abuts on two or more streets of different widths, the height of building shall be regulated by the street of greater width.

(c) For building in the vicinity of aerodromes, the maximum height of such buildings shall be subject to values framed by the Civil Aviation Authorities or the development permission shall be considered only after applicant produces NOC from Air Port Authority.

(d) In addition to (c) for Industrial Chimneys coming in the vicinity of aerodromes, it shall be of such height and character as prescribed by Civil Aviation Authorities and all Industrial Chimneys shall be of such character as prescribed by the Chief Inspector of Steam Boilers and Smoke Nuisance, and

(e) Buildings intended for hazardous godowns storage of inflammable materials and storage of explosives shall be single storied structures only.

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

15.6. (i) Height Exemptions :-

The appurtenant structures such as roof tanks and their supports, ventilating, air-conditioning, lift rooms and similar service equipment, stair

cover, chimneys and parapet walls and architectural features not exceeding 1 m. in height shall not be included in computation of height of building.

16.0 PARKING, LOADING AND UNLOADING SPACES: -

16.1. Parking spaces –

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

16.1.1 General space requirements:-

(i) **Types:** The parking spaces mentioned below include parking spaces in basements or on a floor supported by stilts, or on upper floors, covered or uncovered spaces in the plot and / or lock up garages.

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

Table No- 6

S.No. (1)	Type of Vehicle (2)	Minimum Size/ area of parking space (3)
(a)	Motor vehicle	2.5 m X 5 m
(b)	Scooter, Motor Cycle.	3.0 sq. m. (1.5 m. x 2.0 m.)
(c)	Bicycle	1.4 sq. m. (1.0 m. x 1.4 m.)
(d)	Transport vehicle	3.75 m. X 7.5 m.

Note : In the case of parking spaces for motor vehicle, upto 50 percent of the prescribed space may be of the size of 2.3 m. X 4.5 m.

(iii) **Marking of parking spaces**: Parking space shall be paved and clearly marked for different types of vehicles.

(iv) **Maneuvering and other ancillary spaces**: Off street parking space must have adequate vehicular access to a street and the area shall be

exclusive of drives, aisles and such other provisions required for adequate maneuvering of vehicles.

(v) **Ramps for Basement parking** :- Ramps for parking in basement should conform to the requirement of Regulation No.19.4.6

Table No. 7

OFF STREET PARKING SPACES

For 'B' & 'C' Class Municipal Councils

Sr. No.	Occupancy	One parking Space for every	Congested Area			Non Congested Area		
			No. of Car	No. of Scooter	No. of Cycle	No.of Car	No. of Scooter	No. of Cycle
1	2	3	4	5	6	7	8	9
1.	Residential (I) Multi family residential	(a) **2** Tenements having built-up area more than **100** sq.m.	**1**	**1**	**1**	**1**	**2**	**2**
		(b) **3** tenements having built-up area between **50 to 100 sq.m.**	**0**	**2**	**4**	**1**	**3**	**3**
		(c) 4 tenements having built-up are upto **50 sq.m.**	**0**	**3**	**4**	**0**	**4**	**4**
	(ii) Lodging establish-ments tourist homes, hotels with lodging accommod ation.	(a) For every five guest rooms	**1**	**2**	**2**	**1** —	**3**	**3**
	iii) Restaurants	(a) For hotel, eating houses **25** sq.m. of area of restaurant including kitchen,	**0**	**1**	**2**	**1**	**1**	**1**

		pantry hall, dining rooms etc.						
2	Institutional (Hospital, Medical Institutions)	**For 100 sq.m. carpet area or fraction thereof.**	**1**	**2**	**2**	**1**	**4**	**4**
3.	Assembly (theatres, cinema houses, concert halls, auditoria, assembly halls including those of college and hostels)	**For every** 40 Seats.	**1**	**2**	**5**	**1**	**5**	**5**
4.	Mangal Karyalaya / Marriage Halls, Cultural Halls	For every 100 sq.m. built up area or fraction thereof.	**1**	**2**	**3**	**2**	**4**	**6**
5.	Educationa l - Primary	100 sq.m.built up **area** or fraction thereof the administration area.	**0**	**2**	**2**	**1**	**2**	**2**
	Educationa l - Secondary	100 sq.m.built up **area** or fraction thereof of the entire built up area.	**0**	**1**	**4**	**0**	**2**	**8**
	Educationa l - College	100 sq.m.built up **area** or fraction thereof the administration area and public service area.	**0**	**2**	**5**	**1**	**2**	**8**
6.	Governme nt or semipublic or private business buildings.	100 sq. m. **built up area** or fraction thereof	**1**	**1**	**2**	**1**	**3**	**3**
7.	Mercantile (markets,	100 sq. m. **built up area** or	**1**	**2**	**2**	**1**	**3**	**3**

	departmental stores, shops and other Commercials users) including wholesale markets	fraction thereof						
8.	Industrial	300 sq. m.**built up area** or fraction thereof	**0**	**2**	**2**	**1**	**3**	**3**
9.	Storage (any type)	300 sq. m.**built up area** or fraction thereof	**0**	**1**	**1**	**1**	**1**	**1**
9.	Plots less than 200 sq.m. (any use)		0	**1**	**1**	0	**1**	**1**

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

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

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

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

Table No. 8

OFF STREET PARKING SPACES

For 'A' Class Municipal Councils

Sr. No.	Occupancy	One parking Space for every	Congested Area			Non Congested Area		
			No. of Car	No. of Scooter	No. of Cycle	No.of Car	No. of Scooter	No. of Cycle
1	2	3	4	5	6	7	8	9
1.	Residential (I) Multi family residential	(a) 2 Tenements having built-up area more than **100** sq.m.	1	2	2	2	2	2
		(b) **3** tenements having built-up area between **50 to 100 sq.m.**	0	**3**	**4**	**1**	**4**	**4**
		(c) 4 tenements having built-up are upto **50 sq.m.**	0	**4**	**4**	**0**	**5**	**5**
	(ii) Lodging establishments tourist homes, hotels with lodging accommodation.	(a) For every five guest rooms	1	3	3	2	3	3
	iii) Restaurants	(a) For hotel, eating houses **25** sq.m. of area of restaurant including kitchen, pantry hall, dining rooms etc.	0	2	2	1	2	2
2	Institutional (Hospital, Medical	For 100 sq.m. carpet area or	2	2	3	2	5	5

	Institutions)	fraction thereof.						
3.	Assembly (theatres, cinema houses, concert halls, auditoria, assembly halls including those of college and hostels)	For every 40 Seats.	1	2	5	2	7	7
4.	Mangal Karyalaya / Marriage Halls, Cultural Halls	For every 100 sq.m. built up area or fraction thereof.	1	4	4	2	8	8
5.	Educational - Primary	100 sq.m.built up area or fraction thereof the administratio n area.	0	3	3	1	4	4
	Educational - Secondary	100 sq.m.built up area or fraction thereof of the entire built up area.	0	1	5	0	2	10
	Educational - College	100 sq.m. built up area or fraction thereof the administratio n area and public service area.	0	2	6	1	4	10
6.	Government or semipublic or private business buildings.	100 sq. m. built up area or fraction thereof	1	2	4	2	4	4
7.	Mercantile (markets, department	100 sq. m. built up area or fraction	1	3	3	1	4	4

	al stores, shops and other Commercials users) including wholesale markets	thereof						
8.	Industrial	300 sq. m.built up area or fraction thereof	1	2	2	1	4	4
9.	Storage (any type)	300 sq. m.built up area or fraction thereof	0	2	2	1	2	2
9.	Plots less than 200 sq.m. (any use)		0	1	1	0	1	1

16.2 Off street parking space shall be provided with adequate vehicular access to a street, and the area of drives, aisles and such other provisions required for adequate maneuvering of vehicle shall be exclusive of the parking space stipulated in these regulations.

16.3 To meet the parking requirements as per these regulations, common parking area for group of buildings, open or multi-storeyed, may be allowed in the same premises.

16.4 In addition to the parking spaces provided for building of Mercantile (Commercial) like office, market, departmental store, shopping mall and building of industrial and storage, loading and unloading spaces shall be provided at the rate of one space for each 1000 sq. m. of floor area or fraction thereof exceeding the first 200 sq. m. of floor area, shall be provided. The space shall not be less than 3.75 m. x 7.5 m.

16.5. Parking lock up garages shall be included in the calculation for floor space for F.S.I. calculations.

16.6 The space to be left out for parking as given in Regulation 16.1 to 16.6 shall be in addition to the open spaces left out for lighting and ventilation purposes as given in Regulation No.15. Those spaces may be used for parking provided minimum distance of 3 m. around the buildings is kept free of any parking or loading and unloading spaces excepting the buildings as mentioned in Note No. 5 of the Table No. 8.

16.7. In case of parking spaces provided in basements, at least two separate ramps of adequate width and slope for entry and exit (as per Regulation No. 19.4.6) shall be provided preferably at opposite ends.

16.8. In case of A Class Municipal Councils, in addition to the regular parking area as per Regulation No.16, a space of 3.0 m. wide strip along the road on front shall be provided as visitors parking for the buildings with commercial or any use mixed with commercial.

17.0 REQUIREMENTS OF PARTS OF BUILDINGS

17.1. Plinth:

17.1.1. Main Building: The plinth or any part of a building or out house shall be so located with respect to surrounding ground level that adequate .drainage of the site is assured but height shall not be less than 45 cm. above the surrounding ground level. In areas subject to flooding, the height of the plinth shall be at least 60 cm. above the high flood level.

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

17.2 Habitable Rooms.

17.2.1. **Size.-** A habitable room shall have a carpet area of minimum 9.00 sq.m. except those in the hostels attached to recognised educational institutions,

the minimum size of a habitable room for the residence of a single person shall be 7.5 sq. m; the minimum width of a habitable room shall be 2.4 m. One full side of a habitable room shall abut on the open space. Where there is more than one room, one shall be not less than 9.00 sq.m. and other 6.50 sq.m.

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

17.2.2. **Height:-**The height of all rooms for human habitation shall not be less than 2.75 m. measured from the surface of the floor to the lowest point of the ceiling (bottom of slab). The minimum clear head room under beam shall be 2.4 m. In case of centrally air conditioned building, height of the habitable room shall not be less than 2.4 m, measured from the surface of the floor to the underside of the slab or to the underside of the false ceiling.

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

17.2.2.2 However, the maximum room height shall be 4.40 m. in case of all buildings excepting Residential Hotels of the category of 3 starred and above, Assembly, Institutional, Educational, Industrial, Hazardous and Storage occupancies, and in case of portions common to two floors of duplex flats.

Duplex flats shall mean a residential flat divided on two floors with an internal staircase connecting the two floors.

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

17.3 **Kitchen:**

17.3.1. **Kitchen size** - The area of the kitchen shall not be less than 3.3 sq. m. with a minimum width of 1.5 m.

17.3.1.1 In the case of special housing scheme as given in Regulation No. 17.2.1 .1 no provision for kitchen is necessary. Where alcoves (a cooking space having direct access from the main room without any inter communicating door) are provided, the size shall not be less than 2.4 sq.m. with a minimum width of 1.2 m.

17.3.2 **Height:** The room height of a kitchen measured from the surface of the floor to the lowest point in the ceiling (bottom of slab) shall not be less than 2.75 m., subject to provisions of 17.2.2.1.

17.3.3. Other Requirement: Every room to be used as kitchen shall have-

(a) Means for the washing of kitchen utensils which shall lead directly or through a sink to grated and trapped connection to the waste pipe;

(b) Impermeable floor.

(c) Window of not less than 1.0 sq. m. area, opening directly on to an interior or exterior open space, but not into a ventilation shaft.

(d) In case multi-storeyed residential buildings more than 15 m. in height provision for refuse chutes shall be necessary.

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

17.4.1 **Size** - The minimum size shall be as under-

(a) Independent Bathroom 1.00 x 1.2 m.

(b) Independent Water closet 0.9 m. x 1 .2 m.

(c) Combined bath room and water closet. 1.80 sq. m. with minimum width of 1.00 m.

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

17.4.3 **Other Requirements** - Every bathroom or water closet shall -

(a) be so situated that at least one of its wall shall open to external air with the size of opening (windows, ventilators, louvers) not less than 0.3 sq. m. in area and side not less than 0.3 m**.** (See Regulation No. 17.12.3)

(b) have the platform or seat made of water tight non absorbent material,

(c) be enclosed by walls or partitions and the surface of every such wall or partitions shall be finished with a smooth impervious material to a height of not less than 1 m. above the floor of such a room; and

(d) be provided with an impervious floor covering, sloping towards the drain with a suitable grade and not towards verandah or any other room.

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

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

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

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

17.6. **Cupboards & Shelves:-** The projections (cantilever) of cupboards and shelves may be permitted and would be exempted from covered area and built up area calculations. Such projections may project upto 23 cm, in the setbacks for residential buildings provided the width of such cupboard/shelves does not exceed 2.4 m. and each room shall not have more than one such cupboard/ shelf. Moreover such projection shall be at least 2 m. from plot boundary.

17.7. **Mezzanine floor :-**

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

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

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

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

17.8. Store Room :-

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

17.8.2. Height- The height of a store room shall not be less than 2.10 m.

17.9. Garage: The area of parking lock up garage shall be included in FSI calculations.

17.9.1. Garage: The size of a garage in individual residential building shall be not less than 2.5 m. X 5 m. and not more than 3 m. X 6 m.

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

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

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

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

17.10. **Roofs**

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

17.10.2 The Chief Officer may require rain water pipes to be connected to a storm water drain through a covered channel formed beneath the public footpath or in any other approved manner, if not used for rain water harvesting.

17.10.3 Rainwater pipes shall be affixed to the outside of the walls of the building or in such other manner as may be approved by the Chief Officer.

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

17.11. **Basement:**

17.11.1. Basement shall be constructed within the prescribed setbacks and prescribed building line in one or two level and may be put to only following uses:

(a) Following user shall be permissible free of FSI.

(i) Air conditioning equipment and other machine used for services and utilities of the building;

(ii) Parking spaces and

(iii) Strong room, bank cellars etc.

(b) Following user shall be computed in FSI.

(i) Storage of household or other goods of ordinarily noncombustible material and

(ii) Storage incidental to principal user;

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

17.11.2. The basement shall have the following requirements -

(a) Every basement shall be in every part at least 2.4 m. in height from the floor to the soffit of beam.

(b) Adequate ventilation shall be provided for the basement with a ventilation area not less than 2.5% of the area of the basement. Any deficiency may be met by providing in addition adequate mechanical ventilation in the form of blowers, exhaust fans, air conditioning systems etc.

(c) The minimum height of the ceiling of any basement shall be 0.9 m. and maximum of 1.2 m. above the average surrounding ground level. However it does not apply to the lower tier of the basement when two tiers are proposed.

(d) Adequate arrangement shall be made such that surface drainage does not enter the basement.

(e) The walls and floor of the basement shall be water-tight and be so designed that the effect of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given; and

(f) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous in case of building served by more than one staircase, the same shall be of enclosed type serving as a fire separation from the basement floor and higher floors [see Regulation No. 19.4.3 (m)] Open ramps shall be permitted if they are constructed within the building line subject to the provision of (d).

17.12. Lighting and Ventilation of Rooms.

17.12.1 The minimum aggregate area of opening of habitable rooms and kitchens excluding doors shall be not less than $1/10^{th}$ of floor area.

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

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

17.12.4. **Ventilation Shaft**:- For ventilating the space for water closets and bath room, if not opening on the exterior side of a building, open on the

ventilation shaft, the size of which shall not be less than the values given below in Table No.9:

Table No.9

Height of building in m.	Size of ventilation every side in m.	Minimum width of shaft in sq. m.
Up to 10	1.2	0.90
Up to 12	3.0	1.50
Up to 18	4.5	1.80
Up to 24	5.4	1.80
Up to 30	8.0	2.40
Above 30	9.0	3.00

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

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

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

17.14.1 **Location**: The well shall be located:

(a) Not less than 15 m. from soak pit, refuse pit, earth closet or privy and shall be located on a side upwards from the earth closet or privy.

(b) Not less than 18 m. from any cess pit, soak way or borehole latrine and shall be located on a site upwards from the earth closet or privy.

(c) Such that contamination by the movement of sub soil or other water is unlikely; and

(d) Not under a tree or otherwise it should have a canopy over it so that leaves and twigs do not fall into the well and rot.

17.14.2. Requirements: The well shall**:**

(a) have minimum internal diameter of not less than 1 m.;

(b) be constructed to a height not less than 1 m. above the surrounding ground level to form a parapet or curb and to prevent surface water from following into a well, and shall be surrounded with a paving constructed of impervious material which shall extend for a distance of not less than 1.8 m. in every direction from the parapet or the curb forming the well head and the upper surface for such paving shall be sloped away from a well;

(c) be a sound and permanent construction (PUCCA) throughout;

(d) the interior surface of the lining or walls of the well shall be rendered impervious for depth of not less than 1.8 m. measured from the level of the ground immediately adjoining the well-head.

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

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

17.15.2. **Requirements:**

(a) **Dimensions of Septic Tanks**: Septic tanks shall have minimum width of 75 cm., minimum depth of 1 m. below the water level and a minimum liquid capacity of 1 cu.m. Length of tanks shall be 2 to 4 times the width.

(b) Septic tanks may be constructed of brick work, stone masonry, concrete or other suitable materials as approved by the Chief Officer.

(c) Under no circumstances should effluent from a septic tank be allowed into an open channel drain or body of water without adequate treatment.

(d) Minimum nominal diameter of pipe shall be 100 mm. further, at junctions of pipes in manholes, direction' of flow from a branch connection should not make an angle exceeding 45 degree with the direction of flow in the main pipe.

(e) The gradients of land drains under drainage as well as the bottom of dispersion trenches and soak way should be between 1:300 and 1:400.

(f) Every septic tank shall be provided with ventilating pipe of at least 50 mm diameter. The top of the pipe shall be provided with a suitable cage of mosquito proof wire mesh.

The ventilating pipe shall extend to a height, which would cause no smell nuisance to any building in the area. Generally, the ventilating pipe may extend to a height of about 2 m. when the septic tank is at least 15 m. away from the nearest building and to a height of 2 m. above the top of the building when it is located closer than 15 m.

(g) When the disposal of septic tank effluent is to seepage pit, the seepage pit may be of any suitable shape with the least cross sectional dimension of 90 cm. and not less than 100 cm. in depth below the invert level of the inlet pipe. The pit may be lined with stone, brick or concrete blocks with dry open joints which should be backed with at least 7.5 cm. of clean coarse aggregate. The lining above the inlet level should be finished with mortar. In the case of pits of large dimensions, the top portion may be narrowed to reduce the size of the RCC cover slabs. Where no lining is used, specially near trees, the entire pit should be filled with loose stones. A masonry ring may be constructed at the top of pit to prevent damage by flooding of the pit by surface run off. The inlet pipe may be taken down to a depth of 90 cm. from the top as an anti mosquito measure

(h) When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm. deep and 30 to 100 cm. wide excavated to a slight gradient and shall be provided with 15 to 25 cm. of washed' gravel of crushed stones Open jointed pipes placed in side the trench shall be made of unglazed earthenware

clay or concrete and shall have minimum internal diameter of 75 to 100 mm. Each dispersion trench should not be longer than 30 m. and trenches should not be placed closer than 1.8 m.

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

17.16. **Boundary Wall**:-The requirements of the boundary wall are given below:

(a) Except with the special permission of the Chief Officer the maximum height of the compound wall shall be 1.5 m. above the centre line of the front street. Compound wall upto 2:4 m. height may be permitted if the top 0.9m. is of open type construction (railings).

(b) In case of corner plot the height of boundary wall shall be restricted to 0.75 m. for a length of 10 m. on the front and side of the intersections and balance height of 0.75 m. if required in accordance with (a) may be made of open construction (railings),

(c) However, the provisions of (a) and (b) are not applicable to boundary wall of jails. In industrial buildings, electric sub stations, transformer stations institutional buildings like sanatoria, hospitals, industrial buildings like workshops, factories and educational buildings like schools, colleges, including the hostels, and other uses of public utility undertakings. Height upto 2.4 m. to boundary walls of these types of building may be permitted by the Chief Officer.

(d) The compound gate should open entirely inside the property and shall not open on any access/pathway/ road/street.

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

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

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

17.19. **Chimneys**

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

17.19.2 Notwithstanding the provisions of Regulation No. 17.19.1, the Chimneys shall be built at least 0.9 m. parapet wall. In the case of sloping roofs, the chimney top shall not be less than, 0:6 m. above the ridge of the roof in which the chimney penetrates.

18.0 PROVISION OF LIFTS

18.1 Provision of lift shall be made for all buildings more than 16 m. in height (See Regulation No. 19.4.9)

19.0 EXIT REQUIREMENTS

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

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

(b) In every building, exits shall comply with the minimum requirements of this part, except those not accessible for general public use;

(c) All exits shall be free of obstructions;

(d) No building shall be altered to reduce the number, width or protection of exits to less than that required;

(e) Exits shall be clearly visible and the routes to reach the exits shall be clearly marked and sign posted to guide the occupants to the floor concerned;

(f) All exit ways shall be properly illuminated;

(g) Fire fighting equipment where provided along exits shall be suitably located and clearly marked but must not obstruct the exit way and yet there should be clear indication about its location from either side of the exit way;

(h) Alarm devices shall be installed for buildings above 15 m. in height, to insure prompt evacuation of the occupants concerned through the exits;

(I) All exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to a street and;

(j) Exits shall be so arranged that they shall be reached without passing through another occupied unit.

19.2 **Types of exits -**

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

19.3 **Number and Size of Exits** -The requisite number and size of various exits shall be provided, based on number of occupants in each room and floor based on the occupant load, capacity of exits; travel distance and height of building as per provisions of Regulation No. 19.3.1. to 9.3.3. –

19.3.1. **Arrangement of Exits** - Exits shall be so located so that the travel distance on the floor shall not exceed as given below:

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

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

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

Table No -10

Occupant Load

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

*The gross area shall mean plinth area or covered area

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

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

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

Table No -11

Occupants per Unit Exit Width

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

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

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

(a) Residential Buildings (dwelling) 1.2 m

	Note--for Individual House & Row housing with G+2 storeys	0.75 m
(b)	Residential Hotel Buildings	1.50 m
(c)	Assembly buildings like auditoria, theatres, Cinemas etc., mangal karyalaya, marriage halls.	2.00 m
(d)	Institutional Buildings like hospitals & Educational	2.00 m
(e)	All other public buildings	1.50 m

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

19.4.1. Doorways:

(a) Every exit doorway shall open into an enclosed stairway, a horizontal exit or a corridor or passage way providing continuous and protected means of egress

(b) No exit doorway shall be less than 90 cm in width in case of residential and 100 cm. in width in case of other buildings**.** Doorways shall be not less than 200 cm. in height. Doorways for bathrooms, water closet, stores etc. shall be not less than 75 cm. wide.

(c) Exit doorways shall open outwards, that is away from the room but shall not obstruct the travel along any exit. No door, when open, shall reduce the required width of stairway or landing to less than 90 cm. Overhead or sliding doors shall not be installed.

(d) Exit door shall not open immediately upon a flight of stairs, a landing equal to at least the width of the door shall be provided in the stairway at each doorway. Level of landing shall be the same as that of the floor which it serves.

(e) Exit doorways shall be openable from the side which they serve without the use of a key.

19.4.2 Revolving Doors :

(a) Revolving doors shall not be used as required exits except in residential, business and mercantile occupancies, but shall not constitute more than half the total required door width;

(b) When revolving doors are considered as required exit way the following assumptions shall be made;

(i) Each revolving door shall be credited one half a unit exit width; and

(ii) Revolving doors shall not be located at the foot of a stairway. Any stairway served by a revolving door shall discharge through a lobby or foyer.

19.4.3. Stairways:

(a) Interior stair shall be constructed of non-combustible materials throughout;

(b) Interior staircase shall be constructed as a self contained unit with at least one side adjacent to an external wall and shall be completely enclosed;

(c) A staircase shall not be arranged round a lift shaft unless the latter is entirely enclosed by a material of required fire- resistance rating. For buildings more than 16 m. in height, the staircase location shall be to the satisfaction of Fire Officer, Fire Brigade Authority**.**

(d) Hollow combustible construction shall not be permitted.

(e) The minimum width of an internal staircase shall be as per the provisions of regulation No. 19.3.5

(f) The minimum width of treads without nosing shall be 25 cm. for an internal staircase for residential buildings. In the case of other buildings, the minimum treads shall be 30 cm. The treads shall be constructed and maintained in a manner to prevent slipping.

(g) The maximum height of riser shall be 20 cm. in the case of residential buildings and 15 cm. in the case of other buildings. They shall be limited to 12 per flight. For low income housing scheme in narrow plots, the riser may be provided in one flight.

(h) Handrails shall be provided with a minimum height of 90 cm. from the tread,

(i) The minimum unobstructed headroom in a passage under the landing of a staircase and under the staircase shall be 2.2 m.

(j) No living space, store or other fire risk spaces shall open directly into the external staircase or staircases.

(k) External exit door of staircase enclosure at ground level shall open directly to the open spaces or can be reached without passing through a large lobby.

(l) In the case of assembly, institutional, residential, hotels, industrial and hazardous occupancies, the exit sign with arrow indicating the way to the escape route shall be provided on the wall / floor and shall be illuminated by electric light connected to corridor circuits. All exit way marking signs should be flush with the wall and so designed that no mechanical damage shall occur to them due to moving of furniture or other heavy equipments. Further all landings of floor shall have floor indication boards indicating the floor number. The floor indication board shall be placed on the wall immediately facing the flight of stairs and nearest to the landing. It shall be of appropriate size.

(m) In case of single staircase it shall terminate at the ground floor level and the access to the basement shall be by a separate staircase. Wherever the building is served by more than one staircase, one of the staircases may lead to basement levels, provided the same is separated at ground level by either a ventilated lobby or cut-off screen wall without opening, having a fire resistance of not less than 2 hours with discharge point at two different ends or through enclosures. It shall also be cut off from the basement areas at various basement levels by a protected and ventilated lobby / lobbies. The staircase shall be lighted and ventilated and the minimum size of openings on walls abutting to open spaces shall be 0.3 sq. m. per landing.

19.4.4. Fire escape or external stairs –

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

(a) Fire escape shall not be taken into account in calculating the evacuation time of building;

(b) All fire escapes shall be directly connected to the ground;

(c) Entrance to fire escape shall be separate and remote from the internal staircase;

(d) The route to fire escape shall be free of obstructions at all times, except a doorway leading to the fire escape; which shall have the required fire resistance;

(e) Fire escape shall be constructed of non-combustible materials;

(f) Fire escape stairs shall have straight flights not less than 75 cm. wide with 25 cm. treads and risers not more than 20 cm. The number of risers shall be limited to 16 per flight.

(g) Handrail shall be of height not less than 90 cm.

(h) Fire escape staircase shall be connected to other staircases through common passage at every floor.

(i) Unprotected steel frame staircase will not be accepted as means of escape. However, steel staircase in an enclosed fire rated compartment of 2 h. will be accepted as means of access.

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

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

19.4.6. Ramps:

(1) Ramps for pedestrians.-

(a) Ramps with a slope of not more than 1 in 10 may be substituted for and shall comply with all the applicable requirements of required stairways as to enclosure capacity and limiting dimensions. Ramps shall be surfaced with approved non--slipping material;

(b) The minimum width of the ramps in hospitals shall be 2.25 m;

(c) Handrails shall be provided on both sides of the ramp.

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

19 4.7 Corridors:

(a) The minimum width of a corridor shall not be less than 90 cm. in case of 2 storey row housing residential building and 150/200 cm. in case of other buildings and actual width shall be calculated based on the provisions of a regulation No.19.3.1 to 19.3.3 as per the corresponding width of staircase;

(b) In case of more than one main staircase of the building interconnected by a corridor or other enclosed space, there shall be at least one smoke stop door across the corridor or enclosed space between the doors in the enclosing walls of any two staircases.

(c) The passages (covered or uncovered) including an arcade, a courtyard, a porch or portico, spaces to be left open to sky in accordance with these Regulations, in any premises shall not be used for any other purpose than the one permissible.

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

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

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

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

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

19.4.9. Lifts:-

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

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

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

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

20.0 FIRE PROTECTION REQUIREMENTS

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

21.0 SPECIAL REQUIREMENTS OF OTHER BUILDINGS:-

21.1. Educational buildings.

21.1.1. Educational buildings shall not be permissible within 60 m. from the existing assembly building and 90 m. from the existing petrol pump.

21.1.2. No classroom shall admeasure less than 38 sq. m. with a minimum dimension of 5.50 m.

21.1.3. The height of any classroom shall not be less than 3.60 m.

21.1.4. Exit Requirements -This shall conform to Regulation No. 19

21.1.5. Requirements of Water Supply, Drainage and Sanitation:- This shall conform to requirements of part VII of these regulations.

21.1.6. Parking spaces - This shall conform to regulation No.16.

21.2. Institutional Buildings (Hospital, Maternity Homes and Health Centre, Sanatoria).

21.2.1 Hospitals and Sanatoria shall be constructed on independent plot.

21.2.2 Any Special ward in the hospital building shall not admeasure less than 9.0. sq.m. in area with no side less than 3 m.

21.2.3 Area of the general wards shall not admeasure less than 40 sq. m. with no side less than 5.5. m.

21.2.4 Every building shall have a refuge collection area of minimum 7.50 sq. m. size with cover on top and unclosed on at least three sides. The same shall not be allowed in marginal open spaces. Modern method of incineration of the refuge may be adopted.

21.2.5. Exit Requirements-This shall conform to regulation No. 19

21.2.6. Requirements of Water Supply, Drainage and Sanitation - This shall conform to requirements of Regulation No. 30.1 and 30.2 and Tables 15, 27 and 28.

21.2.7. **Parking Spaces** - This shall conform to Regulation No.16.

21.3. Cinema Theatre (Assembly Halls)

21.3.1 Cinema theatres shall not be located within a distance of 60 m. from existing school and hospital building.

21.3.2. They shall conform to the provisions of Maharashtra Cinema (Regulations) Rules, 1966, as amended from time to time.

21.3.3. Exit Requirements -This shall conform to regulations No.19.

21.3.4. Requirements of Water Supply Drainage and Sanitation -This shall conform to the requirements of part VII of these regulations.

21.3.5. Parking Spaces - This shall conform to regulation No. 16,

21.4 Mercantile Buildings.

21.4.1. Minimum area of shop shall be 6 Sq. m. in R-1 zones with a minimum width of 2.0 m. and 10 Sq. m. in R-2 and other zones with a minimum width of 3 m.

21.5 Industrial Building.

21.5.1 In addition of provisions of these regulations, regulations prescribed under Factory Act shall be applicable.

21.5.2 In the case of Industrial Buildings with different operations/processes, the different (gaseous, solid, liquid) effluents shall be so treated, subject to the approval of Maharashtra Prevention of Water Pollution Control Board and Chief Inspector of Steam Boilers and Smoke Nuisance, before letting it out in to the air, ground or water course.

21.5.3. Exit Requirements -This shall conform to Regulation No.19.

21.5.4. Requirements of Water Supply, Drainage and Sanitation:- This shall conform to part VII of these regulations.

21.5.5. **Parking spaces/Loading and unloading spaces**-This shall conform to regulation No.16.

21.5.6 For construction of industrial building, buffer zone of 24 m. wide shall be left from residential zone, wherever necessary.

****

PART III

LAND USE CLASSIFICATION AND PERMISSIBLE USES.

22.0 GENERAL –

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

22.1 PURELY RESIDENTIAL ZONE - R 1

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

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

(i) Any residences.

(ii) Customary Home occupation, i.e. occupations customarily carried out by the members of household without employing hired labour and shall include stitching embroidery, button making, etc, with or without motive power. If motive power is used, the total electricity load should not exceed 1 H. P.

(iii) Medical and Dental Practitioner's Dispensaries including pathological laboratory, diagnostic clinics, polyclinics, to be permitted on any floor. However, maternity homes, clinics, nursing home with indoor patients on ground or stilt floor or on first floor with separate means of access of staircase from within the building or outside, but not within the prescribed marginal open spaces.

(iv) Maternity Homes in independent buildings.

(v) Professional Offices in residential tenement not occupying a floor area exceeding 20 sq. m. each.

(vi) Community halls, welfare centre, gymnasia (each not exceeding 80 sq.m.)

(vii) Primary and nursery schools including students' hostels except trade schools on roads not more than 24 m. width.

(viii) Religious buildings.

(ix) Public Libraries and Museums in independent structures.

(x) Club Houses, Parks and Playgrounds not being used for business purpose.

(xi) Bus shelters, Taxi stands.

(xii) Convenience shops not more than 10 sq. m. such as ration shops, pan shops, Dhobi/ Dry cleaning Shops, Darners, Tailors, Groceries, Confectionary and other general provisions. Hair Dressing Saloon and Beauty Parlour, Bicycle Hire and Repair; Shoe Repair, umbrella repair, Vegetable & Fruit Stalls, Milk Shops. Dispensaries, Floweriest, Bangles and other articles needed by women, Small Bakeries, Newspaper Stalls, Tea Shops, ATM, etc.

(xiii) Police Chowky, Telephone exchanges, Government and Municipal Sub -Offices, Post and Telegraph Offices, Branch offices of Banks with Safe Deposit Vaults, electrical sub-stations, fire station. Civil Defence and home guard warden posts, First Aid posts, municipal bit offices, pumping stations and water Installations and ancillary structures thereof required to cater to the local area.

(xiv) Information Technology Establishment (ITE) (pertaining to software only) on the plots/ premises fronting on roads having width more than 9.00 m. and above.

(xv) Flour mill and wet / dry masala grinding subject to following conditions:

(a) It is located on ground floor.

(b) Adequate care has been taken in structural design.

(c) It does not cause any nuisance to the neighbour and residents of upper floor.

(d) Power requirement does not exceed 10 hp.

(xvi) Roads, Bridge, culverts and construction for any mode of transportation.

(xvii) Burial grounds, cremation grounds and essential public utilities on a road having width 9 m. and above.

(xviii) Raisin production.

(xix) Agricultural, Horticultural and allied uses (except agro-based industries).

(xx) Public conveniences.

(xxi) Any other use allowed in consultation with the Director of Town Planning, Maharashtra State in accordance with the intend and spirit of these Regulations.

22.2 RESIDENTIAL ZONE R-2

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

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

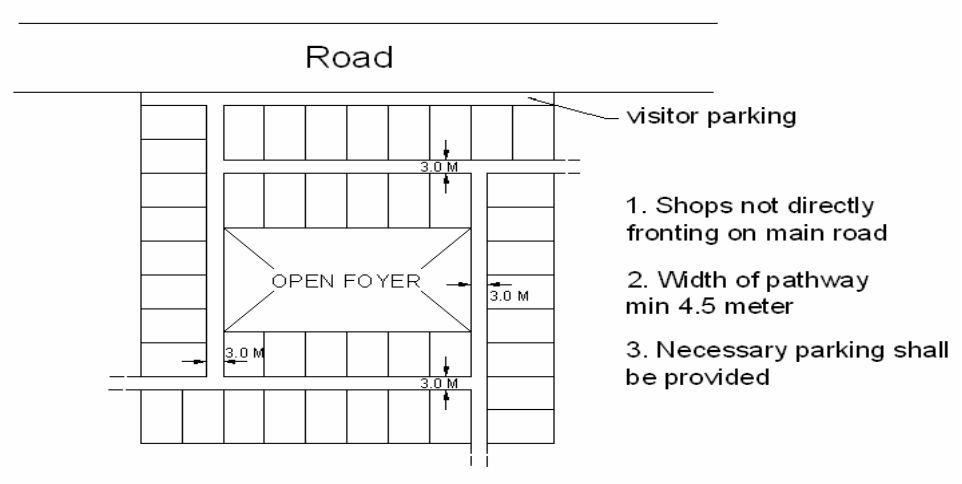
22.2.2 Other uses permissible -

A building or premises with a shop line along a street in residential zones may be used only for the purpose indicated at 22.2.2.1 subject to the following conditions;

(a) The uses permissible under 22.2.2.1 shall be restricted to a depth of 12.00 m. measured from the building line and only on the ground floor of the building in the front portion abutting the street.

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

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



(b) Where the building or premises abut on two or more streets, no direct opening of such shop shall be permissible on the street, which is less than 9 m. in congested and 12 m. in non -congested area.

(c) All goods offered for sale and brought for repair shall be displayed and kept within the building and shall not be kept in the passages or footpaths or roads.

(d) No trade and business involving any danger of fire, explosion, offensive noise, vibrations, smoke, dust glare heat or other objectionable influence may be allowed.

22.2.2.1 Uses permissible in R-2 zone :

(i) Stores or shops for the conduct of retail business including departmental stores. Storage and sale of combustible materials shall not normally be permitted except with the special permission of the concerned authority.

(ii) Personal service establishments: professional offices.

(iii) Radio broadcasting stations and studio, telephone exchanges, mobile towers.

(iv) Frozen food lockers, fast food and vending stalls.

(v) Tailor shops not employing more than 9 persons and embroidery shops and button - hole making shops not employing more than 9 persons with individual motors not exceeding 1 H. P. and total H. P. not exceeding 3.

(vi) Shops for goldsmiths, locksmiths, watch and clock repairs, optical glass grinding and repairs, musical instrument repairs, picture framing, radio

and household appliances repairs, upholstery and diamond cutting and polishing not employing, more than 9 persons with individual motors not exceeding 1 H. P. and total H. P. not exceeding 3 H. P.

(vii) Coffee grinding with electric motive power not exceeding 1 H.P.

(viii) Auto part stores and show rooms for motor vehicles and machinery.

(ix) Sale of used or second hand goods or merchandise (not junk, cotton waste, rage or other materials of offensive nature).

(x) Club houses or other recreational activities, conducted as business.

(xi) Storage of furniture and household goods.

(xii) Repairs to all household articles (excluding auto vehicle).

(xiii) Veterinary dispensaries and hospitals.

(xiv) Animal pounds.

(xv) Repair, cleaning shops and analytical, experimental or testing laboratories not employing more than 15 persons in the industrial activity but not including cleaning and dyeing establishment using a cleaning or dyeing fluid having a flash point lower than 60 degree C. and machines with dry load capacity of 30 kg. for any establishment carrying on activities that are noxious or offensive because of emission of odour, dust, smoke, gas, noise or vibration or other-wise dangerous to public health and safety, provided that the motive power requirement of such establishment does not exceed 10 H. P.

(xvi) Accessory uses customarily incidental to any permitted principal use including storage space, upto 50 percent of the total floor area used for the principal use.

(xvii) Paper box manufacturing including paper cutting, not employing more than 9 persons, with motive power not exceeding 5 H. P. and area not more than 50 sq. m.

(xviii) Mattress making and cotton cleaning, not employing more than 9 persons with motive power not exceeding 3 H.P. and area not more than 50 sq. m.

(xix) Establishment requiring power for sealing tin, packages, etc. not employing more than 9 persons, with motive power not exceeding 3 H.P.

(xx) Commercial halls, exhibition halls, community halls, welfare centre, gymnasia, etc.

(xxi) Art galleries, aquariums;

(xxii) Research, experimental and testing laboratories not involving any danger of fire or explosion nor of any noxious nature and located on a site not less than 4 Ha. in area and when the laboratory is kept at least 30 m. from any of the boundaries of the site and the necessary residential buildings 30 m from the laboratory.

(xxiii) Restaurants, eating houses, cafeteria, ice - cream and milk bars.

(xxiv) Establishment for preparation and sale of eatables not occupying for production an area in excess of 75 sq. m. per establishment and not employing more than 9 persons. Sugarcane and fruit juice crushers not employing more than 6 persons with 1.5 H.P. with area not more than 25 sq.m. shall also come under that sub - rule.

(xxv) Trade or other similar schools not involving any danger of fire or explosion nor of offensive noise, vibration, smoke, dust, odour, glare, heat or other objectionable influences;

(xxvi) Repairing garages not employing more than 9 persons and 2 H.P. motive power in the industrial activity with no floor above.

(xxvii) Battery charging and repairing, not employing more than 6 persons with an area not more than 25 sq.m. and not more than 2 chargers with power not exceeding 5 KW.

(xxviii) Photographic studios and laboratories with not more than 50 sq. m. area, not employing more than 9 persons and not using power more than 3 H. P.

(xxix) Showroom for Distribution and sale of LPG; and

(xxx) Coal and Firewood Shops.

(xxxxi) Polyclinics on separate floors, preferably ground floor, pathology laboratories.

(xxxii) Residential Hotels, Boarding and Lodging shall be permitted in independent building or parts of building, but on separate floors.

(xxxiii) Book Depot, Medicine and chemist shops.

(xxxiv) Business/ corporate office on any floor.

Note. The Chief Officer may from time to time add to amend the above list with the approval of Director of Town Planning, Maharashtra State, Pune.

22.2.3 Uses to be permitted in independent premises / buildings.

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

(i) Drive - in - theatres, theatres, cinema houses multiplex, club houses, assembly or concert halls, dance and music studios and such other places of entertainment.

(ii) Petrol filling and CNG service stations.

(iii) Colleges, Secondary Schools, Trade or other similar schools.

(iv) Storage and sale of kerosene not exceeding 1000 liters in groceries and approved ration shops on retail basis.

(v) Bulk storage and sale of kerosene not exceeding 13000 liters in separate godowns confirming to the existing regulations of Chief Controller of Explosives, Government of India provided further that the applicant shall make adequate fire fighting arrangements at his cost in his plot to the entire satisfaction of the Chief Officer.

(vi) Storage and sale of LPG in cylinders not exceeding 100 kg. in showrooms / distribution centre.

(vii) Storage and sale of LPG in cylinders not exceeding 6300 kg in a separate godown confirming to the existing regulations of Chief Controller of Explosives, Government of India provided further that the applicant shall make adequate fire fighting arrangements at his cost in his plot to the entire satisfaction of the Chief Officer.

(viii) Parking of automobiles and other light vehicles on open plots even as a business.

(ix) Vegetable, fruit, flour, fish or meat market place.

(x) General Agriculture and Horticulture (including domestic poultry) upto the use of 20 birds per plot and with a space requirement of 0.25 sq. m. per bird.

(xi) Correctional and mental institutions, institutions for the children, the aged or widows, sanatoria and hospitals in independent building facing on roads of width not less than 15 m. (except veterinary

hospitals) provided that those principally for contagious diseases, the insane or for correctional purposes shall be located not less than 45 m. from any residential premises.

(xii) **Service Industries** - The Service Industries may be permitted in independent building (independent designated plot) in R2 and Commercial zones along with the limitation of area, maximum number of persons to be employed, maximum permissible power requirement and the special conditions if any as given in Table No. 12 for service industries.

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

Table No. 12

SCHEDULE FOR SERVICE INDUSTRIES

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

					smokeless coal.
6.	Manufacture of cocoa, chocolate, Sugar confectionary	-	-	-	-
7.	Coffee, curing roasting and grinding	2	9	50	
8.	Cashewnut processing like drying,shelling, roasting, salting etc.	-	-	-	
9.	Manufacture of Ice	45	20	250	
10.	Sugarcane crushing & Fruit Juice	2	9	25	
II.	**BEVERAGES & TOBACCO**				
11.	Manufacture of soft drinks and carbonated water		Not included		
12.	Manufacture of bidi	No Power to be used	as permitted	250	To be permitted in R-1 zone only
III.	**TEXTILE & TEXTILEPRODUCTS**				
13.	Handloom / powerloom of yarn for a maximum of 4 looms.	5	9	50	To be permitted in R-1 zone in areas desig- nated by the Chief Officer.
14.	Printing dyeing & bleaching cotton, woolen & silk textiles		Not included		
15.	Embroidery & making of crape laces and fringes	5	9	50	
16.	Manufacture of all types of textile garments including wearing apparel.	3	9	50	

17.	Manufacture of made up textiles goods such as curtains, mosquito net, mattresses, bedding material pillow cases, textile bags. etc.	3	9	50	
IV.	**WOOD PRODUCTS AND FURNITURE**				
18.	Manufacture of wooden & cane boxes & packing cases.	-	-	-	-
19.	Manufacture of structural wooden goods such as beams, posts, doors and windows	-	-	-	-
20.	Manufacture of wooden furniture and fixtures	1	9	50	(i) shall not be permitted under or adjoining a dewelling unit. (ii) operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
21.	Manufacture of bamboo and cane furniture and fixtures	1	9	50	
22.	Manufacture of wooden products such as utensils, toys, art wares etc.	-	-	-	-
V.	**PAPER PRODUCTS AND PRINTING PUBLISHING**				
23.	Manufacture of cartons and boxes from papers and paper board, paper pulp.	5	9	50	Manufacture with paper pulp not permitted.

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

31.	Repair of footwear and other leather	5	9	50	
VII.	**RUBBER AND PLASTIC :**				
32.	Re-treading and vulcanizing works	2	9	50	
33.	Manufacture of rubber balloons, hand gloves and allied products	2	9	50	
VIII.	**NON-METALLIC MINERAL PRODUCTS**				
34.	Manufacture of structural stone goods, stone dressing, stone crushing and polishing		Not Included		
35.	Manufacture of earthen & plaster states and images, toys and art wares.		Not Included		
36.	Manufacture of cement concrete building components, concrete jellies, septic tank, plaster or paris work lime mortar etc.		Not Included		
IX.	**METAL PRODUCTS :**		Not Included		
37.	Manufacture of furniture and fixtures primarily of metal.				
38.	Plating & Polishing and buffing of metal products				
39.	Manufacture of metal building	5	9	50	

40.	components such as grills, gates. Doors and window frames, water tanks, wire nets, etc. Manufacture and repair of sundry ferrous engineering products done by jobbing concerns such as mechanical works, shops with lathes, drills, grinders, welding equipment etc.				
41.	Total sharpening and razor sharpening works	1	6	25	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
X	**ELECTRICAL GOODS :**				
42.	Repairs of household electrical appliances such as radio set. Television set, tape recorders, heaters, irons, shavers, vacuum cleaners, refrigerators, air-conditioners, washing machines, electric cooking ranges, motor rewinding works etc.	3	9	50	(i) Operation shall be permitted only between 8.00 hrs. 20.00 hrs. (ii) No spray painting permitted.
XI.	**TRANSPORT EQUIPMENT**				
43.	Manufacturing of push cart, hand cart, etc.	10	9	50	
44.	(a) Servicing of motor vehicles and motor cycles with no floor above	10	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.

	(b) Repair of motor vehicles and motor cycles with no floor above. (c) Battery charging and repairs.	5	6	25	No spray painting permitted
45.	Repairs of bicycles and cycle rickshaws	5	6	50	--do--
XII.	**OTHER MANUFACATURING AND REPAIR INDUSTRIES AND SERVICES.**				
46.	Manufacture of jewellery and related articles	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
47.	Repair of watch, clock and jewellery	3	9	50	--do--
48.	Manufacture of sports and athletic goods		Not Included		
49.	Manufacture of Musical instruments and its repair.	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
50.	Mass manufacture of miscellaneous Products such as costume, jewellery, costume novelties, feather, plumes, artificial flowers, brooms, brushes, lamp shades, tobacco, pipes, cigarette holders, ivory goods, bandages, wigs and similar articles.	-	-	-	-
51.	(a) Repairs of locks, stoves,	3	9	50	Operation shall be permitted

	umbrellas, sewing machines, gas burners, buckets & other sundry household equipment. (b) Optical glass grinding and repairs	 3	 9	 50	only between 8.00 hrs. to 20.00 hrs. --do--
52.	Petrol filling stations	10	9	(i) 30.5x16.75m. (ii) 36.5x30.5m.	Plot size to be line with IRC recommendations depending on service bay or not.
53.	Laundries, Laundry service and cleaning, dyeing, bleaching and dry cleaning	5	9	50	(i) Cleaning & dyeing fluid used shall not have flash point lower than 138^0 F. (ii) Operation shall be permitted between 8.00 hrs. to 20.00 hrs. (iii) Machinery having day load capacity of 20 kg and above.
54.	Photo processing laboratories.	5	9	50	Operation shall be permitted between 8.00 hrs. to 20.00 hrs.
55.	Electronic Industry of assembly type (and not of manufacturing type including heating load).	10	20	250	In independent structure on independent plot with special permission of the Commissioner/ chairman.
56.	Bio-technology Unit	----	-----	----	As per Regulation No.24.5
57.	Information Technology Unit	----	----	----	As per Regulation No.24.7

Note : The Chief Officer may from time to time add to or alter or amend the above list with the approval of Director of Town Planning, Maharashtra State, Pune.

22.3 COMMERCIAL ZONE

22.3.1 In commercial zones, buildings or premises shall be used only for the uses and purposes given in 22.3.2 subject to the following conditions:

(a) all goods offered for sale shall be displayed within the building excluding passages;

(b) when the commercial zone boundary falls short of a street, the frontage along such street shall not be permitted to be developed for uses which would not be permissible along such streets and;

(c) when user other than those permissible in a residential zone without a shop line (R1) have an access from the side or rear open spaces, the width of the such open spaces shall not be less than 7 m.

22.3.2 Uses permissible in Commercial Zone :

(i) Any use permitted in residential zone without area and floor restrictions.

(ii) Club, business houses, veterinary- dispensaries, testing labs, paper and plastic packing bags and boxes manufacturing, mattress making.

(iii) Business Offices and exchanges.

(iv) Whole -sale establishments with storage area not exceeding 200 sq. m. subject to fire protection requirements.

(v) Public utility buildings.

(vi) Headquarters organisations.

22.4 INDUSTRIAL ZONE.

The following users shall be permissible in Industrial Zone.

22.4.1 Service Industries : The service industries may be permitted as given in **Table No.12**.

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

22.4.2.1 Uses permissible in Industrial Zone -

(i) Any industry / industries may be permitted only with the special permission of the Chief Officer who may grant it after such scrutiny as may be necessary to ensure that the location is appropriate and is not likely to cause nuisance and hazard to adjoining owners. Before granting any such permission, the Chief Officer may prescribe special condition about minimum size of plot and minimum buffer open spaces from the industrial building/ industrial use to residential or habitable zone / use, which shall not however be less than 23 m.

(ii) Building or premises in industrial zone may be used for any industrial and also accessory uses like banks, canteens, welfare centre and such other common purposes considered necessary for the industrial workers, except for any dwelling other than quarters of watchman, caretakers or other essential staff required to be maintained on the premises.

(iii) Information Technology Establishments.

(iv) Following uses may also be permitted :

(a) Petrol Pumps and Service Station.

(b) Parking lots.

(c) Electric Sub - station.

(d) Building of public utility concerns except residence.

(e) The branches of Scheduled Banks.

(f) Storage Buildings.

(g) Drive-in -Theaters, cinema or theaters, subject to provision of separate entries and exits for the cars.

(v) Conversion of industrial zone to residential zone:

(a) With the previous approval of Chief Officer in consultation with the Divisional Head of concerned division of the Town Planning and on such conditions as deemed appropriate by him, the existing or newly built-up area of unit, in the Industrial zone may be permitted to be utilised for residential or commercial purposes.

(b) With the previous approval of the Chief Officer, in consultation with the Divisional Head of Town Planning, lands or industrial lands in the Industrial Zone including lands in industrial zone in Town Planning Scheme area may be permitted to be converted to Residential Zone and may be utilised for any of the permissible

users in the Residential and Commercial Zone or the Residential Zone subject to the following conditions :

(i) The conversion of Industrial Zone to Residential/ Commercial zone in respect of industries which are not in operation shall not be permitted unless NOC from Labour Commissioner, Maharashtra State, Mumbai stating that all legal dues have been paid to the workers or satisfactory arrangement between management and workers have been made, is obtained.

However, in respect of any open land in the Industrial Zone where industry never existed, NOC from Labour Commissioner is not required.

(ii) In the layout or sub-division of such land admeasuring upto 2 Ha., 10% land for public utilities and amenities, like electric sub-station, bus-station, sub-post office, police out–post and such other amenities/utilities, as may be considered necessary shall be provided.

(iii) In such layouts of sub-division having area more than 2 Ha., 20% land shall be provided for public utilities and amenities like electric sub-station, bus-station, sub- post office, police out-post, garden, playground, school, dispensary and such other amenities/utilities as may be considered necessary.

(iv) The land under public utility / amenity shall be handed over to the planning authority with proper access and basic land development and shall always be open for general public without any restriction. These areas will be in addition to the recreational space as required to be provided under these regulations provided that at least 50% of land out of the total provided public amenity/ utility space shall be reserved for unbuildable purposes such as garden, recreational ground, etc.

(c) The required segregating distance between Industrial Zone and Residential use as prescribed under these regulations shall be provided within such land intended to be used for residential or commercial purpose.

(d) Such residential or local commercial development shall be allowed within the permissible FSI of the nearby Residential or Commercial Zone.

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

Note :

(i) Conversion from Industrial Zone to Residential/Commercial Zone shall be applicable to the part area of the land holding subject to the condition that total area of the entire land holding shall be considered for deciding the percentage of the land to be reserved for public amenity/ utility spaces, as per these regulations.

(ii) The area under reservation if any, in the said land, shall be adjusted in the area of required amenity / utility space as per these regulations and TDR / in-situ FSI for this area will be allowed.

(iii) Out of the total area proposed to be utilised for residential development, 20% of the same shall be built for residential tenements having built up area upto 50 sq.m. or plot area upto 150 sq.m.

22.5 AGRICULTURAL ZONE / NO DEVELOPMENT ZONE-

The following uses shall be permissible:-

(i) All agricultural uses including stables of domestic animals, piggeries, poultry farms accessory building, tents.

(ii) Garden, forestry, nursery, public parks, private parks; play fields, summer camps for recreation of all types.

(iii) Golf Course and Links, Race tracks, and shooting ranges.

(iv) L.P.G. Godown subject to the following conditions

(1) Minimum area of the plot shall be 4000 sq. m.

(2) Maximum permissible F.S.I. shall be 0.2.

(3) Only ground floor structure shall be permitted.

(4) No Objection Certificate from the Controller of Explosives and the Chief Fire Officer shall be submitted along with the proposal.

(5) Any additional condition as may be imposed by the Chief Officer.

(v) Brick, tile or pottery manufacture.

(v) Fish Farming.

(vi) Sand clay or gravel quarries.

(vii) Storage and drying of fertilizer.

(viii) Public utility establishments such as electric substations, receiving stations, sewage disposal, water works alongwith residential quarters for essential staff for such works.

(ix) Farm houses subject to following conditions:-

(a) Minimum plot area under above use shall be 0.4 Ha.

(b) The land in which it is to be constructed is actually put under agricultural use.

(c) Farm house shall be permitted by the Chief Officer only after the requisite permission for farm house is obtained by the owner from the Collector under the provisions of Maharashtra Land Revenue Code and attested certified copy is attached with the application under Section 44 of the The Maharashtra Regional and Town Planning Act, 1966.

(d) The FSI shall not exceed 0.0375 subject to a maximum built up area of 400 sq.m. in any case. Only ground floor structure without stilt shall be permissible.

(x) Swimming 'pools / sports and games, health clubs, cafeteria, canteen, tennis courts, etc.

(xi) **Amusement park.**

Note : For this uses, minimum plot area shall be 0.4 Ha. and maximum FSI shall not exceed 0.04 only with ground floor structure, excluding essential staff quarters as mentioned in (xii) above.

(xii) Mobile Phone Towers with ancillary equipments

(xiii) ITE (pertaining to software only) with ancillary development subject to following conditions:

a) Total FSI shall not exceed 0.2.

b) Ancillary residential development shall not have FSI of more than 0.10.

c) On 50% of plot area, trees shall be planted at the rate of 500 trees per plot.

d) Plot shall front on 12 m. wide road.

(xiv) Raisin

(xvi) Mining and quarrying operations subject to stipulations mentioned in Part XI.

(xvii) Research and Development Centers on following conditions.

1. The area of land shall be minimum 10 hectare.
2. Maximum 10% of plot area shall be allowed for construction (Plinth area)
3. Out of the total allowable, plinth area up to 1% shall be used for office use and up to 1% for staff Quarters.
4. Total strength of the employees shall be limited to 10.
5. The research and development work for inflammable and hazardous chemicals in the industries is not allowed.
6. Maximum ground plus one upper storey is allowed.
7. At least 500 trees per hectare shall be planted and maintained.
8. The violation of any of above 1 to 7 clauses will lead to cancellation of permission.

(xviii) Ancillary service industries for agriculture produce marketing and management Ancillary service uses for agro related products like flowers, fruits, vegetables, poultry products, marine products related collection centers, auction halls, godowns, grading services and packing units, knowledge parks, cold storages, utility services (like banking, insurance, post office services) as service industries for agriculture produce marketing on the land owned by individuals/ organizations after deducting development plan reservations if any, with construction up to a maximum of 20 % (FSI=0.20).

(xix) Bio-technology unit as per stipulations given in Part V (regulation no 24.5).

22.6 PUBLIC /SEMI PUBLIC ZONE.

The following uses shall be permissible:

(i) Pre-primary, Primary Schools, High Schools, Technical / Trade Schools, Colleges, Educational Complex, Hostel for students and essential staff quarters.

(ii) Hospital, Sanatoria, Dispensary, Maternity Homes, Health Centre, Complex of such uses, Dharmashala for the visitors to patients, essential staff quarters, veterinary hospital, auditorium exhibition hall and gallery.

(iii) Training institutions, Home for aged, essential quarters.

(iv) Government/ Semi -Government/ Local self Government offices, Court buildings, essential staff quarters.

(v) Post Office, Telegraph office, Telephone Exchange, Radio Station, Complex of such uses, Staff quarters and similar public /Semi-public uses.

(vi) Library, Mangal Karyalaya, Gymnasium, Gymkhana, Water tanks, Stadium, Community hall, Religious Structures, etc.

(vii) Commercial use upto 15% shall be permissible subject to following conditions:

(a) Convenient shopping, branch of bank small hotels etc. shall be permitted. However, hotels/shops for liquor, pan, cigarette, tobacco, lottery tickets and such others which do not serve public purpose, similarly domestic gas, kerosene shops/ godowns which are dangerous to public health shall not be permitted.

(b) For parking, sufficient area shall be kept in the plot.

(c) Additional F. S. I. shall be allowed only on the plot area remained after deducting the plot area utilised for commercial user.

(d) The Chief Officer shall not allow sub - division of S. No. / Gat No. / Plot No. on which such a Development which may cause/ has taken place/ would take place.

(e) The commercial user is permitted upto a depth of 12 m.

(f) The plots in which there is an existing development; such commercial use shall be restricted to maximum 15% of the existing and proposed development taken together.

(g) The landowner / developer / institution shall give guarantee in witting to the Chief Officer for following all the stipulated conditions scrupulously.

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

22.7 USES PERMISSIBLE IN PROPOSED RESERVATION:

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

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

(a) Playground – In playground reservation, minimum 90% area shall be kept open for open play activities. In addition, covered swimming pool & allied construction, gymnasium, covered badminton court, pavilion, watchman quarter, small restaurant to the extent of 20 sq.m; not exceeding 10% of the playground area.

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

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

(c) Garden – In addition to the main use of garden, open swimming pool & allied construction, water tank, rain water harvesting system, gardener / watchman quarter, small restaurant or food stalls to the extent of 20 sq.m.

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

(e) Vegetable Market – Open or covered ottas alongwith petty convenient shops, fruit stalls.

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

(g) Town-hall – Town hall, exhibition hall, art gallery, meeting / conference hall, library, small restaurant to the extent of 20 sq.m.

(h) Drama Theatre / Natyagriha – Drama theatre / natyagriha, art gallery, exhibition hall, library, small restaurant to the extent of 20 sq.m., allied users such as guest rooms for the artists.

(j) Cultural Hall – Cultural hall, marriage hall, socio-cultural activities, art gallery, exhibition hall, performing arts activities, small restaurant to the extent of 20 sq.m., allied users such as guest rooms, yoga centre.

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

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

(l) Library – In addition to library, nursery school, balwadi.

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

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

(o) S.T.Stand – As per directives.

****

PART IV

MARGINAL SPACES, HEIGHT, PERMISSIBLE F.S.I.

23.0 General:

Area included in the congested area shall be intended mainly for residential purpose excepting areas reserved for public purpose in the Development plan. All other users as listed out under residential use in Land Use Classification shall be permitted in the **congested** areas.

23.1 Residential Buildings:

(a) Floor Space Index.

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

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

(i) For streets 7.5 m. to less than 12 m. in width - 1.00 m.

(ii) For streets 12 m to less than 18 m. in width - 1.50 m.

(iii) For streets 18 m & above in width - 2.00 m.

(iv) Side & rear open spaces shall be as below :

Residential Plot Area	Side	Rear
Upto 250 sq. m.	00 m.	00 m.
Above 250 & upto 500 sq. m.	1.00 m.	1.00 m.
Above 500 sq. m. & upto 1000 sq.m	2.00 m.	2.00 m.
Above 1000 sq.m.	As per Table No.13	

NOTE :- For light and ventilation, provisions in Regulation No.15.2 shall apply.

For common wall construction, length of common wall shall not be more than 8 m.

(v) For streets less than 7.5 m. in width, no setback shall be prescribed subject to condition that no lane shall be less than 4.5 m. in width clear of structural projection. For lanes less than 4.5 m. in width, a setback of 2.25 m. shall be prescribed from the centre line of such lane. Streets less than 4.5 m. shall be treated as lanes only when they serve as access to the properties fronting on them.

(vi) Structural projections such as balconies, cornices, weather sheds, roof projections etc. shall be allowed in the setback distance prescribed above as per regulation No. 15.4

(c) **Height-** The height of the building shall be governed by - Regulation No. 15.5.

(d) Ground Coverage-The maximum ground coverage shall be 60% of the net plot area.

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

23.1.2 Educational, Public Health, Charitable and Other Buildings;

(a) **Floor Space Index** - Maximum FSI permissible shall be 2.00.

(b) **Open Space -** For these buildings open spaces shall be 3 m. on all sides.

(c) **Ground Coverage –** The maximum ground coverage shall be 50% of the net plot area.

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

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

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

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

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

23.2.1 Residential Buildings:

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

Table NO. 13

FRONT/REAR/SIDE MARGINS/HEIGHTS FOR BUILDINGS IN RESIDENTIAL ZONE IN NON-CONGESTED AERA

Sr. No.	Description of Road	Min Plot Size in sq. m.	Min. width of the plot in m.	Min. setback from road front in meters	Min. side open space in meters	Min. rear open space in meters	Normal FSI permissible on net plot area	FSI with payment of premium	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1.	National/ State Highway	450	15	4.5 m. from road line or as specified by Highway rules whichever is more.	3.0	3.0	1.00	0.20	
2.	M.D.R./ O.D.R.	450	15	4.5 m. from road line or as specified by Highway rules whichever is more	3.0	3.0	1.00	0.20	
3.	Other roads 24 m. wide and above	450	15	4.5 m.	3.0	3.0	1.2	0.20	
4.	Roads of width below 24m. wide and up to 15m.	300	13	-do-	3.0	3.0	1.10	0.20	
5.	Road of width below 15 m. and above 9 m.	250	10	3.0 m	1.5	1.5	1.00	0.20	
6.	Road of width 9 m. and upto 6 m.	100	7	3.0 m.	1.5	1.5	1.00	0.20	Only G + 2 structure shall be allowed.

7.	Row housing on roads of width 12m. and below	50 to 250	4.5 to 12	2.25 m.	---- (in case of corner plot, 1.5 or building line of the adjoining road whichever is more)	1.5	1.00	0.20	
8.	Row housing on roads of width 9 m. and below	50 to 125	4 to 8	3	side margin 2.25 rear margin 1.5	--	1.00	G+1 0.10	
9.	Row housing for L.I.G.	20 50	4	1 m. from pathway 2.25 m. from road boundary	-do-	--	1.00	0.10	

Note :

(1) Where the height of the building exceeds 10 m. or G + 2, then side and rear marginal spaces shall be left as per Regulation No. 15 i.e. **(H/2) - 4** subject to minimum of 3 m.

(2) Subject to the condition that row-housing plot at the junction of two roads shall be larger to maintain the setback from both roads and not more than 8 and less than 4 plots shall be allowed in each block of the road. Each block shall be separated from the other by 6 m.

(3) No garage shall be permitted in a building having stilt or basement provided for parking.

(4) Construction of ottas, railings, barricades or supporting columns for canopy or porch shall not be allowed in front marginal open space. However, steps may be permitted within 1.2 m. from the building line.

(5) In case of group housing scheme, net plot area shall be $3/4^{th}$ of the gross area. If the plot is from approved land subdivision layout, then plot area shall be treated as net area.

(6) For clinics having in area of less than 100 sqm, above regulation shall apply.

(7) R-1 shops will be permitted only on the plots fronting on roads having width minimum 6 m.

(8) In no case ribbon development rule shall be relaxed without approval of the Highway Authority.

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

Table No - 14

Sr. No.	Type of Building	Min. road width required	Open Spaces	Normal Permissible FSI on the net plot area	Additional FSI with payment of premium	Other Stipulation
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	Hospital, Maternity Homes, Health Club, Public-Semipublic buildings	12 m.	6 m. on all sides	1.00	0.20	
2	Educational buildings					
	i) Pre-primary School	6 m. & not more than 18 m.	As per Table No.28	1.00	0.20	
	ii) Primary School	6 m. & not more than 18 m.	6 m. on all sides	1.00	0.20	
	iii) Other Educational Buildings	15 m.	--do--	1.00	0.20	
3	Cinema Theatre/ Drama Theatre/ Assembly Hall/ Multiplex / Shopping Malls	15 m.	Front – 12 m. All sides – 6 m.	1.00	0.20	The minimum distance between boundary of site for Cinema Theatre / Assembly Hall & boundary of educational & hospital buildings shall not be less than 60 m.
4	Mangal Karyalaya like buildings	15 m.	--do--	1.00	0.20	

5	Petrol/Fuel Filling Stations with or without service bays	12 m.		0.20	----	i) Should not be located within the distance of 90 m. from any junction of roads having min. width 12 m. from nearest gate of a school, hospital, theatre, place of assembly or stadium. ii) Restrictions imposed by Ribbon Development Rules, IRC, MoRTH shall apply. iii) Petrol filling station shall not be sited on the convex side of a road curve. In case the curve is not very sharp and cars moving out of the station are completely visible to the traffic from a distance of at least 90 m. and vice versa, a petrol station may be permitted on such a convex curve.
6	Mercantile / Business/ /Commercial	12	Front 4.5 m. Side &	1.00	0.20	-

	buildings		rear 3.0 m.			
8	Stadium / Pavilion	12	6 m. on all sides	0.10	--	Covered portion shall not exceed 20% of plot area. The spectators' gallery of the stadium shall not be counted towards FSI. Shops below spectator's gallery may be permissible.

NOTE : (i) In case of plots fronting on National Highway, State Highway and Major District Roads, the building line shall be as per Ribbon Development Rules as given in Table above, whichever is more.

(ii) Side and rear marginal open spaces mentioned in above Table shall be subject to Regulation No.15, whichever is more.

(iii) A stadium shall generally accommodate 400 m. running track.

23.3 Industrial buildings

Minimum plot area height limitation for industrial building shall be as per the Table given below.

Table No - 15

AREA, HEIGHT LIMITATIONS FOR INDUSTRIAL BUILDING

Sr. No.	Plot Size in sq.m.	Max. Ground Coverage (%)	Min. Front Margins	Min. Side & Rear Margins	Permissible FSI	Permissible FSI with payment of premium
1	300 to 500	50	4.5	3.0	1.00	0.20
2	501 to 2500	50	6.0	4.5	1.00	0.20
3	2501 to 5000	50	6.0	6.0	1.00	0.20
4	5001 & above	50	9.0	9.0	1.00	0.20

NOTE : (i) In case of plots fronting on National Highway, State Highway and Major District Roads, the building line shall be as per Ribbon Development Rules as given in Table above, whichever is more.

(ii) Side and rear marginal open spaces mentioned in above Table shall be subject to Regulation No.15, whichever is more.

****

PART V

ADDITIONAL FSI IN CERTAIN CATEGORIES IN NON-CONGESTED AREAS

24.0 General:-

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

a) No relaxation shall be granted in case of marginal distances, parking & other requirement as per these regulations.
b) The percentage of additional FSI shall be applicable on normal FSI permissible in the said area.

24.1 Road widening and construction of new roads:

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

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

c) If such road is part and parcel of the layout / scheme, then no FSI shall be permissible for the width of road that would have been necessary according to length as per these regulations.

d) This regulation shall also be applicable to congested area.

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

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

(i) 50 percent in the case of educational, medical and institutional buildings; and

(ii) 50 percent in the case of three, four and five star category hotels as stipulated under regulation.

(iii) Premium shall be levied as decided by government from time to time.

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

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

The Chief Officer in consultation with Director of Town Planning, Maharashtra State, Pune may permit the prescribed floor space indices to be exceeded by 50% in the case of buildings of government and Semi-government offices and public sector undertakings. Such additional FSI shall be granted without payment of premium.

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

1) The FSI for a new scheme on vacant lands of low Cost Housing Scheme for Economically Weaker Section, Low Income Groups and Middle Income Groups of MHADA having at least 60 percent built-up area of the tenements under EWS, LIG and MIG categories, shall be 2.50.

2) For redevelopment of any existing housing scheme of MHADA, after at least 35 years of its completion, undertaken by the MHADA departmentally or jointly with societies /occupiers of buildings or housing societies/ occupiers of building or by lessees of MHADA or by developer, the FSI shall be as under.-

a) Total permissible FSI shall be maximum 2.5 on gross plot area.

b) The incentive FSI admissible against the FSI required for rehab shall be as under:-

i) In congested area, for the area upto 4000 sq. m., the incentive FSI admissible will be 50 percent.

ii) In congested area, for the area above 4000 sq.m, the incentive FSI admissible will be 60 percent.

iii) In outside congested area, for the area upto 4000 sqm, the incentive FSI admissible will be 60 percent.

iv) In outside congested area, for the area above 4000 sq.m., the incentive FSI will be 75 percent.

c) Difference between 2.5 FSI and the FSI required for “rehab + incentive” shall be shared between MHADA and Occupiers Society/ developer in the ratio of 2:1.

d) In the scheme, for the land allotted for societies of MIG and HIG and developed plot allotted individually to MIG and HIG group, the permissible FSI shall be as per prevailing Development Control Regulations.

3) In case of grant of NOC with additional permissible built-up area outside congested area over and above the permissible FSI as per sanctioned DCR prevailing at the

time of allotment by MHADA for the purpose of undertaking Redevelopment / Utilisation, MHADA shall charge premium at the rate decided by Government in Housing Department from time to time.

4) For the purpose of calculating the FSI, the entire area of the layout including development plan roads and internal roads but excluding the land under the reservation of public amenities shall be considered. Sub-division of plots will be permissible on the basis of compulsory recreational open space as in these Regulations. For low cost Housing Schemes of MHADA for EWS, LIG categories, the Regulations in the Schedule below shall apply.

5) For the purpose of this Regulation, the carpet areas for EWS, LIG or MIG tenements shall be as determined by the Government from time to time.

6) For the offsite infrastructure, MHADA shall pay to the municipal council 12.5 percent of the charges collected by MHADA for the grant of additional FSI (FSI over and above the normally permissible FSI) for the Redevelopment Schemes.

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

7) A corpus fund, as may be decided by MHADA, shall be created by the Developer which will remain with societies for its maintenance.

SCHEDULE

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

1. Minimum Plot Size :-

(a) In the case of a growing house for EWS and LIG category a plot of 25 sq. m., a room of minimum size of 5.57 sq.m. (60 sq.ft) with toilet arrangement in the first phase shall be permitted. In the second phase, one room of 9.30 sq.m. (100 sq.ft.) may be allowed to be added. However, commencement and occupation certificates shall be granted initially to the first phase only and subsequent certificates for second phase issued as required.

(b) Multi-purpose rooms:- A multi-purpose room shall be allowed with size upto 12.5 sq.m. with a minimum width of 2.4 m.

(c) Cooking space (alcove) :- Provision of separate kitchen shall not be necessary. However, cooking space shall be allowed with a minimum size of 2.4 sq.m. with minimum width of 1.2 m.

(d) Combined toilet :- A combined toilet shall be permitted for more than one tenement with a minimum area of 1.85 sq.m. with minimum width of one meter.

(e) Height :- The average height for a habitable room with sloping roof shall be minimum 2.5 m. with minimum height of 2 m. at the eaves. In the case of a flat roof, minimum clear height shall be 2.6 m. for a habitable room. Kitchen areas shall have minimum clear height/average height of 2.4 m. and bath and water closet (without loft) shall have a clear minimum height of 2.2 m.

(f) Plinth :- The minimum plinth height shall be 30 cm. and in areas subject to flooding the plinth shall be higher than the high flood level.

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

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

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

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

6. Pathways :- The widths of pathways shall be as follows :-

(i) 1.5 m. width of pathways upto 20 m. in length;
(ii) 2.0 m. width for pathways upto 30 m. in length;
(iii) 2.5 m. width for pathways upto 40 m. in length;
(iv) 3.0 m. width for pathways upto 50 m. in length;

7. Flushing cistern :- In water closets, flushing cistern shall not be essential and toilets without this provision may be permitted.

8. Water closet pan size :- The water closet seat shall be of a minimum of 0.46 m. (18 inches) in length.

9. Septic tank and leaching pits (soak pits).-A septic tank shall be provided with capacity of 141.6 litres (five cubic feet) per capita. Where the municipal services are likely to be available within four to five years or so, pour flush water seal latrines (NEERI type) shall be permitted where the municipal sewerage system is not available and the water table in the area is not high.

10. Convenience shopping :- Convenience Shopping as defined in these Regulations shall be permitted along layout roads with width of 12.2 m. to 18.49 m. provided that a minimum set-back of 1.5m and a minimum plot area of 25.2 sq.m is available and is provided.

11. Recreation Ground: - In the layouts, provision for recreation ground shall be on the lines prescribed in these Regulations.

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

13. Other provisions of these regulations shall continue to be applicable for such schemes.

24.5 Biotechnology Units/ Parks:

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

(i) Out of total built up area minimum 90% shall be used for Biotechnology purpose and maximum 10% (by deducting parking spaces) shall be used for ancillary users such as specified in the Govt. Resolution of Industry, Energy & Labour Department No. BTP 2008/CR-1608/Ind-2, dated 10/2/2009, as amended from time to time.

(ii) Additional FSI to Biotechnology units would be available to Biotechnology Parks duly approved by the Directorate of Industries and after observance of all the regulations of environment.

(iii) Parking spaces, as per the provision of Development Control Regulations shall be provided subject to minimum requirement of one parking space per 100sq.m. built-up area.

24.6 Buildings of Police Department:

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

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

(ii) For reconstruction / redevelopment of the buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra, constructed prior to 1940; the FSI shall be 2.5 or consumed Floor Space Index of existing old building plus 50% incentive FSI, whichever is more.

(iii) In the cases of development or redevelopment of land of Department of Police, Police Housing Corporation and Home Guard, commercial user may be permitted up to 25% of the total permissible built-up area.

24.7 Information Technology Establishment:-

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

(i) 100% additional FSI shall be made available to all IT/ITES units in public IT Parks.

(ii) 100% additional FSI shall be made available to all registered IT/ITES units located in private IT Parks approved by the Directorate of Industries.

(iii) Permission for erecting towers and antenna up to the height permitted by the Civil Aviation Department shall be granted by Chief Officer as per the procedure followed for development permission.

(iv) Additional FSI to IT/ITES units would be available only upon full utilisation of basic admissible FSI.

(v) The additional FSI shall be granted on payment of premium. Such premium shall be recovered at the rate of 25% of the present day market value of the

land under reference as indicated in the Ready Reckoner or as decided by the government from time to time.

(vi) 25% the total premium shall be paid to the Government and remaining 75% amount shall be paid to the concerned Municipal Council.

(vii) The premium so collected by the municipal council / nagar panchayat shall be primarily used for development / upgradation of off site infrastructure.

(viii) In the event, the developer comes forward for provision of such off site infrastructure at his own cost, then the municipal council may determine the estimated cost of the works and shall also prescribe the standards for the work. After completion of the works, the municipal council shall verify as to whether the same is as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the municipal council.

(ix) While developing site for IT/ITES with additional FSI, users ancillary to the principal users as may be approved by the Directorate of Industries, shall also be allowed.

24.8 Religious Building:

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

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

(ii) No Objection Certificate shall be obtained from concerned Police Authority and Collector before applying for permission.

(iii) Additional FSI shall be used for religious purpose only ancillary residential user may be permissible within 10% of total area. No commercial user shall be permissible.

(iv) The additional FSI shall be permissible to existing authorised religious users subject to structural stability.

(v) The additional FSI shall be permissible subject to payment of premium of 25% of ready reckoner value of respective year or as decided by the government form time to time. Out of this, 50% - 50% shall be paid to Government and the said Planning Authority respectively.

(vi) The minimum area of plot shall be 500 sq.m.

(vii) The proposal shall be consistent with the Development Plan proposals.

24.9 Yatri Niwas, Youth Hostel:

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

(i) The building shall be on independent plot having minimum plot area of 1000 sq.mt.

(ii) The additional FSI shall be permissible subject to payment of premium of 25% of ready reckoner value of respective year or as decided by the government from time to time. Out of this, 50% - 50% shall be paid to Government and the said Planning Authority respectively.

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

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

(i) Out of total FSI, maximum 1.00 FSI shall be allowed to be developed for commercial use and remaining FSI shall be for the self use of the said Corporation permissible as per the Development Plan.

(ii) For additional 0.5 FSI, premium shall not be charged.

24.11 Redevelopment of existing buildings:

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

24.12 Redevelopment of dangerous buildings with tenants:

Reconstruction in whole or in part of any user which existed prior to these regulations which has ceased to exist in consequence of accidental fire / natural

collapse or demolition for the reasons of the same having been declared unsafe by or under a lawful order of the Chief Officer shall be allowed with FSI of original authorised building or FSI Permissible as per these regulations, whichever is maximum plus 15% incentive FSI and shall be subject to following conditions:

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

24.13 Public libraries having completed 100 years :

The Chief Officer in consultation with the Divisional Head of concerned division of the Town Planning Department may permit the prescribed floor space indices to be exceeded up to 2.5 for the public libraries which fall under 'A' category as per the Rule No. 10 of the Maharashtra Public Library Rules, 1970 framed under the Maharashtra Public Libraries Act, 1967. Out of the above, 2.5 FSI; FSI to the extent of 1.00 may be allowed to be used for commercial purpose on the following terms and conditions:-

(i) Convenience shopping, branches of banks, small restaurants, etc. may be permitted; however, wine shops, hotels, tobacco shops, pan thela, lottery shop and likewise uses which may cause nuisance to the public life shall not be permitted. Also, hazardous uses like gas godown etc. shall not be permitted.

(ii) Income received from commercial use shall be used for development of library.

(iii) The authority shall ensure that adequate parking facilities are provided for such user.

(iv) If FSI less than 2.5 is consumed then the FSI for the commercial purpose shall be proportionally reduced.

(v) Additional FSI so sanctioned shall be subject to the other Development Control Regulations.

24.14 Basic shelter for urban poor

Any housing scheme undertaken by planning authority, government / semi government orgnisation, under the basic shelter for urban poor or similar programme

/ scheme of the Central / State Government, may be allowed FSI upto 2.5, subject to following condition:

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

****

PART VI

FIRE PROTECTION REQUIREMENTS

25.1 General

In addition to the general provisions given in these regulations, the Authority may insist on suitable protection measures given below in a building 15 m. in height or above and buildings covered by Regulation No.6.2.6.1.

25.2 Construction materials

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

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

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

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

25.3 Lifts

General requirements of lifts shall be as follows:

a) Walls of lift enclosures shall have a fire rating of 2 h; lifts shall have a vent at the top of area not less than 0.2 sq.m.

b) Lift motor room shall be located preferably on top of the shaft and separated from the shaft by the floor of the room.

c) Landing doors in lift enclosures shall have a fire resistance of not less than 1 h.

d) The number of lifts in one row for a lift bank shall not exceed 4 and the total number of lifts in the bank (of two rows) shall not exceed 8. A wall of 2 h. fire rating shall separate individual shafts in a bank.

e) Lift car door shall have a fire resistance rating of half an hour.

f) Collapsible gates shall not be permitted for lifts and shall have solid doors with fire resistance of at least 1 h.

g) If the lift shaft and lobby is in the core of the building, a positive pressure between 25 and 30 Pa shall be maintained in the lobby and a positive pressure of 50 Pa shall be maintained in the lift shaft. The mechanism for pressurisation shall act automatically with the fire alarm; it shall be possible to operate this mechanically also.

h) Exit from the lift lobby, if located in the core of the building, shall be through a self closing smoke stop door of half an hour fire resistance.

i) Lifts shall not normally communicate with the basement; if, however, lifts are in communication, the lift lobby of the basements shall be pressurised as in (g), with self-closing door as in (h).

j) Grounding switch(es), at ground floor level, shall be provided on all the lifts to enable the fire service to ground the lifts.

k) Telephone or other communication facilities shall be provided in lift cars for building of 30 m. in height and above. Communication system for lifts shall be connected to fire control room for the building.

l) Suitable arrangements such as providing slope in the floor of lift lobby, shall be made to prevent water used during fire fighting, etc., at any landing from entering the lift shafts.

m) A sign shall be posted and maintained on every floor at or near the lift indicating that in case of fire, occupants shall use the stairs unless instructed otherwise. The sign shall also contain a plan for each floor showing the locations of the stairways. Alternate source of power supply shall be provided for all the lifts through a manually operated changeover switch.

n) **Fire Lifts** – Following details shall apply for a fire lift :

   1) To enable fire services personnel to reach the upper floors with the minimum delay, one fire lift per 1200 sq.m. of floor area shall be provided and shall be available for the exclusive use of the firemen in an emergency.

2) The lift shall have a floor area of not less than 1.4 sq.m. It shall have loading capacity of not less than 545 kg (8 persons lift) with automatic closing doors of minimum 0.8 m. width.
3) The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire, that is, within the lift shaft. Lights and fans in the elevators having wooden paneling or sheet steel construction shall be operated on 24 V supply.
4) Fire fighting lift should be provided with a ceiling hatch for use in case of emergency, so that when the car gets stuck up, it shall be easily openable.
5) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand-still with door open.
6) The operation of a fire lift is by a simple toggle or two-button switch situated in a glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call-points will become inoperative and the lift will be on car control only or on a priority control device. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.
7) The words 'Fire Lift' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
8) The speed of the fire lift shall be such that it can reach the top floor from ground level within 1 minute.

25.4 Basements –

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

accessible to the fire brigade and clearly marked ‘SMOKE OUTLET’ or ‘AIR INLET’ with an indication of area served at or near the opening.

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

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

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

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

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

25.4.4.3 Mechanical extractors shall have an alternative source of supply.

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

25.4.6 Use of basements for kitchens working on gas fuel shall not be permitted, unless air conditioned.

The basement shall not be permitted below the ward block of a hospital/nursing home unless it is fully sprinkled.

Building services such as electrical sub-stations, boiler rooms in basements shall comply with the provisions of the Indian Electricity Act / Rules.

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

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

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

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

25.5 Service Ducts/Shafts

a) Service ducts and shafts shall be enclosed by walls of 2 h and doors of 1 h. fire rating. All such ducts/shafts shall be properly sealed and fire stopped at all floor levels.

b) A vent opening at the top of the service shaft shall be provided having between one- fourth and one-half of the area of the shaft.

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

25.7 Refuge Area

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

25.8 **Electrical services** shall conform to the following :

(a) The electric distribution cables / wiring shall be laid in a separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits;

(b) Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electrical cables; use of bus ducts / solid rising mains instead of cables is preferred;

(c) Separate circuits for fire fighting pumps, lifts, staircases and corridor lighting and blowers for pressurising system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fire in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed. Master switches controlling essential service circuits shall be clearly labelled;

(d) The inspection panel doors and any other opening in the shaft shall be provided with air-tight fire doors having fire resistance of not less than 2 h;

(e) Medium and low voltage wiring running in shafts, and within false ceiling shall run in metal conduit. Any 230 V wiring for lighting or other services above false ceiling, shall have 660 V grade insulation. The false ceiling including all fixtures used for its suspension, shall be of non-combustible material and shall provide adequate fire resistance to the ceiling in order to prevent spread of fire across ceiling. Reference may be made to good practice;

(f) An independent and well ventilated service room shall be provided on the ground level or first basement with direct access from outside or from the corridor for the purpose of termination of electric supply from the licensees' service and alternative supply cables. The doors provided for the service room shall have fire resistance of not less than 2 h.

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

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

(h) Suitable circuit breakers shall be provided at the appropriate points.

25.9 Gas supply shall conform to the following:

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

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

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

c) Gas meters shall be housed in a suitably constructed metal cupboard located in a well ventilated space, keeping in view the fact that LPG is heavier than air and town gas is lighter than air.

25.10 Illumination of Means of Exit

Staircase and corridor lights shall conform to the following:

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

25.11 A stand-by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump, pressurisation fans and blowers, smoke extraction and damper systems in case of failure of normal electric

supply. The generator shall be capable of taking starting current of all the machines and circuits stated above simultaneously. If the stand-by pump is driven by diesel engine, the generator supply need not be connected to the stand-by pump. Where parallel HV / LV supply from a separate sub-station is provided with appropriate transformer for emergency, the provision of generator may be waived in consultation with the Authority.

25.12 Transformers shall conform to the following:

a) A sub-station or a switch-station with oil filled equipment shall not be located in the building. The sub-station structure shall have separate fire resisting walls/surroundings and shall necessarily be located at the periphery of the floor having separate access from fire escape staircase. The outside walls, ceiling, floor, openings including doors and windows to the sub-station area shall be provided with a fire resisting door of 2 h fire rating. Direct access to the transformer room shall be provided, preferably from outside fire escape staircase.

b) The sub-station area needs to be maintained at negative air pressures and area in sub-station shall not be used as storage / dump areas.

c) When housed inside the building, the transformer shall be of dry type and shall be cut off from the other portion of premises by walls/ doors / cutouts having fire resistance rating of 4 h.

25.13 Air-conditioning shall conform to the following:

a) Escape routes like staircases, common corridors, lift lobbies, etc. shall not be used as return air passage.

b) The ducting shall be constructed of substantial gauge metal in accordance with good practice.

c) Wherever the ducts pass through fire walls or floors, the opening around the ducts shall be sealed with materials having fire resistance rating of the compartment.

d) Where duct crosses a compartment which is fire rated, the ducts shall be fire rated for same fire rating. Further depending on services passing around the duct work, which may get affected in case of fire temperature rising, the ducts shall be insulated.

e) As far as possible, metallic ducts shall be used even for the return air instead of space above the false ceiling.

f) Where plenum is used for return air passage, ceiling and its fixtures shall be of non-combustible material.

g) The materials used for insulating the duct system (inside or outside) shall be of non-combustible material, glass wool shall not be wrapped or secured by any material of combustible nature.

h) Area more than 750 sq.m. on individual floor shall be segregated by a fire wall and automatic fire dampers for isolation shall be provided.

j) Air ducts serving main floor areas, corridors, etc. shall not pass through the staircase enclosure.

k) The air-handling units shall be separate for each floor and air ducts for every floor shall be separated and in no way inter-connected with the ducting of any other floor.

m) If the air-handling unit serves more than one floor, the recommendations given above shall be compiled with in addition to the conditions given below:

1) Proper arrangements by way of automatic fire dampers working on smoke detector / or fusible link for isolating all ducting at every floor from the main riser shall be made.

2) When the automatic fire alarm operates, the respective air-handling units of the air-conditioning system shall automatically be switched off.

n) The vertical shaft for treated fresh air shall be of masonry construction.

p) The air filters of the air-handling units shall be of non-combustible materials.

q) The air-handling unit room shall not be used for storage of any combustible materials.

r) Inspection panels shall be provided in the main trunking to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.

s) No combustible material shall be fixed nearer than 150 mm to any duct unless such duct is properly enclosed and protected with non-combustible material (glass wool or spyglass with neoprene facing enclosed and wrapped with aluminum sheeting) at least 3.2 mm thick and which would not readily conduct heat.

t) Fire Dampers:

1) These shall be located in conditioned air ducts and return air ducts/ passages at the following points:

i. At the fire separation wall.

ii. Where ducts/passages enter the central vertical shaft.

iii. Where the ducts pass though floors.

iv. At the inlet of supply air duct and the return air duct of each compartment on every floor.

2) The dampers shall operate automatically and shall simultaneously switch off the air-handling fans. Manual operation facilities shall also be provided.

NOTE: For blowers, where extraction system and duct accumulators are used, dampers shall be provided.

3) Fire/smoke dampers (for smoke extraction shafts) for buildings more than 24 m in height.

For apartment houses in non-ventilated lobbies / corridors operated by fusible link / smoke detectors and with manual control.

For other buildings on operation of smoke detection system and with manual control.

4) Automatic fire dampers shall be so arranged as to close by gravity in the direction of air movement and to remain tightly closed on operation of a fusible link / smoke detector.

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

a) The boilers shall not be allowed in sub-basement, may be allowed in the basements away from the escape routes.

b) The boilers shall be installed in a fire resisting room of 4 h fire resistance rating and this room shall be situated on the periphery of the basement. Catch-pits shall be provided at the low level.

c) Entry to this room shall be provided with a composite door of 2 h fire resistance.

d) The boiler room shall be provided with fresh air inlets and smoke exhausts directly to the atmosphere.

e) The furnace oil tank for the boiler, if located in the adjoining room shall be separated by fire resisting wall of 4 h rating. The entrance to this room shall be provided with double composite doors. A curb of suitable height shall be

provided at the entrance in order to prevent the flow of oil into the boiler room in case of tank rupture.

f) Foam inlets shall be provided on the external walls of the building near the ground level to enable the fire services to use foam in case of fire.

25.15 Provision of first-aid and fire fighting appliances.

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

25.16 Fire alarm system :

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

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

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

25.17 Lightning protection of buildings

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

25.18 Fire control room

For all buildings 15 m in height or above and apartment buildings with a height of 30 m and above, there shall be a control room on the entrance floor of the building with

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

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

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

25.19.2 The Fire Officer shall:

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

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

25.20 House keeping

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

25.21 Fire drills and fire orders

Fire notices/orders shall be prepared to fulfill the requirements of fire fighting and evacuation from the buildings in the event of fire and other emergency. The occupants shall be made thoroughly conversant with their actions in the event of emergency, by

displaying fire notices at vantage points and through regular training. Such notices should be displayed prominently in broad lettering.

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

25.22 Compartmentation

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

25.23 Helipad

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

25.24 Materials for interior decoration / furnishing

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

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

****

PART VII

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

26.0 STRUCTURAL DESIGN

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

27.0 QUALITY OF MATERIALS AND WORKMANSHIP

27.1. All materials and workmanship shall be of good quality conforming generally to accepted standards of Public Works Department of Maharashtra and Indian Standard Specifications and Codes as included in Part 5 - Building Materials and Part 7 - Construction Practices and Safety of National Building Code of India, amended from time to time.

27.2. All borrow pits dug in the course of construction and repair of buildings, roads, embankments etc. shall be deep and connected with each other in the formation of a drain directed towards the lowest level and properly stopped for discharge into a river stream, channel or drain and no person shall create any isolated borrow pit which is likely to cause accumulation of water which may breed mosquitoes.

28.0 ALTERNATIVE MATERIALS, METHODS OF DESIGN & CONSTRUCTION AND TESTS

28.1. The provision of the regulations are not intended to prevent the use of any material or method of design or construction not specifically prescribed by the regulations, provided any such alternative has been approved.

28.1.1. The provision of these regulations is also not intended to prevent the adoption for architectural planning and layout conceived as an integrated development scheme.

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

28.3. Tests: Whenever there is insufficient evidence of compliance with the provisions of the regulations of evidence that any material or method of design or construction does not conform to the requirements of the rules or in order to substantiate claims for alternative materials, design or methods of construction, the Chief Officer may require tests sufficient in advance as proof of compliance. These tests shall be made by an approved agency at the expense of the owner.

28.3.1. Test method shall be as specified by the regulations for the materials or design or construction in question. If there are no appropriate test methods specified in the regulations, the Authority shall determine the test procedure. For methods of tests for building materials; reference may be made to relevant Indian standards as given the National Building Code of India, published by the Bureau of Indian Standards. The latest version of the National building Code of India shall be taken into account at the time of enforcement of these rules.

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

29.0 BUILDING SERVICES

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

29.2. The planning design including the number of lifts, type of lifts, capacity of lifts depending on occupancy of building; population on each floor based on occupant

load, height of building shall be in accordance with Section - 5 installation of Lifts and Escalators of National Building Code of India, amended from time to time. In existing buildings, in case of proposal for one additional floor, existing lift may not be raised to the additional floor.

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

30.0 WATER SUPPLY, DRAINAGE AND SANITARY REQUIREMENTS.

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

30.2. Requirements of water supply in building.

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

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

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

Table No. 16

PER CAPITA WATER REQUIREMENTS FOR VARIOUS OCCUPANCIES/USES

Sr. No	Type of Occupancy	Consumption per head per day (in liters)
1	Residential	
	(a) in living units	135
	(b) Hotels with lodging accommodation (per bed)	180
2	Educational:	
	(a) Day Schools	45
	(b) Boarding Schools	135

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

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

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

Table No. 17

FLUSHING STORAGE CAPACITIES

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

Table No. 17A

DOMESTIC STORAGE CAPACITIES

Sr. No. (1)	No. of Floors (2)	Storage Capacity (3)	Remarks (4)
For premises occupied as tenements with common conveniences			
1.	Floor (Ground)	NIL	Provided no down take fittings are installed.
2.	Floors 1, 2, 3, 4, 5 and upper floors		500* liters per tenements
For premises occupied as Flats or blocks			
1.	Floor (Ground)	NIL	Provided no down take fittings are installed.
2.	Floors 1,2,3,4,5 and upper floors	500* liters.	

NOTE 1: If the premises are situated at a place higher than the road level in the front of the premises, storage at ground level shall be provided on the same line as on floor 1.

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

Down take taps	70 liters each
Showers	135 liters each
Bathtubs	200 liters each

*Subject to provisions of water supply and drainage rules.

31.0 DRAINAGE AND SANITATION REQUIREMENTS

31.1 General

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

31.1.1 Each family dwelling unit on premises (abutting on a sewer or with a private sewage disposal system) shall have, at least, one water-closet and one kitchen type sink. A

bath or shower shall also be installed to meet the basic requirement of sanitation and personal hygiene.

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

31.2 For Residences

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

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

31.2.2 Dwelling without individual conveniences shall have the following fitments:

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

31.3 For Buildings Other than Residences

31.3.1 The requirements for fitments for drainage and sanitation in the case of buildings other than residences shall be in accordance with Table 18 to Table 31. The following shall be, in addition, taken into consideration:

a) The figures shown are based upon one (1) fixture being the minimum required for the number of persons indicated or part thereof.
b) Building categories not included in the tables shall be considered separately by the Chief Officer.
c) Drinking fountains shall not be installed in the toilets.

d) Where there is the danger of exposure to skin contamination with poisonous, infectious or irritating material, washbasin with eye wash jet and an emergency shower located in an area accessible at all times with the passage / right of way suitable for access to a wheel chair, shall be provided.

e) When applying the provision of these tables for providing the number of fixtures, consideration shall be given to the accessibility of the fixtures. Using purely numerical basis may not result in an installation suited to the need of a specific building. For example, schools should be provided with toilet facilities on each floor. Similarly toilet facilities shall be provided for temporary workmen employed in any establishment according to the needs; and in any case one WC and one washbasin shall be provided.

f) All buildings used for human habitation for dwelling work, occupation, medical care or any purpose detailed in the various tables, abutting a public sewer or a private sewage disposal system, shall be provided with minimum sanitary facilities as per the schedule in the tables. In case the disposal facilities are not available, they shall be provided as a part of the building design for ensuring high standards of sanitary conditions in accordance with this section.

g) Workplaces where crèches are provided, they shall be provided with one WC for 10 persons or part thereof, one washbasin for 15 persons or part thereof, one kitchen sink with floor tap for preparing food / milk preparations. The sink provided shall be with a drinking water tap.

h) In all types of buildings, individual toilets and pantry should be provided for executives and for meeting / seminar / conference rooms, etc. as per the user requirement.

j) Where food is consumed indoors, water stations may be provided in place of drinking water fountains.

Table 18

Office Buildings

Sr. No.	Fixtures	Public Toilets		Staff Toilets	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	**Executive Rooms and Conference Halls in Office Buildings**	Unit could be common for Male / Female or separate depending on		For individual officer rooms	

	Toilet suite comprising one WC, one washbasin (with optional shower stall if building is used round the clock at user's option) Pantry optional as per user requirement	the number of user of each facility			
ii)	**Main Office Toilets for Staff and Visitors**	1 per 25	1 per 15	1 per 25	1 per 15
	a) Water-closet	1 per 25	1 per 15	1 per 25	1 per 15
	b) Ablution tap with each water-closet	1 in each water-closet			
	c) Urinals Add @ 3% for Add @ 2.5 %	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-	Nil up to 6	-
		101-200			
		Over 200			
	d) Washbasins	1 per 25	1 per 25	1 per 25	1 per 25
	e) Drinking water fountain	1 per 100	1 per 100	1 per 100	1 per 100
	f) Cleaner's sink	1 per floor			

Table 19

Factories

Sr. No.	Fixtures	Offices/Visitors		Workers	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Water-closets (Workers & Staff) For persons 101-200 add For persons over 200 add	1 for up to 25 2 for 16-35 3 for 36-65 4 for 66-100 3 % 2.5 %	1 for up to 15 2 for 16-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100 5 % 4 %	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100 3 % 2.5 %	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100 5 %

					4 %
ii)	Ablution tap	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet
iii)	Urinals For persons 101-200 add For persons over 200 add	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100 3 % 2.5 %	-	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100 3 % 2.5 %	-
iv)	Washbasins Washbasins in rows or troughs and taps spaced 750 mm c/c	1 per 25 or part thereof	1 per 25 or part thereof	1 per 25 or part thereof	1 per 25 or part thereof
v)	Drinking water fountain	1 per every 100 or part thereof with minimum one on each floor		1 per every 100 or part thereof with minimum one on each floor	
vi)	Cleaner's sink	1 on each floor	1 on each floor	1 on each floor	1on each floor
vii)	Showers/Bathing rooms	As per trade requirements			
viii)	Emergency shower and eye wash fountain	-	-	1 per every shop floor per 500 persons	

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

Table 20

Cinema, Multiplex Cinema, Concerts and Convention Halls, Theatres

Sr. No.	Fixtures	Public		Staff	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Water-closets	1 per 100 up to 400 Over 400, add	3 per 100 up to 200 Over 200, add	1 for up to 15	1 for up to 12

		at 1 per 250 or part thereof	at 2 per 100 or part thereof		
ii)	Ablution tap	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet
iii)	Urinals	1 per 25 or part thereof	-	Nil up to 6 1 for 7-20 2 for 21-45	-
iv)	Washbasins	1per 200 or part thereof		1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
v)	Drinking water fountain	1 per 100 persons or part thereof			
vi)	Cleaner's sink	1 per floor			
vii)	Showers/Bathing rooms	As per trade requirements			

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

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

Table 21

Art Galleries, Libraries and Museums

Sr. No.	Fixtures	Public		Staff	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Water-closets	1 per 200 up to 400 Over 400 add at 1 per 250 or part thereof	1 per 100 up to 200 Over 200 add at 1 per 150 or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
ii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
iii)	Urinals	1 per 50	-	Nil up to 6 1 per 7-20 2 per 21-45	-
iv)	Washbasins	1 for every 200 or part thereof. For	1 for every 200 or part	1 for up to 15	1 for up to 12

		over 400, add at 1per 250 persons or part thereof	thereof. For over 200, add at 1 per 150 persons or part thereof	2 for 16-35	2 for 13-25
v)	Drinking water fountain	1 per 100 persons or part thereof			
vi)	Cleaner's sink	1 per floor, *Min*			
vii)	Showers/Bathing rooms	As per trade requirements			

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

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

Table 22

Hospitals with Indoor Patient Wards

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

		part thereof	35	25
vi)	Drinking water fountain	1 per ward	1 per 100 persons or part thereof	
vii)	Cleaner's sink	1 per ward	-	
viii)	Bed pan sink	1 per ward	-	
ix)	Kitchen sink	1 per ward	-	

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

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

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

Table 23

Hospitals - Outdoor Patient Department

Sr. No.	Fixtures	Patient Toilets		Staff Toilets	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Toilet suite comprising one WC and one washbasin (with optional shower stall if building used for 24 h)	For up to 4 patients		For individual doctor's/officer's rooms	
ii)	Water-closets	1per 100 persons or part thereof	2 per 100 persons or part thereof	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25
iii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
iv)	Urinals	1 per 50 persons or part thereof	-	Nil up to 6 1 per 7 to 20 2 per 21-45	-
v)	Washbasins	1per 100 persons or part thereof	2per 100 persons or part thereof	1 for up to 15 2 for16-35	1 for up to 12 2 for13-25
vi)	Drinking water fountain	1 per 500 persons or part thereof		1 per 100 persons or part thereof	

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

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

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

Table 24

Hospitals' Administrative Buildings

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

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

Table 25

Hospitals' Staff Quarters and Nurses Homes

Sr. No.	Fixtures	Staff Quarters		Nurses Homes	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Water-closets	1 per 4 persons or part thereof	1per 4 persons or part thereof	1 per 4 persons or part thereof 2 for 16-35	1per 4 persons or part thereof 2 for 16-35
ii)	Ablution tap	One in	One in each	One in each	One in each

		each water-closet	water-closet	water-closet	water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
iii)	Washbasins	1 per 8 persons or part thereof		1 per 8 persons or part thereof	
iv)	Bath (Showers)	1 per 4 persons or part thereof		1 per 4 persons or part thereof	
v)	Drinking water fountain	1 per 100 persons or part thereof, minimum 1 per floor		1 per 100 persons or part thereof, minimum 1 per floor	
vi)	Cleaner's sink	1 per Floor		1 per Floor	

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

2) For independent housing units fixtures shall be provided as for residences.

Table 26

Hotels

Sr. No.	Fixtures	Public Rooms		Non-Residential Staff	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Toilet suite comprising one WC, washbasin with shower or a bath tub	Individual guest rooms with attached toilets		-	
Guest Rooms with Common Facilities					
ii)	Water-closets	1 per 100 persons up to 400 Over 400 add at 1 per 250 or part thereof	2 per 100 persons up to 200 Over 200 add at 1 per 100 or part thereof	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100
iii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
iv)	Urinals	1 per 50 persons or part thereof	-	Nil up to 6 1 for 7 to 20 2 for 21-45 3 for 46-70 4 for 71-100	-
v)	Washbasins	1 per WC/Urinal	1 per WC	1 for up to 15 2 for 16-35	1 for up to 12 2 for 13-25

				3 for 36-65 4 for 66-100	3 for 26-40 4 for 41-57
vi)	Bath (Showers)	1 per 10 persons or part thereof		-	-
vii)	Cleaner's sink	1 per 30 rooms, minimum 1 per floor			
viii)	Kitchen sink	1 per kitchen			

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

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

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

Table 27

Restaurants

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

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

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

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

Table 28

Schools and Educational Institutions

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

vi)	**Cleaner's Sink**	1 per floor

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

2) For teaching staff, the schedule of fixtures to be provided shall be the same as in case of office building.

Table 29

Hostels

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

		or part thereof	or part thereof				
vi)	**Cleaner's Sink**	1 per floor					

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

Table 30

Fruit and Vegetable Markets

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

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

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

3) Special toilet facilities for a large floating population of out of town buyers/sellers, labour, drivers of vehicles for whom special toilet (public toilets).

Table 31

Airports and Railway Stations

Sr. No.	Fixtures	Junction Stations, Intermediate Stations and Bus Stations		Terminal Railway and Bus Stations		Domestic and International Airports	
		Male	Female	Male	Female	Male	Female
1	2	3	4	5	6	7	8
i)	**Water-closet**	3 for up to 1000 Add 1 per additional 1000 or part thereof	4 for up to 1000 Add 1 per additional 1000 or part thereof	4 for up to 1000 Add 1 per additional 1000 or part thereof	5 for up to 1000 Add 1 per additional 1000 or part thereof	Minimum 2 For 200 2 For 400 9 For 600 12 For 800 16 For 1000 18	Minimum 2 For 200 2 For 400 9 For 600 12 For 800 16 For 1000 18
ii)	**Ablution tap**	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.					
iii)	**Urinals**	4 for up to 1000 Add 1 per additional 1000	----	6 for up to 1000 Add 1 per additional 1000	----	1 per 40 or part thereof	----
iv)	**Washbasins**	1 per WC / Urinal	1 per WC	1 per WC / Urinal	1 per WC	1 per WC / Urinal	1 per WC
v)	**Bath/Showers**	2 per 1000		3 per 1000		4 per 1000	
vi)	**Drinking water**	2 per 1000 or part		3 per 1000 or part		4 per 1000 or part	

	fountain or taps (in common lobby for male/ female)	thereof		thereof		thereof	
vii)	**Cleaner's sink**	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's
viii)	**Toilet for Disabled**	1 per 4000	1 per 4000	1 per 4000	1 per 4000	1 per 4000 (Minimum 1)	1 per 4000 (Minimum 1)

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

2) Male population may be assumed as three-fifth and female population as two-fifth.

3) Separate provision shall be made for staff and workers.

32.0. SIGNS AND OUTDOOR DISPLAY STRUCTURES

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

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

****

PART VIII

SPECIAL PROVISIONS IN CERTAIN BUILDINGS

33.0. PROVISION OF FACILITIES FOR PHYSICALLY HANDICAPPED PERSONS:

1. Definitions

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

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

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

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

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

3. Scope

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

4. Site development

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

4.1 Access Path / Walk Way: - Access path from plot entry and surface parking to building entrance shall be minimum of 1800 mm wide having even surface without any steps. Slope, if any, shall not have gradient greater than 5%. Selection of floor material shall be made suitably to attract or to guide visually impaired persons (limited

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

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

a) Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30.0 m. from building entrance.

b) The width of parking bay shall be minimum 3.6 meter.

c) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.

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

5. Building requirements

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

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

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

5.1.1 Ramped Approach – Ramp shall be finished with non-slip material to enter the building. Minimum width of ramp shall be 1800mm with maximum gradient 1:12. Length of ramp shall not exceed 9.0 meter having 800mm high hand rail on both

sides extending 300mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50mm.

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

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

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

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

a) 'Guiding floor materials' shall be provided or device that emits sound to guide visually impaired persons.

b) The minimum width shall be 1500mm.

c) In case there is a difference of level, slope ways shall be provided with a slope of 1:12.

d) Hand rails shall be provided for ramps/slope ways.

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

a) The minimum width shall be 1350 mm.

b) Height of the riser shall not be more than 150 mm and width of the tread 300mm. The steps shall not have abrupt (square) nosing.

c) Maximum number of risers on a flight shall be limited to 12.

d) Hand rails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight of steps.

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

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

a) A hand rail not less than 600mm long at 1000mm above floor level shall be fixed adjacent to the control panel.

b) The lift lobby shall be of an inside measurement of 1800 mm x 1800 mm or more.

c) The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 m/ sec.

d) The interior of the cage shall be provided with a device that audibly indicates the floor, the cage has reached indicates that the door of the cage of entrance/exit is either open or closed.

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

a) The minimum size shall be 1500 mm x 1750 mm.

b) Minimum clear opening of the door shall be 900mm and the door shall swing out.

c) Suitable arrangement of vertical/horizontal handrails with 50 mm clearance from wall shall be made in the toilet.

d) The W.C. seat shall be 500mm from the floor.

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

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

Explanatory notes:

Guiding / Warning Floor Material:

The floor material to guide or to warn the visually impaired persons with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. The material with different texture gives audible signals with sensory warning when a person moves on this surface with walking stick. The guiding/warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas:

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

Proper signage:

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

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high). For visually impaired persons, information board in brail should be installed on the wall at a suitable height and it should be

possible to approach them closely. To ensure safe walking, there should not be any protruding sign which creates obstruction in walking. Public Address System may also be provided in busy public areas.

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

34.0. INSTALLATION OF SOLAR ASSISTED WATER HEATING SYSTEM:

1. Solar water heating systems should be made in the building for hospitals, hotels, guest houses, police men/ army barracks, canteens, laboratories and research institutions, schools and colleges and other institutes.
2. The solar water heating system should be mandatory in the hospitals and hotels, where the hot water requirements are of continuous nature. These buildings must be provided with auxiliary back-up system.

3. The use of solar water heating system is recommended in the following type of buildings in Government/ Semi-Government and Institutional buildings where the hot water requirements may not be continuous/ permanent.
    i. Guest Houses
    ii. Police men/Army barracks
    iii. Canteens
    iv. Laboratory & Research Institutions where hot water is needed.
    v. Hostels, Schools, Colleges and Other Institutes.

4. The Installation of the electrical back up in all such water heating system shall be optional depending on the nature of requirements of the hot water.

5. It is suggested that solar heating systems of the capacity of about 100 liters per day based on thermosyphonic with necessary electrical back-up be installed at residential buildings like hostels.

6. In order to facilitate the installation of the solar water heating systems, the new buildings shall have the following provisions:

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

a) The roof loading adopted in the design of such building should be at least 50 kg per sq. m. for the installation of solar water heating system.

b) A solar water heating system can also be integrated with the building design. These either can be put on the parapet or could be integrated with the south facing vertical wall of the building. The best inclination of the collector for regular use throughout the year is equal to the local latitude of the place. The Collectors should be facing south. However, for only winter use the optimum inclination of the Collector would be (Latitude + 15 degrees of the south.). Even if the Collectors are built in south facing vertical wall of building the output from such Collectors during winter month is expected to be within 32% output from the optimum inclined Collector.

c) All the new buildings to be constructed shall have an installed hot water line from the rooftop and insulated distribution pipelines to each of the points where hot water is required in the building.

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

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

e) An Open area of 3 sq.m. would be required for installation of a collector which supplies about 100 liters of water per day. At least 60% of the roof area may be utilized for installation of the system.

f) The specification for the solar water heating system laid down by the Ministry of Non-Conventional Energy Sources can be followed. Flat plate collector confirming to Bureau of Indian Standards - latest standard should be used in all such solar water heating systems.

35.0. RAIN WATER HARVESTING:

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

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

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

b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good condition for storage of water for non potable purposes or recharge of groundwater at all times.

c) The Authority may impose a levy of not exceeding Rs.1000/- per annum for every 100 sq.m. of built-up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these regulations

SCHEDULE

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

1. The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface.

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

(ii) Rain Water Harvesting for recharge of groundwater may be done through a bore-well around which a pit of 1m width may be excavated upto a depth of at least 3m and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the bore-well.

(iii) An impressive surface/underground storage tank of required capacity may be constructed in the setback or other open spaces and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank shall be provided with an overflow.

(iv) The surplus rain water after storage may be recharged in to ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical conditions, the pits may be of the size of 1.20 m width X 1.20 m length X 2 m to 2.50 m depth. The trenches can be of 0.60 m width X 2 to 6 m length X 1.50 to 2 m depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials :-

a) 40 mm stone aggregate as bottom layer upto 50% of the depth.
b) 20 mm stone aggregate as lower middle layer upto 20% of the depth.
c) Coarse sand as upper middle layer upto 20% of the depth.
d) A thin layer of fine sand as top layer.
e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.

f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents lose soil entering into pits/ trenches. The projection of the wall above ground shall at least be 15 cm.

g) Perforated concrete slabs shall be provided on the pits/trenches.

(v) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.

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

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

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

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

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

PART IX

ACQUISITION / DEVELOPMENT OF RESERVED / DESIGNATED SITES IN DEVELOPMENT PLAN

36.0 MANNER OF DEVELOPMENT OF RESERVED / DESIGNATED SITES IN DEVELOPMENT PLAN (ACCOMMODATION RESERVATION PRINCIPLE)

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

Table 32

THE MANNER OF DEVELOPMENT OF RESERVED / DESIGNATED SITES

Sr. No.	Reservation / designation	Person / Authority who may develop	Conditions subject to which development is permissible
(1)	(2)	(3)	(4)
1	**Residential (R)**		
	(a) Housing the Dishoused	Planning Authority/ Owner	Planning Authority may acquire the reserved land or the Chief Officer may allow the owner to develop the reservation, subject to handing over of 25% land to Planning Authority free of cost. If the owner agrees to handover 25% land alongwith 25% built up area to the Planning Authority free of cost, then he shall be entitled to utilise permissible FSI of his entire plot without deducting the area handed over free of cost. This shall be applicable for the sites mentioned in (a) to (f). Where Appropriate Authority is other than the Planning Authority Appropriate Authority/ Government/Departments of State Government, then cost of land as per Ready Reckoner shall be paid
	(b) Municipal Staff Quarters /Municipal Housing	Planning Authority/ Owner	
	(c) Govt. Staff Quarters	Appropriate Authority/ Owner	
	(d) Police Quarters	Appropriate Authority/ Owner	
	(e) Reservation similar as above	Appropriate Authority/ Owner	

			to the Planning Authority by such authority and cost of construction to the owner/ developer.
2.	**Commercial**		
	(a) Shopping Center, Commercial Complex, Market and similar reservations	Owner	Municipal Council may develop the reservation OR The owner may develop the site with type, number and size of stalls/ shops prescribed by the Chief Officer and subject to handing over 15% of built-up area to the Planning Authority free of cost. Thereafter, the owners shall be entitled to have the full permissible FSI of the plot without taking into consideration the area so handover, for other permissible uses in adjoining zone.
	(b) Vegetable Market	Planning Authority/ Owner	Municipal Council/ Nagar Panchayat may acquire the land and develop the same for Vegetable market. OR The Chief Officer may allow the owner develop the reservation subject to handing over of 25% land to the Planning Authority free of cost. The owner shall be entitled to develop remaining area for other permissible uses in adjoining zone.
3.	**Industrial**		
	Industrial Estate or similar reservations	Planning Authority/ Owner	Planning Authority may acquire the land and develop the reservation. OR The Chief Officer may allow the owner to develop the reservation subject to handing over of 25% of land to the Planning Authority free of cost. The owner shall be entitled to develop remaining area for other permissible uses in adjoining zone.
4.	**Transportation**		
	(a) StateTransport Depot	M.S.R.T.C.	
	(b) StateTransport Stand	M.S.R.T.C. or Private Bus Operators' Association or as the case may be.	
	(c) Truck Terminal	Planning Authority/ Owner	Planning Authority may acquire the land and develop the reservation. OR

			The Chief Officer may allow the owner to develop the reservation subject to handing over of 25% of land to Planning Authority free of cost. The owner shall be entitled to develop remaining area for other permissible uses in adjoining zone.
	(f) Parking	Planning Authority/ Owner	The Planning Authority may acquire the land and develop, operate and maintain the parking space. OR The Owner may be allowed to develop parking space according to the designs, specifications and conditions prescribed by the Chief Officer subject to handing over of parking area equal to plot area, to Planning Authority free of cost. The operation and the maintenance of the facility will be decided by the Chief Officer. Parking spaces may be in basement or open spaces or under the stilts or on upper floors with separate entry & exit. Full permissible F.S.I. of the plot, without deducting the area so handed over, would be available to the owner for other permissible user in that zone.
5.	**Public - Semi-public**		
	(1) Institutional		
	(a) Dispensary	Planning Authority / Owner	The Planning Authority may acquire and develop the amenity as a reservation. OR The owner may be permitted to develop the reservation subject to handing over to the Planning Authority free of cost, 15% built-up area for the amenity constructed according to the norms prescribed by the Chief Officer. Thereafter, the owner will be entitled to have the full permissible F.S.I. of the plot for other permissible user in adjoining zone without deducting the FSI utilised for constructing the amenity. This will be applicable to
	(b) Maternity Home		
	(c) Hospital		
	(d) Govt. Offices		
	(e) Municipal Offices		
	(f) Reservation similar to above		

			all the categories mentioned in (a) to (f).
6.	**Educational**		
	(a) Primary School	Municipal Council/ Owner/ Public Institution	The Municipal Council / Nagar Panchayat may acquire and develop the site for primary school. OR A Public Authority, a Registered Public Trust or a Registered Society may be allowed to acquire and develop the land for primary School. OR The owner may be allowed to develop the reservation.
	(b) High School	.Planning Authority / Owner/public Institution	The Municipal Council may acquire and develop the site for high school. OR A Public Authority, a Registered Public Trust or a Registered Society may be allowed to acquire and develop the land for high School. OR The owner may be allowed to develop the high school.
	(c) College	Owner / Public Institution	The owner or public institution may acquire and develop the site for college.
	(d) Higher Education/ Educational Institution	Institution / Government	The owner or public institution may acquire and develop the site for higher education / educational institution.
8.	**Assembly and recreation**		
	(a) Auditorium	Planning Authority	The owner shall construct a cinema theatre of atleast 300 seat capacity of 33% or the existing capacity whichever is more and remaining F.S.I. may be allowed to be utilised for other permissible user subject to other D.C. Regulations and conditions as imposed by the Chief Officer.
	(b) Open Air Theatre	Planning Authority	The Planning Authority may acquire the land and develop the reservation for the purpose.
	(c) Museum		
	(d) Town Hall / Community Centre		

	(e) Gymnasium / Gymkhana		
	(f) Exhibition Hall		
	(g) Stadium		
	(h) Rock Garden		
	(i) Play Ground		
	(j) Recreational Ground		
	(k) Club		
	(l) Garden		
	(m) Park		
	(n) Sports Complex		
	(o) Library		The Planning Authority may acquire, develop and maintain reservation or the owner may be permitted to develop the reservation subject to his handing over to the Planning Authority the 20% built-up space for library free of cost constructed according to norms prescribed by the Chief Officer. The owner will be entitled to have full permissible F.S.I. of the plot without taking into account the area utilised for construction of reservation.
9.	**Public Utilities**		
	(a) Water Reservoir	Planning Authority/ Appropriate Authority	The Govt. department concerned may acquire, develop and maintain user. OR. The owner may be permitted to develop the facility subject to his handing over to the Planning Authority / Govt. Dept., the 25% required built-up space for the facility constructed according to the norms prescribed by the Planning Authority/ Govt. Dept. Thereafter, the owner will be entitled to the full permissible F.S.I. of the plot without deducting the area / FSI utilised for constructing the facility, for the use permissible in adjoining zone. This shall be applicable for the sites mentioned in (f) to (j). Where Appropriate Authority is other than the Planning Authority/ Government/ Departments of State Government, then cost of land as
	(b) Cattle Pound and Dairy Farm		
	(c) Cremation Ground		
	(d) Kabrasthan		
	(e) Burial Ground		
	(f) Fire Brigade Station		
	(g) Drainage and Sewerage Disposal Scheme Work		
	(h) Post Office/ Post and Telegraph Office	Planning Authority/ Central Govt Dept. / Owner	
	(i) Telephone Exchange		
	(j) Police Institute / Police Establishment		

	/Police Station		per Ready Reckoner shall be paid to the Planning Authority by such authority and cost of construction to the owner/ developer.

NOTE :

1) The above permissions for development of reservations/ designations shall be granted by the Chief Officer/ Chief Executive Officer of the Planning Authority, with prior approval of Appropriate Authority, if any.

2) In case of composite reservations/designations, the permission shall be granted in consultation with the Divisional Head of concerned division of the Town Planning Department and Appropriate Authority.

3) Where development of reservation is in a single building, then built area proportionate with land share may be allowed to be handed over to the Planning Authority or Appropriate Authority, as the case may be, in consultation with Divisional Head of concerned division of the Town Planning Department.

37.0. TRANSFERABLE DEVELOPMENT RIGHTS:

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

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

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

In following cases also TDR shall not be allowed :-

a) Where layout is already sanctioned and there was no commitment on the part of authority to grant FSI of such new road / road widening.

b) If such road is part and parcel of the layout / scheme, then no FSI shall be permissible of the width of road that would have been necessary according to length as per these regulations.

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

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

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

37.4. Development Rights Certificate (DRC) will be issued by the Chief Officer himself with the approval of the Assistant Director of Town Planning/ Town Planner of concerned district of the Town Planning Department. It will state, in figures and in words, the FSI credit in square meters of the built-up area to which the owner or lessee of the said reserved plot is entitled, the place and user zone in which the DRs are earned and the areas in which such credit may be utilised.

37.5. The built-up area for the purpose of FSI credit in the form of a DRC shall be equal to the gross area of the reserved plot to be surrendered and will proportionately, increase or decrease according to the permissible FSI of the zone where from the TDR has originated.

37.6. When an owner or lessee also develops or constructs the amenity on the surrendered plot at his cost subject to such stipulations as may be prescribed by the Chief Officer or the appropriate authority, as the case may be, and to the satisfaction of the Chief Officer and hands over the said developed/constructed amenity to the Chief Officer free of cost, he may be granted by the Chief Officer a further DR in the form of FSI equivalent to the amount worked out by dividing cost of construction of the amenity (as decided by the Chief Officer) by land rate per sq.m. as per ready reckoner.

$$\textbf{TDR in sq.m.} = \frac{\textbf{cost of construction of amenity in rupees}}{\textbf{land rate per sq.m. as per ready reckoner}}$$

37.7. A DRC will be issued only on the satisfactory compliance of the conditions prescribed in these Regulations.

37.8. If a holder of DRC intends to transfer it to any other person, he will submit the DRC to the Chief Officer with an appropriate application for an endorsement of the new holder's name, i.e., transferee, on the said Certificate, without such an endorsement by the Chief Officer and Assistant Director of Town Planning/Town Planner themselves, the transfer shall not be valid and the Certificate will be available for use only by the earlier original holder.

37.9. A holder of DRC who desires to use FSI Credit Certificate therein on a particular plot of land shall attach to his application for development permission, valid DRCs to the extent required.

37.10. DRC shall not be valid for use on receivable plots in the areas listed below, (identified as No TDR Receiving Zone)

(a) In area included in central zone as shown on Development Plan.

(b) All Gaothan / congested area shown on Development Plan and notified slums included in the limits of municipal council / nagar panchayat.

(c) All plots abutting National Highways, State Highways and ring roads. However, plots fronting on service roads along the National Highways, State Highways and ring roads shall be eligible for receiving TDR.

(d) Areas in agricultural zone and in blue zone (prohibitive zone) and red zone (restrictive zone) as specified by Irrigation Department.

(e) On plots for housing schemes of slum dwellers for which additional F.S.I. is permissible.

(f) Areas where the permissible F. S. I. less than 1.0 and also where additional FSI as permissible under these regulations is already consumed.

(* wherever applicable)

37.11. The DRC's in Municipal Council / Nagar Panchayat Jarea shall be issued and utilised in the proportion given in the Table below:

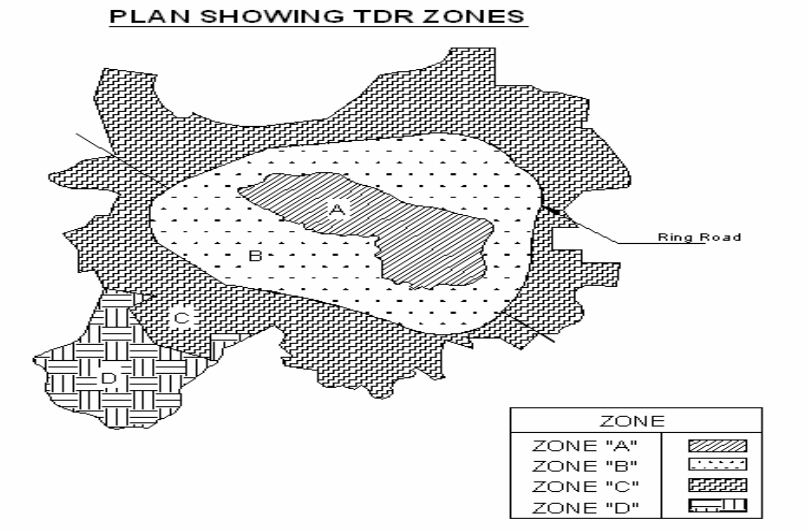
DRC Generation Zone	Utilisation Zone (excluding areas in 37.10)			
	A Zone	B Zone	C Zone	D Zone
A Zone	----	X x 1.2	X x 1.4	X x 1.6
B Zone	----	X	X x 1.2	X x 1.6
C Zone	----	X x 0.80	X	X x 1.2
D Zone	----	X x 0.60	X x 0.80	X

NOTE :

(i) Where X is area of TDR generated in sq.m.

(ii) 0.8, 1.2 – are multiplying factors to be decided by Planning Authority for each zone according to the average land values.

(iii) Zones A,B,C, ……. -- to be decided depending upon the average land values in the municipal council area. e.g.



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

37.13.1. The FSI of the receiving plot shall be allowed to be exceeded over the normal allowable FSI by a maximum of 40%. This can be in addition to the limit mentioned in Regulation No.24 of part V.

37.13.2. In cases where plots which are already developed with full FSI potential and are subjected to acquisition for road widening, TDR may be permitted to the extent of 35% of the otherwise permissible TDR.

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

case may be). The cost of any transaction involved shall be borne by the owner or lessee.

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

37.16. A DRC shall be issued by the Chief Officer himself as a certificate printed on bond paper in appropriate form prescribed by him. Such a certificate will be a transferable "negotiable instrument" after the authentication by the Chief Officer. The Chief Officer and Assistant Director of Town Planning / Town Planner of the district office of Town Planning Department shall maintain a register in a form considered appropriate by them of all transactions, etc. relating to grant of utilisation of DRs.

37.17. The surrendered reserved land for which a DRC is to be issued shall vest in the Municipal Council / Nagar Panchayat or the State Government / Appropriate Authority, if the appropriate authority is other than the Municipal Council / Nagar Panchayat and such land shall be transferred in the City Survey Records / Revenue Records in the name of the Municipal Council / Nagar Panchayat or the State Government / Appropriate Authority as the case may be, and shall vest absolutely in the said Authority. Where the Appropriate Authority is other than the State Government / State Government Department, then cost of land as per the Ready Reckoner shall be deposited by such Authority to the Municipal Council.

37.18. The Chief Officer shall draw up in advance and make public from time to time a phased annual programme (allowing 10 percent variation to deal with emergency development) for generation / grant of TDR in the from of DRCs prioritising revised development plan reservations. Notwithstanding this, in urgent cases the Chief Officer may for reasons to be recorded in writing, grant DRCs as and when considered appropriate and necessary in consultation with the Assistant Director of

Town Planning / Town Planner of concerned district of the Town Planning Department.

37.19. If any contiguous land in addition to the land under reservation for which TDR is given remains unbuildable, the Chief Officer may grant TDR for such land also. The Chief Officer will take care that such land is utilised for open space, public toilet etc.

37.20. Whenever the Appropriate Authority submits its demand for the land reserved for it in the Development Plan or the land owner serves notice under section 127 for such land, then it shall be permissible for the Chief Officer to grant TDR and take possession of such land subject to condition that the concerned Appropriate Authority (other than the State Government Department) shall deposit at least 75% of the land value as per prevailing rate of Ready Reckoner. The Chief Officer shall hand over the possession of such land after receiving the payment of 100% land value as per the prevailing rate of Ready Reckoner. However, for the site reserved for the State Government / State Government Department, the Chief Officer shall handover such reserved land free of cost to the State Government / concerned State Government Department.

****

PART X

ADDITIONAL PERMISSIBLE USES IN CERTAIN CATEGORIES

38.0 Commercial use of lands owned by Zilla Parishad, Panchayat Samiti & Gram Panchayat:

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

i) The lands must be owned by Zilla Parishad / Panchayat Samiti / Gram Panchayat, as the case may be.

ii) These lands are not reserved for any other appropriate authority in Development Plan /Town Planning Schemes.

iii) Independent access of appropriate width shall be separately provided for each commercial user and original user.

iv) Parking requirement as prescribed for each type of user shall have to be provided.

39.0. Commercial use of lands in the possession of Maharashtra state road transport corporation

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

40.0. Uses permissible below Flyover.

(i) Parking

****

PART XI

REGULATIONS FOR SPECIAL ACTIVITIES

41.0. Mining or Quarrying Operations:-

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

i) In areas within the cities such pits and holes created in the process of mining and quarrying should be appropriately filled up and not left open.

ii) The site shall be restored so as to make it safe either by raising a garden or in addition by planting fruit growing trees around it or by making it a water reservoir.

iii) Mining & quarrying operation should be in a controlled manner, such as starting operation initially on a site away from crowded areas and later gradually extending it to the other.

iv) Hill tops and hill slopes from which rain water flow should not be allowed to be used for mining and quarrying.

v) The natural landscape and environment are not to be adversely affected.

vi) Quarrying shall be regulated in accordance with the method to be prescribed by the District Collector.

vii) Regulations prescribed by the Revenue authorities regarding the resettlement and restoration of environment shall be strictly followed.

viii) Quarrying shall not be permitted within 500m from the gaothan / village settlements and from the rivers, forts, historical places and places of tourist interest and within 500 m from the High Tide Line along the coast.

ix) The conditions prescribed under Maharashtra Minor Mineral Extraction Rules and Regulations shall be observed.

42.0. **Erection of mobile towers**:

Mobile towers may be allowed to be erected, subject to following conditions:

1. Mobile towers may be allowed to be erected in any land use zone on ground or on terrace of a building.

2. Approach road of minimum 12 m. width shall be necessary.

3. The area of the cabin should not be more than 20sq. m.

4. The use of the cabin is for keeping the instruments used for Cellular Mobile Phone.

5. Any change made by the Government in this respect is binding.

6. On termination of service of Mobile Phone, the applicant/land owner / agency should demolish the cabin and tower at his own cost.

7. The structural stability of the tower or building should be certified by the appropriate authorities.

8. License should be produced from the telecommunication authorities.

9. If the land comes under Aviation Zone, no objection certificate should be produced from the aviation authorities.

10. Entire responsibilities will be fixed on the concerned applicant agency / land owner for any mishap occurred during erection of tower.

11. The consents from the owner, co-owner and tenement owner are necessary.

12. Development Charges under Chapter VI-A of the Maharashtra Regional and Town Planning Act, 1966 shall be levied as decided by the Government from time to time.

13. Any directions in this regard issued by the Government from time to time or policies framed by the Government shall prevail over these Regulations.

****

PART XII

SPECIAL SCHEMES

43.0. Special Townships: In municipal council area, special townships for residential development shall be allowed to be developed as per following norms:

GENERAL REQUIREMENTS:

1.1. APPLICABILITY:

These Regulations would be applicable to the area of sanctioned development plan of Municipal Council / Nagar Panchayat.

1.1.1.AREA REQUIREMENT:

Any suitable area free from all encumbrances 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 under Special Township shall not be less than 40Ha (100acres) at one place, contiguous, unbroken and uninterrupted which shall not include the area under forest, water bodies like river, creek, canal, reservoir, lands falling within the belt of 100m 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 200m 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.

1.1.2 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.

1.1 INFRASTRUCTURE FACILITIES:

The entire Township should be an integrated one with all facilities within the boundaries of declared townships. All onsite infrastructure, i.e. roads, including D.P. roads, approach road, street lights, water supply and drainage system shall be provided and maintained in future by the developer and the developer shall also carry out development of amenity or proposals, if any, designated in the Development plan, in accordance with the prevailing regulations.

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

b) Drainage and Garbage disposal: The developer shall make suitable and environment friendly arrangements for the disposal and treatment of sewage and solid waste as per requirements of Maharashtra Pollution Control Board & Municipal Council. Recycling sewage for gardening shall be undertaken by the developer.

The developer shall develop eco-friendly garbage disposal system by adopting the recycling and bio-degradation system in consultation with Maharashtra Pollution Control Board and & Municipal Council / Nagar Panchayat.

c) Power: The developer shall ensure continuous and good quality power supply to the 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 authorities. If the power is drawn from an existing supply system, the developer shall before commencement of development, procure a firm commitment of power for the entire township from the power supply company.

1.4 ENVIRONMENT:

The development contemplated in townships shall not cause damage to ecology. 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.

2. SPECIAL CONCESSIONS:

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

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

c) Development Charges: A Special Township Project shall be exempted from Payment of Development charges to the extent of 50%.

d) Grant of Government Land: Any Government land falling under township area shall be leased out to the developer at the prevailing market rate on usual terms 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 Municipal Council for processing the development proposal on certain terms and conditions as may be decided by the Chief Officer.

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

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 & Playgrounds
g) Public Utilities
h) Basic amenities

4. GENERAL NORMS FOR DIFFERENT LAND USES:

The overall planning of the special township shall be such that the project shall generally meet 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 utilised which is permissible as proportionate to zoning of area under such township at least 60% of the area shall be used for purely residential development and further, out of the total built-up area proposed to be utilised for residential development 10% shall be built for residential tenements having built-up area upto 40 sq.m.

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

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

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

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

f) **Parks, Grounds and play grounds:** The Township shall also provide at least 12% of the gross area of township as parks / gardens / play grounds without changing

the topography. This should be exclusive of the statutory open spaces to be kept in smaller layout. This 12% area should be developed by the developer for such purpose and kept open to general public without any restriction or discrimination.

g) Public Utilities: Appropriate area allocation should be provided for (a) power receiving station/sub station, (b) water supply system, (c) sewerage and garbage disposal system, (d) police station, (e) public parking, (f) cemetery/cremation ground, (g) bus station, (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 – Minimum 18 to 24 mt. wide.

Internal road – as per prevailing regulations applicable to Development Plan subject to minimum road width 9 m.

i) Service Industries: In the Special Township area, lands for commercial uses, industrial uses permissible in residential user, may also be earmarked. However, the predominant land use shall be residential use.

NOTES: -

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

II) Location of Development Plan reservation can be shifted anywhere in the Township Area with the approval of the Chief Officer.

III) 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.

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

V) Minimum parking shall be provided as per DCR of Municipal Council / Nagar Panchayat provided that for hotel, restaurant, college, school, educational institute, educational classes, hospitals, polyclinics and diagnostic centres, offices, mangal karyalaya, town hall, clubs etc.; parking shall be provided within the building premises. For buildings having mixed users, regular parking area a 3m wide strip within the area along the road on front side shall be provided for visitors' parking.

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.

5.1 Special Township in Residential, Residential with Agricultural/Green Zone/No Development Zone.

i. The total built-up area/FSI of entire gross area of the Special Township declared as per Regulation No. 1.1 excluding the area under Agriculture/Green Zone/No Development Zone, if any, included in the project shall be 1.00. The FSI for Agriculture/Green Zone/No Development Zone, 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 for Municipal Council. 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 Agriculture/No Development Zone 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 Agriculture/Green Zone/No Development Zone the provisions applicable to such scheme shall be proportionate to the area under the respective zoning as per sanctioned Development Plan.

5.2 Special Townships in Agricultural/Green Zone/No Development Zone.

i) Development of Special Township Project in Agricultural/ Green Zone/No Development Zone, contained in the Development Plan shall be permissible subject to conditions that 50% of the gross area of the project shall be kept open while the project of Special Township shall be executed on the remaining 50% land with gross built-up area/ FSI of 0.5 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 from 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 Agriculture Zone 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 4(f) shall apply to the development of Townships in Agricultural /Green Zone/ No Development Zone.

iii) In case area Notified under Special Township falls in Residential Zone and partly in Agricultural Zone/ No Development Zone the provisions applicable to such scheme shall be proportionate to the area under the respective zoning as per sanctioned Development Plan.

5.3 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 Municipal Council 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.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 Municipal Council. 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.

6. SALE PERMISSION:

It would be obligatory on the part of the developer firstly to provide for basic infrastructure and as such no permission for sale of plot/ flat shall be allowed unless the basic infrastructure as per **Regulation No. 1.3** is provided by the developer to the satisfaction of the Chief Officer, Municipal Council / Nagar Panchayat. In case the development is provided in phases & sale permission is expected after completion of phase-wise basic infrastructure, such permission may be granted by the Chief Officer, Municipal Council / Nagar Panchayat. Before granting such sale permission, developer has to submit undertaking about the basic infrastructure to be provided and completed phase wise. The plots earmarked for amenities, facilities and utilities shall also be simultaneously developed phase-wise alongwith residential/ allied development.

7. PROCEDURE:

a) Locational Clearance: The proposal for development of Special Township, alongwith details of ownership of land or Development Rights of lands in the 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.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 locational clearance from the Government the developer shall submit the proposal in respect of Special Township to the Chief Officer, Municipal Council / Nagar Panchayat alongwith the environmental clearance as mentioned in **Regulation No.1.4 for** issue of letter of intent. The proposal shall contain ownership rights/development rights, document in respect of at least 50% of area under scheme and other particulars as decided and directed by the Chief Officer, Municipal Council / Nagar Panchayat. Details of qualified technical staff and consultant in technical and law field shall be submitted by the developer to the Chief Officer. Letter of intent shall be issued within a period of 45 days from the date of receipt of the final proposal, complete in all respect. The letter of intent shall be valid for six months unless renewed.

c) i) Final Approval: The Developer shall submit the layout plan of the entire Township area, sector-wise detailed building plans and details of phasing for final sanction to the Chief Officer, Municipal Council / Nagar Panchayat. 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 cost. The Chief Officer, Municipal Council shall conduct proper enquiry and ensure the correctness of title and ownership etc. Only after such verification, the Chief Officer, Municipal Council shall grant approval to layout plan and sector wise detailed building plan in consultation with the Divisional Head of concerned division of the Town Planning Department within the stipulated period on terms and conditions as may be determined by the Chief Officer, Municipal Council / Nagar Panchayat.

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 Development Control Regulations 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, details of rain water harvesting system.

xii) Details of storm water drainage scheme.

xiii) Details of fire fighting mechanism, fire brigade station.

xiv) All other documents as determined and directed by the Chief Officer, Municipal Council / Nagar Panchayat

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/Chief Officer.

8. Implementation & completion:

i) Development of basic infrastructure and amenity shall be completed by the developer to the satisfaction of the Chief Officer, Municipal Council / Nagar Panchayat 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 Chief Officer, Municipal Council / Nagar Panchayat.

iii) Final completion certificate for the scheme is to be issued by the Chief Officer, Municipal Council / Nagar Panchayat 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 Chief Officer, Municipal Council / Nagar Panchayat.

9. Interpretation:

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

****

44.0. Tourism Development Activities:

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

General Conditions –

1) These guidelines shall be applicable for Tourism Development Zone in No Development Zone & other Zones, too as setout herein below.

2) Tourism Development Zone can be developed by individual or company or partnership firm or Government / Semi-government Organisations / Corporations.

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

SR. NO.	NAME	POSITION
(i)	Secretary, Tourism Development Department, Mantralaya	Chairman
(ii)	Divisional Commissionner	Member
(iii)	Municipal Chief Officer	Member

(iv)	Deputy Director of Town Planning / Divisional Head of the Town Planning Department	Member
(v)	Representative of Hotel Industries	Member
(vi)	Environmentalist	Member
(vii)	Architect, having 20 years experience in Architectural practices	Member

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

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

i) Tourism Development Zone as identified in Developable Zone shall be granted FSI as permissible for that zone in the sanctioned DCR.

ii) TDZ area identified in No Development Zone shall be granted FSI as per the Table No.33 given below -

Table No.33

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

Note:

i) After deducting the area of Tourism Development Zone, remaining land in No Development Zone shall be entitled for FSI as permissible in No Development Zone.

ii) For plots each more than 2 hectare in area in No development Zone, no sub-division of plots shall be permitted.

5) Smaller Plots: - For existing landholders having smaller plots in No Development Zone, the provisions of promotion of tourism through bed & breakfast type of the arrangement for tourism shall be permissible as recommended by Tourism Development Zone Committee & approved by Government in Urban Development Department. There shall be the same FSI as in No Development Zone for plots, according to Development Control Regulations.

6) Prohibition for inclusion in TDZ - Lands falling in categories specified below shall not be included in Tourism Development Zone and hence shall not be considered for the purpose -

a) Lands affected beyond permissible levels by pollution in land, water or air, as may be decided and certified by the Maharashtra Pollution Control Board.

b) Lands covered by mangroves.

c) Areas from No Development Zone directly abutting the Residential Zone without being separated by road having width not less than 18 m.

7) Infrastructural Facilities – All the infrastructural facilities required in site as specified by Municipal Council and also as suggested by Tourism Development Zone Committee shall be provided by the developer at his own cost on the site. Proper arrangement for treatment and disposal of sewage and sullage and solid waste shall be made to the satisfaction of Municipal Council & Maharashtra Pollution Control Board. No untreated effluent shall be allowed to pass into the sea or any water body.

8) Revised sites for TDZ – Where the lands are located in unique/unusual area, particularly suitable for development of tourism in view of existing water body, scenic beauty, tree plantation or geological formation etc. but are designated/ reserved in the Development Plan for the purpose of park or gardens or recreation ground or private garden or private recreational ground, it can be specified as Tourism Development Zone. The minimum area of such site, however, shall not be less than 1.00 Ha. The floor space index available for development in such a site

shall be 0.20. This FSI is to be consumed on only 15% of the area of the lands declared as Tourism Development Zone; out of the site designated for open user such as Recreation Ground, Parks etc.

9) Environment & Education – Places where rare species of migratory birds are known to visit and where there is a heritage of flora & fauna shall be given preference for development as Tourism Development Zone. Efforts should be made for creating environmental awareness among the local population & especially among school going children in nearby area.

45.0. Innovative Development Proposals:

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

****

PART XIII

SUPPLEPAENTARY AND MISCELLANEOUS PROVISIONS

46.0. Clarification.

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

47.0. Power to delegate.

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

48.0. Board of Appeals

Any person aggrieved by an order / communication made by an authority under these Regulations may prefer an appeal before the Board of Appeals. The board shall consist of Director of Town Planning, Maharashtra State, Pune and the Divisional Head of Town Planning Department of the concerned division.

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

****

APPENDIX A-1

FORM FOR CONSTRUCTION OF BUILDING OR LAYOUT OF BUILDING / GROUP HOUSING

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

From _____

(**Name of the owner**)

To,

The Chief Officer,

Municipal Council / Nagar Panchayat_____

Sir,

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

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

(1) Key Plan (Location Plan);

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

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

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

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

(6) Attested copy of receipt of payment of scrutiny fees;

(7) Latest property tax receipt;

(8) No Objection Certificate, wherever required.

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

Signature of the Licensed Surveyor/Architect

Signature of Owner _____

Name of Owner _____

Address of Owner _____

Dated_____

FORM GIVING PARTICULARS OF DEVELOPMENT
(PART OF APPENDIX A-1……..ITEM 4)

1. (a) (I) Full Name of Applicant _____
   (ii) Address of applicant _____
   (iii) e-mail ID _____
   (iv) Mobile No. _____
   (b) Name and address of Architect/ licensed Engineer/ Structural Engineer/ Supervisor employed. _____
   (c) No. and date of issue of License_____
2. Is the plot affected by any reservations or road lines? If yes, are these correctly and clearly marked on the block plan? _____
3. *(a) What is the total area of the plot according to the document? _____
   *(b) Does it tally with the Revenue/CTS Record _____
   *(c) What is the actual area available on site measured by Architect/licensed Engineer/ Structural Engineer / Supervisor _____
   (d) Is there any deduction in the original area of the plot on account of road lines or reservation. Please state the total area of such deductions? _____
   (e) If so, what is the net area? _____ _____

* The permission shall be based on the area whichever is minimum

. (Note: Above details shall also be mentioned on building plan submitted for approval)

4. Are all plans as required under Regulation No.6.2 enclosed? _____

5. (a) Is the plot of a city Triangulation Survey Number, Revenue Survey Number or Hissa Number of a Survey Number or a Final Plot Number of a Town Planning Scheme or a part of an approved layout? _____

(b) Please state Sanction Number and Date of Sub-division / Layout _____

6. (a) In what zone does the plot fall ? _____

(b) What is the permissible F.S.I. of the zone? _____

7. (a) Is the use of every room in the proposed work marked on the plans? _____

(b) Is it in accordance with the regulations? _____

(c) Does the use of the building, fall in the category of special types of buildings like, cinema halls, theatres assembly halls, stadia, buildings for religious purpose, hospital buildings, educational buildings, markets and exhibition halls etc.? _____

8. If the work is in connection with an industry :

(a) Please briefly describe the main and accessory process. _____

(b) Please state the maximum number of workmen and the total horse power likely to be employed per shift in the factory _____

(c) Is the proposal for relocation of an existing industry, if so give the name and address of existing industry? _____

(d) Will the building be at 23 m. away from the boundary of a residential and commercial zone? _____

(e) Nature and quantum, of industrial waste/ effluents and method of disposal. _____

9. (a) **What is the average?**

(i) prescribed width of road on which plot is fronting? _____

(ii) existing width of the street? _____

(If the plot abuts on two or more streets, the above information in respect of all streets should be given)

(b) **What is the height of the building?**

(i) Above the average ground level of the plot _____

(c) Does it comply with the Regulation No.15.5? _____

10. (a) If there are existing structures on the plot _____

(i) Are they correctly marked and numbered on the site plan? _____

(ii) Are those proposed to be demolished Immediately and hatched in yellow colour? _____

(iii) What is the plinth area and total floor area of all existing structures to be retained? _____

(Please give details confirming to the plan submitted)

(b) What is the plinth area and total floor area of the proposed work? _____

(Please give details confirming to the plan submitted)

11. (a) Please state the plinth area and total floor area, existing and proposed _____

(total of Item No. 10 (a) (iii) and 10 (b))

(b) Please state the overall F.S.I. _____

(Item 11 (a) divided by Item 3 (e) _____

(c) Does the work consume the full F.S.I. of the plot, as given in Item 6 (b)? _____

(d) Is the Building proposed with setbacks on upper floors? _____

12. (a) What is the width of the front open space?
If the building abuts two or more streets, does
the front open space comply with Regulation No.23? _____

(b) Please state which of the following rule is
applicable for the front open spaces : **Chapter IV**
and does the front open space comply with that rule? _____

13. (a) What is :

(i) the width of the side open space (s)? _____

(ii) the width of the rear open space (s)? _____

(iii) the distance between buildings? _____

(b) Are there two or more wings to the buildings ?
If so, are the open spaces separate or distinct
for each wing? _____

14. (a) What are the dimensions of the inner or outer chowk? _____

(b) (i) Is / are room (s) dependent for its light and
ventilation on the chowk ?
If so, are the dimensions of the chowk as
required for each wing of the building? _____

(ii) If not, is the area equal as per Regulation No.15.2?_____

15. If the height of the building is more than 14 meter above the
average ground level, is provision for lifts made ?

(a) If so, give details of lift.

Type	Passenger Capacity	No. of Lifts	Type of Doors
(1)	(2)	(3)	(4)

(b) Details of Fire Lift. _____

16. (a) Does the building fall under purview of Regulation No.6.2.6.1? _____

(b) If so, does the proposed fire protection requirements
confirm to Part V? _____

(c) If not, give reasons for non conformity _____

(a) _____ _____

(b) _____ _____

(c) _____ _____

(d) _____ _____

17. (a) (i) What are the requirements of parking spaces under the Regulations ? _____

(ii) How many are proposed? _____

(iii) How many lock up garages are proposed? _____

(b) (i) Are loading-unloading spaces necessary? _____

(ii) If so, what is the requirement? _____

(iii) Now many are proposed? _____

18. (a) (i) What are the maximum widths of balconies ? _____

(ii) Will they reduce the required open spaces to less than the provisions of Regulations ? _____

(iii) Do they serve as a passage to any part of the building? _____

(iv) What is their total area? _____

(b) What is the maximum width of weather frames, Sunshades (Chajja), Sun breakers, cornice, eaves or other projection ? _____

(c) (i) Are any porches / Canopies proposed ? _____

(ii) Are they in compliance with Regulation No.15.4.1(b)? _____

19. (a) What is the width of the means of access ? _____

(b) Will it be paved, drained & kept free of encroachment? _____

20. Is recreational or amenity open space provided as required under Regulation No.13.3 & 13.3.11? _____

(a) Are any accessory buildings proposed? If so, for what purpose? _____

(b) What are their heights? _____

(c) Are they 7.5 m away from the street or front boundary and if located within the open spaces 1 .5 m. from other boundary? _____

(d) Is their area calculated in F.S.I.? _____

21. (a) What is the proposed height of the compound / boundary wall? Is it at a junction? _____

(b) Is it in compliance with Regulation No.17.16? _____

22. (a) Is the proposal in the Air Port Zone? _____

(b) Is a "No. Objection certificate" for height is obtained? _____

23. Does the proposal fall in any of the restricted zones? _____

24. (a) Does any natural water source pass through the land under development ? _____

(b) Is necessary setback provided as per Regulation No.11.1.(b)?_____

25. Is the plinth level proposed to be above the level of the surrounding ground level? _____

26. The details of the materials to be used in construction with specification are as below:

Roofs …….. _____

Floors …….. _____

Walls …….. _____

Columns …….. _____

Any other material …….. _____

27. The number of water closet, urinals, kitchens, washbasins, baths to be provided are as follows –

	Water closets	Baths	Urinals	Wash Basins	Kitchens
Existing	_____	_____	_____	_____	_____
Proposed	_____	_____	_____	_____	_____

28. Details of the source of water to be used in the construction _____

29. Distance from the sewer. _____

30. How much municipal land will be used for stacking building material? _____

31. Please explain in detail in what respect the proposal does not comply with the Development Control Regulations and the reasons there for, attaching a separate sheet if necessary. _____

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

Date : _____

Signature of the Applicant.

Address :

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

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

Date :

Address : _____

E_mail ID : _____

Mobile No.: _____

Signature of Architect / Licensed Engineer/Structural Engineer/ Supervisor

FORM OF STATEMENT 1
[Sr. No. 10 (a) (III)]
Existing Building to be retained

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

FORM OF STATEMENT 2
[Sr. No. 10 (b)]
Proposed Building

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

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

A AREA STATEMENTS

1. Area of plot _____ sq.m.

2. Deductions for

(a) Road Acquisition Area _____

(b) Proposed Road _____

(c) Any Reservation _____

(Total a+b+c) _____

3. Net Gross Area of Plot (1-2) _____

4. Deductions for

(a) Recreation Ground as per Regulation No. 3.3.1 _____

(b) Internal Roads. _____

(c) Total (a+b) _____

5. Net Area of Plots (3 - 4c) _____

6. Addition of area for F.S.I. 2(a) _____

2(b) _____

2(c) _____

7.	Total Area (5+6)		_____
*8.	F. S.I. Permissible		_____
*9.	Permissible Built-up Area		_____
10.	Existing Built-up Area.		_____
11.	Proposed Built-up Area		_____
12.	Excess Balcony Area taken in F.S.I.		
	(As per B (c) Below)		_____
* 13	Total Built-up Area (10 + 11 + 12)		_____
* 14	F.S.I. Consumed (13 / 7)		_____
B.	BALCONY AREA STATEMENT.		
	(a) Permissible Balcony Area per Floor.		_____
	(b) Proposed Balcony Area per Floor.		_____
	(c) Excess Balcony Area (Total).		_____
C.	TDR		
	(a) permissible		_____
	(b) proposed to be utilised		_____
D.	PARKING STATEMENT		
	(a) Parking Required	Car	_____
		Scooter/ Motor Cycle,	_____
		Cycle	_____
	(b) Garages Permissible		_____
	(c) Garage Proposed	Car	_____
		Scooter/ Motor Cycle	_____
		Cycle.	_____
	(d) Total Parking Provided		_____
*E.	LOADING/ UNLOADING SPACES		
	Loading/ Unloading required		_____
	Total Loading / unloading required		_____

PROFORMA II
(At Right Hand Bottom Corner of Plans / Below Proforma I)

Contents of Sheet

Stamps of Approval of Plans

***CERTIFICATE OF AREA**

Certified that the plot under reference was surveyed by me on_____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature of Architect/Licensed Engineer/
Structural Engineer/ Supervisor.

Description of Proposal & property
Name of Owner

Job No.	Drg. No.	Scale	Drawn By	Checked By
	North Line			

APPENDIX A-2

FOR SUB-DIVISION OF LAND AS PLOTTED LAYOUT

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

From ……..
(Name of the owner)

To,
The Chief Officer,
Municipal Council, …….

Sir,

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

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

(1) Key Plan (Location Plan);

(2) a site plan (in quadruplicate) showing the surrounding land and existing access to the land included in the layout;

(3) a layout plan (in quadruplicate) showing -
  (i) sub-divisions of the land or plot with dimensions and area of each of the proposed sub-divisions and its use according to prescribed regulations;
  (ii) width of the proposed streets; and
  (iii) dimensions and area of open spaces provided in the layout for the purpose of recreational open space or any like purpose.

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

(5) Attested copy of Receipt for payment of scrutiny fees.

(6) No Objection Certificate, wherever required.

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

Signature of the Licensed Surveyor/Architect

Signature of Owner_____

Name of Owner _____

Address of Owner _____

Dated……

FORM GIVING PARTICULARS OF DEVELOPMENT

(PART OF APPENDIX 1……..ITEM 6)

1. (a) (I) Full Name of Applicant _____

(ii) Address of applicant _____

(iii) e-mail ID _____

(iv) Mobile No. _____

(b) Name and address of Architect/ licensed Engineer employed. _____

(c) No. and date of issue of License _____

2. Is the land affected by any reservations or road lines? If yes, are these correctly and clearly marked on the block plan ? _____

3. *(a) What is the total area of the land according to the document? _____

*(b) Does it tally with the Revenue (7/12) / CTS Record _____

*(c) What is the actual area available on site measured by Architect/licensed Engineer. _____

(d) Is there any deduction in original area of the land on account of road lines or reservation. Please state the total area of such deductions? _____

(e) If so, what is the net area? _____

* The permission shall be based on the area whichever is minimum

5. (a) Is the land of a city Triangulation Survey Number, Revenue Survey Number or Hissa Number of a Survey Number or a Final Plot Number of a Town Planning Scheme? _____

(b) Whether the certified measurement plan of the land issued by the Land Records Department is submitted with the proposal? _____

6. In what zone does the land fall? _____

7. What is the average

(i) prescribed width of access road? _____

(ii) existing width of the street? _____

8. Whether the internal roads proposed in the layout conform to the Regulation No.12.

9. How much recreational open space is proposed? _____

10. Whether amenity space required is as per regulation?
If so, how much is proposed? _____

11. Does the proposal fall in any of the restricted zones? _____

12. Does any natural water source pass through the land under development? _____

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

Date : _____

Signature of the Applicant.

Address :_____

E-mail ID :_____

Mobile No.:_____

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

A AREA STATEMENTS

1. Area of plot _____ sq.m.

2. Deductions for

(a) Road Acquisition Area _____

(b) Proposed Road _____

(c) Any Reservation _____

(Total a+b+c) _____

3. Net Gross Area of Plot (1-2) _____

4. Deductions for

(a) Recreation Open Space as per Regulation No.13.3 _____

(b) Internal Roads. _____

(c) Total (a+b) _____

5. Net Area of Plots (3 - 4c) _____

APPENDIX 'B'

FORM OF SUPERVISION

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

Sir,

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

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

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

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

Address of Architect of Licensed Engineer/ Structural Engineer / Supervisor alongwith mobile No. & e-mail ID _____

Date :

APPENDIX 'C'

QUALIFICATION, COMPETENCE, DUTIES AND RESPONSIBILITES ETC. OF LICENSED TECHNICAL PERSONNEL OR ARCHITECT FOR PREPARATION OF SCHEMES FOR DEVELOPMENT PERMISSION AND SUPERVISION

C-1 General

C-1.1 The qualifications of the technical personnel and their competence to carry out different jobs for building permit and supervision for the purpose of licensing by the Authority shall be as given in Regulation No. C-2 to C-6. The procedures for licensing the technical personnel is given in regulation No.C-6.

C-2 ARCHITECT

C-2.1 ***Qualifications***- The Qualifications for licensing of Architect will be the Associate Membership of the Indian Institute of Architects or such Degree or Diploma which makes him eligible for such membership or such qualifications listed in Schedule XIV of Architects Act, 1972 and shall be registered under the Council of Architecture as per Architects Act, 1972.

***C-2.2 Competence of Architect**: To carry out work related to development permission as given below and to submit -

(a) All plans and information connected with development permission.

(b) Structural details and calculations for building on plot upto 500 sq. m. and upto 3 storeys or 11 m. height and

(c) Certificate of supervision and completion for all building.

C-3 ENGINEER

C-3.1 ***Qualifications***-The qualifications for Licensing Engineer will be the corporate membership (civil) of the Institution of Engineers or such Degree or Diploma in Civil or Structural Engineering.

***C-3.2 Competence**- To carry out work related to development permission as given below and to submit-

(a) All plans and related information connected with development permission.

(b) Structural details and calculations for building on plot upto 500 sq. m. and upto 5 storeys or 16 m. height, and

(c) Certificate of supervision and completion for all building.

C-4 STRUCTURAL ENGINEER

C-4.1 Qualifications- Qualifications for Licensing of structural engineers shall be in the following with minimum 3 years experience in structural engineering practice with designing and field work;

(a) Graduate in Civil Engineering of recognised Indian or Foreign University and 'Chartered Engineer or Associated Member in Civil Engineering Division of Institution of Engineers (India) or equivalent Overseas Institution; and

(b) Associate member in Civil Engineering Division of institution of Engineers (India) or equivalent Overseas: Institution possessing exceptional merits.

The 3 years experience shall be relaxed to 2 years in the case of Post-graduate degree of recognised Indian and Foreign University in the Branch of Structural Engineering. In the case of doctorate in Structural Engineering, the experience required would be one year.

*** C-4.2 Competence** - To submit the structural details and calculations for all building and supervision.

***C-4.2.1.** Complicated buildings and sophisticated structures, as decided by the Chief Officer, which are not within the horizontal areas and vertical limits under C-2.2 (b), C-3.2 (b) & C-5.2 (a) (I) shall be designed only by Structural Engineer.

C-5 SUPERVISOR:

C-5.1 Qualification

(a) For Supervisor 1 :-

(i) Three years architectural assistantship or intermediate in architecture with two years experience, or

(ii) Diploma in Civil engineering with two year's experience.

(b) For Supervisor - 2:-

(i) Draftsman in Civil Engineering from ITI with five year's experience under Architect / Engineer.

C-5.2 Competence

(a) For Supervisor-1: To submit -

(i) All plans and related information connected with development permission on plot upto 200 sq. m. and upto 2 storeys; and

(ii) Certificate as supervision of buildings on plot upto 200 sq. m. and upto 2 storeys and completion thereof.

(b) For Supervisor-2 : To submit -

(i) All Plans and related information upto 50 sq. m. built up area and upto 2 storeys, and

(ii) Certificate of supervision for limits at (i) above and completion thereof.

C-6. LICENSING-

* **C-6.1** Technical Personnel to be licensed:-

The Qualified technical personnel or group as given in regulations; No C-3, C-4, C-5 shall be licensed with the authority and the license shall be valid for three calendar years ending 31st December after which it shall be renewed annually or every three years.

* **C-6.2 Fees for Licensing**- The annual licensing fees shall be as follows:-

For Engineer and structural Engineer	`. 1000 p. a.
For supervisor (1)	`. 500 p. a.
For supervisor (2)	`. 300 p. a.

* **C-6.3** Duties and Responsibilities of Licensed Technical Personnel:

The duties and responsibilities of licensed technical Personnel shall be as follows:-

(1) It will be incumbent on every licensed Technical personnel, in all matters in which he may be professionally consulted or engaged, to assist and co-operate with the Chief Officer of the Municipal Council and other Officers in carrying out and enforcing the provisions of Maharashtra Regional & Town Planning Act, 1966 and of any regulations for the time being in force under the same.

(2) Every licensed Technical Personnel shall in every case in which he may be professionally consulted or engaged, be responsible, so far as his professional connection with such case extends, for due compliance with the provisions of Maharashtra Regional & Town Planning Act, 1966 and the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965 and of any regulations for the time being in force under the said Act, or such of them as may respectively be applicable to the circumstances of the particular case and in

particular it will be obligatory on him to satisfy himself that a qualified and competent Maistry or Inspector of Works is constantly employed and present on the work to supervise the execution of all work and to prevent the use of any defective material therein and the improper execution of any such work.

(3) In every case in which a Licensed Technical Personnel is professionally concerned in connection with any building or work upon any premises, in respect of which a right to require a set-back has accrued or is about to accrue to the Chief Officer under the provisions of relevant Acts or any of them it will be incumbent on such Licensed Technical Personnel to ascertain whether " the regular line of the street" has been prescribed under the provisions of relevant Act; and whether any portion of the said premises is required for the street and no Licensed Technical Personnel must, on any account or under any pretence whatever, be a part to any evasion or attempted evasion of the set-back (if any that may be required).

(4) In every case in which a Licensed Technical Personnel is professionally concerned in connection with any building or work upon any premises designed or intended to be used for any purposes in respect of which the written permission or license of the Chief Officer is prescribed by the said Act at a necessary condition to the establishment or use of such premises for such purpose, it shall be incumbent on such Licensed Technical personnel, so far as his professional connection with such case extends, to see that all conditions prescribed by the said Act, or by any rule for the time being in force there under, in respect or premises designed or intended to be applied to such use, are duly fulfilled or provided for.

(5) A Licensed Technical Personnel shall not carry out any work in connection with any building or other erection on a plot of land leased or agreed to be leased by the Municipal Council in contravention of any term or condition of the lease or agreement for lease.

(6) When Licensed Technical Personnel ceases to be in the employment for the development work, he shall report the fact forthwith to the Chief Officer.

6.4 Licensing of Builders/ Developers:

(a) No developer / builder / real estate firm or company shall be allowed to undertake development / do business / practice in a municipal area unless they are licensed with the sanctioning authority of the respective area.

(b) It shall be mandatory for a developer / builder to register him as a developer / builder with the Authority to undertake the development of the apartment buildings, Group Housing Schemes, all High-Rise Buildings and all commercial complexes.

(c) Developments undertaken for construction of individual residential houses, normal educational / institutional / industrial buildings and developments undertaken by public agencies are exempted from the above condition.

(d) Any developer / builder undertaking development or any firm doing development of a property mentioned in Para. (b) above, in any municipal council or soliciting property sale / transactions or advertising as such in case of above, shall necessarily mention the details of license number of the licensed developer to whom the approval is given by the said Municipal Council / Nagar Panchayat, together with the permit number and it's validity for information and verification of public / prospective buyers.

(e) Absence of the above or suppressing of the above facts would invite penal action including debarring of the real estate firm / development firm / company from practicing / conducting business in the local authority area for 5 years or more, besides prosecution under the relevant laws / code of conduct by the sanctioning authority.

(f) Any licensed developer / builder who undertake construction in violation of the sanctioned plans shall be black listed and this would entail cancellation of his license besides being prosecuted under the relevant laws / code of conduct.

APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMIT AND

COMMENCEMENT CERTIFICATE

To,

_____

_____

_____

Sir,

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

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

5 _____

6 _____

7 _____

8 _____

Office No _____

Office Stamp _____

Date : _____

Yours faithfully,

Chief Officer,
_____ Municipal Council / Nagar Panchayat

Specimen of Stamp of Approval to be marked on building plan

OFFICE OF THE MUNICIPAL COUNCIL
….....
Building Permit No…….
……, Date ……..
SANCTIONED
subject to conditions mentioned in the building permit

Chief Officer,
M.C……

APPENDIX 'D-2'

FORM FOR TENTATIVE APPROVAL FOR DEMARCATION OF LAND / SUB-DIVISION LAYOUT

To,

_____

_____

_____

Sir,

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

1. You will get the land sub-division layout demarcated on the site by the Land Records Department and submit the certified copy to that effect for final approval.
2. It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the Municipal Council / Nagar Panchayat after developing them to the satisfaction of the Chief Officer.
3. If you wish that the Municipal Council should carry out these development works, then you will have to deposit the estimated expenses to the Municipal Council in advance, as decided by the Chief Officer.
4. You will have to submit an undertaking in respect of recreational open spaces as stipulated in Regulation No.13.3.
5. This permission does not entitle you to develop the land which does not vest in you.

6. _____

7. _____

8. _____

9. _____

Office No _____

Office Stamp _____

Date : _____

Yours faithfully,

Chief Officer,
_____ Municipal Council / Nagar Panchayat

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

OFFICE OF THE MUNICIPAL COUNCIL
…….
Letter No…….
……., Date …….
LAYOUT RECOMMENDED FOR DEMARCATION
subject to conditions mentioned in the letter

Chief Officer,
M.C……

APPENDIX 'D-3'

FORM FOR FINAL APPROVAL TO THE LAND SUB-DIVISION / LAYOUT

To,

_____

_____

_____

Sir,

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

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

5. _____

6. _____

7. _____

8. _____

Office No _____ Office

Stamp _____

Date : _____

Yours faithfully,

Chief Officer,
_____ Municipal Council / Nagar Panchayat

Specimen of Stamp of approval of land sub-division layout plan.

OFFICE OF THE MUNICIPAL COUNCIL
…….....
Letter No…….
……, Date …….
LAYOUT SANCTIONED
subject to conditions mentioned in the letter No.

Chief Officer,
M.C……

APPENDIX 'E-1'

FORM FOR REFUSAL OF SANCTION OF BUILDING PERMIT / COMMENCEMENT CERTIFICATE

To,

_____
_____
_____

Sir,

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

1. _____

2. _____ 3.

_____

4. _____

5. _____

6. _____

Yours faithfully,

Chief Officer,
_____ Municipal Council / Nagar Panchayat

Office memo No. BE/ _____
Office Stamp _____
Date : _____

OBJECTIONS

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

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

APPENDIX 'E-2'

FORM FOR REFUSAL OF SANCTION TO LAND SUB-DIVISION / LAYOUT

To,

_____

_____

_____

Sir,

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

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

Yours faithfully,

Chief Officer,

_____ Municipal Council / Nagar Panchayat

Office memo No. BE/ _____

Office Stamp _____

Date : _____

OBJECTIONS

1. Application Form.
2. Plans and Statement.
*3. Architect
4. Ownership.
5. Road width not as per the regulation.
6. Cognizance of D.P.Proposals
7. Required recreational open space
8. Required amenity space
9. Miscellaneous

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

Specimen of stamp to be affixed on the plan

Letter No. …..... Date ……

REJECTED

APPENDIX 'F'

FORM FOR INTIMATION OF COMPLETION OF WORK UPTO PLINTH LEVEL

To,

The Chief Officer,

_____ Municipal Council / Nagar Panchayat

Sir,

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

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

Yours faithfully

Signature of Architect /Licensed Engineer/
Structural Engineer/Supervisor

Name : _____

(In Block Letters)_____

Address : _____

_____

_____

E-mail ID : _____

Mobile No.: _____

Date: _____

APPENDIX 'G'

FORM OF APPROVAL / DISAPPROVAL OF DEVELOPMENT WORK UPTO PLINTH LEVEL

To,

_____
_____
_____

Sir,

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

Yours faithfully,

Chief Officer,
_____ Municipal Council / Nagar Panchayat

Office No _____

Office Stamp _____

Date : _____

APPENDIX 'H'

FORM FOR COMPLETION CERTIFICATE

To,

The Chief Officer,
_____ Municipal Council./ Nagar Panchayat

Sir,

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

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

License No. of Architect _____

Signature of Architect or Licensed Engineer/
Structural Engineer / Supervisor

Address of Architect or Licensed Engineer _____
Structural Engineer / Supervisor

Name of Architect or Licensed Engineer/
Structural Engineer / Supervisor

E-mail ID : _____Mobile No. :_____

Encl : As above.

_____
(Signature of Owner)

Date : _____

_____
Name of Owner (in Block Letters)

APPENDIX 'I'

FORM FOR OCCUPANCY CERTIFICATE

To,

i) Owner:

ii) Architect, Licensed Engineer

Structural Engineer / Supervisor

Sir,

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

1. _____

2. _____

3. _____

4. _____

A set of certified completion plans is returned herewith.

Yours faithfully,

Chief Officer,
_____ Municipal Council / Nagar Panchayat

Office No. _____

Office Stamp____ **Specimen of Stamp to be marked on the plan**

Date_____

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

Chief Officer.

APPENDIX 'J'

FORM FOR REFUSAL OF OCCUPANCY CERTIFICATE

To,

i) Owner:

ii) Architect, Licensed Engineer/ Structural Engineer / Supervisor

Sir,

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

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

2. _____

3. _____

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

Yours faithfully,
Chief Officer,
_____ Municipal Council / Nagar Panchayat

Office No. _____

Office Stamp_____

Date_____

Specimen of Stamp to be marked on the plan

Letter No. ….... Date ……

REJECTED

APPENDIX 'K'

FORM OF INDEMNITY FOR PART OCCUPANCY CERTIFICATE

(On Stamp Paper)*

To,

Chief Officer,

_____ Municipal Council / Nagar Panchayat

.

Subject:-

Sir,

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

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

Yours faithfully,

Signature of Owner--

Na**me of the Owner --**

Witness:--

Address: -

Date:-