

**MAHARASHTRA  
AIRPORT  
DEVELOPMENT  
COMPANY LTD**

**DEVELOPMENT  
CONTROL  
REGULATIONS,  
2017  
FOR  
THE MIHAN  
NOTIFIED  
AREA, NAGPUR**

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# महाराष्ट्र शासन राजपत्र

असाधारण

प्राधिकृत प्रकाशन

वर्ष ३, अंक २०]

शुक्रवार, मार्च २४, २०१७/चैत्र ३, शके १९३९

[पृष्ठे ९, किंमत : रुपये १८.००

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी प्रत्येक विभागाच्या पुरवणीला वेगळे पृष्ठ क्रमांक दिले आहेत.

## भाग एक-अ-नागपूर विभागीय पुरवणी

(भाग चार-ब मध्ये प्रसिध्द करण्यात आलेले आहेत त्यांव्यतिरिक्त) केवळ नागपूर विभागाशी संबंधित असलेले महाराष्ट्र जिल्हा परिषदा व पंचायत समित्या, ग्रामपंचायती, नगरपालिका बरो, जिल्हा नगरपालिका, प्राथमिक शिक्षण व स्थानिक निधी लेखापरीक्षा अधिनियम या अन्वये काढण्यात आलेले आदेश व अधिसूचना.

भाग १-अ (असा.) (ना. वि. पु.), म. शा. रा., अ. क्र. ७९.

### नगर विकास विभाग

मंत्रालय, मुंबई-४०० ०३२, दिनांक १ मार्च, २०१७.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६.

क्रमांक टिपीएस-२४१४-४५५-प्र.क्र. २३६-२०१४-नवि-९.—

ज्याअर्थी, महाराष्ट्र विमानतळ विकास कंपनी मर्यादित (यापुढे उक्त “ म.वि.वि. कंपनी ” असे उल्लेखिलेले) ही कंपनी, कंपनी अधिनियम, १९५६ अन्वये संस्थापित झाली आहे, व महाराष्ट्र शासनाच्या नियंत्रणाखाली कार्य करीत आहे ;

आणि ज्याअर्थी, महाराष्ट्र शासनाच्या नगर विकास विभागाने महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (१९६६ चा महा. ३७ वा) (यापुढे “ उक्त अधिनियम ” असे उल्लेखिलेले) याच्या कलम ४० च्या पोट-कलम १ (ब) अन्वये, म. वि. वि. कंपनीस नागपूर येथील मल्टी-मॉडेल इंटरनॅशनल हब एअरपोर्ट (यापुढे उक्त “ मिहान ” असे उल्लेखिलेले) च्या ५०२१.२३ हेक्टर अधिसूचित क्षेत्रासाठी, शासन अधिसूचना क्र. टिपीएस-२४०१-१४९४-प्र.क्र. २३८-०२-युडी-९, दिनांक ४ फेब्रुवारी, २००३ व क्र. टिपीएस २४०१-१४९४-प्र. क्र. २३८-०१-युडी-९, दिनांक २३ जानेवारी, २००६ व क्र. टिपीएस-२४०७-२९९७-प्र. क्र. २९६-०७-युडी-९, दिनांक १७ जुलै, २००८ आणि सीआयडी-३३०८-६३०-प्र. क्र. २२४-०८-युडी-१०, दिनांक १ एप्रिल, २०१० अन्वये “ विशेष नियोजन प्राधिकरण ” म्हणून नियुक्त केले आहे, मिहान अधिसूचित क्षेत्रामध्ये नागपूर जिल्ह्यातील नागपूर शहरी, नागपूर ग्रामीण व हिंमणी तालुक्यातील काही गावांचा समावेश केला होता ;

आणि ज्याअर्थी, उक्त म. वि. वि. कंपनी यांनी उक्त अधिनियमाच्या कलम ४० च्या पोट-कलम (३) च्या खंड (ड) चे उपखंड (२) अन्वये समाविष्ट करण्यात आल्याप्रमाणे, कलम ११५ च्या पोट-कलम (२) द्वारे अधिसूचित क्षेत्राकरीता तयार केलेल्या प्रारूप नियोजन प्रस्ताव व प्रारूप विकास नियंत्रण नियमावली (यापुढे उक्त “ नियोजन प्रस्ताव ” असे उल्लेखिलेले) जनतेकडून सूचना/हरकती सादर करण्यासाठी महाराष्ट्र शासन राजपत्रात भाग एक-अ, नागपूर विभागीय पुरवणी दिनांक १४ जानेवारी २०१० रोजी पान २ अनुक्रमांक २ वर प्रसिध्द करण्यात आली होती ;

आणि ज्याअर्थी, जनतेकडून प्राप्त झालेल्या सूचना/हरकतीवर विचार विनीयम करून म. वि. वि. कंपनीने पत्र क्र. म. वि. वि. कं. मिहा-१२१-७२७, दिनांक १ जुलै, २०१० अन्वये उक्त प्रारूप नियोजन प्रस्ताव महाराष्ट्र शासनाकडे मान्यतेसाठी सादर केला होता ;

आणि ज्याअर्थी, सदर नियोजन प्रस्ताव राज्य शासनाकडे सादर केल्यानंतर काही अनुषंगिक बदल व विविध वापरासाठी जमिनीच्या वाटपातील बदल ही उद्भवलेली परिस्थिती आणि शासनाने जारी केलेल्या काही मार्गदर्शक तत्वांमुळे उक्त प्रारूप नियोजन प्रस्तावामध्ये सारभूत बदल करण्याची आवश्यकता आहे असे उक्त म. वि. वि. कंपनीने महाराष्ट्र शासनाला पत्र क्र. मवि.वि.कं-मिहा-१२१-४६१, दिनांक १७ जून, २०१३ द्वारे कळविले होते आणि त्याप्रमाणे शासनाकडे सदर नियोजन प्रस्ताव मागे घेण्याची परवानगी मागितली होती ;

ना-एक-अ-१ (१२९२).

आणि ज्याअर्थी, महाराष्ट्र शासनाने उक्त नियोजन प्रस्ताव उक्त अधिनियमाच्या कलम ११५ अनुसार वैधानिक कार्यवाही पूर्ण करण्याकरीता आवश्यक ते बदल समाविष्ट करता यावेत, म्हणून पत्र क्र. टिपीएस ४१४-४५९-प्र. क्र. २२६-२०१४-युडी-९, दिनांक १४ जानेवारी, २०१५ द्वारे उक्त नियोजन प्रस्ताव मागे घेण्याची उक्त म. वि. वि. कंपनीचे विनंतीनुषंगाने तशी परवानगी देऊन उक्त म. वि. वि. कंपनीकडे परत पाठविला आहे ;

आणि ज्याअर्थी, मध्यतरीच्या कालावधीमध्ये उक्त म. वि. वि. कंपनीच्या संचालक मंडळाने दिनांक ३० जून, २०१४ रोजीच्या ठरावाद्वारे उक्त अधिनियमातील तरतुदींचे पालन करून प्रारूप सुधारित नियोजन प्रस्ताव आणि विकास नियंत्रण नियमावली प्रकाशित करून मान्यतेसाठी शासनाला सादर करण्यासाठी मान्यता दिली ;

आणि ज्याअर्थी, शासनाच्या नगर विकास विभागाने अधिसूचना क्र. टिपीएस-२४१४-३८६-प्र. क्र. २३०-२०१४-नवि-९, दिनांक २३ डिसेंबर, २०१४ अन्वये उक्त अधिनियमाच्या कलम ४० च्या उप-कलम (१) आणि (१ब) आणि कलम १६० च्या उप-कलम (१) सह महाराष्ट्र जनरल क्लॉज ॲक्ट, १९०४ अन्वये उक्त मिहान अधिसूचित क्षेत्रातील ७३९.४१ हेक्टर क्षेत्र वगळून, त्या क्षेत्रासाठी नागपूर सुधार प्रन्यास, नागपूर यांना विशेष नियोजन प्राधिकरण म्हणून नियुक्त केले आहे ;

आणि ज्याअर्थी, उक्त म. वि. वि. कंपनी यांनी उक्त अधिनियमाच्या कलम ४० च्या पोट-कलम (३) च्या खंड (ड) चे उपखंड (२) अन्वये समाविष्ट करण्यात आल्याप्रमाणे, कलम ११५ च्या पोट-कलम (२) द्वारे अधिसूचित क्षेत्रासाठी तयार केलेला उक्त नियोजन प्रस्ताव शासकीय राजपत्रात अधिसूचना प्रसिद्ध झाल्याच्या दिनांकापासून ३० दिवसांच्या आत जनतेकडून सूचना/हरकती सादर करण्यासाठी महाराष्ट्र शासन राजपत्रात भाग एक-अ, नागपूर विभागीय पुरवणी दिनांक १९-२५ फेब्रुवारी २०१५ रोजी प्रसिद्ध करण्यात आले होते ;

आणि ज्याअर्थी, जनतेकडून सूचना/हरकतीवर विचार करून उक्त म. वि. वि. कंपनीने ४०६१.४७ हेक्टर आर क्षेत्रासाठी उक्त अधिनियमाच्या कलम ४० च्या पोट-कलम (३) च्या खंड (ड) चे उपखंड (२) अन्वये दिनांक ९ जुलै, २०१५ अन्वये महाराष्ट्र शासनाचे नगर विकास विभागास मान्यतेसाठी सादर केला आहे ;

आणि ज्याअर्थी, उक्त म. वि. वि. कंपनी प्राधिकरणाच्या अहवालाचा विचार करून व संचालक नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत करून व चौकशी केल्यानंतर उक्त नियोजन प्रस्ताव काही बदलांसह मंजूर करणे आवश्यक असल्याचे शासनाचे मत झाले आहे ;

त्याअर्थी, आता, उक्त अधिनियमाच्या कलम ४० च्या पोट-कलम (३) च्या खंड (ड) चे उपखंड (२) द्वारे समाविष्ट केलेल्या कलम ११५ च्या पोट-कलम (३) अन्वये प्रदत्त अधिकाराचा वापर करून शासन—

(क) उक्त नियोजन प्रस्ताव, प्रस्तुत अधिसूचनेसोबत च्या **Schedule-A** मध्ये नमूद केलेल्या बदलानुसार मंजूरी देत आहे.

(ख) प्रस्तुत उक्त नियोजन प्रस्ताव हा प्रस्तुत अधिसूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून अंमलात येईल.

#### SCHEDULE-A

Modification Sanctioned by the Government in pursuant of Section 115 as substituted by clause (d) of sub-section (3) of Section 40 of the Maharashtra Regional and Town Planning Act, 1966

Sr. No.	Regulation No.	As per Draft Planning Proposals alongwith Development Control Regulations under Section 40(3)(d) of the said Act	As per Draft Planning Proposals along with Development Control Regulations submitted to Government for sanction	Sanction by the Government
(1)	(2)	(3)	(4)	(5)

#### (A) Proposal as per Plan :

1	Mixed use zone, Airport and Allied Activities/Services Zone-Total area under all land use zones, for which Planning Proposal has been prepared and submitted to Government for sanction is 4061.47 ha.	Mixed use zone, Airport and Allied Activities/Services Zone-Total area under all land use zones, for which Planning Proposal has been prepared and submitted to Government for sanction is 4061.47 ha.	The Planning Proposals are sanctioned subject to acquisition of the land.
2	Existing lakes is Special Economic Zone (SEZ), Area (Telhara Tank and Dahegaon Tank).	Existing lakes is Special Economic Zone (SEZ), Area (Telhara Tank and Dahegaon Tank).	50 Mtr. wide Green belt is shown around Telhara Tank and Dahegaon Tank as shown on Plan and also

SCHEDULE-A-Contd.

(1)	(2)	(3)	(4)	(5)
				amenities such as, Play Ground, Sports Club and Picnic Centre as shown on the plan submitted by MADC <i>vide</i> letter dated 8th January 2016 are sanctioned. Access road of 30 mt. which is shown towards green belt and amenity area as shown on plan.
3	Mixed use zone. (Future development zone).	Mixed use zone. (Future development zone).	Mixed use zone. (Future development zone).	The Planning Proposals indicating Town level amenities <i>i.e.</i> , Play Ground, Sports Complex, Garden <i>etc.</i> as shown on the plan submitted by MADC <i>vide</i> letter dated 8th January, 2016 are sanctioned.
4	Funnel Zone.	Funnel Zone.	Funnel Zone.	Air Funnel Zone is shown as indicated in the map submitted by MADC <i>vide</i> letter dated 8th January 2016.
5	Road Widening-Missing links in some areas.			(a) Width of proposed 10 mtr. wide Road situated to the south of sector No. 13 passing through the Special Economic Zone and leading towards Hingana is increased to 15 mtr. as shown on plan. (b) Width of proposed 6.0 mtr. wide Road situated to the south of sector No. 19 passing through the Special Economic Zone and leading towards 80 mtr. Ring road is increased to 31 mtr. as shown on plan.

**(B) Development Control Regulations :**

6	3.79.9	<b>Industrial Buildings</b> :-These shall mean and include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated, assembled or processed like assembling plants, laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories <i>etc.</i>	<b>Industrial Buildings</b> :-These shall mean and include any building or part of a building or structure, in which products or value additions 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 <i>etc.</i>	Sanctioned as per the Draft Plan Proposal published.
7	7.2.13	<b>Development Charges</b> 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 and commencement certificate. In case of revised permission where no development is carried out in pursuance of the earlier permission, amount of difference of development charges, if any, shall be levied and recovered.	<b>Development Charges</b> 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 and commencement certificate. In case of revised permission where no development is carried out in pursuance of the earlier permission, amount of difference of development charges, if any, shall be levied and recovered.	<b>Development Charges</b> 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 and commencement certificate. In case of revised permission where no development is carried out in pursuance of the earlier permission, amount of difference of development charges, if any, shall be levied and recovered.

## SCHEDULE-A-Contd.

(1)	(2)	(3)	(4)	(5)
			Provided that, for the purpose of assessment of development charges for the IT and ITES uses, the industrial rate shall be applied.	Provided that, for the purpose of assessment of development charges for the IT and ITES uses, the Industrial rate shall be applied.
8	13.7(a)	The width of the main street on which the building abuts shall not be less than 12 mtr. and one end of this street shall join another street of width not less than 12 mtr. in width subject to Regulation No. 13.3.	The width of the main street on which the building abuts shall not be less than 9 mtr. and one end of this street shall join another street of width not less than 9 mtr. in width subject to Regulation No. 13.3	Width of the main street on which the plots abuts shall not be less than 12 mtr. and one end of this street shall join another street of width not less than 12 mtr. in width subject to Regulation No. 13.3.
9	23.3	<b>Compensatory Floor Space Index (FSI)</b> -Notwithstanding anything contained in the Regulations 23, the Managing Director may, by special permission, permit compensatory Floor Space Index, not exceeding 35% for residential development and 20% for Industrial/Commercial development, over and above admissible Floor Space Index, by charging a premium at the rate of 40%, 60% and 80% of the Stamp Duty Ready Reckoner Rate, for Residential, Industrial and Commercial development respectively. The compensatory FSI is usable as regular FSI and applicable in respect of building to be constructed or reconstructed only. The above clause shall apply only at the option of the owner in cases where commencement certificate has been granted but building is not completed. For plots/layouts, where commencement certificate is granted for partial development, this Regulation No. 23.3 will apply for the balance potential of the plot.	<b>Compensatory Floor Space Index (FSI)</b> -Notwithstanding anything contained in the Regulations 23, the Managing Director may, by special permission, permit compensatory Floor Space Index, not exceeding 35% for residential development and 20% for Industrial/Commercial development, over and above admissible Floor Space Index, by charging a premium at the rate of 20%, 30% and 40% of the Stamp Duty Ready Reckoner Rate, for Residential, Industrial and Commercial development respectively. The compensatory FSI is usable as regular FSI and applicable in respect of buildings to be constructed or reconstructed only. The above clause shall apply only at the option of the owner in cases where commencement certificate has been granted but building is not completed. For plots/layouts, where commencement certificate is granted for partial development, this Regulation No. 23.3 will apply for the balance potential of the plot.	<b>Compensatory Floor Space Index (FSI)</b> -Notwithstanding anything contained in the Regulations 23, the Managing Director may, by special permission, permit compensatory Floor Space Index, not exceeding 35% for residential development and 20% for Industrial/Commercial development, over and above admissible Floor Space Index, by charging a premium at the rate of 30%, 40% and 50% of the Stamp Duty Ready Reckoner Rate, for Residential, Industrial and Commercial development respectively. The compensatory FSI is usable as regular FSI and applicable in respect of building to be constructed or reconstructed only. The above clause shall apply only at the option of the owner in cases where commencement certificate has been granted but building is not completed. For plots/layouts, where commencement certificate is granted for partial development, this Regulation No. 23.3 will apply for the balance potential of the plot.
10	Clause to be Added in the DCR			Special requirements of other Building of MADC. The provisions of clause 21 of the Standardised Development Control and Promotion Regulations for A,B,C, Class Municipal Councils and Nagar Panchayats in Maharashtra, shall be applicable.
11	Clause to be Added in the DCR			<b>Green Building Clause</b> All Building within the Special Economic Zone (SEZ) Area of MIHAN project may be developed as per "Green buildings" norms and regulations that would be prescribed by Government from time to time.

प्रस्तुत अधिसूचना जनतेच्या अवलोकनार्थ खालील कार्यालयात कामकाजाच्या दिवशी कार्यालयीन वेळेत १ महिन्यापर्यंत उपलब्ध राहील.

(१) उपाध्यक्ष व व्यवस्थापकीय संचालक, महाराष्ट्र विमानतळ विकास कंपनी मर्या., मुंबई, ८ वा मजला, वल्ड ट्रेड सेंटर, कफ परेड मुंबई-५.

(२) विभागीय सह-संचालक नगर रचना, नागपूर विभाग नागपूर.

सदर अधिसूचना शासनाच्या [www.maharashtra.gov.in](http://www.maharashtra.gov.in) व नगर रचना संचालनालयाच्या [www.dtp.maharashtra.gov.in](http://www.dtp.maharashtra.gov.in) या संकेतस्थळावर देखील उपलब्ध आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

रा. शा. चौहान,  
कक्ष अधिकारी.

भाग १-अ (असा.) (ना. वि. पु.), म. शा. रा., अ. क्र. ८०.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032, Dated the 01<sup>st</sup> March, 2017.

No. TPS-2414-455-CR-236-2014-UD-9.—

Whereas, the Maharashtra Airport Development Company Limited (hereinafter referred to “the said MADC”) is a company incorporated under the Companies Act, 1956 and functions under the superintendence and control of the Government of Maharashtra ;

And whereas, Government of Maharashtra in Urban Development Department *vide* Government Notification Nos. TPS-2401-1494-CR-238-02-UD-9 dated 04-02-2003, TPS-2401-1494-CR-238-01-UD-9 dated 23-01-2006, TPS-2407-2997-CR-296-07-UD-9 dated 17-07-2008 and CID-3308-630-CR-224-10-UD dated 01-04-2010, notified an area admeasuring 5021.23 Hectare for Multi-Modal International Hub Airport at Nagpur (hereinafter referred to as “the said MIHAN”) from the revenue villages of Nagpur Urban Taluka, Nagpur Rural-V and Hingna Taluka of the Nagpur District for the development of said MIHAN Government has declared said MADC to be the “Special Planning Authority” as per the provision of sub-section (1B) of Section 40 of the Maharashtra Regional and Town Planning Act, 1966. (Mah XXXVII of 1966) (hereinafter referred to as “the said Act”);

And whereas, the said MADC, as required by sub-section (2) of Section 115 as inserted by clause (d) of sub-section (3) of Section 40 of the said Act had published the Draft Planning Proposals along with Draft Development Control Regulations (hereinafter referred as “the said Planning Proposal”) in the Maharashtra Government Gazette Part-1-A, Nagpur Divisional Supplement, dated 14th January, 2010 on Page 3, at Serial No.3, for inviting suggestions and objections from the general public ;

And whereas, after considering the suggestions and objections received from the public, the said MADC, had submitted the said Planning Proposals to the State Government, *vide* its letter No. MADC-121-727, dated 1st July, 2010 for sanction ;

And whereas, after submission of the Planning Proposals to the State Government, the said MADC, *vide* its letter No. MADC-MIHAN-121-461, dated 17th June, 2013 had informed the State Government that on account of some incidental changed circumstances arised in the allocation of land for different uses and to incorporate the necessary provision in accordance with the guidelines issued by the Government, the said Planning Proposals needs to undergo some changes/modifications of substantial nature and as such, requested the Government to allow the said MADC to withdraw the said Planning Proposals ;

And whereas, the Government of Maharashtra in Urban Development Department has *vide* its letter No. TPS-2114-459-CR-226-2014-UD-9, dated 14th January, 2015 returned the said Planning Proposal to the said MADC by permitting it to withdraw the said Planning proposals ;

And whereas, in the meanwhile the Board of Directors of the said MADC, *vide* Resolution dated 30th June, 2014 has approved the draft Planning Proposal and Development Control Regulations and submitted the same to the Government after following the due process laid down under the said Act ;

And whereas, Government of Maharashtra in Urban Development Department *vide* Notification No. TPS-2414-336-CR-230-2014-UD-9 dated 23-12-2014, dated 739.41 Hectare area from the said MIHAN Notified area and appointed the Nagpur Improvement Trust to be Special Planning Authority for the deleted area as per provisions of sub-section (1) and (1B) of Section 40 and sub-section (1) Section 160 of the said Act, read with Sections 16 & 21 of the Maharashtra General Clause Act, 1904 ;

And Whereas, the said MADC prepared the Draft Planning Proposals for 4061.47 Hectare and Development Control Regulation of notified land within its jurisdiction as required by sub-section (2) of Section 115 alongwith newly inserted Clause (d) of sub-section (3) of Section 40 of the said Act and published a notice in Maharashtra Government ना-एक-अ-२ (१२९२).

Gazette, Part-A, Nagpur Divisional Supplement, dated 19-25 February, 2015, for inviting suggestions and objections in respect of the said Draft Planning Proposal and Draft Development Control regulations of the said MIHAN notified area (hereinafter referred to as "the said Planning Proposals") ;

And whereas, after hearing the suggestion/objections received on the said Planning Proposals, the said MADC has submitted the said Planning Proposal for 4061.47 Hectare to the Government of Maharashtra in Urban Development for sanction *vide* letter dated 9th July, 2015, in pursuant of Section 115 as substituted by clause (d) of sub-section (3) of Section 40 of the said Act ;

And whereas, after considering the report of the said MADC and consulting the Director of Town Planning Maharashtra State, Pune and after making necessary enquiries the Government is of the opinion that the said Planning Proposal should be sanctioned with some changes ;

Now, therefore, in exercise of the power conferred by in pursuant of Section 115 as substituted by clause (d) of sub-section (3) Section 40 of the said Act, the Government hereby ;

(A) Sanctions the said Planning Proposal as specifically described in the Schedule-A appended to this Notification.

(B) Fixes the date of this Notification in the *Official Gazzette* as the date of coming into force of the said Planning Proposal.

#### SCHEDULE-A

Modification Sanctioned by the Government in pursuant of Section 115 as substituted by clause (d) of sub-section (3) of Section 40 of the Maharashtra Regional and Town Planning Act, 1966.

#### (A) Proposal as per plan

Sr. No.	Regulation No.	As per Draft Planning Proposal along with Development Control Regulations under Section 40(3)(d) of the said Act.	As per Draft Planning Proposal alongwith Development Control Regulation submitted to Government for sanction	Sanction by the Government
(1)	(2)	(3)	(4)	(5)
1		Mixed use zone, Airport and Allied Activities/Services Zone-Total area under all land use zones, for which Planning Proposal has been prepared and submitted to Government for sanction is 4061.47 ha.	Mixed use zone, Airport and Allied Activities / Services Zone-Total area under all land use Zones, for which Planning Proposal has been prepared and submitted to Government for sanction is 4061.47 ha.	The Planning Proposals are sanctioned subject to acquisition of the land.
2		Existing lakes in Special Economic Zone (SEZ) Area (Telhara Tank and Dahegaon Tank)	Existing lakes in Special Economic Zone (SEZ) Area (Telhara Tank and Dahegaon Tank)	50 Mtr. wide Green belt is shown around Telhara Tank and Dahegaon Tank as shown on Plan and also amenities such as, Play Ground, Sports Club and Picnic Centre as shown on the Plan submitted by MADC <i>vide</i> letter dated 8th January, 2016 are sanctioned. Access road of 30 mt. which is shown towards green belt and amenity area as shown as plan.



SCHEDULE - A-Contd.

(1)	(2)	(3)	(4)	(5)
3		Mixed use Zone. (Future Development Zone)	Mixed use Zone. (Future Development Zone)	The Planning Proposals indicating Town level amenities <i>i.e.</i> , Play Ground, Sports Complex, Garden <i>etc.</i> as shown on the Plan submitted by MADC <i>vide</i> letter dated 8th January 2016 are sanctioned.
4		Funnel Zone	Funnel Zone	Air Funnel Zone is shown as indicated in the map submitted by MADC <i>vide</i> letter dated 8th January, 2016.
5		Road Widening-Missing links in some areas		(a) Width of proposed 10 mtr. wide Road situated to the south of Sector No. 13 passing through the Special Economic Zone and leading towards Hingna is increased to 15 mtr. as shown on plan.  (b) Width of proposed 6.0 mtr. wide Road situated to the south of Sector No. 19 passing through the Special Economic Zone and leading towards 80 Mtr. Ring Road is increased to 31 mtr. as shown on plan.

**(B) Development Control Regulations—**

6	3.79.9	<b>Industrial Buildings</b> :-These shall mean and include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated assemble or processed like assembling Plants, Laboratories, Power plants, Smoke houses, Refineries, Gas plants, Mills, Dairies, Factories <i>etc.</i>	<b>Industrial Buildings</b> : These shall mean and include any building or part of a building or structure, in which products or value additions 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 <i>etc.</i>	Sanctioned as per the Draft Plan Proposals published.
7	7.2.13	<b>Development Charges</b> :- 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 and commencement certificate. In case of revised permission where no development is carried out in pursuance of the earlier permission, amount of difference of development charges, if any, shall be levied and recovered.	<b>Development Charges</b> :- 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 and commencement certificate. In case of revised permission where no development is carried out in pursuance of the earlier permission, amount of difference of development charges, If any, shall be levied and recovered.	<b>Development Charges</b> :- 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 and commencement certificate. In case of revised permission where no development is carried out in pursuance of the earlier permission, amount of difference of development charges, If any, shall be levied and recovered.

SCHEDULE - A-Contd.

(1)	(2)	(3)	(4)	(5)
			Provided that, for the purpose of assessment of development charges for the IT and ITES uses, the industrial rate shall be applied.	Provided that, for the purpose of assessment of development charges for the IT and ITES uses, the industrial rate shall be applied.
8	13.7(a)	The width of the main street on which the building abuts shall not be less than 12 mtr. and one end of this street shall join another street of width not less than 12 mtr. in width subject to Regulation No. 13.3.	The width of the main street on which the building abuts shall not be less than 9 mtr. and one end of this street shall join another street of width not less than 9 mtr. in width subject to Regulation No. 13.3.	Width of the main street on which the plots abuts shall not be less than 12 mtr. and one end of this street shall join another street of width not less than 12 mtr. in width subject to Regulation No. 13.3.
9	23.3	<p><b>Compensatory Floor Space Index (FSI) :-</b></p> <p>Notwithstanding anything contained in the Regulations 23, the Managing Director may, by special permission, permit compensatory Floor Space Index, not exceeding 35% for Residential development and 20% for Industrial/Commercial development, over and above admissible Floor Space Index, by charging a premium at the rate of 40%, 60% and 80% of the Stamp Duty, Ready Reckoner Rate, for Residential, Industrial and Commercial development respectively. The compensatory FSI is usable as regular FSI and applicable in respect of buildings to be constructed or reconstructed only.</p> <p>The above clause shall apply only at the option of the owner in case where commencement certificate has been granted but building is not completed. For plots/lay-outs, where commencement certificate is granted for partial development, this Regulation No. 23.3 will apply for the balance potential of the plot.</p>	<p><b>Compensatory Floor Space Index (FSI) :-</b></p> <p>Notwithstanding anything contained in the Regulations 23, the Managing Director may, by special permission, permit compensatory Floor Space Index, not exceeding 35% for Residential development and 20% for Industrial/Commercial development, over and above admissible Floor Space Index, by charging a premium at the rate of 20%, 30% and 40% of the Stamp Duty, Ready Reckoner Rate, for Residential, Industrial and Commercial development respectively. The compensatory FSI is usable as regular FSI and applicable in respect of buildings to be constructed or reconstructed only. The above clause shall apply only at the option of the owner in cases where commencement certificate has been granted but building is not completed.</p> <p>For plots/layouts, where commencement certificate is granted for partial development, this regulation No. 23.3 will apply for the balance potential of the plot.</p>	<p><b>Compensatory Floor Space Index (FSI) :-</b></p> <p>Notwithstanding anything contained in the Regulations 23, the Managing Director may, by special permission permit compensatory Floor Space Index, not exceeding 35% for Residential development and 20% for Industrial/Commercial development, over and above admissible Floor Space Index, by charging a premium at the rate of 30%, 40% and 50% of the Stamp Duty, Ready Reckoner Rate, for Residential, Industrial and Commercial development respectively, for an initial period of 2 years from the date of these regulations coming in force, subject to review of these rates thereafter by MADC. The compensatory FSI is usable as regular FSI and applicable in respect of buildings to be constructed or reconstructed only. The above clause shall apply only at the option of the owner in cases where commencement certificate has been granted but building is not completed. For plots/lay-outs, where commencement certificate is granted for partial development, this Regulation No. 23.3 will apply for the balance potential of the plot.</p> <p>Special requirement of other Building of MADC. The provisions of Clause No 21 of the</p>
10	Clause to be Added in the DCR			

SCHEDULE - A-Contd.

(1)	(2)	(3)	(4)	(5)
11	Clause to be Added in the DCR			<p>Standardised Development Control and Promotion Regulations for A.B.C. class Municipal Councils and <i>Nagar Panchayats</i> in Maharashtra, shall be applicable.</p> <p><b>Green Building Clause :-</b></p> <p>All Building within the Special Economic Zone (SEZ) Area of MIHAN project may be developed as per "Green building" norms and regulations that would be prescribed by Government from time to time.</p>

A copy of this Notification shall be kept open for inspection by the general public during office hours in the offices on all working days for a period of 1 month.

(1) The Vice Chairman and Managing Director, Maharashtra Airport Development Company Ltd. 8th Floor, World Trade Centre, Cufe Parade, Mumbai-5.

(2) The Joint Director of Town Planning Nagpur Division, Nagpur.

This Notification shall be published on the Government website at [www.maharashtra.gov.in](http://www.maharashtra.gov.in). as well as web site of Director of Town Planning, Pune at [www.dtp.maharashtra.gov.in](http://www.dtp.maharashtra.gov.in)

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

R. S. CHOUHAN,  
Desk Officer.



**MAHARASHTRA AIRPORT DEVELOPMENT COMPANY  
LIMITED**

**DEVELOPMENT CONTROL REGULATIONS  
FOR THE MIHAN NOTIFIED AREA, NAGPUR, 2017**

(Approved by the Government vide GR No TPS 2414/455/CR-236/2014/UD-9,  
dated 1<sup>st</sup> March, 2017 and came into effect from the date of publication in the  
Government Gazetted No. NP CITY/236/2015-17 Dated 24<sup>th</sup> March 2017)

Special Planning Authority Multi-modal International Hub Airport at Nagpur (SPA MIHAN)  
Appointed by Government of Maharashtra under Section 40(1B) of MRTP Act, 1966

March, 2017

# MAHARASHTRA AIRPORT DEVELOPMENT COMPANY LIMITED

## **DEVELOPMENT CONTROL REGULATIONS, 2017**

### **FOR The MIHAN NOTIFIED AREA, NAGPUR**

(Republished Under Sub-Section(2) of Section 115 as inserted by clause(d) of sub section(3) of Section 40 of Maharashtra Regional and Town Planning Act, 1966)

Published by,  
Maharashtra Airport Development Company,  
Centre 1, World Trade Centre,  
Cuffe Parade, Mumbai – 400 005

**Price : 250/-**

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**LIST OF MODIFICATIONS**

**None**

**DEVELOPMENT CONTROL REGULATIONS (DCR)**

**This document is reprinted version of the published Development Control Regulations.  
In case of any discrepancy and/or clarification please contact the following Officers:**

- 1.Chief Planner, Mumbai**
- 2.Senior Architect, Nagpur**

**DEVELOPMENT CONTROL REGULATIONS (DCR)  
FOR MIHAN NOTIFIED AREA, NAGPUR, 2017**

**PART - I  
ADMINISTRATION**

**1 PREAMBLE**

In exercise of powers conferred by Clause (1B) of Section 115 as inserted by clause(d) of sub section(3) of Section 40 of Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) and all other powers enabling it in this behalf, the Maharashtra Airport Development Company Limited(hereinafter referred to as the "Authority"), being the Special Planning Authority for the MIHAN notified area, the designated as site for Multi-modal International Hub Airport at Nagpur, hereby makes the following Regulations;

**2 SHORT TITLE, EXTENT AND COMMENCEMENT**

**2.1 Title**

These Regulations shall be called as "Development Control Regulations for the Multi-modal International Hub Airport at Nagpur Notified Area, Nagpur, 2017

**2.2 Extent**

These Regulations shall apply to the building activity and development works on lands in the MIHAN notified area under the jurisdiction of the Maharashtra Airport Development Company Limited.

**2.3 Commencement**

These Regulations shall come into force immediately after the publication in the Maharashtra Government Gazette and shall replace all existing building bye-laws and Development Control Rules/Regulations in force, framed under the Maharashtra Regional and Town Planning Act, 1966. Special Regulations, if any, approved by the Government considering the character of the town shall also be applicable.

**2.4 Saving**

Notwithstanding 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.

**3 DEFINITIONS**

**3.0 General**

3.0.1 In these Regulations, unless the context otherwise requires, the definitions given hereunder shall have meaning indicated against each of them.

3.0.2 Words and expressions which are not defined in these Regulations shall have the same meaning or sense as in the,-

- i) The Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966),
  - ii) National Building Code (2005 as amended from, time to time),
- 3.1 Act:- Act in these Regulations means** The Maharashtra Regional and Town Planning Act, 1966;
- 3.2 Authority:-**Authority means the Maharashtra Airport Development Company Limited (MADC), a company registered under the Companies Act, 1956 having its registered office at Centre-1, World Trade Centre, Cuffe Parade, Mumbai- 400005 and appointed as the Special Planning Authority under section 40 (1B) of the Act for the “MIHAN notified area”.
- 3.3 Access:-** Clear approach to a plot or building.
- 3.4 Accessory Building:-**A building separate from the main building on a plot and containing one or more rooms for accessory use such as servant’s quarters, garage, store rooms or such areas as may be classified by the Managing Director.
- 3.5 Accessory/Ancillary Use:-**Any use of the premises subordinate to the principal use and incidental to the principal use.
- 3.6 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 respect of gardening, white washing, painting, plastering, pointing, paving and retiling shall not be deemed to be alteration
- 3.7 Advertising Sign:-**Any surface of structure with characters, letters or illustrations applied thereto and displayed in any manner whatsoever outdoor 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.
- 3.8 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.
- 3.9 Amenity Space:-**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, clinics, dispensaries, nursery, health club, sub post office, police station, electric substation, ATM of Banks, Electronic cyber library, open market, garbage bin, water supply installation, electricity supply installation, sewage treatment plant and includes other utilities, services and conveniences.
- 3.10 Approved:-**Means approved by the Managing Director.
- 3.11 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.
- 3.12 Balcony:-** A horizontal cantilever or projection including parapet and handrail balustrade to serve as a passage or sitting out place with at least one side fully open, except provided with railing or parapet wall for safety.
- 3.13 Basement or Cellar:-**The lower storey of a building below, or partly below the ground level.
- 3.14 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 projections, 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 tarpaulin shelters erected occasionally for temporary or ceremonial occasions with the permission of the Managing Director shall not be considered as building.
- 3.15 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.
- 3.16 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.
- 3.17 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 Managing Director 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.
- 3.18 Cabin:-**A non-residential enclosure constructed of non-load bearing non masonry partitions having area not exceeding 3.0 sq. mtr.
- 3.19 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.
- 3.20 Chajja:-**A sloping or horizontal structural overhang usually provided over openings on external walls to provide protection from sun and rain and for the purpose of architectural appearance.
- 3.21 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.

- 3.22 Courtyard or Chowk:** - A space permanently opens to sky or partially by buildings and may be at ground level or any other level within or adjacent to a building.
- 3.23 Combustible Material:**-A material, if it burn or adds heat to a fire when tested for combustibility in accordance with IS: 3808-1966 Method of Test for Combustibility of Building Materials, given in National Building Code.
- 3.24 Canopy:-** A projection over any entrance.
- 3.25 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.
- 3.26 Convenience Shopping:-**Means shops for domestic needs having an area up to 10 sq. mtr.
- 3.27 Corridor:-**A common passage or circulation space includes a common entrance hall.
- 3.28 Covered Area:-**The area immediately above the plinth level covered by the building, but does not include:
- a) Garden, rockery, well and well structures, nursery, water pool, fountain, benches, platforms round a tree and the like;
  - b) Drainage culvert, conduit, catch-pit, gully pit, inspection chamber, gutter and the like; and
  - c) Compound wall, gate, canopy, uni-storeyed porch and portico, Society office, watchmen's cabin (not more than 3 sq.mtr.).
- 3.29 Density:-**The residential density expressed in terms of the number of dwelling units per hectare.
- 3.30 Detached Building:-**A building, with walls and roofs independent of any other building with open space on all sides.
- 3.31 Dwelling Unit/Tenement:-**An independent housing unit with separate facilities for living, cooking and sanitary requirements.
- 3.32 Escape Route:-**Any well ventilated corridor, staircase or other circulation space, or any combination of the same, by means of which, a safe place in the open air at ground level can be reached.
- 3.33 Enclosed Staircase:-**A staircase separated by fire resistant walls and door(s) from the rest of the building.
- 3.34 Existing Building or Use:-**A building or structure or its use is existing, legally.
- 3.35 Exit:-** A passage, channel or means of egress from any building, storey or floor area to a street or other open space of safety; Types of exit are as follow:

- 3.35.1. Vertical Exit:-**A vertical exit is a means of exit used for ascension or descension between two or more levels, including stairway, smoke proof towers, ramps, escalators and fire escapes.
- 3.35.2. Horizontal Exit:** Horizontal exit is a protected opening through or around a firewall or a bridge connecting two or more buildings.
- 3.35.3. Outside Exit:-**An outside exit is an exit from building to a public way, to an open area leading to a public way, to an enclosed fire resistive passage leading to a public way.
- 3.36 External Wall:-** External wall means an outer wall of a building, not being a partly wall even though adjoining to a wall of another building and also means a wall abutting on an interior open space of any building.
- 3.37 Escalator:-**A power driven, inclined, continuous stairway used for raising or lowering passengers.
- 3.38 Fire and/or Emergency Alarm System:-**An arrangement of call points or detectors, sounders and other equipment's for the transmission and indication of alarm signals, for testing of circuits and, whenever required, for the operation of auxiliary services. This device may be workable automatically or manually in the case of fire or other emergency.
- 3.39 Fire Lift:-**One of the lifts specially designed for the use of fire service personnel in the event of fire.
- 3.40 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.
- 3.41 Fire Resisting Material:-** Material which has certain degree of fire resistance.
- 3.42 Fire Resistance:-**The time during which a material fulfils its function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load or restraint. The fire resistance test of structures shall be done in accordance with "IS -3809 - 1966 Fire Resistance Test of Structures".
- 3.43 Fire Separation:-**The distance in metres measured from any other building on the site or from other of a street or other public space to the building.
- 3.44 Fire Service Inlet:-**A connection provided at the base of a building for pumping up water through in-built fire-fighting arrangements by fire service pumps in accordance with the recommendations of the Chief Fire Officer.
- 3.45 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.
- 3.46 Floor:-**The lower surface in a storey on which one normally walks in a building. The general term floor unless otherwise specifically mentioned shall not refer to a mezzanine floor. The sequential numbering of floor shall be determined by its



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

- 3.47 Floor Space Index (FSI):-** The quotient obtained by dividing the total covered area (plinth area) on all floors, excluding exempted areas under these Regulations by the area of the plot.

$$\text{FSI} = \frac{\text{Total covered area on all floors}}{\text{Plot area}}$$

- 3.48 Footing:-**A foundation unit constructed in brick work, masonry or concrete under the base of a wall or column for the purpose of distributing the load over a large area.
- 3.49 Foundation:-**That part of the structure which is in direct contact with and transmitting loads to the ground.
- 3.50 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 accesses/roads/streets.
- 3.51 Gallery:-**An intermediate floor or platform projecting from a wall of an auditorium or a hall provides extra floor area, additional seating accommodation etc. These shall also include the structures provided for seating in stadia.
- 3.52 Garage - Private:-**A building or portion thereof, designed and used for parking of privately owned motor driven or other vehicles.
- 3.53 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 or other vehicles.
- 3.54 Gaathan:-**Means village site within the meaning of Maharashtra Land Revenue Code, 1966
- 3.55 Ground Level:-**The average level of ground in a plot (site).
- 3.56 Group Housing:-**Group Housing Scheme means a building or a group of buildings constructed or to be constructed with one or more floors, consisting of more than one dwelling units and having common service facilities. Common service facilities means facilities like staircase, balcony, corridor, verandah, lift, etc.
- 3.57 Ground Coverage Ratio:-**The ratio of covered area to the total plot area.
- 3.58 Habitable Room:-**Habitable room or living room means, a room constructed or intended for human habitation.
- 3.59 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 neighbourhood and provided that no mechanical equipment is used except for what is customarily used for purely domestic or household purposes and/or employing licensable goods. If motive power is used, the total electricity load should not exceed 0.75 KW. 'Home Occupation' may also include such similar occupations as may be specified by the Managing Director and subject to such terms and conditions as may be prescribed.

- 3.60 High Rise Building:-**The Buildings 15 mtr. or above in height, excluding chimneys, cooling towers, boiler, rooms/lift machine rooms, cold storage and other non-working areas in case of industrial buildings, and water tanks, and architectural features in respect of other buildings shall be considered as high rise building.
- 3.61 Information Technology Establishment (ITE):-**ITE means an establishment which is in the business of developing either software or hardware relating to computers or computer technology as approved by Director of Industries.
- 3.62 Land Use:-** The principal use of land for which a plot of land or building thereon is used or intended to be used; for the purpose of classification of a plot of land according to the land uses, a land use shall be deemed to include subsidiary land uses which are contingent upon it.
- 3.63 Layout Open Space/Recreational Open Space:-**Layout open space means a statutory common open space kept in any layout exclusive of margins and approaches, at a height not more than ground level of the building unit.
- 3.64 Ledge or Tand: -** A shelf like projection, supported in any manner whatsoever, except by vertical supports within a room itself.
- 3.65 Licensed Engineer/Structural Engineer/Supervisor:-**A qualified Engineer/Structural Engineer/Supervisor licensed by the Managing Director.
- 3.66 Lift: -** An appliance designed to transport persons or materials between two or more levels in vertical or substantially vertical directions, by means of a guided car platform.
- 3.67 Laying out of New Street:-**It includes provision of road for levelling, formation, metalling or paving of a road and footpaths, etc. including layout of the services such as water supply, drainage, etc.
- 3.68 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.
- 3.69 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.

- 3.70 Loft:-**An intermediate floor between two floors or a residual space in a pitched roof above normal level constructed for storage.
- 3.71 Managing Director:-**Managing Director (MD) means the Vice Chairman & Managing Director, Maharashtra Airport Development Company Limited or any of its officers specifically appointed by the Authority to perform the functions of the Managing Director under these Regulations.
- 3.72 Marginal Open Space/Set back:-**Minimum distance required to be left open to sky between the boundary of the building plot and the building excluding court yard/chowk, which is an integral part of the plot.
- 3.73 Means of Access:-**These shall include the road/street/vehicular access way, pathway up to the plot and to the building within a plot.
- 3.74 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 the ceiling of any storey.
- 3.75 MIHAN Notified Area:-** means the area specified under Urban Development Department, Government of Maharashtra Notification nos. TPS 2401/1494/CR-238/02/UD-9, dated 04/02/2003, TPS 2401/1494/CR-238/01/UD-9, dated 23/01/2006 and TPS 2407/2997/CR-296/07/UD-9 dated, 17/07/2008, and the modifications thereto made by the Government, from time to time.
- 3.76 Net Plot Area:-**The net plot area shall be as per Regulation No. 14.5.
- 3.77 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'.
- 3.78 Non-conforming User:-**Any lawful use/building existed on the site but which does not conform to the zoning shown on the Development Plan or Proposal for Development of the land.
- 3.79 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 below unless otherwise spelt out in Development Plan or Proposal for Development of the land.
- 3.79.1 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, residential hotels, hostels, dormitories, dharmshalas, apartment

houses, flats, service apartment, studio apartment and private garages incidental thereto.

- 3.79.2. 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 buildings used for day-care purposes more than 8 hours per week.
- 3.79.3. Institutional Buildings:-** A building constructed or used by Government, Semi-Government organization or registered trusts or persons and used for medical or other treatment, a hostel for working women or an auditorium or complex for cultural and allied activities or for 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.
- 3.79.4. Assembly Buildings:-** These shall include any building or part of building where groups of people congregate or gather for amusement, recreation or social, religious, patriotic, civil, travel and similar purposes, e.g. theatres, motion picture house, drive-in-theatres, multiplexes, assembly halls, city halls, town halls, auditoria, exhibition halls, museums, mangal karyalaya, cultural centre, skating rinks, places of worship, dance theatres, club & gymkhana, passenger stations and terminals of air, surface and other public transportation services, recreation piers and stadia.
- 3.79.5. 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.
- 3.79.6. 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.

- 3.79.7. Mercantile Buildings:-** These shall mean and 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.
- 3.79.8. Wholesale Establishments:-** These shall mean and 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.
- 3.79.9. Industrial Buildings:-** These shall mean and include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated, assembled or processed like assembling plants, laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories etc.
- 3.79.10. Storage Buildings:-** These shall mean and include any building or part of a building used primarily for the storage or sheltering of goods, wares or merchandise, like ware houses, cold storage, freight depots, transit sheds, godowns, store houses, public garages, hangars, truck terminals, grain elevators, barns and stables.
- 3.79.11. Hazardous Buildings:-** These shall mean and include any building or: part of a building which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or which may produce poisonous gases or explosions during storage, handling, manufacturing or processing, which involve highly corrosive, toxic or noxious alkalis, acids or other liquids or chemicals producing flames, fumes and explosive, mixtures of dust or which result in the division of matter into fine particles subject to spontaneous ignition.
- 3.80 Parapet:-** A low wall or railing built along the edge of a roof, terraces, balcony, verandah etc.
- 3.81 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.
- 3.82 Permission:-** A permission or authorisation in writing by the Managing Director to carry out the work regulated by these Regulations.
- 3.83 Plinth:-** The portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground.
- 3.84 Plot/Site:-** A parcel or piece of land enclosed by definite boundaries and approved by the Managing Director/an authority as a building site, under these Regulations.
- 3.85 Podium:-** A continues projection base or pedestal under a building within the permissible building line.

- 3.86 Porch:-**A covered surface supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building.
- 3.87 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.
- 3.88 Road/Street Line:-** The line defining the side limit of a road/street.
- 3.89 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 bottom of ridge.
- 3.90 Row Housing:-**A row of houses with only front, rear and interior open spaces.
- 3.91 Semi Detached Building: -** A building detached on three sides with open spaces as specified.
- 3.92 Service Floor:-**A floor provided for facilitating maintenance and/or termination/diversion of services like water supply, drainage, electricity supply, and accommodating mechanical/electrical devices, apparatus like air handling units, air conditioning plants, etc.
- 3.93 Site corner:-**The side at the junctions of and fronting on two or more intersecting streets.
- 3.94 Site, Depth of:-**The mean horizontal distance between the front and rear side boundaries.
- 3.95 Site, Double Frontage:-**A site, having a frontage on two streets other than a corner plot.
- 3.96 Site, Interior or Tandem:-**A site, access to which is by a passage from a street whether such passage forms part of the site or not.
- 3.97 Smoke Stop Door:-**A door for preventing or checking the spread of smoke from one area to another.
- 3.98 Special Buildings:-**The following types of buildings shall be considered Special Building,-
- i) multi-storied buildings having 15 mtr. in height or more;
  - ii) special buildings like educational, assembly, mercantile, institutional, industrial, storage and hazardous buildings;
  - iii) mixed occupancies with any of the aforesaid occupancies having area more than 500 sq. mtr.

- 3.99 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
- 3.100 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.
- 3.101 Storage:-**A place where goods are stored.
- 3.102 Store Room:-**A room used as storage space.
- 3.103 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.
- 3.104 Tenement:-**An independent dwelling unit with a kitchen or cooking alcove.
- 3.105 Terrace:-**A flat open to sky roof of a building or a part of a building having parapet, not being a cantilever structure.
- 3.106 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.
- 3.107 Tower like structure:-** A structure in which the height of the tower like portion is at least twice the width of the broader base.
- 3.108 "Telecommunication Cell Site/Base Station" (TCS/BS)** for any Telecom Operator shall mean and include tower of requisite height and dimensions, delta, single pole antenna, microwave antenna, cabin of requisite dimensions for housing equipment, telecom transceiver machinery, related civil work, requisite wires and cables, power supply equipment, Diesel Generator (DG) Set/Alternate power supply mechanism, cabin /cupboard for housing any or all of the aforesaid items as necessary.
- 3.109 Unsafe Building:-** Buildings which are structurally and constructionally unsafe, or insanitary, or not provided with adequate means of ingress or egress, or 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.
- 3.110 Verandah:-**A covered area with at least one side open to the outside with the exception of 1 mtr. high parapet on the upper floors to be provided on the open side.
- 3.111 Water Closet (WC):-**A privy with arrangement for flushing the pane with water. It does not include a bathroom.
- 3.112 Water Course:-**A natural channel or an artificial one formed by draining or diversion of a natural channel meant for carrying storm water and waste water.
- 3.113 Width of Road:-**The whole extent of space within the boundaries of road when applied to a new road, as laid down in the development plan/Proposal for

Development of the land 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.

**3.114 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.

#### **4 APPLICABILITY OF REGULATIONS**

4.1 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 including setting up of Telecommunication Cell/Site(s)/Base Station(s) and installation of the equipment's for Telecommunication Network. These Regulations shall also apply to any revision of the development permissions/building permissions granted earlier under any Development Control Regulations. Further these Regulations shall apply to development work defined in Regulation No. 4.2 to 4.4.

4.2 **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.

4.3 **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.

4.4 **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 Managing Director and for which the necessary certificate has been given by the Managing Director shall be allowed subject to the provisions in these Regulations.

#### **5 INTERPRETATION**

5.1 In these Regulations, the use of present tense includes the future tense, the masculine gender includes the feminine and the neutral, the singular number includes the plural and the plural includes the singular. The word "person" includes a corporation/company, "writing" includes "printing and typing" and "signature" includes thumb impression made by a person who cannot write, if his name is written near such thumb impression.

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

#### **6 DEVELOPMENT PERMISSION / COMMENCEMENT CERTIFICATE**

6.1 No person shall carry out any Development, in contravention of the Development Plan proposals/Proposal for Development of the land.

6.2 No person shall carry out any development work including development of land by laying out into suitable plots or amalgamation of plots or development of any land as



group housing 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 permission in the form of commencement certificate for each such development work/building from the Managing Director.

- 6.3 No temporary construction shall be carried out without obtaining prior approval of the Managing Director, which may be granted subject to such conditions as may be deemed necessary by the Managing Director.

#### **6.4 Development undertaken on behalf of Government**

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

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

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

- i) Railways;
- ii) National Highways;
- iii) National Waterways;
- iv) Airways and Aerodromes;
- v) Posts and Telegraphs, telephones, wireless, broadcasting and other like forms of communication, excluding mobile towers subject to Regulation No. 36;
- vi) Regional grid for electricity;
- vii) Defence Authorities;
- viii) Any other essential public service as may be notified by the State Government.

All such constructions shall however, conform to the prescribed requirements for the provision of essential services, water supply connection, drains, etc. to the satisfaction of the Managing Director.

- 6.4.3 However the following constructions of the Government Departments do not come under the purview of operational construction for the purpose of exemption under Regulation No.6.4.2
- i) New residential building (other than gate lodges, quarters for limited essential operational staff and the like), roads and drains in railway colonies, hospitals, clubs, institutes and schools in case of Railways; and
  - ii) New building, new construction or new installation or any extension thereof, in case of any other services.

## **7 PROCEDURE FOR OBTAINING DEVELOPMENT PERMISSION AND COMMENCEMENT CERTIFICATE**

### **7.1. Application/Notice for Intended Development**

Every person who intends to carry out development of land and erect, re-erect or make alterations in any place of the building or demolish any building, shall submit an application in writing to the Managing Director, of his intention, in the prescribed form as per Appendix "A" and such application shall be accompanied by the payment receipt of required scrutiny fee and any other fee/charges/deposits prescribed by the Authority, from time to time, and the plans and statements in sufficient copies (See Regulation No.7.1.1), as required under Regulation No. 7.2 and 7.3. One set of plans shall be retained in the office of the Managing Director for record after the issue of permission or refusal. For the sake of scrutiny, the plans may be submitted in the form of soft copy as specified by the Managing Director, from time to time.

- 7.1.1. Copies of Plans and Statements:-** Minimum four (4) copies of plans and statements shall be made available along with the application/notice. In case of building schemes, where clearance is required from other agencies like Fire Services, number of copies of plans required shall be as decided by the Managing Director.

### **7.2. Information Accompanying the Application/Notice**

The application shall be accompanied by the key (location) plan, site plan, sub-division layout plan, building plan, services plans indicating the requisite dimensions in metric units, specifications, certificate of supervision, ownership title and receipt of payment of building permission fee/development charges and any other fees/charges/deposits as prescribed in Regulation Nos. 7.2.1 to 7.2.13, 7.7 and 36

#### **7.2.1. Size of Drawings sheets and colouring plans**

- 7.2.1.1 The size of drawing sheet shall be any of those specified in Table 1

**Table 1 Drawing Sheet Sizes**

Sr. No.	Designation	Trimmed Sizes (mm)
(1)	(2)	(3)
1	A0	841X 1189
2	A1	594X 840
3	A2	420 X 594
4	A3	297 X 420
5	A4	210 X 297

If Necessary, submission of plans on sheet bigger than A0 is also permissible

**7.2.1.2 Colouring Notations for Plans:-**

The Plans shall be coloured as specified in Table 2. Prints of plans shall be on one side only.

**Table 2 Colouring Notations 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 Line	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	Thick dotted black	---	---
5	Marginal Open Spaces	No colour	No colour	No colour	No colour
6	Existing work	Blue (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 and sewerage work	Red dotted	Red dotted	Red dotted	Red dotted
10	Water Supply Work	Black dotted line	Black dotted Line	Black dotted line	Black dotted Line
11	Deviation from the sanctioned plan	Red hatched	Red hatched	Red hatched	Red hatched
12	Recreational open space/ground/layout open space	Green wash	Green wash	Green wash	Green wash

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

### **7.2.2 Ownership Title and Area:-**

Every application for development permission and commencement certificate shall be accompanied with the following documents, for verifying the ownership and area etc. of land:-

- a) Attested copy of original registered sale/lease deed/power of attorney/ enabling ownership document, wherever applicable.
- b) Village Form No. 7/12 extract or property register card of a date not more than six (6) months prior to 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 Managing Director.
- d) Any other document as prescribed by the Managing Director.
- 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 Managing Director or the concerned authority as the case may be.
- g) In the case of land leased by the Government or local authorities or Authority, 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.

### **7.2.3 Key Plan or Location Plan:-**

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

### **7.2.4 Site Plan:-**

The site plan shall be submitted with an application for building permission drawn to a scale of 1:500 or more as may be decided by the Managing Director. This plan shall be based on the measurement plan duly authenticated by the appropriate officer of the Authority in case of land leased by the Authority or the Department of Land Records. This plan shall have 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 property 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 mtr. 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 of or near the building, including the proposed roads;
    - 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 and provided under these Regulations;
  - m) Overhead electric supply' lines, if any, including space for electrical transformer/sub-station according to the requirements of the electric distribution company.
  - n) Any water course existing on site;
  - o) Existing alignments of water supply and drainage line;
  - p) Such other particulars as may be prescribed by the Managing Director.

#### **7.2.5 Sub Division/Layout:-**

In the case of development of land, the application/ 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 of 4.0 ha. and above, the plan shall be drawn to 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, natural water courses, water bodies and streams 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, playground, recreation spaces and development plan reservations/roads, schools, shopping and other public places along with their percentage with reference to the total area of the site proposed to be sub-divided/laid out;
- 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.
- h) Contour plan of site, wherever necessary.
- i) A landscape plan to a scale of 1:250 showing various landscape features like trees, hedges, paved areas, etc. The plan shall show, in particular, the type and number of existing trees, the trees to be felled, the trees to be transplanted and the proposal for planting of new trees.

#### **7.2.6 Building Plan**

7.2.6.1 The plans of the buildings with elevations and sections accompanying the application/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 with details of column position 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;
- j) all details and such other particulars as may be prescribed by the Managing Director.

#### 7.2.6.2 Building Plans for High Rise / Special Buildings:-

For High Rise Buildings and Special Buildings, as defined in Regulation No. 3.60 and 3.98, the following additional information shall be furnished/indicated in the building plan, in addition to the items (a) to (j) of Regulation No. 7.2.6.1:

- i) access to fire appliances/vehicles with details of vehicular turning circle and clear motorable access way around the building;
- ii) size (width) of main and alternate staircases along with balcony approach, corridor, ventilated lobby approach;
- iii) location and details of lift enclosures;
- iv) location and size of fire lift;
- v) smoke stop lobby/door, where provided;
- vi) refuse chutes, refuse chamber, service duct, etc.;
- vii) vehicular parking spaces;
- viii) refuse area, if any;
- ix) details of Building Services :- Air-conditioning system with position of fire dampers, mechanical ventilation system, electrical services, boilers, gas pipes etc.;
- x) details of exits including provision of ramps, etc. for hospitals and buildings requiring special fire protection measures;
- xi) location of generator, transformer and switch gear room;
- xii) smoke exhaust system, if any;
- xiii) details of fire alarm system network;
- xiv) location of centralized control, connecting all fire alarm systems, built-in fire protection arrangements and public address system etc.;
- xv) location and dimensions of static water storage tank and pump room along with fire service inlets for mobile pump and water storage tank;
- xvi) location and details of fixed fire protection installations such as sprinklers, wet risers, hose reels, drenchers, CO<sub>2</sub> installation etc.;
- xvii) location and details of first aid, fire fighting equipments/ installations.

#### 7.2.7 Service Plan:-

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

**7.2.8 Specifications:-**

General specifications of the proposed constructions, giving type and grade of materials to be used in form given in Appendix "A", duly signed by a licensed Architect/Engineer/Structural Engineer, as the case may be, shall accompany the application/notice.

**7.2.9 Supervision:-**

The application/notice shall be further accompanied by a certificate of supervision in the form as given in Appendix 'B' by the licensed Architect/Engineer/Structural Engineer as the case may be. In the event of the said technical person ceased to be employed for the development work, further development work shall stand suspended till a new technical person is appointed.

**7.2.10 Statutory Clearance/Consent/NOC:-**

In case of development/construction of buildings requiring clearance/consent/No Objection Certificate from the authorities like Civil Aviation Authority, Railways, Directorate of Industries, Maharashtra Pollution Control Board, District Magistrate, Inspectorate of Boilers and Smoke Nuisance, Defence Authorities, Ministry of Environment and Forests, Archaeological Department etc. the relevant clearance/consent/No Objection Certificate from these authorities, applicable to the occupancy, shall also accompany the application.

In case of High Rise and Special Buildings the building scheme shall also be cleared by the authorised Fire Officer of the Authority.

**7.2.11 Scrutiny Fee/Other Charges:-**

The application/notice shall be accompanied by copy of Receipt of payment of scrutiny fee and other charges as decided by the Managing Director from time to time.

**7.2.12 Security Deposit Fee:-**

For ensuring the faithful compliance of these 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 Managing Director. The same shall be returned to the owner without interest, if not forfeited due to any violation, after the issue of the full occupancy certificate for the building.

**7.2.13 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 and commencement certificate. In case of revised permission, where no development is carried out in pursuance of the earlier permission, amount of difference of development charges, if any, shall be levied and recovered.

Provided that for the purpose of assessment of development charges for the IT and ITES uses, the industrial rate shall be applied.



**7.2.14 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 and commencement certificate.

**7.2.15 Signing the Plans:-**

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 if any allotted by the Managing Director or any other authority.

**7.3 Qualification and Competence of the Architect/Licensed Engineer/ Structural Engineer/Supervisor and Registration**

Architect/Engineer/Structural Engineer/Supervisor referred to in Regulation No. 7.3 shall be registered/ licensed by the Managing Director, as competent to plan and carry out various works. The qualification and procedure for registration and licensing of the Architect/Engineer/Structural Engineer/ Supervisor shall be as given in Appendix- "L".

**7.4 Delegation of Powers**

Except where the Managing Director's, special permission is expressly stipulated, the powers or functions vested in him by these Regulations may be delegated to any official of the Authority under his control, subject to his revision, if necessary and to such conditions and limitations, if any, as he may prescribe. In each of the said Regulations, the word "Managing Director" shall, to the extent to which any official so empowered, be deemed to include such official.

**7.5 Discretionary Powers**

7.5.1 In conformity with the intent and spirit of these Regulations, the Managing Director may:

- a) decide on matters where it is alleged that there is an error in any order, requirement, decision, determination made by any officer of the Authority under delegation of powers in Regulations or interpretation in the application of these Regulations;
- b) Interpret the provisions of these Regulations;
- c) Modify the limit of a zone where the boundary line of the zone divides a plot; and
- d) Authorize the erection of a building or the use of premises for a public service undertaking for public utility purposes only, where he finds such an authorization to be reasonably necessary for the public convenience and welfare, even if it is not permitted in any land use classification;
- e) In specific cases where a clearly demonstrable hardship is caused, the Managing Director may for reason to be recorded in writing, by special permission permit any of the dimensions/provisions prescribed by these Regulations to be modified, except those relating to floor space indices unless otherwise permitted under these

Regulations;

Provided that the relaxation will not affect the health, safety, fire safety, structural safety and public safety of the inhabitants of the building and the neighborhood.

- f) The Managing Director may, from time to time, add or alter or amend Appendices, except where same are prescribed in the Act.

#### 7.6 Temporary Constructions

The Managing Director may grant permission for temporary construction for a period not exceeding six (6) months at a time in aggregate not exceeding a period of three (3) year in aggregate, for 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.
- xi) Ready mix concrete plant.

Provided that, temporary constructions for structures etc. mentioned at (iii), (iv), (vi), (ix) and (x) may be permitted to be continued temporarily by the Managing Director, 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 Managing Director beyond a period of one year.

Provided further that approval of authorized Fire Officer of the Authority shall be obtained wherever necessary.

#### 7.7 Various Charges, Fees, Penalty, Deposits and Premium to be levied by the Authority

The Authority shall levy the various charges, fees, penalty, deposits, premium etc., under these Regulations as per rates given in Appendix "N" and Appendix "O". These are subject to periodic revision by the Authority time to time.

**7.8 Grant or Refusal of Permission**

- 7.8.1 The Managing Director 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 his decision to the person giving the notice in the prescribed form given in Appendix 'C' or 'D' as wherever required.
- 7.8.2 The building plans for buildings identified in Regulation No. 7.2.6.2 shall also be subject to the scrutiny of the authorized Fire Officer of the Authority and the sanction/building permission and commencement certificate shall be issued by the Managing Director after the clearance from the authorized Fire Officer.
- 7.8.3 In case of land subdivision or plotted layout, tentative layout shall be recommended for demarcation at first instance. After having demarcated the layout by the Land Records Department of the Government/Authority, the owner shall submit the demarcated layout for final approval to the Managing Director and the Managing Director shall examine and grant final approval, if it is in accordance with the layout recommended for demarcation and confirming to the Regulations. This shall also be mandatory to Group Housing Scheme.
- 7.8.4 If within sixty (60) days of receipt of the application/notice, along with necessary fees/charges, deposit etc. as required to be paid/deposited under these Regulations, the Managing Director 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;
- 7.8.5 Provided further that, the development proposal, for which the permission was applied for, is strictly in conformity with the requirements of these Regulations 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 or any law in force;
- 7.8.6 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 unauthorized development for purposes of Sections 52 to 57 of the Maharashtra Regional and Town Planning Act, 1966 and other relevant Acts;
- 7.8.7 Provided further that upon receipt of intimation of any claim for deemed permission, the Managing Director shall within fifteen (15) days from the date of receipt of such claim, communicate its remarks, if any, regarding deemed permission to the applicant, failing which, the proposal shall be approved and commencement certificate and one set of duly approved plans for proposed development shall be issued to the applicant within fifteen (15) days thereafter;
- 7.8.8 Provided further that necessary explanation shall be called from the concerned officer of the Authority for not processing and disposing of the proposal within sixty

(60) days.

- 7.8.9 Once the plan has been scrutinized 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 60 days from the date of resubmission. No new objections may generally be raised when they are resubmitted after compliance of earlier objections.

#### 7.9 Commencement of Work

Commencement certificate/development permission shall remain valid for four (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 (1) year, if the work is not already commenced. Such renewal can be done for three (3) 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 Managing Director may condone the delay for submission of application for renewal by charging necessary fees; but in any case, commencement certificate shall not be renewed beyond four (4) years from the date of development permission and commencement certificate.

Provided that no such renewal shall be necessary if the work is commenced within the period of valid permission.

For the purpose of this Regulation, 'Commencement' shall mean as under:-

(a)	For a building work including additions and alterations	up to plinth level
(b)	For bridges and overhead tanks	Foundation and construction work up to the base floor.
(c)	For underground works	Foundation and construction work up to floor of underground floor.
(d)	For layout, subdivision and amalgamation proposals	Final demarcation and provisions of infrastructure and services up to the following stages: i) Roads: Base layer as defined in IRC Code complete. ii) Sewerage, Drainage and water supply excavation and base concreting complete.

## **8 PROCEDURE DURING CONSTRUCTION**

### **8.0 Owner's Liability**

Neither the grant of permission nor approval of the neither drawing nor inspection by the Managing Director during erection of the building shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with these Regulations and safety norms as prescribed by the Bureau of Indian Standards.

### **8.1 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 Managing Director.
- 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 commencement certificate; and
  - b) A copy of the approved drawings referred to in Regulation No. 7.9 on the site for which the development permission was issued.
- iii) **Display board:-**Display board mentioning name of the owner, name of architects, name of structural engineer.

### **8.2 Checking of Plinth, Columns up to 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 Managing Director on completion of work up to plinth level to enable and ensure that the work conforms to the sanctioned plans. The Managing Director may inspect the work jointly with the licensed technical personnel or architect within fifteen (15) days from the receipt of such notice and either grant 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 granted, provided the work is carried out strictly according to the sanctioned plans.

### **8.3 Deviation during Construction**

If during construction of a building, any departure from the sanctioned plans is intended by way of internal or external additions, sanction of the Managing Director 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 Managing Director, shall be deemed as unauthorised.

**8.4 Completion Certificate**

The owner through his licensed surveyor/engineer/structural engineer/ supervisor or architect, as the case may be, who has supervised the construction, shall furnish a building completion certificate to the Managing Director in the form in Appendix 'H'. This certificate shall be accompanied by three (3) sets of plans of the completed development.

**8.5 Occupancy certificate**

The Managing Director 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 twenty one (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 Managing Director, shall be returned to the owner along with the occupancy certificate. Where the occupancy certificate is refused or rejected, the reasons for refusal or rejection shall be given in intimation of the rejection or the refusal.

**8.6 Part occupancy certificate**

When requested by the holder of the development permission, the Managing Director 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 Managing Director in the form in Appendix 'K'.

**9 INSPECTION**

The Managing Director 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.

**10 UNSAFE BUILDINGS**

10.1 All unsafe buildings shall be considered to constitute a danger to public safety, hygiene and sanitation and shall be restored by repairs or demolished or dealt with as otherwise directed by the Managing Director.

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

10.3 **Notice to Owners, Occupier:-** Whenever the Managing Director finds any building or portion thereof to be unsafe, he shall give written notice to the owner and occupier of such building stating the defects thereof. This notice shall require the owner or the occupier within a stated time either to complete specified repairs or improvements or to demolish and remove the building or portion thereof.

- 10.3.1 The Managing Director may direct in writing that the building which in his opinion is dangerous, or has no provision for exit if caught fire, shall be vacated immediately or within the period specified for the purpose; provided that the Managing Director shall keep a record of the reasons for such action with him.
- 10.3.2 In case the owner or occupier fails, neglect or refuses to comply with the notice to repair or to demolish the said building or portion thereof, the Managing Director shall cause the danger to be removed whether by demolition or repair of the building or portion thereof or otherwise.
- 10.4 **Disregard of Notice:-** In case the owner or occupier fails, neglects, or refuses to comply with the notice to repair or to demolish the said building or portion thereof, the Managing Director shall cause the danger to be removed whether by demolition or repair of the building or portion thereof or otherwise.
- 10.5 **Cases of Emergency:-**In case of emergency, which, in the opinion of the Managing Director involves imminent danger to human life or health, the decision of the Authority shall be final. The Managing Director shall forthwith or with such notice as may be possible promptly cause such building or portion thereof to be rendered safe or removed. For this purpose, the Managing Director may at once enter such structure or land on which it stands, or abutting land or structure, with such assistance and at such cost as may be deemed necessary. The Managing Director may also get the adjacent structures vacated and protect the public by an appropriate fence or such other means as may be necessary. The decision of the Managing Director shall be final.
- 10.6 **Costs:-** Costs incurred under Regulation 10.4 and 10.5 shall be charged to the owner of the premises involved. Such costs shall be charged on the premises in respect of which or for the benefit of which the same have been incurred and shall be recoverable as arrears of Land Revenue.

## **11 OFFENCES AND PENALTIES**

### **11.1 Offenses and Penalties**

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

- a) be penalised with a fine as may be fixed by the Managing Director as stipulated in Section 52 of the Act;
- b) further the Managing Director may take suitable actions including demolition of unauthorised works as decided by him as stipulated under Section 53 of the Act.
- c) in case of licensed Engineer/Structural Engineer/Supervisor, the Managing Director may take suitable action against them which may include debarring them from further practice/business for a period as decided by the Managing Director;

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

## **11.2 Revocation of Permission**

- 11.2.1 Without prejudice to the powers of revocation conferred by Section 51 of the Act, the Managing Director, after giving the opportunity of being heard, revoke any development permission issued under these Regulations where it is noticed by him that there had been any false statement or any misrepresentation of material fact in the application on the basis of which the development permission was issued and thereupon the whole work carried out in pursuance of such permission shall be treated as unauthorised.
- 11.2.2 In the case of revocation of the permission under sub-Regulation No. 11.2.1, no compensation shall be paid.

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**PART- II**

**GENERAL PLANNING AND BUILDING REQUIREMENTS**

**12 REQUIREMENT OF SITE**

12.1 No Piece of land shall be used as site for the construction of building:

- a) If the Managing Director 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 mtr. from the edge of water mark of a minor watercourse (like nallah) and 15 mtr. from the edge of water mark of a major water course (like river) shown on Development Plan/Proposal for Development of the land or otherwise, provided that where a minor water course passes through a low lying land without any well-defined banks, the owner of the property may be permitted by the Managing Director to restrict and or to re-align the same within the same land along with cross section as determined by the Managing Director;
- c) If the site is not drained properly or is incapable of being well drained;
- d) If the owner of the building has not shown to the satisfaction of the Managing Director 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 Managing Director;
- 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 Managing Director 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 Managing Director 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 Managing Director;
- i) If the proposed occupancy of the building on the site does not conform to the land use proposals in the development plans/Proposal for Development of the land or Zoning Regulations;
- j) If the level of the site is less than prescribed datum level depending on topography and drainage aspects;
- k) If it doesn't derive access from an authorised street/means of access described in these Regulations;
- l) If it is within the river/lake boundary and blue flood line of the river (prohibitive zone);
- m) If the site is not developable by virtue of restrictions imposed under any law or guidelines of any Government Department;

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

## 12.2 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 3**  
**Distance of Site from Electric Lines**

	Vertically (in mtr.)	Horizontally (in mtr.)
(1)	(2)	(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 mtr. (plus 0.3 mtr. for every additional 33,000 V or part thereof)	2.0 mtr. (plus 0.3 mtr. for every 33,000 V or part thereof)

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

## 12.3 Construction within blue and red flood line

The construction within blue and red flood line along the river side may be permitted at a height of 0.50 mtr. above the red flood line.

## 12.4 Development within 30 mtr. from Railway boundary

For any construction within 30 mtr. from railway boundary, No Objection Certificate from Railway Authority shall be necessary.

## 13 MEANS OF ACCESS

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

13.2 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.

### 13.3 Width of Means of Access

#### 13.3.1 Width of Means of Access

- a) The plots shall abut on a public means of access like street /road. Minimum width of access/layout road/internal road in any development proposal/subdivision/group housing shall be as given in Table No. 4.

**Table No. 4**

Sr. No.	Length of Means of Access in mtr.	Minimum width of Means of Access in mtr.
(1)	(2)	(3)
1	Up to 50	6.0
2	Above 50 to 75	7.5
3	Above 75 to 150	9.00
4	Above 150 and upto 300	12.00
5	More than 300	15.00

Note:-

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

13.3.2 **Pathways:-**A pedestrian approach to the buildings from road/street/internal means of access wherever necessary, shall be through paved pathway of width not less than 2.0 mtr., 3.0 & 4.5 mtr., provided its length measured from exit way of the building is not more than 20 mtr., 40 mtr., and 60 mtr. respectively from the main/internal means of access. If the length is more than 60 mtr., then regular street as provided in Table No.4 shall be necessary. This provision shall also apply to group housing scheme or layout of building for other uses except development under Regulation No. 35.

13.3.3 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.

13.3.4 In the interest of general development of an area, the Managing Director may require the mean of access to be of larger width than that required under Regulation No. 13.3

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

- 13.5 If any private street or any other means of access to a building is not constructed & maintained as specified above, the Managing Director 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 Managing Director shall direct. If the owner or owners fail to comply with this direction, the Managing Director may arrange for its execution and recover the expenses incurred from the owner/owners.
- 13.6 **Access from the Highways/classified roads:** Generally the plot/building along Highway and classified roads shall derive access from service road. However, highway amenities like petrol pump; hotel etc. may have an access direct from Highways and such other roads having a width of 30 mtr. or more. The above shall be subject to the provisions of Bombay Highways Act, 1955 and National Highway Act 1956. Provided that in suitable cases, the Managing Director may suspend the operation of this rule till service roads are provided.
- 13.7 **For High Rise and Special Buildings,** the following additional provisions of means of access shall be ensured;
- a) Width of the main street on which the plots abuts shall not be less than 12 mtr. and one end of this street shall join another street of width not less than 12 mtr. in width subject to Regulation No.13.3.
  - b) The approach to the building and open spaces on its all sides (see Regulation No. 16.1) shall be 6 mtr. and the layout for the same shall be approved in consultation with the authorised Fire Officer 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 mtr. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire engine/fire service vehicles. If main entrance at boundary wall is built over, the minimum clearance shall be 4.5 mtr.

## **14 SUB-DIVISION AND LAYOUT OF LAND**

- 14.1 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.

#### **14.2 Roads, Streets in Land Sub-division or Layout**

14.2.1 The width of roads/streets/public and internal access way including pathway shall conform to provisions of Regulation No. 13.

14.2.2 In addition to the provisions of Regulation No. 13.3, cul-de-sacs giving access to plots and extending upto 150 mtr. normally and 275 mtr. maximum with an additional turning space at 150 mtr. shall be allowed only in residential area, provided that cul-de-sacs would be permissible only on straight roads and further provided that cul-de-sacs ends shall be higher in level than the level of starting point. The turning space, in any case shall be not less than 81 sq. mtr. in area with no dimension being less than 9 mtr.

14.2.3 **Intersection of Roads:-** For intersection junctions of roads meeting at right angles as well as other than right angles, the rounding off or cut off or splay or similar treatment shall be done, to the approval of the Managing Director, depending upon the width of roads, the traffic generated, the sighting angle, etc., to provide clear sight distance.

14.2.4 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.

14.2.5 Whenever called upon by the Managing Director to do so, areas under roads shall be handed over to the Authority free of cost.

#### **14.3 Recreational open spaces**

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

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

Provided further that, no such open space shall be necessary in case of layout or subdivision of plots from already sanctioned layout by the Managing Director where the requisite recreational open space has already been left in the sanctioned layout.

14.3.2 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.

On sanction of the development permission, the recreational open space shall deem to have vested in the society/association of the residents/occupants. In case such society or association is to be formed, the possession/custody of recreational open space shall remain with the Managing Director 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.

- 14.3.3 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 without decrease in area subject to minimum prescribed area under these Regulations with the consent of plot/tenement holders/co-owners; but such revision of recreational open space area shall ordinarily not be allowed after a period of four (4) years from the first sanction.
- 14.3.4 The open spaces shall be exclusive of location of accesses/internal roads/designations or reservations in development plan/proposal for development of the land, roads and areas for road widening.
- 14.3.5 No such recreational open spaces shall admeasure less than 400 sq. mtr.
- 14.3.6 **Minimum dimensions:-**The minimum dimensions of such recreational open space shall be not less than 10 mtr. and if the average width of such recreational open space is less than 20 mtr. the length thereof shall not exceed 2 ½ times the average width.
- 14.3.7 Such recreational open space shall also be necessary for group housing scheme or campus/cluster planning for any use/zone.
- 14.3.8 If required, structure and uses which can be permitted free of FSI in the recreational open spaces shall be as under:
- (1) The structures used for the purpose of pavilion or gymnasium or club house or vipashyana and yoga centre or creche or kindergarten or library or water tank, health out post if required by the Managing Director or other structures for the purpose of sports and recreation activity may be permitted. Convenience shopping below pavilion facing on road on payment of premium as decided by the Authority with requisite side margin required for stadium may be allowed with the special permission of Managing Director.
  - (2) There shall be two storeyed structure with maximum 15% built up area of recreational open space, out of which 10% built up area shall be allowed on ground floor and remaining 5% can be permitted on 1<sup>st</sup> floor. In case of stilt, additional floor may be allowed.
  - (3) No detached toilet block shall be permitted.
  - (4) A swimming pool may also be permitted in such a recreational open space. The ownership of such structures and other appurtenant users shall vest in all the owners on account of whose cumulative holdings; the recreational open space is required to be kept in the layout or subdivision of the land.
  - (5) The proposal for the construction of such structure should come as a proposal from

the owner/s, owners' society/societies or federation of owners' societies and shall be meant for the beneficial use of the owners/members of such society/societies/federation of societies.

- (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 Managing Director, a registered undertaking agreeing to the conditions in (5) to (7) above while obtaining permission for the above said construction.
- 14.3.9 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.
- 14.3.10 In case of sub-division of land admeasuring 8000 sq. mtr. or more in area for industrial uses, 5% of the total area in addition to 10% stipulated in Regulation No 14.3, shall be reserved as amenity open space which, shall also serve as general parking space. When the additional amenity open space exceeds 1500 sq. mtr., 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 Managing Director.
- 14.3.11 **Amenities for layouts of larger areas:-** For layouts admeasuring more than 2.0 ha. provision of 5% of the total area shall be made for amenity space in the layout for purposes such as defined in Regulation No. 3.9 or as approved by the Managing Director. The area earmarked for such amenities shall be developed for the same purpose.

Provided that where provisions in the Development Plan/Proposal for Development of the land or Zone Plan or any other plan has a provision of amenity space more than what is stipulated in this regulation, then amenity space as required under such plan shall prevail and in that case amenity space as per this Regulation shall not be required.

#### 14.4 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 5**

**Minimum Plot Area, Plot Width for Various Uses**

Sr. No.	Uses	Plot Area (in sq. mtr.)	Min. Plot Width (in mtr.)	Type of Development
(1)	(2)	(3)	(4)	(5)
1.	Residential and commercial (except those in 2 to 8 below)	i) 30 and above but up to 125	4.5	Row House
		ii) Above 125 but less than 250	8	Semi Detached/ Detached
		iii) Above 250	12	Detached
2.	Petrol filling stations:			
	(a)without service bay	545	16.75	Detached
	(b)with service bay	1100	30.50	Detached
3.	Cinema Theatre, assembly hall	3 sq. mtr. per seat including parking requirements.	Detached	Detached
4.	Mangal Karyalaya	1000	Detached	Detached
5.	4 or 5 Star hotel in independent plot	2500	Detached	Detached
6.	3 Star Hotel	1000	Detached	Detached
7.	Industrial	3000 sq. mtr. for land within SEZ processing area & 500 sq. mtr. for land outside SEZ processing area.	Detached	Detached

Note:-The minimum plot area can be modified with the special permission of the Managing Director depending upon demand and requirement of particular size of plot and site constraint.

**14.5 Net Plot Area and Computation of FSI**

14.5.1 For the purpose of computing FSI/Built-up area, the net area of the plot shall only be considered.

- i) In case of a layout/sub-division/development, such net area shall be calculated at 90 % of the gross plot area, after deducting from the gross area of plot, the area covered by amenity space under Regulation No 14.3.11 and Development Plan/Proposal for Development of the land proposals, if any.
- ii) In case of group housing scheme on land having original area more than 0.40 ha.,



net plot area shall be 90 %, excluding area covered by amenity space under Regulation No 14.3.11 and for Development Plan/Proposal for Development of the land proposals, if any.

- iii) In case of plotted layout, such 90% of gross area shall be distributed on all plots on prorata basis.
- iv) In case of plots from the approved layouts, the same plot shall be treated as net plot area and shall be eligible for full permissible FSI under these Regulations.
- v) In case of amalgamated plots, the net plot area is equal to gross plot area after amalgamation, for computation of FSI, provided, original land holding of each plot does not exceed 0.40 ha.

#### 14.5.2 The following shall not be counted in FSI

- a) Areas covered by features permitted in marginal open spaces as per Regulation No. 16.5 and subject to condition indicated therein.
- b) Areas covered by staircase rooms, lift rooms above topmost storey, staircase/lift wells and passages in stilt, basement and floors exclusively used for parking and other ancillary users as permitted in Regulation No. 18.10.4.(c) to 18.10.4.(e).
- c) Areas covered by staircases/lift wells including lobbies as specified, excluding those covered under Regulation No. 14.5.2 (b) with special written permission of the Managing Director, subject to payment of premium as determined by the Authority.
- d) Area covered under mandatory parking space as per Regulation No. 17 and subject to condition indicated therein.
- e) Lofts as per Regulation No. 18.7 and subject to condition indicated therein.
- f) Area of office room of a co-operative housing society or apartment owner's association as per Regulation No. 18.5.
- g) Area of one fitness centre as per Regulation No. 18.17.
- h) The refuge areas subject to Regulation 20.4.8
- i) Area of a covered passage of clear width not more than 1.52 mtr. leading from a lift exit at terrace level to the existing staircase so as to enable descend to lower floor in a building to reach tenements not having direct access to a new lift in a building without an existing lift.
- j) The fire chutes as provided under Regulation No 25.26
- k) Fire Check floor/Service floor of height not exceeding 1.8 mtr.
- l) Open to sky swimming pool at the terrace above the top most storey or on the top most podium and ground level only. Otherwise, open to sky swimming pool at any level shall be counted in FSI.
- m) Area of the service ducts abutting Sanitary Blocks not exceeding 1.2 mtr. width. In

case of high rise buildings, higher width/size as per requirements and design approved by the Authority not exceeding 2.0 mtr.

- n) Ornamental projection of glass façade/glazing not exceeding 0.30 mtr. from building line for non-residential building.
- o) Area covered by chimney, elevated tanks (provided its height below the tank from the floor does not exceed 1.5 mtr.)
- p) Structures required for rain water harvesting and solar energy equipment.
- q) Area of sanitary block for use of domestic servants engaged in the premises, not exceeding 2.2 sq. mtr. at staircase mid landing level and at stilt, parking floor level.

#### 14.5.3 The following shall be counted in FSI

- a) Toilet block and covered parking spaces as provided under Regulation No. 16.5.5 (i) and 16.5.5 (ii).
- b) Refuse area subject to Regulation No. 20.4.8.
- c) Area of fire escape balcony as provided in Regulation No. 25.25
- d) Area of sanitary block for the use of domestic servants engaged in the premises, other than at staircase mid-landing level, stilt level, parking level.
- e) Part/Pocket/Covered terraces, for whatever purpose, except open terrace above the top most storey and the part terrace at top most storey due to planning constraints but accessible from common staircase.
- f) Area below open to sky swimming pool, clearance exceeding 1.5 mtr. from floor level.
- g) Air condition plant room/Air handling unit room, meter room, D.G. set room except provided in basement.
- h) Fire check floor/service floor of height exceeding 1.8 mtr.
- i) Area of balconies as provided in Regulation No. 16.5.4
- j) Area of watchman's cabin/booth subject to Regulation No. 16.5.5 (iii)
- k) Niches below window sill.
- l) Area of mezzanine floor as per Regulation No. 18.8
- m) Area of one public telephone booth and one telephone exchange (PBX) room per building.
- n) The ornamental projection, including the voids, flower beds, etc. projecting from the face of the building except at the terrace level.
- o) Ornamental projection, flower bed etc. over a balcony or gallery.
- p) Area of cupboards as per Regulation No. 16.5.9
- q) Area of one room for installation of telephone concentrators as per requirement of

concerned Telecom. Authority.

- r) Area of a separate letter box room on the ground floor of residential and commercial buildings.
- s) Covered areas required on top terrace for antenna/dish antenna communication tower used for Telecom (basic cellular or satellite telephone) or ITE purposes, V-Sat, Routes, Transponders or similar IT related structure or equipment, in excess of 20 sq. mtr. as per Regulation No. 36.6 (j)
- t) The parking floor in excess of required parking under these Regulations. Deck parking inclusive of Car lifts and passages thereto on habitable floors.
- u) Driver's room/sanitary block on podium and or parking floor.
- v) Covered swimming pool.

#### **14.6 Relocation of DP Sites/DP Proposals/ Proposal for Development of the land :-**

If the land, proposed to be laid out for any development, is affected by any reservations for public purposes, the Managing Director 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

- i) if the reservation proposed to be relocated is in parts;
- ii) beyond 200 mtr. of the location in the Development Plan/Proposal for Development of the land;
- iii) beyond the same holding of the owner in which such reservation is located;
- iv) unless the alternative location and size is at least similar to the location and size of the Development Plan/Proposal for Development of the land as regards access, levels, etc.;
- v) unless the relocation is within area covered by the layout or development permission under sanction; and
- vi) if the reservation is already shifted under these regulations.

All such relocation of the reservations/alignment of roads shall be carried out with the special permission of Managing Director. The Development Plan/Proposal for Development of the land is deemed to be modified to that extent.

- vii) if the land is reserved in view of its geographical location like Bio-Diversity Proposal, Nalla training reservation etc.

#### **14.7 Amalgamation of plots**

14.7.1 Amalgamation of plots shall be permissible, if they form a sizable plot from planning point of view and if they are contiguous. However, total area of amalgamated plots should not exceed 10,000 sq. mtr. in area

14.7.2 Amalgamation of plot having different tenures/incompatible zoning in development plan shall not be allowed.

## **15 LAND USE CLASSIFICATION AND PERMISSIBLE USES**

- 15.0 The various building uses and occupancies and premises to be permitted in the various zones are given in Part III of these Regulations.
- 15.1 No building or premises shall be changed or converted to a use which is not in conformity with the provisions of these Regulations.
- 15.2 **Uses to be in Conformity with the zone:** Where the use of buildings or premises is not specifically designated on the Development Plan/Proposal for Development of the land, it shall be in conformity with the zone in which the building falls. Any lawful non-conforming use of premises existing prior to the date of enforcement of these Regulations shall continue up to a period as may be specified in the Development Plan/Proposal for Development of the land; provided further that a non-conforming use shall not be extended or enlarged.

## **16 OPEN SPACES, SETBACK AREA AND HEIGHT LIMITATION**

### **16.1 Exterior Open Spaces**

- 16.1.1 Open spaces shall be left around building(s) within a plot for maintaining proper building line along roads, ensuring sufficient light and ventilation to the inhabitants and efficient movement of vehicles including fire engines around the building(s). Every open space shall be kept free from any erection thereon and shall remain open to sky except the features covered by Regulation No. 16.5. Provisions for marginal open spaces at the front side/sides and rear of the building shall be as given below:

**Table 6**  
**Marginal Open Spaces**

Sr. No	Plot Area	Type of Development	Minimum open spaces		
			Front	Side	Rear
(1)	(2)	(3)	(4)	(5)	(6)
1	Category: General Buildings				
a)	250 sq. mtr. upto 1000 sq. mtr.	Detached	4.50 mtr.	3.00 mtr.  or 1/3 <sup>rd</sup> the height of the building for facades with habitable room and 1/5 <sup>th</sup> the height of the building for facades with non- habitable rooms whichever is more.	3.00 mtr.  or 1/3 <sup>rd</sup> the height of the building for facades with habitable room and 1/5 <sup>th</sup> the height of the building for facades with non- habitable rooms whichever is more.
b)	125 sq. mtr. to less than 250 sq. mtr.	Detached	3.00 mtr.	2.25 mtr.	3.00 mtr.
		Semi detached	3.00 mtr.	3.00 mtr. for detached side	3.00 mtr.
c)	60 sq. mtr. to less than 125 sq. mtr.	Row	1.50 mtr.	Nil for intermediate row house and 1.5 mtr. for end row house.	3.0 mtr.
d)	40 sq. mtr. to less than 60 sq. mtr.	Row	1.00 mtr.	Nil for intermediate row house and 1.0 mtr. for end row	2.25 mtr.
e)	30 sq. mtr.to less than 40 sq. mtr.	Row	1.00 mtr.	Nil for intermediate row house but 1.0 mtr. for the end row	2.00 mtr.

Sr. No	Plot Area	Type of Development	Minimum open spaces		
			Front	Side	Rear
(1)	(2)	(3)	(4)	(5)	(6)
				house	
2.	Plot comprising of Special Building & plot having area more than 1000 sq. mtr.	Detached	6.00 mtr.	6.00 mtr. or 1/3 <sup>rd</sup> the height of the building for facades with habitable room and 1/5 <sup>th</sup> the height of the building for facades with non-habitable rooms whichever is more.	6.00 mtr. or 1/3 <sup>rd</sup> the height of the building for facades with habitable room and 1/5 <sup>th</sup> the height of the building for facades with non-habitable rooms whichever is more.
3.	Assembly Buildings	Detached	12.00 mtr.	6.00 mtr. or 1/3 <sup>rd</sup> the height of the building for facades with habitable room and 1/5 <sup>th</sup> the height of the building for facades with non-habitable rooms whichever is more.	6.00 mtr. or 1/3 <sup>rd</sup> the height of the building for facades with habitable room and 1/5 <sup>th</sup> the height of the building for facades with non-habitable rooms whichever is more.

16.1.2 Construction of ottas, railings, and barricades shall not be allowed in front marginal space.

16.1.3 The open space specified under Table (6), above may not be required to be provided if the end walls of buildings are to be left permanently blank without any openings. However, the minimum distance between any blank wall of a building and the plot boundary shall be 3 mtr., if the building is up to 15 mtr. in height, 4.5 mtr., if the building is more than 15 mtr. but not more than 24 mtr. in height and 6 mtr., if the building is more than 24 mtr. in height, subject to the fire provisions/requirements.

#### 16.1.4 Marginal Open Spaces Separate for Each Building or Wing

The open spaces required under these Regulations shall be separate or distinct for each building and where a building has two or more wings, each wing shall have separate or distinct open spaces according to these Regulations for the purpose of light and ventilation of the wings.

Further if the length or depth of a building exceeds 40 mtr., an additional width of 10% of the dimension in excess of 40 mtr. shall be required on the side and rear open space as the case may be.

#### 16.1.5 Open Spaces to be provided for the full consumption of FSI

The open spaces to be left at the sides and rear shall relate to the height, necessary to consume the full FSI permissible on the plot.

### 16.2 Interior Open Space

#### 16.2.1 Interior and Exterior Chowk

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

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

16.2.2 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.18.13.4

### 16.3 Height limitations of Building

16.3.1 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.

Provided that the building of greater height may be allowed with prior special approval of the Managing Director considering the fire safety requirement provision.

16.3.2 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.

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

- 16.3.4 In addition to Regulation No. 16.3.3, 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.
- 16.3.5 Buildings intended for hazardous godowns storage of inflammable materials and storage of explosives shall be single storied structures only.
- 16.3.6 Wherever the height of floor exceeds 4.40 mtr., then for the purpose of FSI calculation, the floor area shall be counted with respect to height in multiple of 4.40 mtr. or part thereof.
- 16.3.7 In case of hangar, if the height of floor exceeds 4.40 mtr., then for the purpose of FSI calculation, the floor area shall be counted with respect to height in multiple of 4.40mtr. or part thereof, however the development charges shall be calculated, considering this as one floor, irrespective of height.

#### 16.4 Height Exemptions

The following appurtenant structures shall not be included in reckoning the height of a building except while considering the requirement of Civil Aviation Authorities and other statutory communications requirements :-

Roof tanks and their supports, ventilation/air-conditioning shafts, lift-rooms and similar service equipment, stair covers, chimneys and parapet walls, architectural features not exceeding 1.5 mtr. in height, television antenna, booster antenna, I.T. Equipment, and wireless transmitting and receiving towers subject to Regulation No. 36.

#### 16.5 Permissible Structures/Projection in Marginal Open Spaces

The following structures/projections shall be permissible in marginal open space:

- 16.5.1 **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, ornamental projection, flower beds, roof or weather shade more than 0.75 mtr. 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 mtr. beyond balcony projections at an angle of 30 degree from horizontal level.
- 16.5.2 A rockery, well and well structures, plant nursery, water pool, or fountain, swimming pool (if uncovered and only beyond the required open space as required under these Regulations), platform around a tree, tank, bench, gate slide, swing, compound wall.
- 16.5.3 **Canopy:-**A canopy not exceeds 5 mtr. in length and 2.5 mtr. in width in the form of cantilever and unenclosed over the main entrance providing a minimum clear height of 2.40 mtr. 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 mtr. between the plot boundaries and canopy.



16.5.4 **Balcony:-** Balcony or balconies at each floor excluding the ground and terrace floor of an area not more than 15% of the area of floor from which such balcony projects subject to the conditions that it should not reduce the width or the clear required marginal open space to less than 2.0 mtr. The width of a balcony shall be measured perpendicular to the building line and reckoned from that line to the balcony's outermost edge. This shall be counted in FSI.

16.5.5 **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. mtr. in the rear or side open space and at a distance of 7.5 mtr. from the road line or the front boundary and 1.5 mtr. from other boundaries may be permissible. The Managing Director may reduce 1.5 mtr. margin in exceptional cases to avoid hardship.
- ii) Parking lockup garage not exceeding 2.4 mtr. in height shall be permissible in the rear corner of the plot with independent bungalow. Parking lockup garage when attached to main building shall be 7.5 mtr. away from the road line and shall be of such constructions giving fire resistance of two (2) hours.
- iii) One watchman's cabin/booth not more than 3 sq. mtr. in built up area having min. 1.20 mtr. width or diameter of cabin/booth. This can be increased upto 10 sq. mtr. with special permission of the Managing Director. The area watchman's cabin/booth over and above 3.0 sq. mtr. shall be counted in FSI.
- iv) Suction tanks, soak pits, pump room, electric meter room, garbage shaft, space required for fire hydrants, electrical and water-fittings, water tanks, dustbins etc.

Note:-The structures at sub-Regulation No (i) to (iii) shall be counted in FSI

16.5.6 **Ramp:-**Ramp in basement shall be allowed subject to 6.0 mtr. clear marginal distance for movement of fire fighting vehicle.

16.5.7 Fire escape staircase of single flight not less than 1.2 mtr.

16.5.8 Staircase mid-landing with clear minimum headway of 2.2 mtr. below the mid-landing. However, clear distance from edge of landing to the plot boundary shall not be less than 2 mtr.

16.5.9 **Cupboards:-** Overhanging cupboards and shelves upto 2.4 mtr. width and 0.45 mtr. in depth restricted to one cupboard per habitable room.

Provided that the width of the required open space shall not reduce to less than 2.0 mtr. This shall be counted in FSI.

## **17 PARKING, LOADING AND UNLOADING SPACES**

### **17.1 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.

**17.2 General Space Requirement**

17.2.1 **Type:-**The parking spaces mentioned below include parking space underneath the building, in basement, podiums, within its stilted portion, or on upper floors, covered or uncovered spaces in the plot and lock-up garages, if exclusively used for mandatory parking.

17.2.2 The deck parking inclusive of car lifts and passages thereto shall be counted in FSI.

17.2.3 Additional parking floor in excess of required parking shall be counted in FSI.

17.2.4 In non-residential building, where entire parking is proposed by mechanical/automatic means, additional parking to the extent of 10% of the required parking shall be permitted free of FSI as vehicle holding area.

17.2.5 **Size of Parking Space:-**The minimum sizes of parking spaces to be provided shall be as per Table 7 shown below:-

**Table 7  
Size of Parking Spaces**

Sr. No.	Type of Vehicle	Minimum size/area of parking space
(1)	(2)	(3)
1	Motor Vehicle	2.5 mtr. x 5.0 mtr.
2	Scooter, Motor-cycle	1.2 mtr. x 2.5 mtr.
3	Bi-Cycle	1.0 mtr. x 1.4 mtr.
4	Transport vehicle	3.75 mtr. x 7.5 mtr.
Note:-	In the case of parking spaces for motor vehicles, upto 50% of the prescribed space may be of the size of 2.3 mtr. x 4.5 mtr.	

17.2.6 **Marking of Parking Spaces:-**Parking spaces shall be paved and clearly marked for different types of vehicles.

17.2.7 **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 manoeuvring of vehicles.

17.2.8 **Ramps for Basement Parking:-**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. 20.4.6 shall be provided preferably at opposite ends.

### 17.3 Quantitative Requirements

17.3.1 Parking Space for four wheeled auto vehicles shall be provided as per Table 8, given below. Any fractional space of more than half resulting from the ratios in column (4) and (5) thereof, being rounded off upward to the nearest integer.

**Table 8**  
**Off Street Parking Space**

Sr. No.	Occupancy	Parking space for every	Four wheeler Nos.	Two wheeler Nos.	Cycle Nos.
(1)	(2)	(3)	(4)	(5)	(6)
1.	Residential Multi-family residential	a) 2 tenement having carpet area more than 80 sq. mtr.	2	2	2
		b) 1 tenement having carpet area between 41 sq. mtr. to 80 sq. mtr.	1	3	3
		c) 1tenements having carpet area between 20 sq. mtr. to 40 sq. mtr.	1	2	2
2.	Lodging establishments, tourist homes, hotels with lodging accommodation	For every 5 guest rooms	2	3	3
3.	Restaurants	a) Grade 1 hotel, eating houses having 18 sq. mtr. area of restaurant including Kitchen, pantry hall, dining rooms, etc.	3	4	4
		b) Grade II and III hotels, eating houses, etc., for an area of 80 sq. mtr. or part thereof	3	4	4
4.	Institutional (Hospital, Medical Institutions)	For every 100 sq. mtr. carpet area or fraction thereof	3	4	4
5.	Assembly (theatres, cinema houses, concert halls, assembly halls, including those on college and hostels)	For every 40 seats	3	10	10
6.	Mangal Karyalaya, Marriage Halls	For every 100 sq. mtr. carpet area of fraction thereof, Cultural Halls	3	8	8

Sr. No.	Occupancy	Parking space for every	Four wheeler Nos.	Two wheeler Nos.	Cycle Nos.
(1)	(2)	(3)	(4)	(5)	(6)
7	Educational	For every 100 sq. mtr. or fraction thereof the administrative area and public service area.	3	4	4
8.	Government or semi-public or private business	For 100 sq. mtr. carpet area or fraction thereof.	3	4	4
9.	Mercantile (markets, departmental stores, shops and other commercial users) including wholesale markets	For every 100 sq. mtr. built up area or fraction thereof.	3	4	4
10.	Industrial	For every 300 sq. mtr. built up area or fraction thereof	1	4	8
11.	Storage(any type)	For every 300 sq. mtr. built up area or fraction thereof	1	4	8
12.	Plots less than 100 sq. mtr.		1	2	2

Note:-

- 1) In addition to the above, for all land uses 10% of total parking spaces shall be provided for visitors parking.
  - 2) For Cinemas, Theatres, Auditoria and Assembly Halls, one row of uncovered and unenclosed parking shall be allowed in the front margin space of 12 mtr. or more, if the clear vehicular access way is not reduced to less than 6 mtr. subject to the provisions given at Sr. No. 5 of Table 10.
  - 3) In case of Mangal Karyalaya, apart from parking requirement as provided at serial no. 5 in Table 10, additional parking spaces shall be provided on the basis of calculating the number of users/seats for free seating and lawns at the rate of 1 person per 1.20 sq. mtr. of sitting area or and 1.0 sq. mtr. of lawn area.
  - 4) The above standards for parking may be modified in with due consideration of the public parking provided in the vicinity of a particular plot and likely trip generation of visitors for the particular use.
- 17.4 Off street parking space shall be provided with adequate vehicular access to a street and the area of drives, aisles and such other provisions required for adequate manoeuvring of vehicles shall be exclusive of the parking space stipulated in these regulations.

- 17.5 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.
- 17.6 Parking lockup garages shall be included in the calculation for floor space for FSI calculations.
- 17.7 The space to be left out for parking as given in Regulation No. 17 shall be in addition to the open spaces left out for lighting and ventilation purposes as given in Regulation No.16. Those spaces may be used for parking, provided minimum distance of 3 mtr. around the buildings is kept free of any parking or loading and unloading spaces, excepting the buildings as mentioned in Regulation No.17.6.
- 17.8 **Loading/Unloading Space:-**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. mtr. of floor area or fraction thereof exceeding the first 200 sq. mtr. of floor area, shall be provided. The space shall not be less than 3.75 mtr. x 7.5 mtr.

## **18 REQUIREMENTS OF PARTS OF BUILDINGS**

### **18.1 Plinth**

- 18.1.1 **Main Building:-**The plinth or any part of a building or outhouse shall be so located with respect to the surrounding ground level that adequate drainage of the site is assured. The height of the plinth shall not be less than 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. However the height of plinth of the stilt portion of the building may be 15 cm from the surrounding ground level
- 18.1.2 **Interior courtyard:-**These shall be raised at least 15 cm above the surrounding ground level and shall be satisfactorily drained.

### **18.2 Habitable Rooms**

- 18.2.1 **Size:** A habitable room shall have a minimum carpet area of 9.5 sq. mtr. 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. mtr.; the minimum width of a habitable room shall be 2.4 mtr. 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 9.5 sq. mtr. and other 7.50 sq. mtr.
- 18.2.2 The size of the room in a single room tenement shall not be less than 12.5 sq. mtr. with a minimum width of 2.4 mtr.
- 18.2.3 **Height:-**The height of all rooms for human habitation shall not be less than 2.75 mtr. 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 mtr. In case of centrally air conditioned building, height of the habitable room shall not be less than 2.4 mtr., measured from the surface of the floor to the underside of the slab or to the underside

of the false ceiling.

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

18.2.5 However, the maximum room height shall be 4.40 mtr. 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.

### 18.3 Kitchen

18.3.1 **Kitchen size:** The area of the kitchen shall not be less than 5.5 sq. mtr. with a minimum width of 1.8mtr.

18.3.2 In the case of special housing scheme as given in Regulation No. 18.2.2, 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. mtr. with a minimum width of 1.2 mtr.

18.3.3 **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 mtr., subject to provisions of Regulation No. 18.2.4.

18.3.4 **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. mtr. area, opening directly on to an interior or exterior open space, but not into a ventilation shaft.
- d) In case of high rise residential buildings, provision for refuse chutes shall be necessary.

### 18.4 Bathrooms, Water Closets, combined bath room plus water closet

18.4.1 **Size:-** The minimum size shall be as under-

- (a) Independent Bathroom 1.2 mtr. x 1.2 mtr.
- (b) Independent Water closet 0.9 mtr. x 1.2 mtr.
- (c) Combined bath room and water closet. 1.2 mtr. x 2.1 mtr.

18.4.2 **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 2.2 mtr.

18.4.3 **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 mtr. (See Regulation No. 18.13.3) have the platform or seat made

of water tight non-absorbent material,

- b) 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
  - c) be provided with an impervious floor covering, sloping towards the drain with a suitable grade and not towards verandah or any other room.
- 18.4.4 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.
- 18.4.5 Cinema hall, theatre, auditorium, assembly hall, etc.- The sizes shall be In conformity with the Maharashtra Cinema (Regulation) Rules, 1966.

#### 18.5 **Society 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 mtr. x 3 mtr. shall be provided on the ground floor. In case the numbers of flats are more than 20, maximum size of the office-cum-letter box shall be 20 sq. mtr. Any additional area shall be counted in F.S.I.

#### 18.6 **Meter Rooms**

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

The spaces for provision of transformers shall be provided as per the requirements of MSEDCL/Electric Supply authority.

#### 18.7 **Loft**

- 18.7.1 **Location:** Lofts may be provided over kitchens, habitable rooms, bathrooms, water closets and corridors within a tenement in residential building, in shops and in industrial buildings over an area upto 33% of the carpet area.
- 18.7.2 **Height:** The height of the loft shall not be more than 1.5 mtr. If it exceeds 1.5 mtr., shall be counted towards F.S.I.
- 18.7.3 The lofts in non-residential buildings shall be located at least 2 mtr. away from the entrance.

#### 18.8 **Mezzanine floor**

- 18.8.1 The aggregate area of mezzanine floor in any room shall not exceed 50% of the built up area of that room. The size of mezzanine floor shall not be less than 9.5 sq. mtr. if it is used as a living room. The area of the mezzanine floor shall be counted towards FSI.

Note:-Lofts having head room more than 1.5 mtr. above, shall be treated as mezzanine floor.

18.8.2 **Height:**-The minimum height/head-room above a mezzanine floor shall be 2.2 mtr. The headroom under a mezzanine floor shall not be less than 2.2mtr.

18.8.3 **Other Requirements:**-A mezzanine floor may be permitted over a room or a compartment, if-

- a) it conforms to the standards of living rooms in regard to lighting and ventilation in case its size is 9.5 sq. mtr. or more;
- b) it is so constructed as not to interfere under any circumstances with the ventilation of the space over and under it;
- c) no part of it is put to use as a kitchen;
- d) it is not closed, so that it could be converted into an unventilated compartment;
- e) it is at least 1.8 mtr. away from the front wall of such room;
- f) access to the mezzanine floor is from within the respective room below only;
- g) where, it is in an industrial building, a no objection certificate from the relevant authorities of the Industries Department is obtained for the additional floor area.

#### 18.9 **Store Room**

18.9.1 **Size:**-The area of a store room where provided in residential buildings shall not be more than 3 sq. mtr.

18.9.2 **Height:**-The store room shall not be less than 2.2 mtr. high.

#### 18.10 **Basement**

18.10.1 The basement shall not be constructed in the required front open space. The open space from the other boundaries of the plot shall not be less than 1.5 mtr. The basement may be at one level or more.

18.10.2 **Height:**- The height of the basement from the floor to the underside of the roof-slab or ceiling or under side of a beam when the basement has a beam shall not be less than 2.4 mtr.

18.10.3 **Ventilation:**- The extent of ventilation shall be the same as required by the particular occupancy for which the basement is used. Any deficiency must be made good by resort to a mechanical system, viz. blowers, exhaust fans, air-conditioning system, according to the standards in Part VIII Building Services Section I-Lighting and Ventilation, National Building code.

18.10.4 Uses permitted in a basement are:

- a) Storage of household or other non-hazardous goods; (ii) Store rooms, bank lockers or safe deposit vaults;
- b) Air conditioning equipment/AHU and other machines used for services and



utilities of the building;

- c) Parking spaces;
- d) D.G. set room, meter room and Electric substation (which will conform to required safety requirements);
- e) Effluent Treatment Plant, suction tank, pump room

Provided that the users mentioned at (a) above shall be permitted in the 1<sup>st</sup> basement only by counting in F.S.I. subject to the following conditions:

- i) All requirements regarding access, safety (including fire safety), ventilations etc. shall be complied with.
- ii) All the planning standards (particularly as regarding parking) should be strictly adhered to.

**18.10.5 Other Requirements:-**Every basement shall meet the following specifications:-

- a) The ceiling of an upper basement shall be ordinarily be 0.9 mtr. and not more than 1.2 mtr. above the average surrounding ground level. However it does not apply to the mechanically ventilated basement.
- b) Adequate arrangements shall be made to ensure that surface drainage does not enter the basement.
- c) The walls and floors of the basement shall be water-tight and the effect of the surrounding soil and moisture, if any, should be taken into account in design and adequate damp-proofing treatment shall be given.
- d) Any access to the basement through a staircase or pedestrian ramp shall meet requirements of Regulation. Open ramps may be permitted in the open spaces except in the front open space subject to (b) above and the fire protection requirements.
- e) Any access to the basement through vehicular ramps shall meet the requirements of item Regulation.

## 18.11 Garage

18.11.1 **Size:** The size of a garage in individual residential building shall be not less than 2.5 mtr. x 5 mtr. and not more than 3 mtr. x 6 mtr. The area of parking lock up garage shall be included in F.S.I. calculations.

18.11.2 **Height:** The maximum head room in a garage shall be 2.4 mtr.

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

18.11.4 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.

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

of intersection.

#### 18.12 Roofs

- 18.12.1 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.
- 18.12.2 The Managing Director 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.
- 18.12.3 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 Managing Director.
- 18.12.4 Terrace of a building shall not be sub-divided and it shall have only common access.

#### 18.13 Lighting and Ventilation

- 18.13.1 The minimum aggregate area of opening of habitable rooms and kitchens excluding doors shall be not less than 1/10<sup>th</sup> of floor area.
- 18.13.2 No portion of a room shall be assumed to be lighted if it is more than 7.5 mtr. from the opening assumed for lighting/ventilation of the portion, provided additional depth of living room beyond 7.5 mtr. may be permitted subject to provision of proportionate increase in the opening.
- 18.13.3 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 with prior permission of Managing Director.
- 18.13.4 **Ventilation Shaft:-** For ventilating the spaces for water closet and bath-room, if not opening on the exterior side of a building; shall open on to the ventilation shaft, the size of which shall not be less than the values given below in Table No.9. All the shafts shall be accessible at ground floor so that proper cleaning and maintenance can be carried out.

**Table 9**  
**Minimum Areas for Ventilation Shaft**

Height of Buildings in mtr.	Size of Ventilation Shaft in sq. mtr.	Minimum width of Shaft in mtr.
(1)	(2)	(3)
Up to 10	1.2	0.90
upto 12	3.0	1.5
18	4.5	1.8
24	6.0	1.8
30	8.0	2.4
Above 30	9.0	3.0

In residential lodging hotels where attached toilets are provided with mechanical ventilation system installed as per Regulation No. 18.13.3, the size of ventilation shaft may be relaxed by the Managing Director.

- 18.13.5 In case of residential use the end-walls abutting plot boundary, especially, row houses, semi-detached houses, bungalows etc., may be allowed with the special permission of the Managing Director to derive light and ventilation from the adjoining public spaces, roads, gardens etc., subject to the following:
- a) Such openings may be allowed subject to the condition that at least 3.0 mtr. side margin be maintained on that end, in case the openings are on ground floor. No door openings shall be allowed on the end walls abutting the plot boundary.
  - b) Such openings shall not generally exceed 15% of the total area of the end wall. These openings nevertheless, shall not be considered as main source of light and ventilation.
  - c) Such an opening shall not vest any easement right on the part of the user. The Authority the concerned public body as the case may be, has freedom to carry out the activities as if no openings exist on the end-walls. The user shall keep the openings solely at his own risk.
  - d) The construction shall be carried out such a way that the projection does not go beyond the plot boundary on the ground floor.
  - e) The Managing Director shall have the right to take suitable remedial measures and remove projections in the public spaces, without prejudice to the provisions laid under the Indian Easement Act, 1882.
  - f) However, a staircase shall be deemed to be adequately lighted and ventilated, if it has one or more openings, their area taken together measuring not less than 1 sq. mtr. per landing on the external wall;

**18.14 Parapet**

Parapet walls and hand-rails provided on the edges of the roof terrace, balcony, etc. shall not be less than 1.15 mtr. from the finished floor level and not more than 1.30 mtr. in height above the unfinished floor level.

**18.15 Boundary Wall**

The requirements of the boundary wall are given below:

- a) Except with the special permission of Managing Director, the maximum height of the compound wall shall be 1.5 mtr. above the centre line of the front street. Compound wall upto 2.4 mtr. height may be permitted if the top 0.9mtr. is of open type construction (railings).
- b) In case of corner plot the height of boundary wall shall be restricted to 0.75 mtr. for a length of 10 mtr. on the front and side of the intersections and balance height of 0.75 mtr. if required in accordance with (i) may be made of open construction (railings),
- c) However, the provisions of (a) and (b) are not applicable to boundary wall of Govt. building like jail, 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 mtr. to boundary walls of these types of building may be permitted by the Managing Director.
- d) The compound gate should open entirely inside the property and shall not open on any access/pathway/road/street.

**18.16 Podium**

18.16.1 A podium may be permitted in a plot admeasuring 1500 sq. mtr. or more.

18.16.2 The podium provided with ramp may be permitted in one or more level, total height shall be less than 15mtr. above ground level. However, podium not provided with ramp but provided with two car lifts may be permitted in one or more level, total height not exceeding 9 mtr. above ground level. The podium shall be used for the parking of vehicles.

18.16.3 Podium shall not be permitted in required front open space.

18.16.4 Ramps may be provided in accordance with Regulation No. 20.4.6.

18.16.5 Adequate area for drivers' rest rooms and sanitary block may be permitted on podiums by counting in FSI.

**18.17 Fitness Centre**

In every residential building constructed or proposed to be constructed for the use of a co-operative housing society or an apartment owners association; a fitness center including toilet facility will be permitted subject to following conditions:

18.17.1 The application for the proposed fitness center shall be made by the registered co-operative housing society/apartment owners association of the building.

- 18.17.2 The area of such center shall be allowed free of FSI equivalent to two (2) percent of the total built up area for every building subject to a condition that, it shall not be less than 20 sq. mtr. and more than 200 sq. mtr. per building. Any additional area built up area, in excess of this limit would be considered by counting in FSI.
- 18.17.3 The center shall not be used for any purpose other than for fitness center facilities.
- 18.17.4 The fitness center activities shall be confined only to the members of the concerned housing society/apartment owners association specified above.
- 18.17.5 The benefits of this provision shall be applicable prospectively and it shall not be extended for the purpose of regularization of already built up structures, constructed without permission.
- 18.17.6 The ownership of the structure for fitness center shall vest with the concerned society or association.
- 18.17.7 In case of larger layout where there exists /proposed gymnasium in layout open space as per Regulation No.14.3.8 than fitness center in the individual building shall not be permissible.
- 18.17.8 The location of the proposed fitness center shall be necessarily within the building line.

## **19 PROVISION OF LIFTS**

- 19.1 Provision of lift shall be made for all high rise and special buildings as per Regulation No. 20.4.9

## **20 EXIT REQUIREMENTS**

### **20.1 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 the 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) Firefighting equipment where provided along exits shall be suitably located and clearly marked but must not obstruct the exit way and yet there should be clear indication about its location from either side of the exit way;
- h) Alarm devices shall be installed for high rise buildings, 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 a nexterior open space leading to a street and;
- j) Exits shall be so arranged that they shall be reached without passing through another occupied unit.

## 20.2 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.

## 20.3 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. 20.3.1 to 20.3.4.

All buildings specified in Regulation No. 3.98 shall have minimum two staircases. They shall be of enclosed type; atleast one of them shall be on external walls of building and shall open directly to the exterior, interior open space or to an open place of safety. Further, the provision of alternative staircase shall be subject to requirement of travel distance being complied with.

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

**Table 10**  
**Travel Distance of Exits**

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

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.

- 20.3.2 **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 11.

**Table 11**  
**Occupant Load**

<b>Sr. No.</b>	<b>Group of Occupancy</b>	<b>Occupant Load Gross Area * in sq. mtr. per person</b>
(1)	(2)	(3)
1	Residential	12.50
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 at the rate of not less than 7.5 sq. mtr. 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.

### 20.3.3 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 12.

**Table 12**  
**Occupants per Unit Exit Width**

Sr. No.	Group of Occupancy	Number of Occupants		
		Stairways	Ramp	Doors
(1)	(2)	(3)	(4)	(5)
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

20.3.4 The following minimum width provisions shall be made for stairways;

**Table 13**  
**Minimum width for Stairways**

Residential buildings	1.2 mtr.
Residential Hotel buildings	1.5 mtr.
Assembly buildings	2.0 mtr.
Institutional buildings	2.0 mtr.
All other public buildings	1.5 mtr.

#### 20.4 Other Requirements of Individual Exits

The detailed requirements of individual exits are given in Regulation No.20.4.1 to 20.4.6.

##### 20.4.1 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 stair way 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.

#### 20.4.2 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.

#### 20.4.3 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 having height 15 mtr. and above, the staircase location shall be to the satisfaction of Fire Officer.
- 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. 20.3.4
- 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 mtr.
- 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 equipment. Further all landings of floor shall have floor indication boards indicating the floor number. The floor indication board shall be placed on the wall immediately facing the flight of stairs and nearest to the landing. It shall be of appropriate size.

- 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 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. mtr. per landing.

#### 20.4.4 Fire Escape or External Stairs

For all high rise buildings 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 hours will be accepted as means of access.

20.4.5 **Spiral Stairs (Fire Escape):-** The use of spiral staircase shall be limited to low occupant load and to a building of height 9mtr. Unless they are connected to

platforms, such as balconies and terrace 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.

#### 20.4.6 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 mtr.;
- c) Hand rails 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 4.5 mtr. 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.16.5 for movement of fire fighting vehicles. Provided that when a building abutting 3 or more roads, then ramps shall be allowed in front marginal open spaces facing the smaller road or less important road from traffic point of view.

#### 20.4.7 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 as per Regulation No. 20.3 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.

20.4.8 **Refuge Area:-** 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 within building line at floor level in the following manner.

- a) In case of high rise buildings having height more than 30 mtr., first refuge area shall be provided at 24 mtr. or 1<sup>st</sup> habitable floor, whichever is higher. Thereafter, the refuge area shall be provided at every 7<sup>th</sup> habitable floor. The refuge area shall be 4% of the habitable floor area it serves, and will be free of

FSI. If it exceeds 4%, the excess area shall be counted in FSI.

- b) Notwithstanding clause (a) for buildings having height upto 70 mtr., as an alternate, Refuge areas can be provided as RCC cantilever projections at the alternate mid-landing level of staircase, free of FSI.

Each refuge area at mid-landing shall have a minimum width of 3.0 mtr. and minimum area of 10.0 sq. mtr. for residential and 15 sq. mtr. for non-residential buildings.

- c) In case of high rise buildings upto 30 mtr. height, the terrace floor of the building shall be treated as the refuge area.

#### 20.4.9 Lifts and Escalators

##### 20.4.9.1 Lift

- 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.

20.4.9.2 **Escalator**:-Escalators may be permitted in addition to required lifts. Such escalators may be permitted in the atrium area in shopping malls/public buildings.

20.4.10 **Fire Lift**:-Where applicable, fire lifts shall be provided as per Annexure C of Part IV of NBC with a minimum capacity for 8 passengers and fully automated with emergency switch on ground level. In general, all high rise buildings 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.

## 21 FIRE PROTECTION REQUIREMENT

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 and Maharashtra Fire Prevention and Life Safety Measures Act, 2006, unless otherwise specified in these Regulations. In case of buildings identified in Regulation No. 3.98 the building schemes shall also be cleared by the Fire Officer Fire Brigade Authority.

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## 21A SPECIAL REQUIREMENTS OF OTHER BUILDINGS

### 1. Educational Buildings

- 1.1 Educational buildings shall not be permissible within 60 mtr. from the existing assembly building and 90 mtr. from the existing petrol pump. Educational building shall only be permitted if 40% area is available for playground. However, this provision shall not be applicable to already approved existing building wherein construction of additional floor is proposed.
- 1.2 No classroom shall admeasure less than 38 sq. mtr. with a min dimension of 5.50 mtr.
- 1.3 The height of any classroom shall not be less than 3.60 mtr.
- 1.4 **Exit Requirements:** -This shall conform to Regulation No. 20
- 1.5 **Requirements of Water Supply, Drainage and Sanitation:-** This shall conform to requirements of Part V of these Regulations.
- 1.6 **Parking spaces:-** This shall conform to Regulation No.17.
- 1.7 **FSI:-**FSI permissible shall be as per Regulation No 14.5

### 2. Institutional Buildings

(Hospital, Maternity Homes and Health Centre, Sanatoria).

- 2.1 Hospitals and Sanatoria shall be constructed on independent plot.
- 2.2 Any Special ward in the hospital building shall not admeasure less than 9.0 mtr. in area with no side less than 3 mtr.
- 2.3 Area of the general wards shall not admeasure less than 40 sq. mtr. with no side less than 5.5. mtr.
- 2.4 Every building shall have a refuge collection area of minimum 7.50 sq. mtr. 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.
- 2.5 **Exit Requirements:-**This shall conform to Regulation No. 20
- 2.6 **Requirements of Water Supply, Drainage and Sanitation:-** This shall conform to requirements of This shall conform to requirements of Part V of these Regulations.
- 2.7 **Parking Spaces:-** This shall conform to Regulation No.17.
- 2.8 **FSI:-**FSI permissible shall be as per Regulation No 14.5

### 3. Cinema Theatre/Multiplex

- 3.1 Plot for Cinema theatres shall not be located within a distance of 60 mtr. from the plot boundary of existing or proposed educational or medical or institutional user.

- 3.2 They shall conform to the provisions of Maharashtra Cinema (Regulations) Rules, 1966, as amended from time to time.
- 3.3 **Exit Requirements:-**This shall conform to regulations No.20.
- 3.4 **Requirements of Water Supply Drainage and Sanitation:-**This shall conform to requirements of Part V of these Regulations.
- 3.5 **Parking Spaces -** This shall conform to Regulation No. 17,
- 3.6 **FSI:-**FSI permissible shall be as per Regulation No 14.5
- 4. Mercantile Buildings**
- 4.1 Minimum area of shop shall be 6 Sq. mtr. with a minimum width of 2.0 mtr.
- 4.2 **FSI:-**FSI permissible shall be as per Regulation No. 14.5
- 5. Industrial Building**
- 5.1 In addition of provisions of these regulations, regulations prescribed under Factory Act shall be applicable.
- 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.
- 5.3 **Exit Requirements: -**This shall conform to Regulation No.20.
- 5.4 **Requirements of Water Supply, Drainage and Sanitation:-** This shall conform to requirements of Part V of these Regulations.
- 5.5 **Parking spaces/Loading and unloading spaces:-**This shall conform to Regulation No. 17
- 5.6 For construction of industrial building, buffer zone of 23 mtr. wide shall be left from residential or incompatible zone, wherever necessary. Such buffer zone may be part of sizable required recreational open space. In such case, FSI of the area under the buffer zone/open space shall not be permissible.
- Whenever a buffer zone is required to be left in between industrial zone and any incompatible zones, as mentioned in this Regulation, it shall not be a bar for availing FSI of that area; unless it is a part of required recreational open space or road.
- 21B GREEN BUILDING :** All Buildings within the Special Economic Zone (SEZ) of the MIHAN project may be developed as 'Green building' as per norms and regulations that would be prescribed by the Government from time to time.

**PART- III**

**LAND USE CLASSIFICATION AND PERMISSIBLE USES**

**22 LAND USE ZONES**

**22.1 Category of Land Use Zone**

The Proposals for development of land in the notified area is divided into following land use zones:

- a) Airport and Allied Activities/Services Zone
- b) Special Economic Zone
- c) Public-Semi-Public Zone
- d) Mixed Use Zone
- e) Defence and Allied Activities/Services Zone

**22.2 Uses Provisions**

The different uses permissible in above mentioned land uses are given below:

**22.2.1 Airport and Allied Activities/Services Zone:-**

The land use in this zone shall be Airport & Allied Activities/Services including all Aeronautical, & Allied Activities such as taxiways, hangers, airport terminal building, etc., which are required for the development and efficient operation of the airport. The Managing Director may permit various land uses as permissible in Mixed Use Zone and provision of services within this zone, which are compatible with requirement for the Airport. , with due regard to the provision/regulations stipulated by the Ministry of Civil Aviation, Govt. of India or the authority authorized by Ministry of Civil Aviation, Government of India.

Provided that the area under the mixed use shall not exceed 30% of the relevant Zone.

**22.2.2 Special Economic Zone:-**

The following land use shall be permitted in the Special Economic Zones

- i) All land uses as may be permitted by Govt. of India, within the Special Economic Zone
- ii) Residential
- iii) Educational
- iv) Institutional
- v) Assembly
- vi) Business
- vii) Mercantile
- viii) Industrial
- ix) Storage

- x) Information Technology
- xi) Recreational

22.2.3 **Public/ Semi-Public Zone:-**The land uses permitted in this zone are:

- a) Training institutions, Home for the aged, essential quarters.
- b) Government/Semi-Government/Local self-Government offices, Court buildings, essential staff quarters.
- c) Post Office, Telegraph office, Telephone Exchange, Radio Station, Complex of such uses, Staff quarters and similar public /Semi-public uses.
- d) Commercial use upto 15% shall be permissible subject to following conditions:
  - i) Convenience shopping, Branch of Bank, small hotels etc. shall be permissible. However, hotels/shops for liquor, pan, cigarette, tobacco, lottery tickets and such other uses which do not serve public purpose, and outlets/godowns for domestic gas, kerosene shops, godowns which are dangerous to public health shall not be permitted.
  - ii) For parking, sufficient area shall be kept in the plot.
  - iii) 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.
  - iv) With prior special permission of Managing Director, other items of public interest, which are not covered in above list may be included.

22.2.4 **Mixed Use Zone:-**The land uses permitted in this zone are described in Table 15.

**Table 15**  
**Land Use permitted in Mixed Use Zone**

Sr. No	USES / ACTIVITIES	Special Condition, if any
(1)	(2)	(3)
1.	Any Residence	
2.	Lodging house, lodging & boarding house, hotel, hostel, welfare & community activity such as foundling home, children's home (orphanage), aftercare hostel, child guidance clinic, day care centre, rescue home, protective home.	Permitted with the special permission of the Managing Director
3.	Holiday resort, holiday house, motel, clubhouse, starred category hotel.	Permitted with the special permission of the Managing Director. However, starred



Sr. No	USES / ACTIVITIES	Special Condition, if any
(1)	(2)	(3)
		category hotel shall be permitted only on independent plots.
4.	Customary home occupation i.e. occupation carried out customarily by the members of the household and shall include stitching, embroidery, button making, etc.	Permitted
5.	Shops & Stores	
	<p>a) Restaurant / Eating-house / establishment for preparation and sale of eatables.</p> <p>b) Photographic studio, private locker, data processing unit with the use of computer, travel agency, personal services establishment such as hair cutting saloon, beauty parlour, circulating library, laundry, tailoring establishment etc. and all kind of shops for retail business including departmental store, show-room for distribution and sale of LPG gas but excluding raw meat /fish stall and crackers and other inflammable goods.</p>	
	c) Raw meat and fish stall, vegetable, fruit market.	Permitted on an independent plot/building and with the special permission of the Managing Director.
	d) Sale of crackers and other inflammable goods.	Permitted with special permission of the Managing Director.
	e) Coal and fire wood shop	Permitted with special permission of the Managing Director.
6.	Institutional uses	
	a) Creche, clinic, dispensary, group medical centre, polyclinic, health centre, pathological and radiological laboratory	Permitted on ground floor, first floor or floor immediately above stilts with independent staircase

Sr. No	USES / ACTIVITIES	Special Condition, if any
(1)	(2)	(3)
	etc.	or exclusively on independent plot.
	b) Institutional uses with indoor beds such as nursing home, maternity home, hospital.	Permitted on independent plots
	c) Correctional and mental institution, sanatoria and institution for care of shelter-less persons, hospital for contagious diseases, convalescent home.	Permitted on independent plots
	d) Crematorium and/or burial ground	Permitted on independent plot
7.	Educational Buildings	
	a) Nursery, pre-primary school, kindergarten.	
	b) Other educational building, community hall, club, welfare centre, gymkhana, public library art gallery, museum, auditoria, theatre, public hall, cinema house and other places of entertainment, concert hall, dance and music studies.	Permitted on independent plots
	c) Other trade school, motor driving school, etc.	
8.	a) Offices including professional office, police station, telephone exchange, government municipal offices, post, telegraph, bank, safe deposit vault.	
	b) Radio broadcasting studio, video and film studio, dubbing, editing and recording studio, etc.	Permitted with special permission of the Managing Director
9.	Public utility like, electrical substation, receiving station, fire station, water treatment plant, pumping station, sewage treatment and disposal plants, bus depots, bus station etc.	
10.	Petrol pumps, CNG station with allied user, storage of LPG cylinders required for	Permitted on independent plot subject to permission/clearances

Sr. No	USES / ACTIVITIES	Special Condition, if any
(1)	(2)	(3)
	immediate distribution to consumers	from the concerned authority.
11.	Research & testing laboratories, film processing laboratory.	Permitted on independent plot/building with the special permission of the Managing Director.
12.	a) Domestic Industry	Permitted on independent plot at earmarked location with special permission of the Managing Director.
	a) Service Industry as per list given in Annexure "M".	
13.	Fair ground, circus ground, stadia, public swimming pool, sport gymkhana, exhibition ground.	
14.	Bio-technology unit	Permitted on independent plots.
15.	Container Yard, Rail/Road/Truck Terminal, warehousing, storage	Permitted on independent plot

Note: Whenever land intended to be developed, has been granted or agreed to be granted on lease/license by the Authority then notwithstanding anything contained herein in Regulation No. 22, the permissible land use for such land shall be the land use specified and corresponding to the land use specified in the lease/license or as the case may be, the Agreement to lease/lease agreement with the Authority.

#### 22.2.5 Defence and Allied Activities/Services Zone

The land uses permitted in this zone shall be consistent with requirement of Defence Authority. No other land use, unless specially approved by the Managing Director shall be permitted in this zone.

### 23 FLOOR SPACE INDEX (FSI)

#### 23.1 Maximum Permissible FSI

The maximum FSI permissible shall be as prescribed below in Table 16.

**Table 16**  
**Permissible FSI in various Zones**

Sr. No.	Land Use Zone	Maximum Permissible FSI
(1)	(2)	(3)
1.	Airport and allied activity/services	FSI of 1.5
2.	Special Economic Zone	FSI of 1.50
3.	Mixed Use Zone	
4.	Public/Semi-Public Zone	
5.	Defence and allied activity/services	FSI of 1.0

### 23.2 Ground Coverage Ratio

The Ground Coverage Ratio for all land uses shall not exceed 0.6; unless otherwise specially permitted by the Managing Director in case of any hardship.

### 23.3 Compensatory Floor Space Index (FSI)

Notwithstanding anything contained in the Regulations 23, the Managing Director may, by special permission, permit compensatory Floor Space Index, not exceeding 35% for residential development and 20% for Industrial/Commercial development, over and above admissible Floor Space Index, by charging a premium at the rate of 30%, 40% and 50% of the Stamp Duty Ready Reckoner Rate, for Residential, Industrial and Commercial development respectively, for an initial period of 2 years from the date of this regulations coming in is force, subject to review of this rates thereafter by MADC. The compensatory FSI is usable as regular FSI and applicable in respect of buildings to be constructed or reconstructed only.

The above clause shall apply only at the option of the owner in cases where commencement certificate has been granted but building is not completed.

For plots/layouts, where commencement certificate is granted for partial development, this Regulation No. 23.3 will apply for the balance potential of the plot.

## 24 ADDITIONAL FSI IN CERTAIN CATEGORIES

### 24.1 General

Additional Floor space index may be allowed in certain categories as mentioned below and subject to following conditions:

- No relaxation shall be granted in case of marginal distances, parking & other requirement as per these regulations.
- The percentage of additional FSI shall be applicable on normal FSI permissible in the said area subject to specific approval of the Managing Director.
- The additional FSI more than 1.5 shall be considered for grant on a plot, having a minimum area of 2500 sq. mtr. and deriving access from road of 15.00 mtr. width or more with due consideration of other provisions laid down under these Regulations and from planning point of view.

**24.2 Educational, medical institutions, institutional buildings and starred category hotels**

24.2.1 The Managing Director may permit FSI 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 FSI admissible under these Regulations shall not exceed

- a) 100% in the case of educational, medical and institutional buildings; and
- b) 100% in the case of three, four and five star category hotels as stipulated under regulation.

24.2.2 Premium shall be levied as decided by Authority from time to time.

24.2.3 Out of the total premium as may be fixed by the Authority, 50 percent shall be payable to the Government.

**24.3 Information Technology Establishment**

Subject to approval by Director of Industries, the Managing Director may permit the floor spaces indices specified in these regulations to be exceeded to the extent of 100% over and above the basic prescribed FSI admissible under these Regulations subject to following conditions:-

- a) 100% additional FSI shall be made available to all IT/ITES units.
- b) Permission for erecting towers and antenna up to the height permitted by the Civil Aviation Department shall be granted by the Managing Director as per the procedure followed for development permission subject to Regulation No 36.
- c) Additional FSI to IT/ITES units would be available only upon full utilisation of admissible FSI.
- d) The additional FSI shall be granted on payment of premium as decided by the Authority.
- e) 25% of the total premium shall be paid to the Government and remaining 75% amount shall be paid to the Authority.
- f) 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

**24.4 Biotechnology Units/ Parks**

Subject to approval by the Director of Industries, the Managing Director, 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 Basic permissible FSI 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 specified in the Govt. Resolution of Industry, Energy & Labour Department No. BTP 2008/CR-1608/Ind-2, dated 10/2/2009, and 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 these Regulations shall be provided subject to minimum requirement of one parking space per 100sq.mtr. built-up area

24.5 The Managing Director may permit the FSI specified at Sr. No. 2, 3 and 4 in Table No. 16 under Regulation No. 23.1 to be exceeded by 1.0 (making total FSI upto 2.5 max.) in the aforesaid zones on independent plots, other than those specified in Regulation No. 24.2, 24.3 and 24.4, subject to payment of premium

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## PART- IV

### 25 FIRE PROTECTION REQUIREMENTS

#### 25.1 General

In addition to the general provisions given in these Regulations, the Managing Director may insist on suitable protection measures given below for high rise and special buildings covered by Regulation No. 7.2.6.2.

Further such buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with the provisions of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 as amended from time to time and requirements given in Part IV of National Building Code, 2005.

#### 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 spreadability 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 minimum of 2 hours 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. mtr. 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 mtr. above the surrounding roof. Glazing or glass bricks, if used in staircase, shall have fire resistance rating of minimum 2 hours.

#### 25.3 Lift

General requirements of lifts shall be as follows:

- a) Walls of lift enclosures shall have a fire rating of 2 hours; lifts shall have a vent at the top of area not less than 0.2 sq. mtr.
- 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 hour.
- d) The number of lifts in one row for a lift bank shall not exceed four (4) and the total number of lifts in the bank (of two rows) shall not exceed eight (8). A wall of 2 hours 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 hour.

- 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 mtr. 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**
  - i) To enable fire services personnel to reach the upper floors with the minimum delay, one fire lift per 1200 sq. mtr. of floor area shall be provided and shall be available for the exclusive use of the firemen in an emergency
  - ii) The lift shall have a floor area of not less than 1.4 sq. mtr. It shall have loading capacity of not less than 545 kg (8 persons lift) with automatic closing doors of minimum 0.8 mtr. width.
  - iii) The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire, that is, within the lift shaft. Lights and fans in the elevators having wooden panelling or sheet steel construction shall be operated on 24 V supply.
  - iv) 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.
  - v) 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.

- vi) 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.
- vii) The words 'Fire Lift' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
- viii) 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% 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 hours and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper storeys of the building and shall communicate with basement through a lobby provided with fire resisting self closing doors of 1 hour resistance. For travel distance, see Regulation No, 20.3.1. 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 maybe taken as the required smoke extraction time for smoke extraction ducts.
- 25.4.4. **Mechanical Extractor**
  - a) 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.

- b) 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.
  - c) 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.
  - d) 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 cut outs are provided from basements to the upper floors or to the atmospheres, all sides cut out 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. mtr. by a separation wall with 2 hours fire rating, for floors with sprinklers the area may be increased by 50%. In long building, the fire separation walls shall be at distances not exceeding 40 mtr. For departmental stores, shopping centres and basements, the area may be reduced to 500 sq. mtr. for compartmentation. Where this is not possible, the spacing of the sprinklers, care should be taken to prevent spray from one sprinkler impeding the performance of an adjacent sprinkler head.
- 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 mtr. 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

25.5.1. Service ducts and shafts shall be enclosed by walls of 2 hours and doors of 1

hour fire rating. All such ducts/shafts shall be properly sealed and fire stopped at all floor levels.

25.5.2. 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 Chute**

Refuse chutes shall have opening at least 1 mtr. 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 hours. 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 hour fire resistance; the chutes should be as far away as possible from exit.

**25.7 Refuge Area**

The refuge area shall be provided as per Regulation No. 20.4.8.

**25.8 Electrical Services**

The Electrical Service shall conform the following:-

25.8.1. 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;

25.8.2. 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;

25.8.3. Separate circuits for firefighting 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;

25.8.4. The inspection panel doors and any other opening in the shaft shall be provided with air-tight fire doors having fire resistance of not less than 2 hours;

25.8.5. 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;

25.8.6. An independent and well ventilated service room shall be provided on the ground level or first basement with direct access from outside or from the corridor for the purpose of termination of electric supply from the licensees' service

and alternative supply cables. The doors provided for the service room shall have fire resistance of not less than 2 hours.

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

25.8.7. 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

25.8.8. Suitable circuit breakers shall be provided at the appropriate points.

## 25.9 Gas Supply

25.9.1. Gas Supply shall conform to 'Plumbing Services, Section 3 Gas Supply', of National Building Code of India.

25.9.2. **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. mtr. per minute per sq. mtr. of hood protected area. It should have grease filters using metallic grill to trap oil vapours escaping into the fume hood.

25.9.3. All wiring in fume hoods shall be of fibreglass insulation. Thermal detectors shall be installed into fume hoods of large kitchens for hotels, hospitals and similar areas located in high rise buildings. Arrangements shall be made for automatic tripping of the exhaust fan in case of fire. If LPG is used, the same shall be shut off. The voltage shall be of 24 V or 100 V dc operated with the external rectifier. The valve shall be of the hand re-set type and shall be located in an area segregated from cooking ranges. Valves shall be easily accessible. The hood shall have manual facility for steam or carbon dioxide gas injection, depending on duty condition; and

25.9.4. 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:

25.10.1. The staircase and corridor lighting shall be on separate circuits and shall be independently connected so as it could be operated by one switch installation on the ground floor easily accessible to firefighting staff at any time irrespective of the position of the individual control of the light points, if any. It should be of miniature circuit breaker type of switch so as to avoid replacement of fuse in case of crisis;

- 25.10.2. 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;
- 25.10.3. 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.
- 25.10.4. Emergency lights shall be provided in the staircase and corridor.
- 25.10.5. All wires and other accessories used for emergency light shall have fire retardant property.

#### 25.11 **A Stand by Electric Generator**

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

#### 25.12 **Transformers**

Transfer shall conform to the following:

- 25.12.1. 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 hours fire rating. Direct access to the transformer room shall be provided, preferably from outside fire escape staircase.
- 25.12.2. 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.
- 25.12.3. When housed inside the building, the transformer shall be of dry type and shall be cut off from the other portion of premises by walls/ doors/cut-outs having fire resistance rating of 4 hours.

#### 25.13 **Air-Conditioning**

Air-conditioning shall conform the following:-

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

practice.

- 25.13.3. 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.
- 25.13.4. 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.
- 25.13.5. As far as possible, metallic ducts shall be used even for the return air instead of space above the false ceiling.
- 25.13.6. Where plenum is used for return air passage, ceiling and its fixtures shall be of non-combustible material.
- 25.13.7. 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.
- 25.13.8. Area more than 750 sq. mtr. on individual floor shall be segregated by a fire wall and automatic fire dampers for isolation shall be provided.
- 25.13.9. Air ducts serving main floor areas, corridors, etc. shall not pass through the staircase enclosure.
- 25.13.10. 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.
- 25.13.11. 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:
  - i) 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.
  - ii) When the automatic fire alarm operates, the respective air-handling units of the air-conditioning system shall automatically be switched off.
- 25.13.12. The vertical shaft for treated fresh air shall be of masonry construction.
- 25.13.13. The air filters of the air-handling units shall be of non-combustible materials.
- 25.13.14. The air-handling unit room shall not be used for storage of any combustible materials.
- 25.13.15. 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.
- 25.13.16. No combustible material shall be fixed nearer than 150 mm to any duct unless such duct is properly enclosed and protected with non-combustible material (glass wool or spyglass with neoprene facing enclosed and wrapped with aluminium sheeting) at least 3.2 mm thick and which would not readily conduct heat.

#### 25.14 Fire Dampers

- a) 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 through floors.
  - iv) At the inlet of supply air duct and the return air duct of each compartment on every floor.
- b) The dampers shall operate automatically and shall simultaneously switch off the air-handling fans. Manual operation facilities shall also be provided. For blowers, where extraction system and duct accumulators are used, dampers shall be provided.
- c) Fire/smoke dampers (for smoke extraction shafts) for buildings more than 24 mtr. in height.
  - i) For apartment houses in non-ventilated lobbies/corridors operated by fusible link/smoke detectors and with manual control.
  - ii) For other buildings on operation of smoke detection system and with manual control.
- d) Automatic fire dampers shall be so arranged as to close by gravity in the direction of air movement and to remain tightly closed on operation of a fusible link / smoke detector.

#### 25.15 Boiler and Boiler Room

The Boiler and boiler rooms shall conform to Indian Boiler Act, 1923 and other concerned Act/Regulation. 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 hours 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 hours 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 hours 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.

**25.16 Provision of First-aid and Fire Fighting Appliances**

The first-aid firefighting equipment shall be provided on all floors, including basements, lift rooms, etc. in accordance with good practice or as directed by the Managing Director.

**25.17 Fire alarm system**

All high rise and special buildings 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 mtr. and 30 mtr. 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 mtr. 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.

- 25.17.1. 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.

- 25.17.2. 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.

**25.18 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.

**25.19 Fire control room**

For all high rise and special buildings and apartment buildings with a height of 30 mtr. 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 along with the details of firefighting equipment and installations shall be maintained in the fire control room. The fire control room shall also have facilities to detect the fire on any floor through indicator board connections; fire detection and alarm systems on all floors. The fire staff in-charge of the fire control room shall be responsible for the maintenance of the various services and firefighting equipment and installations in co- ordination with security, electrical and civil staff of the building.

**25.20 Provision of Fire Officer**

For the hotels, business and mercantile buildings with height more than 30 mtr., a qualified Fire Officer with experience of not less than 3 years shall be appointed who will be available on the premises.



25.20.1. 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.

25.20.2. In case of certain case of buildings having very large areas and proneness to fire hazard the Managing Director may insist on compliance of the above rule even if the height is less than 30 mtr.

#### 25.21 **Housekeeping**

To eliminate fire hazards, good housekeeping, both inside and outside the building, shall be strictly maintained by the occupants and /or the owner of the building.

#### 25.22 **Fire drills and fire orders**

Fire notices/orders shall be prepared to fulfil 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.

#### 25.23 **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.

#### 25.24 **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.

#### 25.25 **Fire Escape Balcony**

25.25.1. For industrial buildings, a fire escape balcony not exceeding 1.5 mtr. width shall be provided at the periphery of every floor level and shall be connected to staircase and shall have a railing/parapet of 1.10 mtr. height on external sides.

25.25.2. Fire escape balcony of any buildings shall be approved by Chief Fire Officer.

25.25.3. Requirement of Fire Escape Balcony

- a) It shall always be kept free from obstructions & no partitions shall be erected
- b) It shall be provided with wall type sprinklers at every floor level

25.25.4. Fire Escape balcony shall be counted in FSI.

**25.26 Fire Escape Chutes/Controlled Lowering Device for evacuation**

High rise building having height more than 70 mtr., shall necessarily be provided with fire escape chute or "Controlled Lowering Device for evacuation" or "External Evacuation System" as approved by Chief Fire Officer shall be provided. In case of fire escape chute following provision shall be made:-

- a) The fire escape chute shafts shall be for every wing adjacent to staircase.
- b) Walls of the shaft shall have 4 hours fire resistance.
- c) One side of the shaft shall be at external face of the building with proper ventilation.
- d) The dimension of the shaft shall not be less than 2.5 mtr. X 1.5mtr.
- e) The access to the fire escape chute's shaft shall be made at alternate floor level from staircase mid-landing with self-closing door having fire resistance of at least 1 hour.
- f) The fire chute shall be of staggered type with landing of each section at the vertical height of not more than 21 mtr.

**25.27 Fire Check Floor**

- a) A high rise building; having height more than 70 mtr. shall be provided with fire check floor (entire floor) at every 70 mtr. level.
- b) Height of the fire check floor shall not be more than 1.8mtr. If the height is more than 1.8 mtr., same shall be counted in FSI.
- c) The fire check floor shall not be used for any purpose and it shall be the responsibility of the owner/occupier to maintain the same clean and free of encumbrances and encroachments at all times.
- d) Periphery of the Fire Check floor shall not be enclosed.
- e) Fire Drenchers shall be provided at the periphery of the each fire check floor externally.

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**PART- V**

**26 STRUCTURAL SAFETY AND SERVICES**

**26.1 Structural Design**

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 VI, Structural Design, Section-1, Loads, Section 2 - Foundation, Section 3-Wood, Section 4-Masonry, Section 5-Concrete, Section 6, Steel of National Building Code of India.

**27 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 burrow pits dug in the course of construction and repair of buildings, roads, embankments etc., shall be deep and connected with each other in the formation of a drain directed towards the lowest level and properly stepped for discharge into a river, stream, channel or drain, and no person shall create any isolated burrow pit which is likely to cause accumulation of water that may breed mosquitoes.

**28 ALTERNATE MATERIAL, METHOD OF DESIGN CONSTRUCTION AND TEST**

28.1 The provisions of the Regulations are not intended to prevent the use of any material or method of design of construction not specifically prescribed in them provided any such alternative has been approved.

28.2 The Managing Director may approve any such alternative, if it conforms to the provisions of the relevant parts of the National Building Code, regarding material, design and construction, and the material, method, or work offered is, for the purpose intended, at least equivalent to that prescribed in these Regulations in quality, strength, compatibility, effectiveness, fire and water resistance, durability and safety.

28.3 Test:-Whenever there is insufficient evidence of compliance with the provisions of the Regulations or evidence that any material or method of design or construction does not conform to the requirements of the Regulations, in order to substantiate claims for alternative materials, design or methods of construction, the Managing Director may require tests, sufficiently in advance, as proof of compliance, These tests shall be made by an approved agency at the expense of the owner and as per procedure laid down in the National Building Code of India by the Bureau of Indian Standards.

**29 BUILDING SERVICES**

29.1 The planning design and installation of electrical installation air conditioning and heating work shall conform to the provision of Part VIII, Building Service Section 2; Electrical Installations; Section 3 Air-conditioning and Heating National Building

Code of India.

29.2 The planning and design of lifts including their number, type and capacity depending on the occupancy of the building, the population on each floor based on occupant load and the building height shall be in accordance with Section 5, Part 8 - Installation of lifts and Escalators, National Building Code of India.

**29.3 Maintenance**

- i) The lift Installation should receive regular cleaning, lubrication adjustment and adequate servicing by authorised competent persons at such intervals as the type of equipment and frequency of service demand. In order that the lift installation is maintained at all times in a safe condition, a proper maintenance schedule shall be drawn up in consultation with the lift manufacturer and rigidly followed. A log book to record all items relating to general servicing and inspection shall be maintained. The electrical circuit diagram of the lift with the sequence of operation of different components and parts shall be kept readily available for reference by persons responsible for the maintenance and replacement, where necessary, to the satisfaction of the competent authority.
- ii) Any accident arising out of operation of maintenance of the lifts shall be duly reported to the competent authority, i.e. Lift Inspector of the Government of Maharashtra.

**30 WATER SUPPLY 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.

**31 SIGNS AND OUTDOOR DISPLAY STRUCTURES**

31.1 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.

31.2 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 Managing Director 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.

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## PART-VI

### 32 PROVISION OF FACILITIES FOR DIFFERENTLY ABLED PERSONS

#### 32.1 Definitions

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

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

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

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

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

#### 32.2 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. mtr. It does not apply to private and public residences.

#### 32.3 Site Development

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

32.3.2 **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 as per Regulation 32.6. Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

#### 32.4 Parking

For parking of vehicles of differently abled person, the following provisions shall be made-

32.4.1 Surface parking for two car spaces shall be provided near entrance for the differently abled persons with maximum travel distance of 30.0 mtr. from building entrance.

32.4.2 The width of parking bay shall be minimum 3.6 meter.

32.4.3 The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.

32.4.4 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.

### 32.5 Building requirements

The specified facilities for the buildings shall be as follows:

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

32.5.1 **Approach to plinth level:** - Every building should have at least one entrance accessible to the differently abled person and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

- i) **Ramped Approach:-**Ramp shall be finished with non-slip material to enter the building. Minimum width of ramp shall be 1800 mm. with maximum gradient 1:12. Length of ramp shall not exceed 9.0 meter having 800 mm high hand rail on both sides extending 300 mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50 mm.
- ii) **Stepped Approach:-** For stepped approach size of tread shall not be less than 300 mm and maximum riser shall be 150 mm. Provision of 800 mm high hand rail on both sides of the stepped approach similar to the ramped approach.
- iii) **Exit/Entrance Door:-** Minimum & clear opening of the entrance door shall be 900 mm 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.
- iv) **Entrance Landing:-** Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 mm x 2000 mm. 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 (hereinafter referred to as "guiding floor material" as indicated in Regulation 32.6. Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

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

- i) 'Guiding floor materials' shall be provided or device that emits sound to guide visually impaired persons.
- ii) The minimum width shall be 1500mm.
- iii) In case there is a difference of level, slope ways shall be provided with a slope of 1:12.
- iv) Hand rails shall be provided for ramps/slope ways.

32.5.3 **Stair-ways** - One of the stair-ways - near the entrance/exit for the differently abled person shall have the following provisions:

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

32.5.4 **Lifts**

- i) 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.
- ii) Clear internal depth 1100 mm
- iii) Clear internal width 2000 mm
- iv) Entrance door width 900 mm
- v) A hand rail not less than 600 mm long at 1000 mm above floor level shall be fixed adjacent to the control panel.
- vi) The lift lobby shall be of an inside measurement of 1800 mm x 1800 mm or more.
- vii) The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 mtr./second.
- viii) 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.

32.5.5 **Toilets:-**One special W.C. in a set of toilets shall be provided for the use of differently abled person with essential provision of washbasin near the entrance for the differently abled person.

- i) The minimum size shall be 1500 mm x 1750 mm.
- ii) Minimum clear opening of the door shall be 900mm and the door shall swing out.
- iii) Suitable arrangement of vertical/horizontal handrails with 50 mm clearance from wall shall be made in the toilet.

iv) The W.C. seat shall be 500 mm from the floor.

32.5.6 **Drinking Water:**-Suitable provision of drinking water shall be made for the differently abled person near the special toilet provided for them.

32.5.7 **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.

### 32.6 **Guiding/Warning Floor Material**

The floor material to guide or to warn the visually impaired persons with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. The material with different texture gives audible signals with sensory warning when a person moves on this surface with walking stick. The guiding/warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas:

- i) The access path to the building and to the parking area.
- ii) The landing lobby towards the information board, reception, lifts, staircases and toilets.
- iii) Immediately at the beginning/end of walkway where there is a vehicular traffic.
- iv) At the location abruptly changing in level or beginning/end of a ramp.
- v) Immediately in front of an entrance/exit and the landing.

### 32.7 **Proper Signage**

32.7.1 Appropriate identification of specific facilities within a building for the differently abled 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.

32.7.2 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.

32.7.3 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 differently abled person.



**33 INSTALLATION OF SOLAR ASSISTED WATER HEATING SYSTEM**

- 33.1 The solar water heating systems should be mandatory in the hospitals and hotels, where the hot water requirement is of continuous nature. In these buildings, the system must be provided with auxiliary back-up.
- 33.2 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 requirement may not be continuous or permanent:-
- i) Guest House,
  - ii) Police Men/Army barracks,
  - iii) Canteens, Laboratory & Research Institutions, where hot water is needed,
  - iv) Hostels, Schools, Colleges and Other Institutes,
- 33.3 The installation of the electrical backup in all such water heating systems shall be optional depending on the nature of requirement of hot water.
- 33.4 It is suggested that solar water heating systems of the capacity of about 100 litres per day on thermo syphon with necessary electrical back-up be installed at residential buildings like hostels.
- 33.5 In order to facilitate the installation of the solar water heating systems, the new buildings of aforesaid types shall have the following provisions.
- a) 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.
  - b) The roof loading adopted in the design of such building should be at least 50 kg. Per sq. mtr. for the installation of solar water heating system.
  - c) Solar water heating can also be integrated with the building design. These can either 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 collector should be facing south. However, for only winter use, the optimum inclination of the collector would be (latitude + 15 degrees of the south).
  - d) All the new buildings of aforesaid types to be constructed shall have an installed hot water line from the roof top and also insulated distribution pipelines to each of the points where hot water is required in the building.
  - e) 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 buildings. The norms for hospitals, hotels and other functional buildings are given below in Table 14.

**Table 14 Solar Water Heating Capacity**

Sr. No.	Type of Buildings	Capita recommended- Litres per capita per day
(1)	(2)	(3)

1	Hospitals	100
2	Hotels	150
3	Hostels & other such buildings	25
4	Canteen	As required
5	Laboratory & Research Institutions	As required.

- f) An open area of 3 sq. mtr. would be required for installation of a collector, which supplies about 100 liters of water per day. At least 60 per cent of the roof area may be utilized for installation of the system.
- g) The specification for the solar water heating system laid down by the Ministry of Non-Conventional Energy Sources can be followed. Flat plate Collector conforming to IS No. 12933 shall be used in all such solar water heating systems.
- h) The Managing Director may add to the list of buildings mentioned above on which Installation of solar water heating systems can be made mandatory and may insist on installation of collectors on the terraces of the buildings for harnessing solar energy for purposes other than water heating as well.

### **34 RAIN WATER HARVESTING**

34.1 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. mtr. in non gaothan areas shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in Regulation No 34.2 under Schedule of Rain Water Harvesting.

Provided that the Managing Director 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. mtr. of built-up area or part thereof 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.

#### **34.2 Schedule of Rain Water Harvesting**

34.2.1 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. The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface.

- i) Open well of a minimum 1mtr. 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 3 mtr. 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 mtr. width X 1.20 mtr. length X 2 mtr. to 2.50 mtr. depth. The trenches can be of 0.60 mtr. width X 2 to 6 mtr. length X 1.50 to 2 mtr. 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.

34.2.2 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. mtr.

34.2.3 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.

34.2.4 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 utilized 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.

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**PART-VII**

**35 SPECIAL REGULATION FOR GAOTHAN**

- 35.1 Permission may be granted for the construction of buildings in the Gaothan area with following relaxation.
- a) The height of the building shall be restricted to 3 storey or maximum 10 mtr. and ground coverage shall not be more than 75% of the plot area.
  - b) Open space around building:
    - i.) Minimum rear and front marginal open space shall be 1.5 mtr.
    - ii.) The plots with less than 9 mtr. width or depth the minimum rear and front marginal open space may be allowed to be reduced to 1 mtr. but in such plots only ground floor structure shall be permitted.
    - iii.) For 3 storey or maximum 10 mtr. height structures, minimum rear and front marginal open space shall be 2.25 mtr.
  - c) The Managing Director may relax the any of the provisions in Regulation No. 35.1 (a) and (b) in deserving cases.
- 35.2 The aforesaid relaxation in Regulation No. 35.1 shall be applicable for consumption FSI upto 1.0, however no relaxation shall be granted if the FSI consumption exceeds FSI 1.0.
- 35.3 No plot shall be sub-divided without the permission of the Managing Director.

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**PART-VIII**

**36 REGULATION FOR SETTING UP THE TELECOMMUNICATION CELL SITE/BASE STATION & INSTALLATION OF EQUIPMENTS**

**36.1 Applicability**

This Regulation shall apply to all existing and or proposed Telecommunication Cell Sites/Base Stations installed or to be installed in the MIHAN notified area.

**36.2 Definitions:-**

- a) "Competent Authority" means as defined in Regulation No. 3.2.
- b) "Telecommunication Cell Site/Base Station" (TCS/BS) for any Telecom Operator shall mean as per Regulation No. 3.108.

**36.3 Control Over Development**

- a) No Telecommunication Cell Site/Base Station shall be installed without the previous permission in writing of the Managing Director. The permission shall be granted in the same manner as prescribed under Sections 44 to 47 of the Maharashtra Regional and Town Planning Act, 1966.
- b) If the Managing Director does not disposed of the application within a period of sixty (60) days from the date of submission, the said application by the Telecom Service Provider/Infrastructure Provider (TSP/IP) shall be deemed to have been approved as per the provisions under Section 45 of the Maharashtra Regional and Town Planning Act, 1966.

**36.4 Procedure for Obtaining Development Permission**

36.4.1 All the applications for installation of any Telecommunication Cell Site/Base Station (TCS/BS) or erection of a part thereof shall be made to the Managing Director by the concerned Telecom Service Provider (TSP) or the concerned Infrastructure Provider (IP), as per Regulation No. 7 and in such form and containing such particulars as may be prescribed by the Managing Director.

36.4.2 The application for obtaining the aforesaid development permission shall be accompanied by the following documents-

- a) All the documents as otherwise required to be attached for any development permission under these Regulations.
- b) Plans showing Location Map, Key Plan, Site Plan, Block Plan, Plans of the proposed work. In case of roof-top tower, the copy of Occupation Certificate or copy of sanctioned building plans or copy of Commencement Certificate issued by the Authority or any other valid proof, in respect of the building on which the erection of roof-top tower is proposed, showing that such building is authorised.
- c) Consent of the Owner of premises, which shall mean and include consent of the owner of property or no-objection certificate of the concerned Co-op Housing

Society or consent of 70% of the total number of legal occupants in case of Apartments or Condominium or no-objection certificate of the lessor in case of a lease-hold property.

- d) Copy of agreement between the TSP/IP and the Owner of premises.
- e) Copy of Access Service License/Infrastructure Provider (IP) Registration Certificate, granted to the TSP/IP by the Department of Telecommunications (DoT), Government of India (GoI).
- f) Copy of clearance from the Standing Advisory Committee for Frequency Allocations (SACFA) issued by Wireless Planning Commission (WPC) of the Department of Telecommunications, Government of India for the location on which development permission is sought.
- g) Compliance report of the instructions, pertaining to Self Certification by the Telecom Service Provider, regarding adherence to the prescribed Base Stations Emissions.
- h) Copy of Structural Stability Certificate of a foundation for ground based Base Transceiver Station (BTS).

OR

In case of roof top BTS towers, Structural Stability Certificate for the building, based on written approval of any authorized Structural Engineer of the State/Local Bodies/Central Building Research Institute (CBRI), Roorkee/IIT/NIT or any other agency authorized by the local body.

- i) Copy of the type test certificate issued by Automotive Research Association of India (ARAI) to the manufacturers of the Diesel Generator (DG) Sets.
- j) Registered undertaking from the Applicant/owner of premises:-
  - i) That the cabin will not be utilized for any purpose other than the Telecommunication Cell Site/Base Station.
  - ii) That if the said activity is discontinued by the Applicant, the said cabin will be demolished forthwith by the Applicant/Owner of premises.
- k) No-objection certificate from the authority concerned under the Civil Aviation Authority.
- l) No objection certificate of the Maharashtra Pollution Control Board regarding compliance with the prescribed norms for noise levels and smoke levels for the power generating sets to be provided for Base Stations.
- m) No objection certificate of the Chief Fire Officer, only in case of High Rise buildings having height 15 mtr. or more measured from ground level.
- n) Copy of clearance from the State Environment and Forest Department, in case of forest protected areas, if applicable.

- o) Data Sheet containing the information regarding:-
  - (a) Name of Telecom Service Provider/ Infrastructure Provider
  - (b) Location
  - (c) Tower Reference.-
    - i) Height and Weight of Tower
    - ii) Ground Based Tower/Roof Top Tower
    - iii) Number of Antenna planned on Tower
    - iv) Permissible EMF Radiation Level
    - v) Proposed EMF Radiation Level.
- p) Requisite fees, charges as applicable.

36.4.3 The erection of the Base Station including tower, shall be commenced within three (3) months from grant of permission and report of erection shall be made to the Managing Director.

### 36.5 **Leviable charges**

While giving permission under Regulation No. 36.3 hereinabove, shall levy and collect the following charges:-

#### a) **Development Charge:-**

Development charge shall be levied and collected by the Managing Director as per the provisions under Section 124-B of the Maharashtra Regional and Town Planning Act, 1966. For the purpose of assessing the development charge, the setting up of Base Station on land and on roof-tops shall be classified under commercial category. The Development Charge shall be collected at the rate of 1% of the rate of developed land mentioned in the Annual Statement of rates for relevant year, prepared by the Inspector General of Registration, Government of Maharashtra, calculated over the foot print area occupied by the Telecommunication Cell Site/Base Station.

#### b) **Administrative Fee:-**

Over and above the development charge as stipulated in Regulation No. 36.5(a) above, TSP/IP shall pay, a onetime Administrative fee of Rs. 30,000/-.

### 36.6 **Planning Norms For Erection of' TCS/ BS :-**

- a) Notwithstanding the land use provisions under the Development Control Regulations (DCR) pertaining to Development Plan or Proposal for Development of the land, it shall be permissible to install TCS/BS, subject to the compliance of other provisions of this Regulation, on all land users as earmarked on Development Plan or Proposal for Development of the land, provided that the land is not shown under any reservation in the Development Plan or Proposal



for Development of the land.

- b) No permission for installation of TCS/BS shall be granted in wildlife areas and/or ecologically important areas, without ecological impact assessment and review of installation site. The Forest Department should be consulted before installation of TCS/BS in and around protected areas (PAs) and Zoos.
- c) The TCS/BS must have clear access by means of an existing road having minimum width of 6 mtr. in the area falling in congested area as shown on Development Plan or Proposal for Development of the land and 9 mtr. in the area falling outside congested area. However in exceptional circumstances, the Managing Director may relax such road width suitably, but in no case shall it be less than 5 mtr.
- d) In case of both ground based towers and roof -top towers, there shall be no nearby buildings right in front of the antenna with height comparable to the lowest antenna on tower at a distance threshold as specified below :-

Sr. No	Number of Multiple Antennas	Building /Structure distance from Antenna (Safe Distance) (in mtr.)
(1)	(2)	(3)
1	1	20
2	2	35
3	4	45
4	6	55
5	8	65
6	10	70
7	12	75

- e) In case of Wall Mounted /Pole Mounted Antenna:-
- i) The Antenna mounted on pole should be at least 5 mtr. above ground level/road level on flyovers.
- ii) No Residential/office/work place should be directly in front of the Wall/Pole mounted Antenna as per Regulation No. 36.6(d) above.
- f) Installation of Base Station antennas shall not be permissible within the premises of schools, collages, and hospitals as well as on the adjoining land /building within 3 mtr. from the boundary of premises of schools, colleges and hospitals. Also antenna shall not be directed/positioned towards any school/college/hospital building.
- g) The existing Base Station antenna approved earlier on any school/college/hospital building shall not be renewed further after expiry of period of approval and the same shall be removed immediately thereafter, subject to provisions of Regulation No. 36.8(d).

- h) Access to Base Station Antenna site shall be prohibited for the general public, by putting in place suitable measures such as wire fencing, locking of the door to the roof, etc.
- i) The roof- top TCS/BS towers shall be put only on buildings which are declared structurally strong enough to bear the load of such instalments. The base connection to building should be got designed from a qualified structural engineer. Structural safety certificate of the composite structure [Building+ Tower(s)] shall have to be obtained from any of the recognized Government Institutes.
- j) While according permission for installation of TCS/BS, erection of a cabin may be granted at ground level. However, the same shall not be allowed in the prescribed open spaces and marginal spaces. The size of such cabin shall not be more than 20 sq. mtr. The cabin with maximum built-up area of 20 sq.mt. shall not be counted towards built-up area or FSI.
- k) No permission for installation of TCS/BS shall be granted on buildings which are unauthorized and structurally unsafe. If permission for installation of such structures is granted on a building, which is declared as unauthorized at a later point of time, the Managing Director shall first take recourse to the provisions of sections 52, 53, 54, and 55 of the Maharashtra Regional and Town Planning Act, 1966 or other relevant laws, as the case may be, against such unauthorised building and in case the Managing Director, after completing the due process of law, decides to undertake any action of demolition against such unauthorised building then such decision shall also be conveyed to the concerned TSP/IP with a direction to relocate the TCS/BS within a period of three(3) months, after which the Managing Director shall not be under any obligation to send any further intimation to the TSP/IP concerned before demolishing such unauthorised building, nor shall it be liable to pay compensation for the loss of the Base Station as a consequence of the demolition of the unauthorized building. The TSP/IP shall indemnify the Authority to this effect, "while seeking permission for installation of TCS/BS.
- l) Permission for installation of TCS/BS, once granted shall remain valid for next five (5) years. The TSP/IP shall apply for renewal of permission to the Managing Director. The Managing Director while considering renewal shall insist upon submission of fresh structural stability certificate for buildings more than thirty (30) years of age. Administrative fee shall be levied and collected as prescribed in Regulation No 36.5(b) hereinabove, for every such renewal. If TSP/IP fails to apply for renewal along with all necessary documents before the expiry of earlier permission, then he shall be liable for action under the provisions of the Maharashtra Regional and Town Planning Act, 1966.

**36.7 Electro-Magnetic Field (EMF) Radiation Norms:-**

- a) Prior to installation of TCS/BS, the TSP/IP shall have to obtain Site clearance from Standing Advisory Committee on Frequency Allocation (SACFA) of the

Department of Telecommunication (DoT) for every site from the point of view of interference with other wireless users, aviation hazards and obstruction to any other existing microwave links.

- b) The Electro-Magnetic Field (EMF) radiation from BTS towers shall be subject to the regulations framed by the DoT from time to time. The TSP/IP shall, at least once in six (6) months, conduct a regular audit and monitor EMF radiation in Urban localities/educational/ hospital/ industrial /residential /recreational premises and especially around the Protected Areas (PAs) and ecologically sensitive areas, with respect to the notified norms of the DoT. Audit of the self certification furnished by the TSPs shall be done by the Telecom Enforcement Resource and Monitoring (TERM) Cells periodically. TERM Cell shall carry out test audit of 10% of the BTS sites on random basis and on all cases where there is a public complaint. For non-compliance of EMF standards, Telecom Service Provider shall be liable for penal action by the TERM cell and/ or Department of Telecommunication (DoT).

**36.8 Miscellaneous Provisions :-**

- a) Any complaint concerning illegal installation of TCS/BS on any building or any query of any nature regarding the installation of telecommunication equipment, shall be addressed to the Managing Director which shall intimate the concerned TSP/IP about the same with a direction to resolve the issue under intimation to the Managing Director within such period as may be prescribed by the Managing Director.
- b) The TSP/IP, who has erected TCS/BS without due permission, shall apply to the Managing Director for regularization within three (3) months from the coming into force of this Regulation. In case such application is made within the prescribed period, then the offence, if any, registered against the TSP/IP may be compounded by the Managing Director under Section 143 of the Maharashtra Regional and Town Planning Act, 1966.
- c) The TSPs/IPs who have erected TCS/BS with due permission, shall apply afresh, for validation of the previous permission, to the Managing Director within a period of three(3) months from the date of commencement of this Regulation, in order to ensure due compliance of this Regulation. However Administrative fee in such cases shall not be leviable, if appropriate fee/Development charge, not less than those prescribed under sub-regulation 36.5(b) above, has already been paid. In case the amount paid is less than what is prescribed hereinabove, the difference shall be recovered from the TSP/IP.
- d) Any existing TCS/BS not conforming to any of the above provisions shall have to be removed within one(1) year from the date of commencement of this Regulation, unless the same is specifically regularized by the Managing Director following due compliance by TSP/IP. However, operation of such non-conforming Telecommunication Cell Site/Base station shall be discontinued within a period of

one(1) month from the date of receipt of notice from the Managing Director to that effect, which shall however be issued only after obtaining the consent of TERM Cell of DoT.

- e) The Licensees shall try to share the tower for fixing their respective antennas, provided that the prescribed conditions are duly fulfilled so as to ensure curtailing of multiple towers and optimizing the use of the existing ones.
- f) Sign boards and Warning sign ("Danger", "RF Radiations", "Restricted Area", "Don't enter" etc.) shall be provided at TCS/BS antenna sites which are clearly visible and identifiable.
- g) The TSP/IP shall display the details of the following on a board (minimum size 24" x 48"), for the perusal of general public in such a way that the same shall be clearly visible and identifiable.
  - i) Name of TSP/IP :-
  - ii) Location :-
  - iii) Tower Reference:-
    - a) Height, b) Weight, c) Number of antennas planned on tower, d) Permissible EMF radiation level, e) Proposed EMF radiation level
  - iv) Due date for next renewal.
  - v) Contact Person's name, address and Telephone Number.
  - vi) Address of Complaint Redressing Authority with Telephone Numbers.
  - vii) Police Control Room- 100
  - viii) Fire Control Room - 101
  - ix) Ambulance - 102
  - x) Other important information, if any.

Provided that in case of Telecommunication Cell Site/Base station on roof-top, the aforesaid information shall be displayed on the ground floor of the building.

- h) The Authority shall display the list of authorized TCS/BS on their official web-site, alongwith the date of permission and due date for renewal of permission.
- i) TCS/BS Tower shall be inspected for distortion of members, torques of nuts and bolts at least once in five years. However, in case of natural calamity, such as cyclone, earthquake, flood, etc. inspection shall be carried out immediately after such incidents. Such inspection shall be carried out by qualified structural engineer and a certificate to that effect shall be submitted to the Competent Authority.

- j) TCS/BS Towers located in highly corrosive environment shall be painted every year. Other towers shall be painted at least once in five years to give additional protection.

Notwithstanding anything contained hereinabove, all the Regulations/Bye-Laws /Memorandum/Directions /Guidelines in this regard, issued or to be issued from time to time, by the Department of Telecommunications, Government of India, shall prevail and be binding on TSP/IP and also on all the Authority in which case, this Regulation shall stand modified to that extent.

-----X-----

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## APPENDICES

APPENDIX-A: FORM FOR APPLICATION FOR DEVELOPMENT PERMISSION

To,  
The Managing Director  
Maharashtra Airport Development Company Ltd.

---

Sir,

1. I intend to carry out development in the Site/to erect/to re-erect/to demolish/to make material alterations in the building \_\_\_\_\_ on/in Plot No. \_\_\_\_\_, Sector No. \_\_\_\_\_, bearing survey no. \_\_\_\_\_, of Village \_\_\_\_\_, CTS No. \_\_\_\_\_, Situated at Road/Street \_\_\_\_\_, under the MIHAN notified area, Nagpur and in accordance with section 44/58/69/\_\_\_ of the Maharashtra Regional and Town Planning Act, 1966.
2. I enclose herewith the following plans and statements wherever applicable, in quadruplicates signed by me and (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 under the Regulation.
  - i) Key Plan (Location Plan);
  - ii) Site Plan of the area proposed to be developed;
  - iii) Sub Division /Layout Plan.
  - iv) Detail building plan showing the plan, section, and the elevation for the proposed development work.
  - v) Service Plan.
  - vi) Particulars of Development in the Form enclosed.
  - vii) An extract of record of rights, property register card, Lease Deed executed with the Company in case of leased land, any other document showing ownership of the land alongwith the consent of the co-owners where third party interest is created.
  - viii) Attested copies of consent/clearance/No Objection Certificate, wherever required.
  - ix) Appointment letter in favour of Architect/licensed Engineer/Structural Engineer/Supervisor.
  - x) Supervision certificate of licensed technical personnel or architect.
  - xi) Any other document as required under these Regulations
3. I request that the proposed development/construction may be approved and permit me to execute the work.

Thanking You

Yours faithfully

Signature of Owner \_\_\_\_\_

Signature of the Architect \_\_\_\_\_

Name \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_  
Date:- \_\_\_\_\_

\_\_\_\_\_  
Date:- \_\_\_\_\_

**FORM GIVING PARTICULARS OF DEVELOPMENT  
(Part of Appendix A, Item 2(vi))**

1	a)	
	i. Full Name of Applicant	
	ii. Address of applicant	
	iii. e-mail ID	
	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	What is the total area of the plot according to the document?	
	a) Does it tally with the Revenue/CTS Record	
	b) What is the actual area available on site measured by Architect/licensed Engineer/Structural Engineer / Supervisor	
	c) 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?	
	d) If so, what is the net area?	
	The permission shall be based on the area whichever is minimum. ( <b>Note:</b> Above details shall also be mentioned on building plan submitted for approval)	
4	Are all plans as required under Regulation No.7.2 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	



8	a) If the work is in connection with an industry:	
	b) Please briefly describe the main and accessory process.	
	c) Please state the maximum number of workmen and the total horse power likely to be employed per shift in the factory	
	d) Is the proposal for relocation of an existing industry, if so give the name and address of existing industry?	
	e) Nature and quantum, of industrial waste/effluents and method of disposal.	
9	a) What is 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 height of the building above the average ground level of the plot	
	c) Does it comply with the Regulations.	
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 FSI.	
	c) (Item 11 (a) divided by Item 3 (e))	
	d) Does the work consume the full FSI of the plot, as given in Item 6 (b)?	
	e) Is the Building proposed with setbacks on upper floors?	

12	a) What is the width of the front open space? If the building abuts two or more streets, does the front open space comply with Regulation?													
	b) Please state which of the following rule is applicable for the front open spaces as per these Regulations													
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.16.2?													
15	If the height of the building is 15 mtr. or more, above the average ground level, is provision for lifts made ?													
	If so, give details of lift.	<table border="1"> <thead> <tr> <th>Type</th> <th>Passenger Capacity</th> <th>No. of Lifts</th> <th>Type of Doors</th> </tr> <tr> <th>(1)</th> <th>(2)</th> <th>(3)</th> <th>(4)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Type	Passenger Capacity	No. of Lifts	Type of Doors	(1)	(2)	(3)	(4)				
	Type	Passenger Capacity	No. of Lifts	Type of Doors										
(1)	(2)	(3)	(4)											
Details of Fire Lift.														
16	a) Does the building fall under purview of Regulation No.7.2.6.2?													
	b) If so, does the proposed fire protection requirements confirm to Part IV of NBC?													
	c) If not, give reasons for non-conformity													
	a)													
	i. What are the requirements of parking spaces under the Regulations ?													
	ii. How many are proposed?													

17	a)	
	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)	
	i. What is the maximum width of weather frames, Sunshades (Chajja), Sun breakers, cornice, eaves or other projection?	
	ii. Are any porches / Canopies proposed?	
iii. Are item (i) and (ii) compliance with Regulation No. 16.5?		
19	What is the width of the means of access?	
	Will it be paved, drained & kept free of encroachment?	
20	Is recreational or amenity open space provided as required under these Regulations	
	a) Are any accessory buildings proposed?	
	If so, for what purpose?	
	b) What are their heights?	
	c) Are they 7.5 mtr. away from the street line or front or 1.5 mtr. from other boundary?	
	d) Is their area calculated in FSI?	
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.18.15?	
22	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	

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 -																			
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"></th> <th style="width: 10%; text-align: center;">Water closets</th> <th style="width: 10%; text-align: center;">Baths</th> <th style="width: 10%; text-align: center;">Urinals</th> <th style="width: 10%; text-align: center;">Wash Basins</th> <th style="width: 10%; text-align: center;">Kitchens</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Existing</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">Proposed</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Water closets	Baths	Urinals	Wash Basins	Kitchens	Existing						Proposed						
		Water closets	Baths	Urinals	Wash Basins	Kitchens														
	Existing																			
Proposed																				
28	Details of the source of water to be used in the construction																			
29	Distance from the sewer.																			
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 :        -----

**APPENDIX-B: FORM FOR SUPERVISION**

(This shall be submitted separately for each professional as per requirement)

To,

The Managing Director,

Maharashtra Airport Development Company Ltd.

\_\_\_\_\_  
Sir,

I hereby certify that the development/erection/re-erection/demolition or material alteration in/or building No. \_\_\_\_\_ on/in Plot No. \_\_\_\_\_, Sector No. \_\_\_\_\_, bearing survey no. \_\_\_\_\_, of Village \_\_\_\_\_, CTS No. \_\_\_\_\_, situated at Road/Street \_\_\_\_\_, under the MIHAN notified area, Nagpur, shall be carried out under my supervision and Certify that the Structural Design, all the materials (type and grade) and the Workmanship of the work and design and provision of services shall be generally in accordance with the latest National Building Code of Indian and other relevant Indian Standards codes, 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.

Yours faithfully

Signature of Architect/Surveyor/Engineer/Structural Engineer \_\_\_\_\_

Name of Architect/Surveyor/Engineer/Structural/Engineer(IN BLOCK LETTERS) \_\_\_\_\_

Registration No. of Architect/License No. of Engineer/Surveyor/Structural Engineer \_\_\_\_\_

Address of Architect/Surveyor/Engineer/Structural Engineer \_\_\_\_\_

Date: \_\_\_\_\_

APPENDIX-C: FORM FOR GRANT OF DEVELOPMENT PERMISSION /  
COMMENCEMENT CERTIFICATE

(The format can be modified as per the case)

Development Permission

To:

Date\_\_\_\_\_

\_\_\_\_\_  
Sir,

Please refer to the application dated \_\_\_\_ in reference to development permission for Proposed building No. \_\_\_\_\_ on/in Plot No. \_\_\_\_\_, Sector No. \_\_\_\_\_, bearing survey no. \_\_\_\_\_, of Village \_\_\_\_\_, CTS No. \_\_\_\_\_, Situated at Road/Street \_\_\_\_\_, under the MIHAN notified area, Nagpur.

The development permission is hereby granted for the construction of \_\_\_\_\_ Building on the plot mentioned above.

The Commencement Certificate with conditions as stated in the same and as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred in the same.

You will ensure that the building materials will not be stacked on the road during the construction period.

Yours faithfully

Authorised Signatory

Maharashtra Airport Development Company Ltd.

**COMMENCEMENT CERTIFICATE**

To: \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
Sir,

With reference to your application No. \_\_\_\_\_ dated \_\_\_\_\_ for the grant of Development Permission/ Commencement Certificate under section 45 of Maharashtra Regional and Town Planning Act, 1966 to carry out development work on/in Plot No. \_\_\_\_\_, Sector No. \_\_\_\_\_, bearing survey no. \_\_\_\_\_, of Village \_\_\_\_\_, CTS No. \_\_\_\_\_, Situated at Road/Street \_\_\_\_\_, under the MIHAN notified area, Nagpur, the commencement Certificate is hereby granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966( Maharashtra Act XXXVII of 1966), subject to the following conditions:-

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.

The Commencement certificate/building permission shall remain valid for a period of one year, commencing from the date of its issue.

This permission does not entitle you to develop the land which does not vest in you. \_\_\_\_\_ number/s of trees shall be planted in the plot.

\_\_\_\_\_  
Yours faithfully

Authorised Signatory  
Maharashtra Airport Development Company Ltd.

APPENDIX-D: FORM FOR REFUSAL OF DEVELOPMENT PERMISSION /  
COMMENCEMENT CERTIFICATE

(The format can be modified as per the case)

To:

Date \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sir,

With reference to your application \_\_\_\_\_ dated \_\_\_\_\_ for the grant of development permission /the erection of a building/execution of work in Building No \_\_\_\_\_ on/in Plot No. \_\_\_\_\_, Sector No. \_\_\_\_\_, bearing survey no. \_\_\_\_\_, of Village \_\_\_\_\_, CTS No. \_\_\_\_\_, Situated at Road/Street \_\_\_\_\_, under the MIHAN notified area, Nagpur, the Development Permission is hereby refused under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 ( Maharashtra Act XXXVII of 1966) on the following grounds:-

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

Yours faithfully

Authorised Signatory

Maharashtra Airport Development Company Ltd.



APPENDIX-E: FORM FOR NOTICE FOR COMMENCEMENT OF WORK

To,

The Managing Director,

Maharashtra Airport Development Company Ltd.

\_\_\_\_\_

Sir,

The development work/erection/re-erection/demolition or material alteration in/of Building No. on/in Plot No.\_\_\_\_\_, Sector No.\_\_\_\_\_; bearing survey no. \_\_\_\_\_ of Village \_\_\_\_\_, CTS No. \_\_\_\_\_, Situated at Road/Street \_\_\_\_\_, under the MIHAN notified area, Nagpur will start on \_\_\_\_\_ as per your permission vide office communication no. \_\_\_\_\_ dated \_\_\_\_\_ under the supervision of \_\_\_\_\_ Architect (Registered) /Licensed Engineer / Surveyor / Structural Engineer / Supervisor, (License No.\_\_\_\_\_) and in accordance with the plan sanctioned.

Yours Faithfully

Signature of Owner \_\_\_\_\_

Name of Owner (in block Letters) \_\_\_\_\_

Address of Owner \_\_\_\_\_

\_\_\_\_\_

Date:\_\_\_\_\_

APPENDIX-F: FORM FOR INFORMING COMPLETION OF WORK UP TO PLINTH LEVEL

To,

The Managing Director,

Maharashtra Airport Development Company Ltd.

\_\_\_\_\_  
Sir,

I hereby inform that the construction of plinth/column upto plinth level has been completed in Building No. on/in Plot No.\_\_\_\_\_, Sector No. \_\_\_\_\_, bearing survey no. \_\_\_\_\_, of Village \_\_\_\_\_, CTS No. \_\_\_\_\_, situated at Road/Street \_\_\_\_\_, under the MIHAN notified area, Nagpur, as per your permission vide office Communication No. \_\_\_\_\_ dated \_\_\_\_\_ under my supervision and in accordance with the sanctioned plan. The completed work may be checked and permission may be given to proceed with the further work.

Thanking you

Yours faithfully

Signature of Architect/Licensed Engineer/

Structural Engineer/Surveyor/Supervisor \_\_\_\_\_

Name (In Block Letters) \_\_\_\_\_

Address \_\_\_\_\_

Date: \_\_\_\_\_

APPENDIX-G: FORM FOR APPROVAL/DISAPPROVAL OF DEVELOPMENT WORK  
UPTO PLINTH LEVEL

(The format can be modified as per the case)

To

Date\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sir,

With reference to your intimation No. \_\_\_\_\_ dated \_\_\_\_\_ regarding the completion of construction work of plinth/columns upto plinth level in Building No. \_\_\_\_\_ on/in Plot No.\_\_\_\_\_, Sector No.\_\_\_\_\_, bearing survey no. \_\_\_\_\_, of Village \_\_\_\_\_, CTS No. \_\_\_\_\_, Situated at Road/Street \_\_\_\_\_, under the MIHAN notified area, Nagpur, I have to inform you that the further work may be proceeded with as per sanctioned plan/shall not be proceeded with as the construction upto plinth level is not as per sanctioned plans.

Thanking you

Yours faithfully,

Authorised Signatory

Maharashtra Airport Development Company Ltd.

APPENDIX-H: FORM FOR COMPLETION CERTIFICATE

To,  
The Managing Director,  
Maharashtra Airport Development Company Ltd.

\_\_\_\_\_  
Sir,

I hereby certify that the erection/re-erection or part/full development work in/on building/part building No. \_\_\_\_\_ on/in Plot No. \_\_\_\_\_, Sector No. \_\_\_\_\_, bearing survey no. \_\_\_\_\_, of Village \_\_\_\_\_, CTS No. \_\_\_\_\_, situated at Road/Street \_\_\_\_\_, under the MIHAN notified area, Nagpur has been supervised by me and has been completed on \_\_\_\_\_, according to the plans sanctioned; vide Office communication No. \_\_\_\_\_ dated \_\_\_\_\_.

I/we hereby declare that the structural work of the aforesaid proposal has been executed in accordance with the structural design, drawings and details prepared by a qualified structural Engineer and under his supervision to ensure due and proper safety and stability of the work carried under the aforesaid proposal. The work has been completed to my best satisfaction, the workmanship and all the materials (type and grade) have been used strictly in accordance with general and detailed specifications. No provisions of the Act or these Regulations or conditions prescribed in the Commencement Certificate or orders issued thereunder have been transgressed during carrying out the aforesaid development work.

I/we hereby further certify that no approval or permission granted to the aforesaid proposal has been construed to impose upon the Authority or its any officer; any liability or responsibility in law for any damage or loss arising from any act or omission in executing the intended work for which I/we hold myself liable or responsible wholly and exclusively

I/we am/are enclosing one copy of the completion plans. The building is fit for occupancy for which it has been erected/re-erected or altered, constructed and enlarged.

I/we have to request you to arrange for the Inspection and give permission for the occupation of the building.

Thanking you

Yours Faithfully

Signature of Architect/Surveyor/Engineer/Structural Engineer \_\_\_\_\_

Name of Architect/Surveyor/Engineer/Structural/Engineer(IN BLOCK LETTERS) \_\_\_\_\_

Registration No. of Architect/License No. of Engineer/Surveyor/Structural Engineer \_\_\_\_\_

Address of Architect/Surveyor/Engineer/Structural Engineer \_\_\_\_\_

Signature of Owner \_\_\_\_\_

Name of Owner (in block Letters) \_\_\_\_\_

Address of Owner \_\_\_\_\_

Encl: as above.

Date: \_\_\_\_\_

APPENDIX-I: FORM FOR OCCUPANCY CERTIFICATE

(Format can be modified as per the case)

To:

Date: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sir,

This is to certify that the part/full development work/erection or alteration in/of Building No. \_\_\_\_\_ on/in Plot No. \_\_\_\_\_, Sector No. \_\_\_\_\_, bearing survey no. \_\_\_\_\_, of Village \_\_\_\_\_, CTS No. \_\_\_\_\_, Situated at Road/Street \_\_\_\_\_, under the MIHAN notified area, Nagpur, completed under the supervision of \_\_\_\_\_ Licensed Architect/Engineer/Surveyor/Structural Engineer, License No. \_\_\_\_\_ is permitted to be occupied subject to the following conditions:-

- 1.
- 2.
- 3.
- 4.

A set of completion plan duly certified is returned herewith.

Yours faithfully

Authorised Signatory

Maharashtra Airport Development Company Ltd.

APPENDIX-J: FORM FOR REFUSAL OF OCCUPANCY CERTIFICATE

To:

Date: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sir,

The part/full development work/erection or alteration in/of Building No. \_\_\_\_\_ on/in Plot No. \_\_\_\_\_, Sector No. \_\_\_\_\_, bearing survey no. \_\_\_\_\_, of Village \_\_\_\_\_, CTS No. \_\_\_\_\_, Situated at Road/Street \_\_\_\_\_, under the MIHAN notified area, Nagpur, completed under the supervision of \_\_\_\_\_ Licensed Architect/Engineer/Surveyor/Structural Engineer, 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. \_\_\_\_\_

A set of completion plan is retained with the Company and remaining sets are regretfully returned herewith

Yours faithfully,

Authorised

Signatory

Maharashtra Airport Development Company Ltd.

APPENDIX-K:FORM FOR INDEMNITY FOR PART OCCUPANCY CERTIFICATE

To:

Date: \_\_\_\_\_

The Managing Director,

Maharashtra Airport Development Company Ltd.

Subject:

Sir,

While thanking you for letting me to occupy a portion of the building \_\_\_\_\_ [*describe*] before acceptance of the Completion Certificate of the whole building for the plans approved vide \_\_\_\_\_, dated \_\_\_\_\_, I hereby indemnify the Authority and its officer 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.

Yours faithfully,

Signature of Owner:- \_\_\_\_\_

Name of the Owner:- \_\_\_\_\_

Witness:- \_\_\_\_\_

Address:- \_\_\_\_\_

Date:- \_\_\_\_\_

APPENDIX-L: QUALIFICATION, DUTIES AND RESPONSIBILITY OF LICENSED  
TERCHINCAL PERSONNEL

**L-1 GENERAL**

L-2.1 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. L-2 to L-6. The procedures for licensing the technical personnel is given in regulation No. L-6.

**L-2 ARCHITECT**

L-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.

L-2.2 **Competence of Architect:-** To carry out work related to development permission as given below, to co-ordination with other technical personnel and to submit -

- a) All plans and information connected with development permission.
- b) Structural details and calculations for building on plot upto 500 sq. mtr. And upto 3 storey or 11mtr. height, and
- c) Certificate of supervision and completion for all building.

**L-3 ENGINEER**

L-3.1 **Qualifications-**

- a) 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;
- b) Diploma in Civil Engineering or Equivalent, having experience of 10 years in the field of land and building planning.

L-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. mtr. and upto height less than 15mtr., and
- c) Certificate of supervision and completion for all building.

**L-4 STRUCTURAL ENGINEER**

L-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 recognized Indian or Foreign University and Chartered Engineer or Associated Member in Civil Engineering Division of Institution of Engineers (India) or equivalent Overseas Institution; and
  - b) Associate member in Civil Engineering Division of institution of Engineers (India) or equivalent Overseas: Institution possessing exceptional merits. The 3 years' experience shall be relaxed to 2 years in the case of Post-graduate degree of recognized Indian and Foreign University in the Branch of Structural Engineering. In the case of doctorate in Structural Engineering, the experience required would be one year.
- L-4.2 **Competence:-** To submit the structural details and calculations for all buildings and supervision.
- L-4-2.1. Complicated buildings and sophisticated structures, as decided by the Managing director, which are not within the horizontal areas and vertical limits under L-2.2 (b) and L-3.2 shall be designed only by Structural Engineer.

## L-5 SUPERVISOR

### L-5.1 Qualification

- a) For Supervisor-
  - i.) 3 years architectural assistantship or intermediate in architecture with two years' experience, or
  - ii.) Diploma in Civil engineering with two years' experience.
- b) For Supervisor - 2-
  - i. Draftsman in Civil Engineering from ITI with 5years experience under Architect /Engineer.

### L-5.2 Competence

- a) For Supervisor-1: To submit -
  - i. All plans and related information connected with development permission on plot upto 200 sq. mtr. and up to 2 stories; and
  - ii. Certificate as supervision of buildings on plot up to 200 sq. mtr. and up to 2 stories and completion thereof.
- b) For Supervisor-2 : To submit -
  - i. All Plans and related information up to 50 sq. m. built up area and up to 2 stories, and
  - ii. Certificate of supervision for limits at (i) above and completion thereof

## L-6 LICENSING

- L-6.1 **Technical Personnel to be licensed:-** The Qualified technical personnel or group as given in regulations; No L-3, L-4, L-5 shall be licensed with the Authority and the

license shall be valid for three (3) calendar years ending 31<sup>st</sup> December after which it shall be renewed annually or every three years by the Managing Director.

L-6.2 **Fees for Licensing:-** The annual licensing fees shall be as follows:-

- i) For Engineer and structural Engineer @ Rs. 1000 per annum.
- ii) For supervisor (1) @ Rs. 500 per annum.
- iii) For supervisor (2) @ Rs. 500 per annum.

The fees can be revised by the Authority at any time for any calendar year starting from 1<sup>st</sup> January

L-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 Managing Director and other Officers in carrying out and enforcing the provisions of the Act 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 the Act 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 personnel 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 Managing Director 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 pretense 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 Managing Director is prescribed by the said Act at a necessary condition to the establishment or use of such premises for such purpose, it shall be incumbent on such Licensed Technical personnel, so far as his professional connection with such case extends, to see that all conditions prescribed by the said Act, or by any

rule for the time being in force there under, in respect of premises designed or intended to be applied to such use, are duly fulfilled or provided for.

- 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 Authority 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 Managing Director.

APPENDIX-M: SERVICE INDUSTRY

Sr. No.	Category of Industry	Service Industry Class -A (Permitted in R2 and C) Criteria for Classification and special condition			
		Maximum Permissible			
		Power requirement (in H.P.)	Employment (in persons)	Floor area (in sq. m.)	Special Conditions if any
1	2	3	4	5	6
<b>I. Food Product</b>					
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 (b) Groundnut decorticators (c) Grain Mill for production of flour (d) Manufacture of supari and Masala grindings (in separate building) (e) Baby oil expellers	10 10 10 10 10	9 9 9 9 9	50 50 50 50 50	–
5	Manufacture of bakery products with no floor above	10	9	75	(i) shall not be permitted under or above a dwelling unit (ii) operation shall be permitted only between 8.00 hrs. to

Sr. No.	Category of Industry	Service Industry Class -A (Permitted in R2 and C) Criteria for Classification and special condition			
		Maximum Permissible			
		Power requirement (in H.P.)	Employment (in persons)	Floor area (in sq. m.)	Special Conditions if any
					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	Cashew nut processing like drying, shelling, roasting, salting etc.	–	–	–	–
9	Manufacture of Ice	45	20	250	–
10	Sugarcane crushing & Fruit Juice	2	9	25	–
<b>II.</b>	<b>BEVERAGES &amp; TOBACCO</b>				
11	Manufacture of soft drinks and carbonated water	–	Not included	–	–
12	Manufacture of bidi	No Power to be used	as permitted	250	
<b>III.</b>	<b>TEXTILE &amp; TEXTILE PRODUCTS</b>				
13	Handloom / power loom of yarn for a maximum of 4 looms	5	9	50	To be permitted in areas designated by the Managing Director.
14	Printing dyeing & bleaching cotton, woollen & silk textiles	–	Not included	–	–

Sr. No.	Category of Industry	Service Industry Class -A (Permitted in R2 and C) Criteria for Classification and special condition			
		Maximum Permissible			
		Power requirement (in H.P.)	Employment (in persons)	Floor area (in sq. m.)	Special Conditions if any
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	
<b>IV</b>	<b>WOOD PRODUCTS AND FURNITURE</b>				
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 dwelling 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	

Sr. No.	Category of Industry	Service Industry Class -A (Permitted in R2 and C) Criteria for Classification and special condition			
		Maximum Permissible			
		Power requirement (in H.P.)	Employment (in persons)	Floor area (in sq. m.)	Special Conditions if any
22	Manufacture of wooden products such as utensils, toys, art wares etc.	–	–	–	–
<b>V.</b>	<b>PAPER PRODUCTS AND PRINTING PUBLISHING</b>				
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				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. mtr. and if Special Permission of the Managing Director is obtained
26	Engraving etching block making etc.	10	9	120	Operation shall be permitted only between 8.00 hrs. to

Sr. No.	Category of Industry	Service Industry Class -A (Permitted in R2 and C) Criteria for Classification and special condition			
		Maximum Permissible			
		Power requirement (in H.P.)	Employment (in persons)	Floor area (in sq. m.)	Special Conditions if any
					20.00 hrs.
27	Book binding	10	9	120	-
<b>VI.</b>	<b>LEATHER PRODUCTS</b>				
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	
<b>VII.</b>	<b>RUBBER AND PLASTIC :</b>				
32	Re-treading and vulcanizing works	2	9	50	
33	Manufacture of rubber balloons, hand gloves and allied products	2	9	50	
<b>VIII.</b>	<b>NON-METALLIC MINERAL PRODUCTS</b>				
34	Manufacture of structural stone goods, stone dressing, stone crushing and polishing		Not Included		



Sr. No.	Category of Industry	Service Industry Class -A (Permitted in R2 and C) Criteria for Classification and special condition			
		Maximum Permissible			
		Power requirement (in H.P.)	Employment (in persons)	Floor area (in sq. m.)	Special Conditions if any
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		
<b>IX</b>	<b>METAL PRODUCTS :</b>				
37	Manufacture of furniture and fixtures primarily of metal				
38	Plating & Polishing and buffing of metal products				
39	Manufacture of metal building components such as grills, gates. Doors and window frames, water tanks, wire nets, etc.	5	9	50	
40	Manufacture and repair of sundry ferrous engineering products done by jobbing concerns such as mechanical works, shops with lathes, drills, grinders, welding equipment etc.				

Sr. No.	Category of Industry	Service Industry Class -A (Permitted in R2 and C) Criteria for Classification and special condition			
		Maximum Permissible			
		Power requirement (in H.P.)	Employment (in persons)	Floor area (in sq. m.)	Special Conditions if any
41	Total sharpening and razor sharpening works	1	6	25	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
<b>X</b>	<b>ELECTRICAL GOODS :</b>				
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.
<b>XI</b>	<b>TRANSPORT EQUIPMENT</b>				
43	Manufacturing of push cart, hand cart, etc.	10	9	50	
44	(a) Servicing of motor vehicles and motor cycles with no floor above  (b) Repair of motor vehicles and motor cycles with no floor above  (c) Battery charging and repairs	10  5	9  6	50  25	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.  No spray painting permitted
45	Repairs of bicycles and cycle rickshaws	5	6	50	No spray painting permitted

Sr. No.	Category of Industry	Service Industry Class -A (Permitted in R2 and C) Criteria for Classification and special condition			
		Maximum Permissible			
		Power requirement (in H.P.)	Employment (in persons)	Floor area (in sq. m.)	Special Conditions if any
<b>XII</b>	<b>OTHER MANUFACATURING AND REPAIR INDUSTRIES AND SERVICES</b>				
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	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
48	Manufacture of sports and athletic goods	–	–	–	–
49	Manufacture of Musical instruments and its repair	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 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, umbrellas, sewing machines, gas burners, buckets & other sundry household equipment  (b) Optical glass	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.

Sr. No.	Category of Industry	Service Industry Class -A (Permitted in R2 and C) Criteria for Classification and special condition			
		Maximum Permissible			
		Power requirement (in H.P.)	Employment (in persons)	Floor area (in sq. m.)	Special Conditions if any
	grinding and repairs	3	9	50	
52	Petrol filling stations	10	9	(i) 30.5 x 16.75 mtr. (ii) 36.5 x 30.5 mtr.	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 1380 degree Fahrenheit. (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	Bio-technology Unit	–	–	–	As per Regulation No.25.4
56	Information Technology Unit	–	–	–	As per Regulation No.24.3

APPENDIX-N: DEVELOPMENT CHARGES

Sr. No.		Description	Rate		
(1)	(2)		(4)	(5)	(6)
1		Development Charges	Amount of development charges for residential or institutional use.	Amount of development charges for Industrial use.	Amount of development charges for Commercial use.
	(a)	Development of land not involving any building or constructions.	0.5% of the rates of developed land mentioned in the Annual Statement of Rates prepared under Bombay Stamp (Determination of True Market Value of Property) Rules, 1995 made under the Bombay Stamp Act, 1958, referred "the Stamp Duty Ready Reckoner".	1.5 times of column (4)	2 times of column (4)
	(b)	Development of land involving only building or construction operations.			
		(i) where development charge under clause (a) has been paid.	2% of the rates of developed land mentioned in the Stamp Duty Ready Reckoner	1.5 times of column (4)	2 times of column (4)
		(ii) where development charge under clause (a) is not required to be paid as the land has been developed before the commencement of the MRTP (Amendment) Act 1992	2% of the rates of developed land mentioned in the Stamp Duty Ready Reckoner	1.5 times of column (4)	2 times of column (4)
	(c)	Development of land also involving building or construction operations.			
		(i) for development	0.5% of the rates of developed land mentioned in the Stamp Duty Ready Reckoner	1.5 times of column (4)	2 times of column (4)
		(ii) for construction	2% of the rates of developed land mentioned in the Stamp Duty Ready Reckoner	1.5 times of column (4)	2 times of column (4)

**APPENDIX-O: OTHER CHARGES, FEES, DEPOSITS ETC.**

Sr. No.		Description	Rate
(1)	(2)	(3)	(4)
1		Scrutiny Fee of Building Plans	Rs. 5/- per sq. mtr. on gross built up area
2		Security Deposit (Building Permission)	1% of Construction Cost (Maximum amount Rs.50,000/- ) Construction cost shall be taken as Rs. 10,000 per sq. mtr.
3		Security Deposit for Trees Plantation	Rs. 500/- per tree (Maximum amount Rs.25,000/- )
4	(a)	Revalidation of C.C.	Rs. 1/- per sq. mtr. (Minimum amount Rs.500/-)
	(b)	Late Charges for Revalidation of C.C.	Rs. 1/- per sq. mtr. per month (Minimum amount. Rs. 200/-)
5		Processing Fee for Occupancy Certificate.	Rs. 1/- per sq. mtr. (Minimum amount Rs. 1000/-)
6		Processing Charges for Layout/Plot Division/ Amalgamation	@ of 1 % of RR Rate per sq. mtr.
7		Zone confirmation statement	Rs. 100/- per survey no. or part thereof
8		NOC for NA permission	Rs. 2/- per sq. mtr. of total land area, subject to minimum of Rs. 1000/-, irrespective of any zone.

Note:- The deposits at serial no 2 and 3 shall be with the Authority and after the issuance of occupancy certificate; this shall be refunded without any interest. However in case of violation, this can be forfeited to Authority to the extent of violations as decided by the Managing Director.



