

**URBAN DEVELOPMENT DEPARTMENT**

Mantralaya, Mumbai 400 032, dated the 1st August 2015.

**NOTIFICATION**

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPB 4314/20/CR-32/2014/UD-11.— Whereas the Government of Maharashtra has sanctioned the Development Control Regulations (hereinafter referred to as the 'Principal Regulations') for the Maharashtra Industrial Development Corporation (hereinafter abbreviated as 'M.I.D.C.') *vide* Urban Development Department Notification No. TPB/4308/465/CR-64/08/UD-11, Dated 31st August 2009 and the same have come into force with effect from 24th September 2009 for the 'notified areas' under Section 40 (1A) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") where M.I.D.C. is the Special Planning Authority (hereafter abbreviated as 'SPA') ;

And whereas, the Government of Maharashtra has declared an Exit Policy for Special Economic Zones (hereinafter abbreviated as SEZs) which is specifically described in Schedule – A appended to the Maharashtra Industrial Policy 2013 and under the said Industrial policy –

(i) the M.I.D.C. shall be appointed as SPA under Section 40(1B) of the said Act for the areas of denotified / withdrawn SEZs on private lands, in respect of which the option of development as the Integrated Industrial Area (hereinafter abbreviated as 'IIA') as per the said Industrial policy is exercised

(ii) the M.I.D.C. shall continue to be SPA under Section 40(1A) of the said Act for the IIA on lands acquired by M.I.D.C. under the Maharashtra Industrial Development Act, 1961 for any joint venture SEZ;

And whereas, according to Schedule 'A' of the said Industrial Policy, the 'Principal Regulations' of the M.I.D.C. are proposed to be made applicable to the IIAs with certain amendments;

And whereas, the Government has amended the Maharashtra Industrial Development Act, 1961 (hereinafter referred to as 'MID Act, 1961') by inserting new section 43-1B which allows the 'M.I.D.C' to declare any industrial area as 'IIA'.

And whereas, the Government in exercise of the powers conferred under sub-section (IAA) of Section 37, had issued Notice of even no. dated 4th March 2014 for inviting suggestions/objections from general public with regard to the modification proposed in the schedule appended to the said Notice applicable to Integrated Industrial Areas (hereinafter referred to as 'the proposed modification') and appointed the Joint Director of Town Planning, Konkan Division as the officer (hereinafter referred to as "the said Officer") to submit a report on the suggestions/objections received in respect of the proposed modification to the Govt. after giving hearing to the concerned persons and the M.I.D.C.

And whereas, the Notice of even no. dated 4th March, 2014 was published in *Maharashtra Government Gazette* dated 4th March 2014 (hereinafter referred to as "the *Official Gazette*") and the said Officer has submitted his Report *vide* letter No. 2233 dated 22nd July 2014, through the Director of Town Planning, Maharashtra State, after completing the legal procedure stipulated under Section 37(IAA) of the said Act ;

And whereas, after considering the Report of the said Officer, the suggestions/objections received from the general public and after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion the proposed modification is required to be sanctioned with some changes.

Now therefore, in exercise of the powers conferred upon it under section 37(1AA)(c) of the said Act, the Government hereby—

(A) Sanctions the proposed modification with some changes, as described more specifically in the Schedule 'X' appended hereto.

(B) Fixes the date of publication of this Notification in the *Official Gazette*, as the date on which the said modification shall come into force ;

(C) Directs the Maharashtra Industrial Development Corporation that, in the Schedule of Modifications sanctioning the Principal Regulations, after the last entry, the Schedule referred to at (A) above shall be added.

*Schedule 'X'*

(1) The Development Control Regulations for M.I.D.C. as a Special Planning Authority (hereinafter referred to as 'SPA') under Section 40 (1A) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as 'the said Act'), sanctioned by the State Government under Urban Development Department Notification No. TPB/4308/465/CR-64/08/UD-11, Dated 31st August 2009 (hereinafter referred to as the 'Principal Regulations') is applicable with certain changes described herein below, to all the Integrated Industrial Areas (hereinafter referred to as IIAs) for which M.I.D.C. is the SPA under Section 40 of the said Act.

(2) In the 'Principal Regulations' of M.I.D.C., the following is added at the end of "PREAMBLE of PART I : ADMINISTRATION", viz. :—

" In exercise of the powers conferred under Section 37(1AA)(c) of the said Act, the State Government in the Urban Development Department has sanctioned provisions for 'Integrated Industrial Areas' in Part IVA of the "Principal Regulations" : —

(3) In the 'Principal Regulations' of M.I.D.C., new 'Part IVA.—Integrated Industrial Areas' is inserted after Part IV to incorporate the following New Regulation Number 50 and the associated Appendix XI, for including provisions for development and control of Integrated Industrial Areas, viz. :—

" 50. Promotion and Control of Development in the Integrated Industrial Areas  
Development in the Integrated Industrial Areas where M.I.D.C. is the Special Planning Authority shall be governed by the provisions in clauses included under Appendix XI to these Regulations."

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

KISHOR D. GIROLLA,  
Under Secretary to Government.

(ACCOMPAINMENT TO NOTIFICATION No. TPB 4314/20/CR-32/2014/UD-11,  
DATED 1ST AUGUST 2015.)

## **APPENDIX XI**

### **ADDITIONAL DEVELOPMENT CONTROL REGULATIONS FOR INTEGRATED INDUSTRIAL AREAS**

#### **CHAPTER 1 - ADMINISTRATION**

##### **1.0 SHORT TITLE, EXTENT AND COMMENCEMENT**

- 1.1** These provisions shall be called as “Additional Development Control Provisions of the Maharashtra Industrial Development Corporation (M.I.D.C.) for Integrated Industrial Areas and abbreviated as ‘Appendix XI Provisions’.
- 1.2** In addition to Development Control Regulations of MIDC sanctioned by the State Government vide Urban Development Department Notification No.TPB-4308 /465 / CR-64/08/UD-11 dated 31<sup>st</sup> August, 2009 (hereinafter referred to as the Principal Regulations) for notified areas under sub-section (1A) of Section 40 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as the Act), the Appendix-XI Provisions shall also apply to the building activity and development works for any industrial area which has been declared an integrated industrial area under Section 43-1B of the Maharashtra Industrial Development Act, 1961.

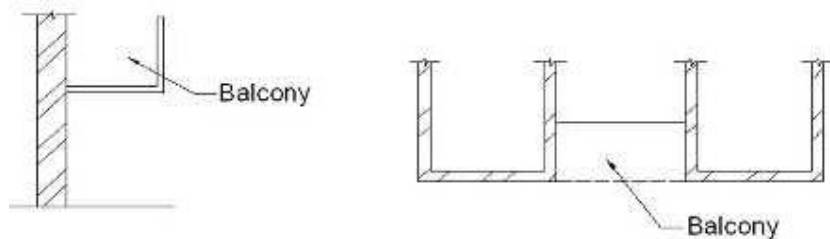
Where the ‘Principal Regulations’ are in conflict with those specifically provided for in Appendix-XI Provisions, Appendix- XI Provisions shall prevail.

- 1.3** In the ‘Principal Regulations’ of M.I.D.C., wherever the word ‘MIDC’ appears it shall, with reference to the context of the term, be construed as referring to Special Planning Authority.
- 1.4** Wherever the words “these regulations” appear in the Appendix-XI Provisions, they shall be construed as referring to both, the Appendix-XI Provisions and, as the context requires, the ‘Principal Regulations’.
- 1.5** Wherever the words “prescribed form” appear, without any specific context, in the Appendix-XI Provisions, they shall be construed as referring to annexures in the Appendix-XI Provisions and, in their absence there, to forms in the ‘Principal Regulations’ as the context requires.
- 1.6** Part IVA, Regulation number 50 and Appendix-XI Provisions shall come into force from the date specified in the Government Notification for that purpose and shall replace all existing building byelaws and Development Control Regulations in force for that area.
- 1.7** **Savings :** Notwithstanding anything contained herein, any permission granted or any action taken under the Regulations in force prior to Appendix-XI Provisions shall be valid and continue to be so valid, unless otherwise specified.

##### **2.0 DEFINITIONS**

###### **2.1 General**

- (a) In these provisions, unless the context otherwise requires, the definitions given hereunder shall have the meaning indicated against each of them.
- (b) Words and expressions which are not defined in these provisions shall, as the context requires, have the same meaning or sense as defined from time to time in -
- (i) the 'Principal Regulations'
  - (ii) The Maharashtra Industrial Development Act, 1961.
  - (iii) The Maharashtra Regional and Town Planning Act, 1966
  - (iv) Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965 ; or
  - (v) The National Building Code of India, 2005 (as amended from time to time) or its latest edition
- 2.2 Access:** - A legal right of way of specified/ adequate width to approach a plot or a building.
- 2.3 Act:** - shall mean the Maharashtra Regional and Town Planning Act, 1966 as amended from time to time.
- 2.3.1 Amenity**" means roads, streets, open spaces, parks recreational grounds, play grounds, gardens, water supply, electric supply, street lighting, sewerage, drainage, public works and other utilities, services and conveniences.
- 2.4 Approved :** - means approved by Special Planning Authority.
- 2.5 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 or such qualification listed in Schedule XIV of the Architects Act, 1972, and duly registered with the Council of Architecture.
- 2.6 Authority:** - A Special Planning Authority or its duly authorised official possessing appropriate professional qualification and skill to act on behalf of Special Planning Authority for administering these provisions.
- 2.7 Balcony :-** A Horizontal projection, whether cantilevered or otherwise as shown in the Figure 1 below, including parapet and handrail balustrade to serve as a passage or sitting out place with at least one side fully open, except the railing or parapet wall provided for safety.



## Sectional Elevation

## Plan

Figure 1: Balcony

- 2.8 Building Height:** - The vertical distance measured from the average level of the ground around and contiguous to the building
- (i) to the terrace of last livable floor of the building, in the case of flat roofs ;
  - (ii) to the point where the external surface of the outer wall intersects the finished surface of the sloping roof; in the case of pitched roofs ; or
  - (iii) to the mid-point between the eaves level and the ridge, in the case of a gable facing road.
- The average level of the ground shall be that decided by the Authority. Architectural features serving no other function except that of decoration shall be excluded for the purpose of measuring heights.
- 2.9 Builder:** - Means a person who is legally empowered to construct or to execute work on a building unit, building or structure, or where no person is empowered, the owner of the building unit, building or structure.
- 2.10 (1) Campus or Campus Planning :-**An arrangement for two or more buildings of various uses ancillary to each other in a land earmarked for specified purpose called campus, with or without sub-dividing land in the smaller parcels.
- 2.10 Control Line :** - A line on either side of a highway beyond the building line fixed in respect of such highway by the Highway Authority.
- 2.11 Density—Residential:** - The residential density expressed in terms of number of dwelling units or tenements per hectare.
- 2.12 Detached Building :** - A building whose walls and roofs are independent of any other building with specified open space on all sides.
- 2.13 Developer:** - Any entity defined as a 'Developer' under the Special Economic Zone (SEZ) Act, 2005 and includes a 'Co-Developer'.
- 2.14 Development Plan:** - "Development Plan" means a plan for the development of the area within the jurisdiction of a Planning Authority and includes revision of a development plan.
- 2.15 Dwelling Unit / Tenement:** - means an independent dwelling unit with a kitchen or a cooking alcove & with a separate sanitary arrangement.
- 2.16 Escalator** - A power driven, inclined & continuous stairway used for raising or lowering passengers.
- 2.17 Group Housing:** - An arrangement of two or more residential buildings, for single or multi-family dwelling units, in a land without subdividing the land in to smaller parcels.

- 2.18 Ground Level :** - The average level of ground in a plot (site).
- 2.19 High Rise Building :** - The Buildings 15 m. or above in height shall be considered as High Rise Building. However, chimneys, cooling towers, boiler, rooms / lift machine rooms, cold storage and other non-working areas in case of industrial buildings and water tanks, and architectural features in respect of other buildings may be permitted as a non-High Rise buildings, Buildings less than 15 m. including stilt floor / parking floor stand excluded from the definition of high rise buildings.
- 2.20 Information Technology Establishment (ITE) :** - means an establishment which is in the business of developing either software or hardware relating to computers or computer technology.
- 2.21 Integrated Industrial Area :** - means an area declared as such by M.I.D.C. under Section 43 -1B of the Maharashtra Industrial Development Act, 1961.
- 2.22 Layout Open Space:** - Shall mean a statutory common open space kept in any layout exclusive of margins and approaches, at natural ground level of the plot/building unit.
- 2.23 Lessor :** - An entity which has executed a lease in favour of its allottee.
- 2.24 Lessee / Sublessee/ Licensee :** - An allottee in favour of whom a lease or a sublease has been granted.
- 2.25 Licensed Engineer / Structural Engineer / Supervisor :** - A qualified Engineer / Structural Engineer / Supervisor licensed by the Special Planning Authority.
- 2.26 Lift Machine :** - Part of the lift equipment comprising the motor(s) and the control gear therewith, reduction gear (if any), brakes and winding drum or sheave, by which the lift car is raised or lowered.
- 2.27 Lift Well:** - Unobstructed space within an enclosure provided for the vertical movement of the lift car(s) and any counter weights, including the lift pit and the space for top clearance.
- 2.28 Mall :** - A large enclosed shopping area with associated uses.
- 2.29 Marginal Open Space:** - An area adjoining a building left open to the sky as per requirements of Appendix XI Provisions and forming an integral part of a site.
- 2.30 Means of Access:** - This shall include a road /street /vehicular access-way, pathway up to a plot and to a building within a plot.
- 2.31 Non-conforming User:** - Any lawful use on a site not conforming to the use provisions in a Development Plan.
- 2.32 Occupancy or Use of a land or building:** - The principal occupancy or use for which a land or building or a part of a building is used, or intended to be used. For the purposes of classification of a land or building according to the occupancy, an occupancy shall be deemed to include subsidiary occupancies which are contingent upon it. Land or buildings with mixed occupancies are those lands or buildings in which more than one occupancy is

present in different portions of the land or building. The occupancy classification shall have the meaning given below unless otherwise spelt out in a Development Plan.

- (a) **Hazardous** : - This shall include any land or 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 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. These are associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious fumes, effluents, explosives, inflammable material etc. and other hazards to the health or safety of the community.
- (b) **Office** : - The premises whose sole or principal use is 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, bookkeeping, sorting papers, typing, filing, duplicating, drawing of matter for publication and the editorial preparation of matter for publication.

**2.33 Owner** : - A person who has a legal title to land or building. The term also includes : -

- (a) an agent or trustee who receives the rent on behalf of the owner;
- (b) an agent or trustee who receives the rent of, or is entrusted with, or is concerned with any building devoted to religious or charitable purposes ;
- (c) a receiver, executor or administrator or a manager appointed by any court of competent jurisdiction to have the charge of, or to exercise the rights of the owner;
- (d) a mortgagee in possession; and
- (e) a lessee or sub-lessee/ licensee

as the context may require.

**2.34 Permission** : - A permission or authorisation in writing by the Authority to carry out development regulated by these provisions.

**2.35 Planning Proposal** : - Proposals of a Special Planning Authority for development of land within its jurisdiction. Planning Proposal is synonymous with Development Plan.

**2.36 Podium** : - A continuous projecting base or pedestal of a building within the permissible building line.

**2.37 Principal Regulations**: - The Development Control Regulations of M.I.D.C. sanctioned for notified areas of M.I.D.C. under Sub Section 1A of Section 40 of the Act *vide* Urban

Development Department Notification No. TPB/4308/465/CR-64/08/UD-11 Dated 31st August 2009, and as amended so far from time to time.

- 2.38 Room Height :** - The vertical distance measured from the finished floor surface to the finished ceiling/ slab surface. In the case of pitched roofs, the room height shall be the average height between bottom of the eaves and bottom of the ridge above finished floor.
- 2.39 Site- Corner :** - The site at the junction of and fronting on two or more intersecting streets.
- 2.40 Site - Depth of :** - The mean horizontal distance between the front and rear boundaries of a site.
- 2.41 Site - Double/ Return Frontage :** - A site having frontage on two streets other than a corner plot.
- 2.42 Site - Interior or Tandem :** - A site, an access to which is by a passage from a street whether such passage forms part of the site or not.
- 2.43 SEZ** means a Special Economic Zone as defined in the 'Principal Regulations'.
- 2.44 Stilt or Stilt Floor :** - Stilt or stilt floor means portion of a building above ground level with at least two sides open and consisting of structural columns supporting the superstructure and used for the purpose of parking.
- 2.45 Storage :** - A place where goods are stored.
- 2.46 Store Room :** - A room used as storage space.
- 2.47 Terrace :** - A flat, horizontal, open-to-sky roof with a parapet over the top-most storey of a building or a part of a building and not of a cantilevered or projected construction.
- 2.48 To Erect :** - To erect means
- (a) to erect a new building on any site whether previously built upon or not;
  - (b) to re-erect any building of which portions above the plinth level have been pulled down, burnt or destroyed; and
  - (c) conversion of a building or its part from one occupancy to another.
- 2.49 Town Planner :** - means a person who is a member of the Institute of Town Planners, India (ITPI) or possesses qualifications and experience that qualifies him to become one.
- 2.50 Veranda/ Verandah :** - A covered area, usually on the ground floor, with at least one side open to the outside except for a 1 m. high railing/ parapet provided for safety.
- 2.51 Water Course :** - A natural channel or an artificial one formed by draining or diversion of a natural channel meant for carrying stormwater or wastewater.
- (a) **Watercourse - Major :** - means a watercourse which carries storm water discharging from a contributing area of not less than 100 hectares, the decision of Special Planning Authority on the extent of the contributing area being final.



(b) **Watercourse, Minor** : - means a watercourse which is not a major one.

**Note** : Wherever there is a conflict between definitions given in the these Provisions and the definitions given by the National Building Code of India, the understanding of the Special Planning Authority in the matter shall prevail.

### **3.0 CRITERIA IN RESPECT OF INTEGRATED INDUSTRIAL AREAS**

#### **3.1 Criteria for Integrated Industrial Areas : -**

##### **(a) Area and Other Requirements : -**

For being declared as “Integrated Industrial Area” the any such industrial area shall be contiguous and shall admeasure not less than 40 Ha. at one place, be free from all encumbrances and have a means of access 24 meter width.

##### **(b) Manner of Notification: -**

Integrated Industrial Area shall be notified by the M.I.D.C. under Section 43-1B of The Maharashtra Industrial Development Act, 1961 after receiving a proposal from the applicant meeting the criteria laid down.

##### **(c) Permissible land-uses: -**

- (i) At least 60% of the total area notified as “Integrated Industrial Area” shall be used for industrial development and the remaining area shall be used for the development of support activities including Residential and Commercial activities.
- (ii) Out of the total area earmarked for support activities, not more than one fourth of such area shall be used for purely commercial /economic activities and the remaining area shall be used for residential and other non-residential uses like educational and health facilities, amenity space, public utilities, Gardens/Play Grounds etc.
- (iii) Development permission for commercial, residential and non-residential activities shall not be given before the development of infrastructure facilities in the area earmarked for industrial development is completed and at least 1/3 rd of the area earmarked for Industrial development is disposed of.

Provided that phased plan for implementation shall be allowed to be prepared for larger IIAs having area 80 hectare or more and above provision shall be applicable for such phase separately.

##### **(d) F.S.I. for Integrated Industrial Area : -**

The maximum permissible **F.S.I.** on the gross area of the notified Integrated Industrial Area shall vary in accordance with the land use zones indicated in the Regional Plan or Development Plan wherein the IIAs are situated. Where no such Regional Plan or Development Plan exists, the IIAs shall be treated as if falling in Agricultural zone. Where M.I.D.C. is the Special Planning Authority u/s 40 (1A) of the Act for any joint sector Integrated Industrial Areas with M.I.D.C., the land under such IIA shall be treated, for the purpose of this provision, as falling under residential/industrial zone irrespective of whether

any Regional Plan or Development Plan exists. The **F.S.I.** for aforesaid land use zones shall be as follows: -

- i) In residential and industrial zone ... .. 1.00
- ii) In agriculture / no development / urbanisable zone ... .. 0.50

*Provided that*, the F.S.I. in Zones under item (ii) may be allowed to be increased from 0.5 to 1.0 after payment of premium to the State Government at a rate to be decided by the State Government but not in any case exceeding 75% of the rate indicated in the Annual Statement of Rates (A.S.R.) prepared by the Inspector General of Stamps, Maharashtra State.

*Provided further that*, floating of FSI shall not be permissible from the area of Industrial zone to the area of Support Activities or vice versa, but floating of FSI shall be permitted within the respective areas of Industrial zone and Support Activity zone separately.

**(e) Environmental Clearance : -**

Environmental clearance shall be obtained by the 'Developer' and plot holder as per directions issued by the MoEF Notification No. S.O801(E) dated the 7th July 2004 as amended from time to time.

**(f) Master Plan / Development Plan : -**

Draft Development Plan of the entire Integrated Industrial Area shall be prepared after consulting the Developer by the the Special Planning Authority, which shall submit the same to the Director of Town Planning, Maharashtra State, Pune for sanction u/s 40 of the Act. The Special Planning Authority shall follow the required procedure laid down for this purpose u/s 40 of the Act.

**(g) Implementation and Completion of Development of IIA : -**

Development of any notified Integrated Industrial Area shall be completed within 10 years from the date of final sanction by the Special Planning Authority to the layout plan of the Area prepared by the 'Developer' matching with the Development Plan.

*Provided that*, it would be obligatory on the part of the 'Developer' to provide all basic infrastructure on at least 75% of the Integrated Industrial Area within 5 years from the date of sanction of Development Plan; otherwise the declaration of Integrated Industrial Area shall lapse.

**(h) Maintenance of Infrastructure Facilities : -**

All the onsite infrastructure in the Integrated Industrial Area shall be provided and maintained by the 'Developer' till Industrial Township as contemplated u/s 341F of the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965 is constituted for such area.

**(i) Appeal :**

If any question or dispute arises with regard to interpretation of the provisions regarding Integrated Industrial Areas, the matter shall be referred to the State Government.

#### **4.0 LAYOUT AND DEVELOPMENT PLAN OF IIA**

- 4.1** Procedure prescribed in this behalf by the State Government through guidelines shall be followed by the 'Developer' and the Special Planning Authority.

#### **5.0 EXTENSION OF PROVISIONS**

- 5.1** These provisions shall extend to all development, redevelopment, erection and/or re-erection of a building, change of use etc. as well as to the design, construction or reconstruction of, and additions and alteration to a building. Further, in addition to provisions in 'Principal Regulations', these provisions shall extend to development work defined below: -

- (a) **Part Construction:** - Except otherwise specifically stipulated, where the whole or part of a building is demolished or altered or reconstructed, removed, these Provisions extend only to the extent of the work involved.
- (b) **Change of Occupancy / use:** - Except otherwise specifically stipulated, where the occupancy or use of a building is changed, these provisions extend to all parts of the building affected by the change.
- (c) **Reconstruction:** - The reconstruction in whole or in part of a building which has ceased to exist due to an accidental fire, natural collapse or demolition and where the Special Planning Authority has declared a building unsafe and is, therefore, to be demolished by an order of the Special Planning Authority, reconstruction shall be allowed subject to the provisions in these clauses.

#### **6.0 INTERPRETATION**

- (a) In the provisions, the use of present tense includes the future tense, the masculine gender includes the feminine and the neutral, the singular includes the plural and the plural includes the singular. The word "person" includes a corporation/company, writing includes printing and typing and "signature" includes thumb impression made by a person who cannot write if his name is written near to such thumb impression.
- (b) Whenever sizes and dimensions of rooms and spaces within buildings are specified, they shall mean clear dimensions unless otherwise specified in these provisions.

#### **7.0 DEVELOPMENT PERMISSION AND COMMENCEMENT CERTIFICATE.**

- 7.1** No person shall carry out any Development in contravention of the Development Plan or these Provisions.
- 7.2** Subject to the provisions contained in section 43 of the Act, no person shall carry out any development work including development of land by laying out into suitable plots or as a group housing scheme or erect or re-erect or alter or demolish any building or cause the

same to be done without first obtaining a separate commencement certificate for each such development work / building from the Authority.

**7.3** No temporary construction shall be carried out without obtaining prior approval of the Authority. Such approval may be granted subject to such conditions as may be deemed necessary by the Authority.

**7.4 Permission not required for certain types of development**

No permission shall be necessary for the following works: -

- (i) The carrying out of works in compliance with any order or direction made by any authority under any law for the time being in force.
- (ii) The carrying out of work by any authority in exercise of its powers under any law for the time being in force.
- (iii) For the carrying out by the Central or State Government or any local authority of any works –
  - (a) required for the maintenance or improvement of highway, road or public street, being works carried out on land within the boundaries of such highway, road or public street;
  - (b) for the purpose of inspecting, repairing or renewing any drains, sewers mains, pipes, cable, telephone, or other apparatus including the breaking open of any street, or other land for the purpose.
- (iv) for the excavation (including wells) made in the ordinary course of agricultural operation.
- (v) for the construction of a road intended to give access to land solely for agricultural purpose.
- (vi) for normal use of land which has been used temporarily for other purposes;
- (vii) in the case of land, normally used for one purpose and occasionally used for any other purpose, for the use of land for that other purpose on occasions.
- (viii) for carrying out works for maintenance, improvement or other alteration of any building, being works which affect only the interior of the building or which do not materially affect the external appearance thereof (except in case of heritage building or heritage precinct).
- (ix) for any purpose incidental to the use of a building for human habitation, use of any other building or land attached to such building.

**7.5 Development undertaken on behalf of Government**

**7.5.1** As per the provisions of Section 58 of the Act, the officer in-charge of the Government Department shall, at least 30 days in advance, inform in writing to the

Authority of the intention of Government to carry out development, along with details of such development, construction or operational construction, as specified below : -

- (a) An official letter by the authorized officer of Government Department addressed to the Authority, giving full particulars of the development work/ construction.
- (b) Ownership document and measurement plan issued by the Competent Authority of Land Records Department.
- (c) Plans for building / development conforming to the provisions in Development Plans and these Provisions for the proposed development work drawn to a specified scale.
- (d) A Site Plan of the area proposed to be developed to a specified scale.
- (e) Detailed plan showing the plan, sections and elevations of the proposed development work to a specified scale.

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

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

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

**7.5.3** The following constructions of the Government Departments, however, do not come under the purview of operational construction for the purpose of exemption under Clause No. 7.5.2 -

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

## 8.0 PROCEDURE FOR OBTAINING DEVELOPMENT PERMISSION / COMMENCEMENT CERTIFICATE.

**8.1 Application :** - Every person who intends to carry out development and erect, re-erect or make alterations in any place in a building or demolish any building, shall make an application in writing to the Authority of his intention in the prescribed form (See Annexure A1 or A2) and such application shall be accompanied by the payment receipt of required scrutiny fee and any other fee/ charges prescribed by the Authority from time to time and the plans and statements in sufficient copies (See Clause No. 8.1.1), as required under Clauses 8.2 and 8.3. The plans may be ordinary prints on Ferro paper or any other type (prints only), one set of plans shall be retained in the office of the Authority for record after the issue of Commencement Certificate or its refusal. For the sake of scrutiny, the plans may be submitted in a digital format (soft copy) as may be specified by the Authority from time to time.

**8.1.1 Copies of Plans and Statements :** - A minimum of four copies of plans and statements shall be made available along with the application. In the case of building schemes, where the clearance is required from other agencies like Fire Services and other authorities, the number of copies of plans required shall be as decided by the Authority.

**8.2 Information Accompanying Application :** - The application shall be accompanied by the key (location) plan, site plan, sub-division plan, layout plan, building plan, services plans, specifications and certificate of supervision and ownership title as prescribed below:

### 8.2.1 Size of drawing sheets, colouring of plans and Dimensions.

**8.2.1.1** The sizes of drawing sheets shall be any of those specified in Table 1 below.

**Table 1: Drawing Sheet Sizes**

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

**Note :** Submission of plans on sheets larger than A0 size is permissible.

**8.2.1.2 Colouring Notations for Plans :** - The Plans shall be coloured as specified in 'Principal Regulations'. Prints of plans shall be on one side of paper.

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

**8.2.1.3 Dimensions:** All dimensions shall be indicated in metric units.

**8.2.2 Ownership title and area :** - Every application for development permission shall be accompanied by such of the following documents as may be relevant, for verifying the ownership and area etc. of the land: -

- (a) 7/12 extract or property register card of a date not older than six months at the date of submission, attested copy of original registered deed for sale / lease / power of attorney etc. indicating ownership, whichever is applicable.
- (b) 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 person or architect with an affidavit from the owner about the area in the form prescribed by the Authority.
- (d) Any other document prescribed by the Authority.
- (e) Wherever a third party interest is created by way of agreement to sale or mortgage etc., the registered consent of such third party interests.
- (f) A certified copy of approved sub-division / amalgamation / layout of land.
- (g) In the case of leased land, the no-objection certificate of the Lessor.
- (h) No-objection certificate from the ' Developer '.

**8.2.3 Key Plan or Location Plan :** - A key plan drawn to a scale of not less than 1:10,000 showing the boundary and location of the site with respect to neighbourhood landmarks.

**8.2.4 Site Plan :** - A site plan drawn to a scale not smaller than 1:500 and, where the plot is more than 10 hectares, to a scale not smaller than 1:2500, showing in addition the following details :

- (a) Boundaries of the site along with disposition of contiguous land belonging to the owner and the position of site in relation to neighbouring streets ;
- (b) The name of the street, if any, from which the building is proposed to derive access ;

- (c) All existing buildings contained in the site with their names (where the buildings are given names) and their numbers;
- (d) The position of the building and of other buildings, if any, which the applicant intends to erect, upon his land in relation to : -
  - (i) The boundaries of the site and, in a case where the site has been partitioned, the boundaries of the portions owned by others;
  - (ii) All adjacent streets, buildings (with number of storeys and height) and premises within a distance of 12 m. of the work site and of the contiguous land (if any) referred to in (a) above.
- (e) The means of access from the street to the building and to all other buildings (if any) which the applicant intends to erect.
- (f) The space to be left around the building to secure free circulation of air, admission of light and access ;
- (g) The width of the street (if any) in front and the street (if any) at the side or rear of the plot/ building ;
- (h) The direction of north relative to the plan of the building ;
- (i) Any existing physical features, such as wells, tanks, drains, pipelines, high tension lines, railway lines, trees, etc. ;
- (j) The covered area of the whole property and the break-up of the covered area on each floor of every building ;
- (k) A plan indicating parking spaces as required under these provisions;
- (l) Overhead electric supply lines including space for electrical transformer / substation as per requirements of the electricity distribution company, water supply and drainage lines ;
- (m) Such other particulars as may be prescribed by the Authority.

**8.2.5 Sub-Division/ Layout Plan :-** In the case of development of land, the sub-division/ layout plan drawn to a scale of not less than 1 : 500, or where land area exceeds 4 ha, to a scale of not less than 1 : 1000, containing the following :

- (a) Scale used and the north direction ;
- (b) Location of all proposed and existing roads within the land with their existing/proposed widths ;
- (c) Dimensions of plots ;
- (d) Location of drains, sewers, public facilities and services, electricity lines etc.
- (e) Table indicating size, area and use of all plots in the sub-division / layout plan ;
- (f) A statement indicating total area of the site, area utilized under roads, open spaces, play grounds, recreational open spaces and designations in the Development Plans like roads, schools, shopping



centres and other public amenities and facilities along with their percentage with reference to the total area of the site proposed to be sub-divided / laid out;

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

**8.2.6. Building Plan :** - Wherever specified, building shall be designed to provide barrier-free environment for physically handicapped persons. The plans of the buildings with elevations and sections shall be drawn to a scale of 1:100 and shall

- (a) include floor plans of all floors together with the covered area clearly indicating the sizes of rooms and the position and width of staircases, ramps and other exit ways, lift-wells, lift machine rooms and lift pit details. It shall also include ground floor plan as well as basement plans and shall indicate the details of parking spaces, loading and unloading spaces provided around and within building as also the access ways and the appurtenant open spaces with projections in dotted lines, distance from any building existing on the plot in figured dimensions along with accessory buildings ;
- (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, Rainwater Harvesting System, Solar Energy System where specified ;
- (h) give indications of the north direction relative to the plans ; and
- (i) give dimensions and details of doors, windows and ventilators ;

**8.2.6.1 Building Plans for Multistoreyed and Special Buildings and Mixed Occupancies : -**

For the categories of buildings

- (i) multistoreyed buildings which are more than 15m. height ;
- (ii) special buildings for uses like educational, assembly, mercantile, institutional, industrial, storage and hazardous ;
- (iii) mixed occupancies having area more than 500 sqm consisting of any one or more of the occupancies in (ii) above ;

in addition to the items (a) to (i) of Clause No. 8.2.6., following additional information shall be furnished and / or indicated in their Building Plans : -

- (a) access to fire appliances/ vehicles with details of vehicular turning circle and clear motorable access way around the building ;
- (b) size (width) of main and alternate staircases along with balcony approach, corridor, ventilated lobby approach ;
- (c) location and details of lift enclosures ;
- (d) location and size of fire lift ;
- (e) smoke stop lobby/door, where provided ;
- (f) refuse chutes, refuse chambers, service ducts, etc .;
- (g) vehicular parking spaces ;
- (h) refuge area, if any ;
- (i) details of building services :- air-conditioning system with position of fire dampers, mechanical ventilation system, electrical services, boilers, gas pipes etc .,
- (j) details of exits including provision of ramps, etc. for hospitals and buildings requiring special fire protection measures,
- (k) location of generator, transformer and switch gear room ;
- (l) smoke exhaustor system, if any ;
- (m) details of fire alarm system network ;
- (n) location of centralized control, connecting all fire alarm systems, built in fire protection arrangements and public address system etc.
- (o) location and dimensions of static water storage tank and pump room along with fire service inlets for mobile pump and water storage tank ;
- (p) location and details of fixed fire protection installations such as sprinklers, wet risers, hose reels, drenchers, CO<sub>2</sub> installation etc.;
- (q) location and details of first aid, fire fighting equipments / installations.
- (r) All provisions related to Active and Passive Fire Protection requirements adhering to Part 4 of National Building Code of India, 2005 i.e. Fire & Life Safety.
- (s) Proof Checking of Structural Designs including Construction Process: The designs should be proof-checked by Proofing consultant appointed by the applicant. (The design consultant shall be required to submit all the design calculations and provide all necessary technical assistance in getting the designs proof checked). The Proofing Consultant shall also be responsible for proofing of maintenance of quality in construction process.

**8.2.7. Service Plan :** - Plans, elevations and sections of water supply, sewage disposal system and details of building services including rainwater harvesting, solar energy etc., as required by the Authority, shall be made available on a scale not less than 1:100 and for layouts at 1:1000.

- 8.2.8. Specifications** - General specification of the proposed construction, giving type and grade of materials to be used in the form given in Annexure A-1, duly signed by Licensed Technical Person.
- 8.2.9. Certificate of Supervision** : - A certificate of supervision by (i) the Licensed Technical Person in the Form no.2 of Appendix IX of the 'Principal Regulations' and (ii) by Structural Engineer as prescribed in Annexure 'B' of these provisions. In the event of the said licensed technical person ceasing to be employed for the development work, the further development work shall stand suspended till a new licensed technical person is appointed.
- 8.2.10. Scrutiny Fee** : - An attested copy of Receipt of payment of Scrutiny Fee. The Scrutiny Fee and layout /subdivision of land fees shall be as decided by the Authority from time to time subject to Government orders, if any.
- 8.2.11. Security Deposit Fee** : - For ensuring faithful compliance with these Clauses and directions given in the sanctioned plan and other terms and conditions, a security fee shall be charged at rates as specified by the Authority. The same shall be returned to the owner after the issue of the full occupancy certificate to the building.
- 8.2.12 No Objection Certificate** :- In the case of certain occupancies requiring clearance from authorities like Civil Aviation Authority, Railways, Directorate of Industries, Maharashtra Pollution Control Board, District Magistrate, Inspectorate of Boilers and Smoke Nuisance, Director of Fire Services etc., the relevant no objection certificates from these authorities, relevant to the occupancy.
- 8.2.13. Development Charge** : - Before issue of development permission/ commencement certificate, development charge as required under the Act shall be deposited with the Authority by the plot holder in an Integrated Industrial Area. The Special Planning Authority shall maintain a Development Fund for implementing the provisions of section 124J of the Act and share it with the 'Developer' who is charged with the responsibility of development of infrastructure. The Special Planning Authority shall retain 10% of the proceeds of the Development Fund for administrative expenditure.
- 8.2.14. Premium for Hardship cases** : - Premium as may be required to be recovered under these provisions shall be paid to the Authority before issue of development permission / commencement certificate.
- 8.2.15. Certificate of Clearance of Dues to the Authority** : -A copy of a Certificate of Clearance of Dues to the Authority from the competent Department of the Special Planning Authority for payment of dues up to the date.

- 8.3. Signing of Plans :** - All the plans shall be duly signed by the owner, co-owner, if any, and the Licensed Technical Personnel or Architect along with name, address and license number.
- 8.4 Qualification and Competence of the Licensed Technical Personnel :** - Licensed Technical Personnel other than Architects referred to in Clause 8.3 shall be registered / licensed by the Authority. Architects and registered Licensed Technical Personnel shall be competent to plan and carry out various works as given in Annexure "C". The qualification and procedure for registration and licensing of the Licensed Technical Personnel shall be as given in Annexure- "C".
- 8.5 Proofing Consultant:** - The person acting as a Proofing consultant shall be a person of repute in his field.
- 8.6 Discretionary Powers: - Temporary Constructions and Relaxation for Hardship**
- 8.6.1 General:** - In conformity with the intent and spirit of these provisions the Authority, after obtaining consent of the Chief Planner, M.I.D.C., may : -
- (i) decide on matters where it is alleged that there is an error in any order, decision, determination or reading made by him in the application of these Provisions ;
  - (ii) determine and establish the location of zonal boundaries in exceptional cases, or in cases of doubt or controversy ;
  - (iii) construe the provisions of these provisions where the street layout actually on the ground varies from the street layout as shown in the Development Plans ;
  - (iv) modify the limit of a zone where the boundary line of the zone divides a plot ; and
  - (v) authorise the erection of building or use of premises for a public service undertaking for public utility purposes only, where he finds such an authorisation to be reasonably necessary for the public convenience and welfare even if it is not permitted in any Land Use Classification.
- 8.6.2 Relaxation for Hardship :** - In specific cases, where a clearly demonstrable hardship is caused, the Authority, after obtaining consent of the Chief Planner M.I.D.C., may, by a special written permission and after payment of premium, permit any of the dimensions / provisions prescribed by these Clauses to be modified, provided the relaxation sought for does not violate the health safety, fire safety, structural safety and public safety of the inhabitants of the buildings and the neighbourhood. However, no relaxation from the setback required from the road boundary or in parking requirements shall be granted under any circumstances. While granting permission under this Clause, conditions may be

imposed on size, cost or duration of the structure, abrogation of claim of compensation, payment of deposit and its forfeiture for non-compliance.

**8.6.3 Temporary Constructions :** - The Authority may grant permission for temporary construction for a period not exceeding six months at a time and one year in the aggregate for the construction of the following, viz :-

- i. Structures for protection from rain or for covering of the terraces during monsoon season only.
- ii. Pandals for fairs, ceremonies, religious functions, etc.
- iii. Godowns for storage of construction materials within the site during the period of construction.
- iv. Site offices and watchman cabins within the site and only during the phase of construction.
- v. Structures for exhibitions/ circuses, sale of crackers, seasonal goods etc. subject to approval of the Chief Fire Officer of Special Planning Authority.
- vi. Within a site for a factory, structures for storage of machinery before its installation during the period of construction..
- vii. Structures for ancillary activities of 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 labour camp and educational and medical facilities for the labour camp within the site of the proposed building during the phase of planning and construction of the proposed building.
- xi. Asphalt Mixing / RMC (Ready Mix Concrete) plant in industrial zone during the period of construction..
- xii. Stone quarrying and metal crushing units during the period of construction.

*Provided that*, items may be added to or deleted from the above list of temporary constructions with the consent of the Chief Planner of M.I.D.C.

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

## 8.7 Commencement Certificate: Grant or Refusal to Grant

**8.7.1** The Authority may either sanction or refuse the plans or may sanction them with such modifications or directions as it may deem necessary after having recovered the necessary charges and thereupon shall communicate its decision in the prescribed form to the person submitting the application for development.

**8.7.2** (i) **Special Buildings** : The building plans for buildings identified in Clause No. 8.2.6.1 shall also be subject to the scrutiny of the Chief Fire Officer of the Special Planning Authority, and the Commencement Certificate shall be issued by the Authority.

(ii) **Subdivision or Layout** : In the case of land subdivision or layout, tentative layout shall be recommended in the form prescribed in Annexure 'D-1' for demarcation at first instance. After having demarcated the layout by the Land Records Department, the owner shall submit the demarcated layout for final approval to the Authority. If the demarcated layout is in accordance with the layout recommended for demarcation or is conforming to these Clauses, the Authority shall grant final approval in the form in Annexure 'D-2'. The refusal to land subdivision or layout shall be communicated in the form in Annexure 'D-3'.

**8.7.3 Deemed Permission** : If within sixty (60) days of receipt of the application along with necessary fees/ deposit under Clauses 8.2.10 and 8.2.11 of these provisions, the Authority fails to intimate the applicant in writing of its decision, the application with its plans and statements shall be deemed to have been sanctioned,

*Provided that*, no approval shall be construed to have authorised any person to do anything on the site of work in contravention with or against the terms of lease or title to the land.

*Provided further that*, the development proposal is strictly in conformity with the requirements of these provisions and byelaws or regulations framed in this behalf under any other law for the time being in force and the development proposal in no way violates any provisions of either draft or final Development Plans published by means of notice, submitted for sanction under the Act.

*Provided also that*, any development carried out in pursuance of such deemed permission which is in contravention of the provisions of the above provisos, shall be deemed to be an unauthorised development under the Act or other relevant Acts.

**8.7.4** Once the plan has been scrutinised and objections have been pointed out, the owner submitting application shall modify the plan, comply with the objections raised and resubmit it. The prints of plans submitted for final approval, shall not contain superimposed corrections. The authority shall grant or refuse the commencement certificate within 60 days from the date of resubmission. No new

objections may generally be raised when they are resubmitted after complying with earlier objections and without inserting new features.

- 8.8. Commencement of work :** - Commencement Certificate/ development permission shall remain valid for one year from the date of its issue and, if the development has not commenced during that period, shall have to be renewed for another year. In any case, however, not more than three such annual renewals shall be permitted. However, there is no bar to obtain development permission afresh. The application for renewal shall be made before expiry of one year.

If application for renewal is made after expiry of one year, the Authority may condone the delay for submission of application for renewal by charging necessary fees.

For the purpose of this Clause, the word "Commencement" shall mean as has been specified in Table 2 below :-

**Table 2 : What is Commencement?**

Item No.	Item	Stage of Work
(a)	For a building work including additions and alterations	Up to plinth level.
(b)	For construction of bridges and overhead tanks	Foundation and work up to the base floor
(c)	For underground works	Foundation and work up to base of under ground floor.
(d)	For layout, sub-division and amalgamation	Final demarcation and complete provision of water bound macadam roads

- 8.9 Provision of Infrastructure:** - In the case of land subdivision / group housing scheme, it shall be the responsibility of the owner to construct all infrastructure including roads, storm water drains, sewer lines, water supply lines, development of open spaces etc. within his land

In the case of land subdivision, these works shall be completed within two years and building permission shall be granted phase-wise depending upon the percentage of infrastructure work completed.

In the case of group housing scheme, these works shall be completed before completion of project.

## **9.0 PROCEDURE DURING CONSTRUCTION**

- 9.1. Responsibilities of the Applicant :** - Applicant shall obtain, where applicable, from the Authority, permission relating to building, zoning, occupancy, advertisements signs, street, highways, signage, grades, sewers, water mains, plumbing, gas pipeline, electricity, flying control surfaces, blasting and all other permissions required in connection with the carrying out of development

Neither the grant of permission nor approval of the drawing, nor inspection by the Authority during erection of the building shall in any way relieve the applicant for development of such building from full responsibility for carrying out work in accordance with these provisions and safety norms as prescribed by the Bureau of Indian Standards.

**9.2. The Applicant shall : -**

- a. At any reasonable time for the purpose of enforcing these provisions, permit authorized officers of the Special Planning Authority to enter the land for which the Commencement Certificate has been granted for carrying out development ;
- b. In case of building operations, on completion up to plinth level and fifteen (15) working days before the commencement of further work, give notice to the Authority ;
- c. Give written notice to the Authority regarding completion of the development duly signed by the Technical Person ;
- d. Obtain Occupancy Certificate from the Authority prior to any occupancy or use of development so completed ;
- e. To ensure conformity with the requirements of these provisions, keep available for inspection during the carrying out of development and for such period thereafter, as required by the Authority, the records of the tests which are made on any material;
- f. Keep a copy of the Commencement Certificate pasted in a conspicuous place on the property in respect of which the permission to develop is granted ;
- g. During carrying out of development, keep a copy of the approved plans on the premises where the development has been permitted; and
- h. The owner shall submit a digital copy (soft copy) of all the as-built plans in a format as may be required by the Authority before issue of the Occupancy Certificate.
- i. In case of Industrial plants which have been closed down and seeking to change the use, the applicant has to submit a clearance certificate from the Labour Commissioner to the effect that the industry has paid all the dues to the employees.

**9.3. Checking of plinth, columns up to plinth level-** To enable and ensure that the work conforms to the sanctioned plans, the applicant, on completion of work up to plinth level, shall give notice in the prescribed form to the Authority through his licensed surveyor, engineer, structural engineer or supervisor or his architect, as the case may be. Within fifteen (15) working days from the receipt of such notice, the Authority may inspect the



work jointly with the licensed technical person or architect and either grant or refuse permission for further construction in the prescribed form. If within this period, the permission is not refused it shall be deemed to have been granted, provided the work is carried out according to the sanctioned plans.

**9.4. Deviations during construction:** - If during construction of a building any departure of a substantial nature from the sanctioned plans is intended by way of internal or external additions which compromise general building requirements, structural stability or fire safety requirements, sanction of the Authority shall be necessary. A revised plan showing the deviations 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 Authority shall be deemed unauthorised.

**9.5. Completion Certificate:-** The applicant, through his licensed surveyor / engineer / structural engineer / supervisor or his architect, as the case may be, who has supervised the construction, shall furnish a building completion certificate to the Authority in the prescribed form with a request for occupying the completed development. This certificate shall be accompanied by three sets of plans of the completed development.

**9.6 Occupancy Certificate:** - The Authority, after inspection of the work and after satisfying itself that there is no deviation from the sanctioned plans, issue an occupancy certificate in the prescribed form or refuse to sanction the occupancy certificate in the prescribed form within 21 days from the date of receipt of the said completion certificate, failing which the work shall be deemed to have been approved for occupation, provided the construction conforms to the sanctioned plans. One set of plans, certified by the Authority, shall be returned to the owner along with an 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.

**9.7 Part Occupancy Certificate:-** When requested by the holder of the development permission, the Authority may issue a Part Occupancy Certificate for a building or part thereof, before completion of the entire work, as per development permission, provided sufficient precautionary measures are taken by the holder to ensure public safety and health safety.

Provided further that the part of the building for which Occupancy Certificate is applied for shall be functionally complete and conform to all requirements of these Provisions. This certificate may be granted by the Authority subject to the condition that the Owner indemnifies the Authority, on stamp paper of such value as decided by the Authority for Stamps as per the prescribed proforma.

## **10.0 INSPECTION**

The Authority shall have the power to carry out inspection of the work under these Provisions at various stages to ascertain whether the work is proceeding as per the provisions of Clauses and sanctioned plan.

## **11.0 UNSAFE BUILDINGS**

Provisions of Regulation 13 of 'Principal Regulations' shall apply.

## **12.0 OFFENCES AND PENALTIES**

- (i) Any person who neglects the maintenance of fire protection services and appliances or neglects to keep lifts in working order or who interferes with or obstructs any person in the discharge of his duties imposed under these Provisions shall be proceeded against according to relevant Laws.
- (ii) Any person who contravenes any of the provisions of these Clauses / any requirements or obligations imposed on him by virtue of these provisions shall be proceeded against according to provisions of the Act and : -
  - (a) upon conviction shall be punished as stipulated in section 52 of the Act ;
  - (b) the Authority shall take suitable actions including demolition of unauthorised works as stipulated under section 53 of the Act;
  - (c) the Authority shall take suitable action against a Licensed Engineer / Structural Engineer / Supervisor including cancellation of license and debarring such Technical Person from further practice / business for a period as may be decided by the Authority;
  - (d) the Authority shall request and report, in the case of registered architects, to the Council of Architecture to take suitable action against the Registered Architect as per the provisions of Architects Act, 1972.

## CHAPTER 2

### GENERAL PLANNING AND BUILDING REQUIREMENTS

#### 13.0 REQUIREMENTS OF SITE.

##### 13.1. No piece of land shall be used as a site for the construction of any building : -

- (a) If the Authority considers that the site is insanitary or that it is dangerous to construct a building on it;
- (b) If the location of any building within a site is within a distance of 9 m from the edge of high water mark of a minor water course (like nallah) and 15 m from the edge of high water mark of a major water course (like river) shown on Development Plan or village/city survey map or otherwise,

Provided that where a water course passes through a low lying land without any well defined banks, the owner of the property may be permitted by the Authority to restrict or divert the water course to an alignment and cross section as determined by the Authority;

Provided that in case of major water course, if the Highest Flood Line is marked, the construction of building is not permitted upto 15.00m. from Highest Flood line.

Provided further that If any building abutting a channelised nalla, having width 6.0m or less than 6.00m, the construction of the building is permitted on marginal distances as prescribed in the regulations.

- (c) If the site is not drained properly or is incapable of being well drained ;
- (d) If the owner of the site has not shown, to the satisfaction of the Authority, all the measures required to safeguard the construction from constantly getting damp ;
- (e) If the site is to be used for assembly uses, e.g. cinemas or theatres or for public worship, has not been previously approved by the Authority ;
- (f) If the site is proposed on any area filled up with carcasses, excreta, filth and offensive matter, till the production of certificate from the Authority to the effect that it is safe from health and sanitary point of view ;
- (g) If the use of the site is for the purpose, which in the opinion of the Authority will be a source of annoyance to the health and comfort of the inhabitants of the neighbourhood ;
- (h) If the site has not been approved as a building site by the Authority ;
- (j) If the proposed occupancy of the building on the site does not conform to the land use proposals in the Development Plan or its Regulations ;

- (k) If the level of the site is less than the prescribed datum level fixed on the basis of topography and drainage aspects ;
- (m) If it doesn't derive access from an authorised street/means of access specified in these Provisions ;
- (n) If it is within the river/lake boundary and blue flood line of the river (prohibitive zon ) ;
- (p) If the site is within the boundary of Coastal Regulation Zone-1 ;
- (q) If the site is not developable by virtue of restrictions imposed under any law or guidelines of any government department; and
- (r) If the site is hilly and having a gradient of more than 1:5.

**13.2** *Distance of site from Electric Lines: - The No objection Certificate by Maharashtra State Electric Distribution Company in respect of distance of site from electric lines shall be submitted by the Developer/ Land Owner.*

#### **14.0 Means of Access**

**14.1** Every plot / building whether existing or proposed, shall have a means of access as required under these Provisions.

**14.2** 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 a means of access.

#### **14.3 Width of Means of Access: -**

**14.3.1** Plots shall normally abut on a public means of access like street / road.

Plots which do not abut on a public means of access like street / road shall abut / front on a means of access, the width and other requirements of which shall be as given in Table 3 for residential use and as given in Table 4 for industrial use.

**Table 3: Means of Access for Residential Use**

Sr. No.	Length of Means of Access in m	Width of Means of Access in m
(i)	up to 150	9
(ii)	150 to 300	12
(iii)	more than 300	15

**Table 4: Means of Access for Industrial Use**

Length of road	Minimum width
Up to 150 m	15m
Above 150 m	20 m (or more as may be required by the projected traffic)

**Notes to Table 3 and Table 4 :--**

- (i) The means of access shall be clear of required marginal open spaces from the existing building line.
- (ii) For all theatres, cinema houses, stadia, assembly halls, educational buildings, markets and other buildings which attract large crowd, the means of access shall not be less than 15 m. serving up to a length of 200 m, and for length greater than 200 m. the width shall not be less than 18 m.
- (iii) In no case, the public means of access like street / road giving access to the layout / subdivision shall be lesser in width than that of the internal access ways in layout or sub-division.
- (iv) In the interest of general development of an area including F.S.I. permitted in the plots fronting on the means of access, the Authority may require the means of access to be of larger width (also refer to Clause number 17.7.1).

**14.3.2 Pathways : -**

- a. The approach to buildings from road / street / internal means of access shall be through paved pathway of width not less than 1.5 m. provided its length measured from exit way of the building is not more than 20 m. from the main / internal means of access. If the length is more than 20 m., then a regular means of access as provided in Table 3 or Table 4, as the case may be, shall ordinarily be necessary.
- b. The length of pathway shall be determined by the distance from the farthest building to the road / street / internal means of access. The length of the pathway shall be measured from the point of its origin to the next wider road on which it meets.

**14.4. Maintenance of Means of Access :** - Means of access shall be levelled, metalled, flagged, paved, sewered, drained, channeled, lighted, laid with water supply line and provided with trees for shade (wherever necessary) to the satisfaction of the Authority, free of encroachment and shall be maintained in a condition to the satisfaction of the Authority.

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

direction, the authority may arrange for its execution and recover the expenses incurred from the owner/ owners.

- 14.5 Access from the Highways/ important roads:** Generally the plot / building along Highway and important roads shall derive access from Service Road. However, highway amenities like petrol pump; hotel etc. may derive a direct access from Highways and such other roads having a width of 30 m. or more subject to the provisions of State Highways Act, 1965 and National Highway Act 1956.

Provided that in suitable cases, the Special Planning Authority may suspend the operation of this rule till Service Roads are provided.

- 14.6** For buildings identified in Clause No. 8.2.6.1 and in the case of buildings for industrial, institutional, residential and commercial users with area of plot not less than 5,000 sqm, the following additional provisions of means of access shall be ensured;

- (a) The width of the main street on which the building abuts shall not be less than 15 m. and one end of this street shall join another street of width not less than 15 m. in width subject to Clause No.14.3.
- (b) The approach to the building and open spaces on all its sides (see Clause No. 17.1) up to 6 m. width and the layout for the same shall be done in consultation with the Chief Fire Officer or Fire Advisor and the same shall be of hard surface capable of taking the weight of fire engine, weighing up to 45 tons. Such open space shall be kept free of obstructions and shall be motorable.
- (c) If there are any bends or curves on the approach road around building, not less than 9 m width shall be provided at the curve to enable the fire fighting vehicle & related equipments to turn. The turning radius shall not be less than 9 m.
- (d) Main entrances to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 4.5 m. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire service vehicles. If main entrance at boundary wall is built over, the minimum headroom clearance shall be 4.5 m.
- (e) At every entrance, cross drain of size not less than 900 mm dia. for coastal region and 450 mm dia. elsewhere or as directed by Special Planning Authority, shall be provided.

## **15.0 PROVISIONS FOR LAND SUB-DIVISION AND LAYOUT**

- 15.1** Layout or Sub-division proposal shall be submitted : -

- (i) when more than one building (except for accessory buildings in the case of residential use) is proposed on any land, the owner of the land shall submit proposal for proper layout of buildings or sub-division of his entire contiguous holding ; or
- (ii) when development and redevelopment of any tract of land which includes division and sub-division or amalgamation of plots; or
- (iii) when a group housing scheme or campus planning of any use is proposed.

## 15.2 Roads / streets in Land Sub-division or Layout.

**15.2.1** The width of roads/ streets/ public or internal access way including pathway shall conform to provisions of Clause No. 14.3 to 14.6.

**15.2.2** In addition to the provisions of Clause No. 14.3 cul-de-sacs (dead-end roads) giving access to plots and extending normally up to 150 m with a turning space at the end and maximum up to 275 m with an additional turning space at 150 m will be allowed only in residential area.

The cul-de-sacs shall be only on straight roads and that cul-de-sac ends shall be higher in level than the level of starting point.

The turning space shall not be less than 81 sqm in area with no dimension being less than 9 m.

### 15.2.3 Intersection of Roads: -

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

Figure 2:  
Rounding off  
intersection  
of roads  
meeting at 90  
degrees →

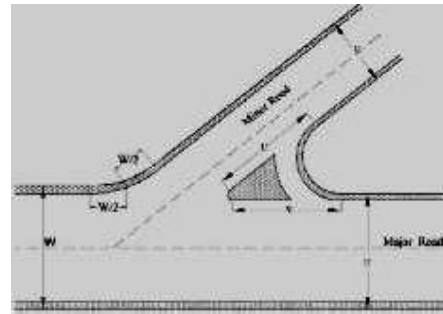


Figure 3: Rounding off intersection at skew junctions.

- b. For junctions of roads meeting at an angle of less than 60 degrees, the rounding off or cut off or similar treatment shall have tangent length of U and V from the intersection point as shown in Figure 3 above. The tangent length at a skew junction shall be equal to half the width of the road from which the vehicle enters as shown in Figure 3.

c. The radius for the junction rounding shall not be less than 6 m.

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

**15.2.5** Whenever called upon by the Industrial Township (as and when established) to do so, areas under roads, after their development, shall be handed over to the Industrial Township. A nominal amount of Re 1/- shall be paid by the Industrial Township as a compensation amount for such road area. Until such transfer to Industrial Township occurs, the 'Developer' shall be solely responsible for carrying out duties and responsibilities normally carried out in respect of infrastructure by a municipal authority. Provided that, the power of taxation can obviously not be available to the 'Developer' though he may recover user charges for the services provided from the plot owners/lessees on the basis of covenants, if any, in lease/conveyance deed.

### **15.3 Recreational open spaces and Amenity spaces in Residential Zone**

#### **15.3.1 Recreational open spaces in Residential Zone: -**

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

If a site for an educational purposes is proposed in a residential layout, the 40% area of site is required to be kept open for play ground at one place according to Clause no. 23.1(g) of this Regulation.

(B) The owner shall have to give an undertaking that the recreational open space shall be for the common use of all residents or occupants of the layout/ Building and the same shall be handed over to the society for operation and maintenance.\

(a) On sanction of the development permission, the common plot shall be deemed to have vested in the society / association of the residents / occupants. In case such society or association is to be formed, the possession / custody of common plot shall remain with the Authority 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 use except for the common use of residents / occupants.

(b) If the authority is convinced that there is any misuse of open space, the authority shall take over the possession of land under recreational open space.



- (C) No permission shall be granted to reduce the size of open spaces in the existing sanctioned layout / subdivision or to delete them. However, while revising the layout, such recreational open spaces may be rearranged with reduction / increase in area with the consent of all the plot / tenement holders / co-owners. Such revision of recreational open space area shall ordinarily not be allowed after a period of 4 years from the first sanction.
- (D) The open spaces shall be exclusive of areas of accesses / internal roads / designations, roads and areas for road widening in the Development Plan.
- (E) No such recreational open spaces shall admeasure less than 400 sq. m.
- (F) **Minimum dimensions** -The minimum dimensions of such recreational open spaces shall be not less than 10 m. and if the average width of such recreational open space is less than 20 m. the length thereof shall not exceed 2 ½ times the average width.
- (G) Such recreational open space shall also be necessary for group housing scheme or campus planning.
- (H) (a) Only one structure can be permitted in the recreational open space for one or more of the following purposes : -
- (i) The structure shall not be more than two storeyed with maximum 15% built up area, out of which 10% built up area shall be allowed on ground floor and remaining 5% may be permitted on 1<sup>st</sup> floor.
  - (ii) The structure may be permitted for the purpose of pavilion or gymnasium or clubhouse or vipashyana or yoga center or crèche or kindergarten or library or other structures for the purpose of sports and recreation activity.
  - (iii) No detached toilet block shall be permitted.
  - (iv) An open to sky swimming pool may also be permitted in such a recreational open space and shall be free of F.S.I.
- (b) The structure shall be handed over to the society for operation and maintainance.
- (i) The proposal for the construction of such a structure should come as a proposal from the society of owners / societies or federation of societies of owners and shall be meant for the beneficial use of the owners / members of such society / societies / federation of societies.
  - (ii) Such structure shall not be used for any purpose other than recreational activity.

(iii) 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.

(iv) The society of owners / societies or federation of societies of owners shall submit to the Authority a registered undertaking agreeing to the conditions in (i) to (iii) above while obtaining permission for the aforesaid construction.

(I) 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.

**15.3.2** Amenity Spaces in Residential Zone: - For layouts admeasuring more than two (2) hectares in area, in addition to 10 percent recreational open space stipulated in Clause No. 15.3.1, 5% of the total area shall be set apart as amenity space for provision of amenities such as Nursery School, Sub-Post Office, Police Outpost, Electric Sub-stations, Garbage Bins etc. as may be directed by the Authority. These amenities shall be developed by the landowner/ developer and handed over to the society for operation and maintainance.\

#### **15.4 Recreational open spaces and Amenity spaces in Industrial Areas**

##### **15.4.1 Recreational open spaces in Industrial Areas**

(a) In any layout or sub-division of land admeasuring more than one (1.0) hectare, 10% of total area of land so sub-divided shall be designated for open space, which shall as far as practicable, be located in one central place. Out of such open spaces, an area to the extent of 5%, may be allowed to be constructed, only with ground floor structure, for the purpose of incidental/allied public use, such as pavilion, club house, gymnasium, water tank, care taker's room, toilet, store room, crèche, library, and such other purpose which is incidental to the main purpose for which the open space is used. Location of such structures shall be in one corner of the open space. Provided further that minimum width of open space shall be 15 m and area of open space shall not be less than 750 sqm.

(b) In the case of layouts or sub-division where there is a combination of smaller (up to one (1.0) ha) and larger plots (more than one (1.0) ha.), the recreational open space of 10% of the total area, excluding the area under larger plots, shall be provided. The recreational open spaces within larger plots shall be provided in accordance with Clause No. 15.4.1 (a) above. However, where such recreational open space exceeds the stipulated 10%,

the excess space so provided may compensate the requirement of recreational open space in specified larger plots to that extent.

**15.4.2 Amenity Space in Industrial Areas :** - In addition to Regulation no. 21.6 of the 'Principal Regulations', following may also be permitted in amenity spaces of industrial areas : -

Transportation Hubs, Transport Terminuses, Petrol Pumps, Motels  
fronting on Arterial roads, Hotels & Restaurants

and such other uses as may be permitted by Special Planning Authority.

**15.5 Plot area and Plot Width for Various Uses :** - Minimum plot areas and their widths for various uses shall be as given in Table 5 below

**Table 5 : Minimum Plot Area, Plot Width for Various Uses**

Sr. No.	Uses	Minimum Plot area (in sqm)	Minimum Width of Plot	Type of Development
(1)	(2)	(3)	(4)	(5)
1.	<b>Residential</b>			
	(i) General Residential (except those in 2,3 & 4 below)	(i) 50 and above and up to 125	4.5 m	Row House
		(ii) Above 125 but less than 300	8 m	Semidetached / Detached
		(iii) 300 & above	12 m	Detached
	(ii) Plots in EWS Housing / High Density Housing / Sites and Services / Slum Upgradation / Reconstruction Scheme	25 and above but up to 50	3.5 m	Row House
2.	<b>Commercial</b>			
	(i) Plots for convenience shops	50 to 60	as required	--
	(ii) Informal shops, stall sites	up to 24	as required	--
	(iii) Petrol Filling station: -			--
	(a) Without service bay	545 and above	16.75 m	Detached
3.	(b) With service bay	1100 and above	30.5 m	Detached.
	<b>Other Buildings</b>			
	(i) Cinema Theatre/ Drama Theatre/ Assembly Hall/ Multiplex	3 sqm per seat		Detached
4.	(ii) Marriage Halls/ like buildings	1500	25	Detached
	<b>Industrial</b>			
	(i) Manufacturing Industrial Units	500 and above	18 m	Detached.

Sr. No.	Uses	Minimum Plot area (in sqm)	Minimum Width of Plot	Type of Development
(1)	(2)	(3)	(4)	(5)
	(ii) Service Industries cluster	1000 and above	as required	Detached
	(iii) transport offices, individual shops for industrial goods and services	200 and above	as required	Detached
	(iv) Warehousing	2000 and above	as required	Detached

**Note-** As far as possible, the plot depth shall be between 1.5 to 2.5 times the width of the plot.

#### 15.6 Relocation of Sites/ proposals in Development Plan: -

If the land proposed to be laid out is affected by any designations for public purposes, the authority may agree to adjust the location of such designation to suit development without altering the area of such designation.

*Provided that*, no such shifting of the designations shall be permitted : -

- beyond 200 m of the location in the Development Plan ;
- unless the alternative location and size is at least similar to the location and size of the Development Plan as regards access, levels, etc.

All such relocation of the designations / alignment of roads shall be carried out in consultation with the Chief Planner, M.I.D.C. and shall be reported by the Authority to the Director of Town Planning, Government of Maharashtra at the time of sanctioning the layout of the 'Developer'.

#### 15.7 Other Stipulations:-

- In case of development / re-development of any land, building or premises, the intended use shall conform to the use zones, purpose of designation or allocation, as the case may be, unless specified otherwise.
- Combination of Public Purposes / uses in designated sites:** - Where the 'Developer' proposes to use land / building / premises designated for one specific public purpose / purposes, partly for different public purpose / purposes, it may do so in consultation with the Chief Planner, M.I.D.C. *Provided that*, such partial use shall not exceed 40% of the designated area and such combination shall not be of incompatible uses.
- Provision of plots / tenements for EWS / LIG:**
  - For subdivision of land admeasuring 2000 sqm or more, provision for following plots in the layout shall be made-
    - 20-25% area in the form of 30 to 50 sqm plots for EWS / LIG.

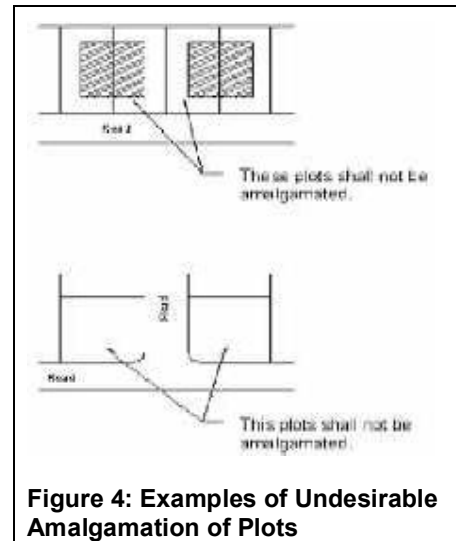
- (b) 10% area in the form 50 to 100 sqm plots for MIG.
- (ii) In the housing scheme on a land admeasuring 2000 sqm or more, provision for following tenements shall be made-
  - (a) 20-25% built up area shall be proposed for tenements having 30 to 40 sq.m. area each for EWS / LIG and
  - (b) 10% built up area shall be proposed for tenements having 41 to 60 sqm area each for MIG.

## 15.8 Amalgamation of Plots

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

**15.8.2** (a) amalgamation of plot having different tenure shall not be allowed.

(b) The amalgamation of plot which is not desirable from planning point of view shall not be permitted (examples given in Figure 4).



**Figure 4: Examples of Undesirable Amalgamation of Plots**

## 15.9 Structures/uses permitted in recreational open spaces –

- (i) In a recreational open space exceeding 400 sq.m. in area (in one piece), elevated/underground water reservoirs, electric sub-stations, pump houses may be built and shall not utilise more than 10 per cent of the open space in which they are located.
- (ii) In a recreational open space or playground of 1000 sq.m, or more in area (in one piece and in one place), structures for pavilions, gymnasias, club houses and other structures for the purpose of sports and recreation activities may be permitted with built-up area not exceeding 15 per cent of the total recreational open spaces in one place. The area of the plinth of such a structure shall be restricted to 10 per cent of the area of the total recreational open space. The height of any such structure which maybe single storey shall not exceed 8m. A swimming pool may also be permitted in such a recreational open space and shall be free of FSI.

## 16.0 LAND USE CLASSIFICATION AND PERMISSIBLE USES.

- 16.1** The various building uses and occupancies and premises to be permitted in the various zones are given in Chapter 3 of these Provisions. The Authority may modify the specified uses given in Chapter 3 of these Provisions with the prior approval of the Director of Town Planning, Maharashtra State, Pune.
- 16.2.** No building or premises shall be changed or converted to a use which is not in conformity with the requirements of these Provisions.

**16.3. Uses to be in Conformity with the zone:** Where the use of buildings or premises is not specifically designated on the Development Plan, it shall be in conformity with the zone in which they fall. Any lawful non-conforming use of premises existing prior to the date of enforcement of these regulations, shall continue up to a period as may be specified in the Development Plan; provided further that a non-conforming use shall not be extended or enlarged except as provided in Regulation No. 16.4 and that when a building, containing non-conforming use is pulled down or has fallen down, the use of the new building shall be in conformity with these Regulations.

**16.4 Non-Conforming Uses:-**

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

**17.0 MARGINAL OPEN SPACES, AREA, HEIGHT LIMITATIONS AND F.S.I. / V.P.R.**

**17.1 Exterior Open Spaces: -**

**17.1.1** Provisions for marginal open spaces at the front, rear and sides of a building shall be as given in Chapter 4 of these regulations.

**17.1.2. Buildings Abutting Two or More Streets: -** When a Building abuts two or more streets, the setbacks from the streets shall be such as if the building were fronting each such street. There shall be no rear for such a building.

**17.1.3. Marginal Open Space Requirements: -** Minimum marginal open spaces for light and ventilation to be kept on all sides of a building, except that in the front, shall not be less than one third ( $1/3^{rd}$ ) of its height above ground level. The minimum marginal open space, however, shall also not be less than that indicated in Table 17.

**17.1.4. Distance between two buildings: -**

If any interior or exterior open space is intended to be used for the purpose of light and ventilation by more than one building in a single plot, then the width of such open space shall be the one required for the tallest building. However, this distance shall be the clear distance without any projections like balcony etc. (see Figure 5).

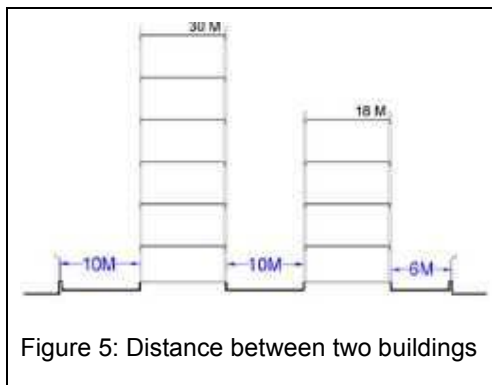


Figure 5: Distance between two buildings

## 17.2 Inner and Outer chowk and Ventilation Shaft

**17.2.1. Inner Chowk :** - Inner chowks shall be allowed only in buildings constructed on stilts. The chowk shall be kept accessible at the ground level. However, in row houses and bungalows, inner chowks may be permitted at the ground level.

- (a) In any case, no dimension of an inner chowk shall be less than 3 m.
- (b) If any habitable room abutting an inner chowk is exclusively dependent upon such chowk for its light and ventilation, the dimensions of the chowk shall not be less than one-third ( $1/3^{\text{rd}}$ ) the height of the highest wall abutting such chowk.
- (c) Inner chowk on which windows of a staircase, bathroom or WC abut shall have an area at all levels of the chowk, of not less than the square of  $1/5^{\text{th}}$  of the height of the highest wall abutting the chowk.
- (d) The whole of one side of every room shall abut on an inner chowk.

**17.2.2. Ventilation Shaft:** - Where only water closets, bathrooms, bathroom combined with water closet or toilets 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.19.10.4.

**17.2.3 Outer chowk:** - When any habitable room depends on light and ventilation on an outer chowk, the minimum width of such an outer chowk (as distinguished from its depth) shall not be less than 2.4 m. If the depth exceeds the width, the open space between the wings shall not be less than one-third ( $1/3^{\text{rd}}$ ) the height of the highest wall abutting such chowk. A recess less than 2.4 m in width and depth shall not be treated as an outer chowk.

**17.3 Area and Height limitations** - The area and height limitations, heights of buildings, floor space index in plots abutting different road widths shall be as given in Chapter 4 and Regulation No. 17.5.

## 17.4 Permissible Structures / Projections in marginal open spaces

**17.4.1** The following projections shall be permissible in marginal open spaces:

- (a) **Projections into open spaces:** - Every open space, either interior or exterior, shall be kept free from any erection thereon and shall be open to the sky and no cornice, chajja, roof or weather shade more than 0.75 m. deep shall overhang or project over the such open space so as to reduce the width of such open space to less than the minimum required. However, sloping chajja provided over balcony/ gallery etc. may be permitted to project 0.3 m. beyond balcony projections at an angle not more than 30 degrees to horizontal.
- (b) **Canopy/ Porch:** - An unenclosed canopy over the main entrance, not exceeding 5m in length along building face and 2.5 m. in width in the form of a

cantilevered projection with a minimum clear headroom of 2.40 m. below the canopy shall be permissible. The canopy shall not have access from upper floors (above floors) for using it as a sitting out place. There shall be a minimum clearance of 1.5 m. between the plot boundaries and the canopy.

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

- (i) No balcony shall reduce the marginal open space to less than 2 m.
- (ii) No balcony shall be allowed on ground floor so as to reduce minimum required front setback or marginal open space.
- (iii) The width of the balcony will be measured perpendicular to the building up to the outermost edge of balcony.
- (iv) Balconies may be allowed to be enclosed on payment of premium at the rate of 10% of market value as decided by the Authority. The area taken for computing premium shall be equal to the built up area of enclosed balcony.
- (v) Balconies in excess of 15% of built up area shall be calculated in FSI.

(d) A projection of maximum 30 cm at rooftop terrace level may be allowed free of FSI throughout the periphery of a building. In the case of pitched roof, a projection of a maximum 45 cm at rooftop level throughout the periphery of the building shall be permissible.

(e) **Accessory buildings:** - The following accessory buildings may be permitted in the marginal open spaces (at least 1.5 m away from adjoining plot boundaries): -

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

Parking lock-up garage when attached to a main building shall be 7.5 m. away from the road line and shall be of such construction as will give fire resistance of 2 hours.

The area of parking lock-up garage shall be taken into account for calculation of FSI.

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



- (iii) One watchman's cabin / booth, not more than 3 sqm in built up area, having a width or diameter of at least 1.20 m.

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

- (f) Ramp giving access to a basement shall be allowed subject to a clear marginal distance of 6.0 m from plot boundary for movement of fire fighting vehicle.
- (g) Fire escape staircase of single flight with a width not less than 1.2 m.

#### 17.4.2 Exclusion of structures / projections from F.S.I./Floor Space calculation

Following structures/ projections are exempted from F.S.I./ Floor Space calculations: -

- (a) Structures / Projections mentioned in regulation 17.4.1 (a) to (g) and cupboards and shelves mentioned in regulation no.19.5.
- (b) Stilt / Multi-storeyed floor space used as parking.
- (c) Electrical cabin or sub-station, watchman's cabin/ booth of not more than 3.00 sqm in size with a minimum width or diameter of 1.2 m., pump house, garbage shaft, space required for location of fire hydrants, electric fittings and water tanks.
- (d) Basement used for storage, meter room, air-conditioning plant, electric sub-station and parking space (used as accessory to the principal use).
- (e) Areas covered by (i) lofts (ii) meter rooms (iii) porches (iv) canopies (v) air conditioning plant rooms (vi) electric sub-stations (vii) service floor of height not exceeding 1.5 m. for hotels with a rating of three or more stars (viii) office cum letter box room subject to regulation no. 19.15.
- (f) Area of structures for effluent treatment plant.
- (g) Areas covered by service ducts, pump rooms, electric sub-stations and additional amenity of lifts not required by regulations.
- (h) Rockery, well and well structures, plant, nursery for plants, water pool, swimming pool (if uncovered), platform around a tree, fountain, bench, chabutara with unenclosed sides, ramps, compound wall, gate, slide / swing, steps outside buildings, working place (open to sky) for housemaids, roof tanks, fire escape stair cases and refuge area for high-rise buildings.
- (i) Fitness Centre, Crèche, society office cum letterbox room, sanitary block for servants and lock-up garages each not exceeding 20 sqm in area.

- (j) Area of one public telephone booth and one telephone exchange (PBX) per building.
- (k) Area of one room for installation of telephone concentrators as per requirement of Telephone Authority but not exceeding 20 sq. m. per building.
- (l) Telecommunication tower, antenna and construction of a room for allied activities having area up to 20 sqm.
- (m) Atrium in shopping malls, hotels of category three stars and above and public buildings.
- (n) Escalators and People-movers provided as per regulations.

#### **17.5 Height of Building**

- (a) The maximum height of any building shall not exceed 1.5 times the sum of the width of a road in the front and the width of front open space subject to other restrictions, if any, and subject to requirements of the Fire Authority; When the height of any building exceeds 70 m, approval of the Director of Fire Services, Government of Maharashtra regarding fire safety provisions shall be necessary.
- (b) If a building abuts two or more streets of different widths, the height of building shall be regulated by the width of a wider street and the front margin from that street;
- (c) For buildings in the vicinity of airports and Defence Airstrips, the Development Plan shall indicate the zoning of building heights vetted by the Civil Aviation and /or Air Port Authorities;
- (d) For industrial chimneys coming in the vicinity of airports and Defence Airstrips, they shall be of such height and character as may be prescribed by Civil or Defence Aviation Authorities and the Chief Inspector of Steam Boilers and Smoke Nuisance;
- (e) Buildings intended for storage of hazardous, inflammable and explosive material shall be single storeyed structures only.

**Note :** For the purpose of regulation no. 17.5 (a), the width of the street may be a prescribed width of the street, shown in Development Plan or a width resulting from the prescription of a regular line of street under the relevant Act, whichever is more.

#### **17.6. Height Exemptions : -**

The appurtenant structures such as roof tanks and their supports, ventilating and air-conditioning equipment, lift rooms and similar service equipment, stair cover, chimneys and parapet walls and architectural features not exceeding 1 m. in height shall not be included in computation of height of building.

#### **17.7 Floor Space Bank**

**17.7.1 General:** A Development Plan for Integrated Industrial Area prepared by the Special Planning Authority shall indicate the area to be allocated broadly for industrial zone and support activities zone in the proportion of 60% : 40%. The F.S.I. for both, the industrial zone and support activities zone is separately pegged at the level of 1.0 (in the cases where an Integrated Industrial Area falls in the Agricultural Zone, the F.S.I. has been pegged at 0.5 magnitude) to be applicable to the gross areas under these zones and is termed as Global F.S.I. of 1.0 (or, as the case may be, 0.5). The F.S.I. is not transferable from industrial zone to support activities zone. However, there is no upper limit for Floor Space to be consumed in a plot subject to other regulations within a given zone and subject to width of means of access as given below: -

Width of Means of Access (m)	Maximum F.S.I.	
	Residential	Other than Residential
Up to 9.0	Up to 1.0	-
Above 9.0	Up to 1.5	-
Above 15.0	Up to 2.0	Up to 1.5
Above 18.0	Up to 3.0	Up to 2.5
Above 24.0	Above 3.0	Above 2.5

**17.7.2 Operation of Floor Space Bank:** - A 'Developer' of any Integrated Industrial Area shall create a Floor Space Bank for his estate. He may lease/ sell his property by carving out plots and selling plot areas with a base F.S.I. of 1.0 (or, as the case may be, 0.5) and additional floor space as per provisions in Regulation 17.7.4 below. The 'Developer' shall maintain an account of Floor Space Bank. The Special Planning Authority shall ensure that Floor Space Bank does not show a negative balance at any time. The 'Developer' shall keep a joint and separate account of Floor Space sold and plot area sold for every plot in his estate and the Special Planning Authority shall review the transactions in this regard from time to time.

**17.7.3 Alternative to Floor Space Bank :** - As an alternative to the Floor Space Bank, the owner may opt for showing Floor Space entitlements (a base F.S.I. of 1.0 or, as the case may be, 0.5) and additional floor space as per provisions in Regulation 17.7.4 below) on each plot in his sub-division layout. However, overall F.S.I. in respective zones shall not exceed the limits imposed.

**17.7.4 Operation for granting Additional Floor Space :** - In the cases arising out of the Regulations 17.7.2 and 3, additional Floor Space over and above the Base F.S.I. shall be sold by the 'Developer' to a plot holder with a prior approval of the Special Planning Authority. The Special Planning Authority shall recover for administrative expenditure an amount of 10% of the value of the additional Floor Space so granted at the time of approval. There shall be no upper limit on the Floor Space used in any buildable plot

subject to other requirements of these Regulations. In no case shall the F.S.I. on plots fronting on roads 9 m or below be more than 1.0.

**17.7.5 Incentive F.S.I. schemes of Government :** - The Government, or as the case may be, the Special Planning Authority, shall not grant any incentive F.S.I./ Floor Space, whether on payment of premium or otherwise, for any of the uses in the Integrated Industrial Areas under any of its general or special policies / schemes.

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

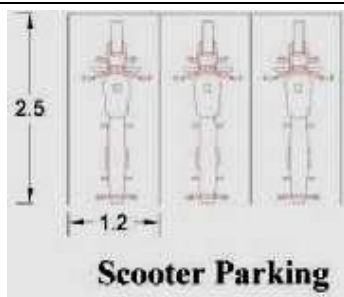
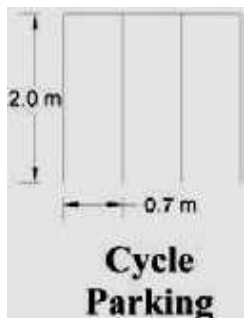
### **18.1. Parking spaces : -**

Parking spaces at the scale laid down in these Regulations shall be provided as if the proposal were for a full consumption of F.S.I. Whenever the existing FSI is enhanced, the new parking requirements in respect of existing building will be reckoned with reference to the additional space only and not the whole of building. However, this concession shall not apply where the use is changed. The provisions for parking of vehicles shall be as given in Table 6 & Table 7.

#### **18.1.1 General space requirements: -**

- (i) **Types** : The parking spaces mentioned below include parking spaces in basements or on a stilt floor or on upper floors or in an independent building, covered or uncovered spaces in the plot and / or lock up garages. Mechanized methods (car lifts) may be permitted.
- (ii) **Sizes of Parking Stalls** : The minimum sizes of parking stalls to be provided shall be as specified below in Table 6:-

**Table 6: Sizes of parking stalls**

Sr. No.	Type of Vehicle	Sizes and areas of parking stalls	
(1)	(2)	(3)	
(a)	Car / SUV	2.5 m X 5 m	 <p><b>Scooter Parking</b></p>
(b)	Scooter, Motor Cycle	3.0 sqm (1.2 m x 2.5 m)	
(c)	Cycle	1.4 sqm (0.7 m x 2 m)	 <p><b>Cycle Parking</b></p>
(d)	<b>Transport Vehicles</b>		
	(i) Truck	3.75 m X 10 m	
	(ii) Trailer-Truck	5m X 20m	

**Note :** - Up to 50 percent of the prescribed stalls, in the case of cars, may be of the size of 2.3 m. X 4.5 m.

(iii) **Marking of Parking Stalls :** - Parking space shall be paved with permeable material and stalls shall be clearly marked for different types of vehicles.

(iv) **Manoeuvring and other ancillary spaces :** - Off street parking space shall be provided with adequate vehicular access to a street, and the area of drives, aisles and such other provisions required for adequate maneuvering of vehicle shall be exclusive of the parking space stipulated in these regulations.

(v) **Ramps for Basement parking :** - Ramps for parking in basement and on upper floors of a building should conform to the requirements of Regulation No. 21.4.6

**Table 7 : Off Street Parking Space Requirement**

Sr. No.	Occupancy/ Land Use	Parking Space for every	Minimum Parking for:		
			Cars	Scooters	Cycles
1	2	3	7	8	9
<b>1.</b>	<b>Residential : -</b>				
	(i) Single Family Residential	Plot 75 sqm and above in area	1	1	1
	(ii) Multi Family Residential	(a) Tenement having floor area more than 100 sqm	2	2	1
		(b) Tenement having floor area between 50 to 100 sqm	1	1	1
		(c) 4 tenements having floor area up to 50 sqm	1	4	4
	(iii) Lodging establishments	100 sqm of floor area or part thereof	2	3	3
	(iii) hotels and tourist homes	75 sqm of total floor area or part thereof	2	3	3
	(iv) Star Hotels	60 sqm of total floor area or part thereof	2	3	3
	(v) Restaurants	25 sqm of floor area or part thereof including kitchen, pantry hall, dining rooms etc.	1	2	2
2	Institutional (Hospital, Medical Institutions)	100 sqm of floor area or part thereof	2	5	5
<b>3.</b>	<b>Assembly</b>				
	(i) Assembly (theatres, cinema houses, concert halls, auditoria, assembly halls including those of colleges and hostels)	For every 20 Seats	1	5	5

Sr. No.	Occupancy/ Land Use	Parking Space for every	Minimum Parking for:		
			Cars	Scooters	Cycles
1	2	3	7	8	9
	(ii) Marriage Halls, Cultural Halls	For every 100 sqm of floor area or fraction thereof.	2	8	8
	(iii) Stadium	150 seats	1	4	2
4.	<b>Educational: -</b>				
	(i) Primary	250 sqm of floor area or part thereof	1	1	1
	(ii) Secondary	200 sqm of floor area or part thereof	1	2	8
	(iii) College	150 sqm of floor area or part thereof	1	4	4
5.	Government or semi-government or private business or Information Technology, Biotechnology and Nanotechnology buildings	50 sqm of floor area or part thereof	1	3	3
6.	Mercantile (markets, malls, departmental stores, shops and other Commercial uses) including wholesale markets	50 sqm of floor area or part thereof	1	3	3
7.	<b>Industrial</b>				
	(i) Plots below 1.0 ha in area	200 sqm of floor area or part thereof subject to minimum of two spaces	1	3	3
	(ii) Plots of 1.0 ha or above	Parking space shall be at least 10% of the plot area	--	--	--
8.	Storage (any type)	200 sqm of floor area or part thereof	1	1	1
9.	Plots less than 200 sqm (any use)		1	1	1

**Note :** - (i) The term 'floor area' means carpet area of the tenement including area under walls, within and enclosing the tenement.

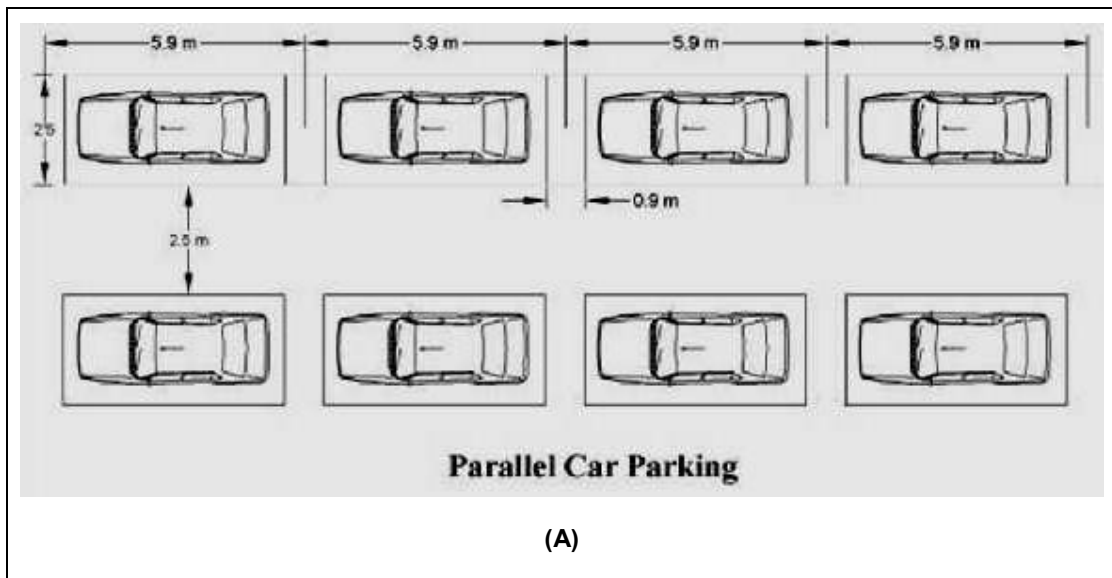
(ii) Parking space need not be provided in the case of row house plots below 75 sqm in area.

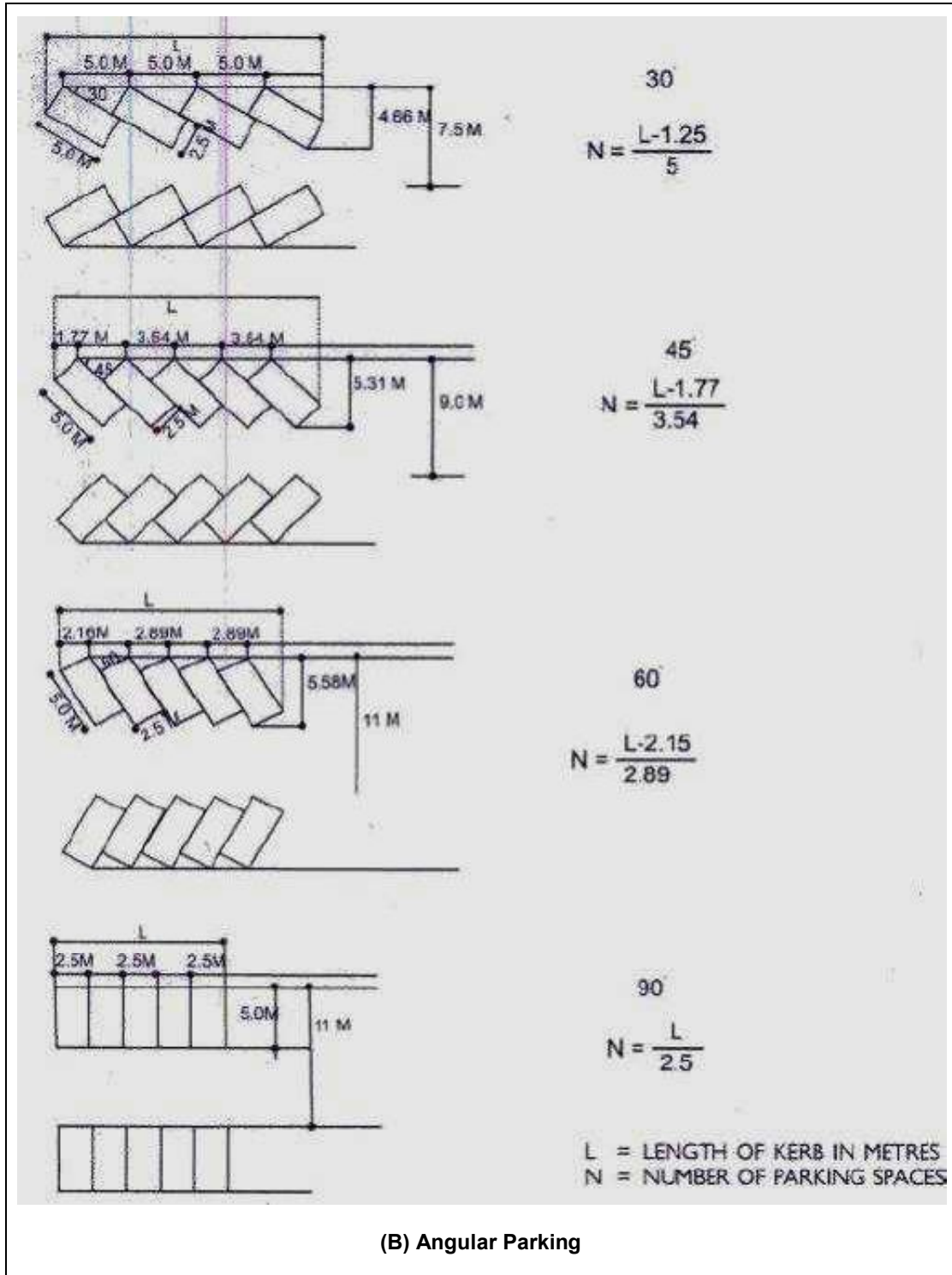
**18.2 Common Parking Area: -** To meet the parking requirements as per these regulations, common parking area, open or multi-storeyed, for a group of buildings may be allowed in the same premises.

**18.3 Loading and Unloading Spaces: -** In addition to the parking spaces provided for buildings of Mercantile (Commercial) use like offices, markets, departmental stores, shopping malls and buildings of industrial and storage use, loading and unloading spaces shall be provided at the rate of one space for every 1000 sqm of floor area or part thereof exceeding the first 200 sqm. The space shall not be less than 3.75 m. x 10 m and at least one space shall be for a Tractor-Truck where plot area exceeds 0.5 ha.

- 18.4** Parking lock up garages shall be included in the calculation for floor space for F.S.I. calculations.
- 18.5 Parking in marginal Open Spaces:** - The space to be left out for parking as given in Regulation 18.1 to 18.6 shall be in addition to the open spaces left out for lighting and ventilation purposes as given in Regulation No.17. Those spaces may be used for parking provided minimum distance of 3 m. around the buildings is kept free of any parking or loading and unloading spaces.
- 18.6 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. 21.4.(VII)) shall be provided preferably at opposite ends.
- 18.7 Parking for Visitors:** - In addition to the aforesaid parking, loading-unloading area --
- (i) in plots of residential buildings, additional 10 % of total parking spaces shall be provided for parking by visitors and 10% for parking of two wheelers.
  - (ii) in plots for buildings with commercial use or any use mixed with commercial, a 3.0 m wide strip from out of the plot along the road in front shall be provided as parking for visitors (see **Error! Reference source not found.**). For this purpose, building set back in the front from plot line shall be at least 6.0 m.
- 18.8** The parking standards may be lowered in the vicinity of the common parking facility provided in the Development Plan by the Special Planning Authority.
- 18.9** Guidelines for parking arrangement shall be followed as given in Figure 6 (A) and (B) below.

Figure 6: Guidelines for Parking and Circulation spaces





## 19.0 REQUIREMENTS OF PARTS OF BUILDINGS

### 19.1 Plinth

**19.1.1 Main Building :** The height of plinth of a building or out house, including the floor surface of a stilt floor, shall not be less than 60 cm above both, the surrounding



ground level and the road/roads abutting the site, and shall ensure adequate .drainage of the site. In areas subject to flooding, the height of the plinth shall be at least 60 cm. above the high flood level. In the case of a storage building, the plinth height shall be that required for loading purposes.

**19.1.2 Interior Courtyards/ Inner Chowks:** - Every interior Courtyard shall be raised at least 15 cm. above the surrounding ground level and shall be satisfactorily drained.

## 19.2 Habitable Rooms

**19.2.1 Size and Width :** - The minimum size and width shall be as given in Table 8 hereunder.

**Table 8 : Minimum size and width of Habitable Rooms**

Sr. No.	Occupancy	Minimum size (sqm)	Minimum width (m)
(1)	(2)	(3)	(4)
1	Any habitable room	9.5 (other than those provided for below in this table and in Notes)	2.4
2.	Single-roomed tenement	12.5	2.4
3.	Rooms in a two-room tenement - (a) one of the rooms (b) other room	9.5 7.5	2.4 2.4
4.	Rooms in a two-room tenement of a site and services project - (a)one of the rooms (b)other room	9.3 5.6	2.4 2.3
5.	Single-bedded room in a hostel of a recognised educational institution	7.5	2.4
6.	Shop	6.0	
7.	Class room in an educational building	38.0 or area at the rate of 0.8 sqm per student, whichever is more	5.5
8.	Institutional building - (a) special room (b) general ward	9.5 40.0	3.0 5.5
9.	Cinema hall, theatre, auditorium, assembly hall, etc.	In conformity with the Maharashtra Cinema Rules	

**Note :** - (i) An additional bedroom for occupancy of a single person shall be of a size of 5.5 sqm with a minimum width of 1.8 m.

(ii) **Other requirements** - One full side of a habitable room must abut an exterior open space or an inner chowk as provided in Regulation 17.2.1.

**19.2.2 Height :** - The minimum and maximum height of a habitable room shall be as given in **Table 9** below.

**Table 9: Height of Habitable Room**

Serial No.	Occupancy	Minimum height (m)	Maximum Height (m)
(1)	(2)	(3)	(4)
<b>1</b>	<b>Flat Roof -</b>		
	(a) Any habitable room	2.75	4.2
	(b) Habitable room in High Density Housing	2.6	4.2
	(c) Air-conditioned habitable room	2.4	4.2
	(d) Assembly halls, residential hotels of 3-star category and above, institutional, educational, industrial, hazardous or storage occupancies, department stores, entrance halls and lobbies to department stores and assembly halls	3.6	4.2 greater height may be permitted subject to written permission of the Chief Executive Officer, MIDC.
<b>2</b>	<b>Pitched Roof -</b>		
	(a) Any habitable room	2.75 average 2.1 at the lowest point	4.2 average 3.2 at the lowest point
	(b) Habitable room in High Density Housing	2.6 average 2.0 at the lowest point	4.2 average 3.2 at the lowest point

- Notes:** (i) The minimum clear headroom under any beam shall be 2.4 m.
- (ii) Room for ITE or any telematic equipment can have a height as required for effective functioning of that system.
- (iii) In all occupancies, except those included in serial no. 1(d) in the **Table 9** above, any height in excess of 4.2 m. shall be deemed to have consumed an additional F.S.I. of 50 per cent of the relevant floor area.

### **19.3 Kitchen**

**19.3.1 Size :** The area of the kitchen shall not be less than 3.3 sq. m. with a minimum width of 1.5 m.

**19.3.1.1** No provision for kitchen is necessary in a scheme of single-roomed tenements (item 2 in Table 8). However, an alcove (a cooking space having direct access from the main room without any inter-communicating door) of a size not less than 2.4 sqm with a minimum width of 1.2 m shall be provided.

**19.3.2 Height :** The room height of a kitchen measured from the surface of the floor to the lowest point in the ceiling (bottom of slab) shall not be less than 2.75 m or according to item 2 in Table 9.

**19.3.3 Other Requirements :** Every room to be used as a kitchen shall have -

- (a) Means for 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) A window of not less than 1.0 sq. m. area, opening directly on to an inner or outer chowk, but not into a ventilation shaft; and
- (d) Refuse chutes, in the case of multi-storeyed residential buildings more than 24 m in height.

**19.4 Bath Rooms, Water Closets, combined bathroom plus water closet**

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

- (a) Independent Bathroom 1.0 m x 1.2 m
- (b) Independent Water Closet 0.9 m x 1.2 m
- (c) Combined Bathroom and Water Closet 1.8 sqm with minimum width of 1.0 m.

**19.4.2 Height** - The Height of any bathroom or water closet shall not be less than 2.1 m.

**19.4.3 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 sqm in area and side not less than 0.3 m (See Regulation No. 19.10.3) ;
- (b) have the platform or seat made of water tight non-absorbent material ;
- (c) be enclosed by walls or partitions, the surface of which is finished with a smooth impervious material to a height of not less than 1 m above the floor of such a room ;
- (d) be provided with an impervious floor covering, sloping towards the drain with a suitable grade and not towards verandah or any other room ;
- (e) be used for any purpose other than as a lavatory and shall not open directly into any kitchen or cooking space by a door, window or other opening; and
- (f) shall have a door completely closing the entrance to it.

**19.5 Cupboards & Shelves** - Cantilevered projections of cupboards and shelves may be permitted except on ground floor and would be exempted from covered area and built up area calculations. Such projections may project up to 45 cm in the setbacks for residential buildings provided the width of such cupboard/shelves does not exceed 2.4 m and each

room does not have more than one such cupboard/ shelf. Such projection shall be at least 2 m from plot boundary.

**19.6 Store Room: -**

- (i) **Size:** - The floor area of a store-room in a residential building, where height, light and ventilation are provided at a lower standard than those required for a living room, shall not be more than 3 sqm.
- (ii) **Height:** - The height of a store-room shall not be less than 2.10 m.

**19.7 Garage:** In addition to regulation no. 17.4.1 (e), the following shall apply:

- (i) The area of parking lock-up garage shall be included in F.S.I. calculations.
- (ii) **Size:** - The size of a garage in individual residential building shall not be less than 2.5 m X 5 m. and not more than 3 m X 6 m.
- (iii) **Height:** - The maximum headroom in a garage shall be 2.4 m.
- (iv) The plinth of garage located at ground level shall not be less than 15 cm above the surrounding ground level.
- (v) The garage shall be set back behind the building line for the street / road on to which the plot abuts and shall not be so located as to affect the access ways to the building.
- (vi) **Corner Site:** When a plot fronts on two intersecting streets, the location of the garage, if proposed within the marginal open spaces, shall be diagonally opposite the point of intersection.
- (vii) No garage shall be permitted in a building having stilt or basement provided for parking.

**19.8 Roofs**

- (i) The roof of a building shall be so constructed or framed as to permit effective drainage of the rainwater therefrom by means of sufficient rainwater pipes of adequate size, so arranged, jointed and fixed as to ensure that the rainwater 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.
- (ii) The Authority may require rainwater pipes to be connected to a stormwater drain through a covered channel formed beneath the public footpath or in any other approved manner, if not used for rain water harvesting.
- (iii) 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 Authority.
- (iv) Terrace of a building shall not be sub-divided and it shall have only common access.

**19.9. Basement :--**

**19.9.1** Basement shall be constructed within the prescribed setbacks and prescribed building line in plots up to 2000 sqm and in plots above 10,000 sqm in area. In plots between 2000 sqm and 10,000 sqm in area, a clear margin of 6 m shall be kept between outer wall of basement and plot boundary for facilitating easy movement of fire engine. Basements can be constructed in one or two levels. Multi-level basements may be permitted only if used for parking. Basements may be put to only following non-habitable uses: -

**(a) Uses permissible : -**

- (i) Air conditioning equipment and other machines used for services and utilities of the building ;
- (ii) Parking spaces ;
- (iii) Strong room, bank cellars etc.
- (iv) Storage of household or other goods of ordinarily noncombustible material;
- (v) Electric sub-station (which will conform to required safety requirements); and
- (vi) uses strictly ancillary to the principal use.

*Provided that,* uses strictly ancillary to the principal use shall be permissible in a basement.

*Provided further that,* prior written permission from the Authority shall be obtained where the basement is used for storage purpose.

**(b) The basement shall not be used for any habitable uses.**

**19.9.2** Apart from the Fire Protection Requirements, The basement shall have the following requirements : -

- (a) **Height:** The height of a 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 m.
- (b) **Ventilation:** Adequate ventilation shall be provided for the basement with a ventilation area not less than 2.5% of the area of the basement. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans, air conditioning systems etc.
- (c) **Height above ground level:** The ceiling of basement partially below ground level shall be at least 0.9 m and not more than 1.2 m above the average surrounding ground level. Mechanically ventilated basements can be fully underground.
- (d) **Drainage :** Adequate arrangement shall be made such that surface water does not enter the basement.

- (e) **Damp proofing** : The walls and floor of the basement shall be water-tight and be so designed that the effect of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given; and
- (f) **Access** :
  - (i) The access to the basement shall be separate from both, the main and alternate staircase providing access and exit from higher floors. In case the building is served by more than one staircase, one of the staircases can be continuous and shall be of enclosed type serving as a fire separation from the basement floor and higher floors [see Regulation No. 21.4.(l) (m) for stairways]
  - (ii) Open ramps may be permitted if they are constructed within the building line subject to the provision of (d).
- (g) For plots up to 2000 sqm, two ramps shall preferably be provided for parking spaces in basements and upper floors. For plots above 2000 sqm, it shall be mandatory to provide at least two separate ramps preferably at opposite ends. The number of ramps required shall be decided on travel distance (see Table 11). The ramps shall have minimum width of 3.5 m for one-way operation and 6.0 m for two-way operation. Such ramps may be permitted in the side and rear marginal open spaces after leaving a 6.0 (six) meter wide space for movement of fire fighting vehicles.

#### 19.10. Apertures for Light and Ventilation

- 19.10.1** For habitable rooms and kitchens, the minimum aggregate area of apertures / openings, excluding doors, shall not be less than  $1/6^{\text{th}}$  in Kokan Region and  $1/10^{\text{th}}$  elsewhere, of the floor area for which they are provided.
- 19.10.2** No portion of a room shall be assumed to be ventilated or lighted if it is more than 7.5 m from the aperture / opening assumed for lighting / ventilation of the portion. However, additional depth of living room beyond 7.5 m may be permitted with further increase in the opening proportionate to the increase in depth over and above the minimum required according to the area.
- 19.10.3** 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 the latest version of National Building Code of India. In the case of special types of buildings requiring artificial lighting and air-conditioning or special types of manufacturing or other processes, the requirements about natural day-lighting and ventilation may be relaxed by the Authority in consultation with the Chief Fire Officer of the Special Planning Authority.

**19.10.4 Ventilation Shaft** :- Water closets and bath rooms, if not opening on the exterior side of a building for ventilation purpose, shall open on the ventilation shaft, the size of which shall not be less than the values given in Table 10 at all levels.

**Table 10 : Size of Ventilation Shaft**

Height of building in m	Size of ventilation shaft in sqm	Minimum width of any side in m
Up to 12	3.0	1.50
Up to 18	4.5	1.80
Up to 24	5.4	1.80
Up to 30	8.0	2.40
Above 30	9.0	3.00

**19.10.5.** In residential lodges and hotels where attached toilets are provided with mechanical ventilation system installed as per Regulation No. 19.10.3., the size of ventilation shaft may be relaxed by the Authority.

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

**19.12 Wells:** Wells intended for supply of water for human consumption or domestic purposes, where provided, shall comply with the following requirements: -

(a) **Location:** The well shall be located:

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

(b) **Requirements:** The well shall :

- have minimum internal diameter of not less than 1 m ;

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

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

(a) **Location of Septic Tanks and Subsurface Absorption System :** - A subsoil dispersion system shall not be closer than 12 m of any source of drinking water so as to avoid the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building as economically feasible but not closer than 2 m to avoid damage to the structures.

(b) **Requirements:**

- (i) Dimensions of Septic Tanks: Septic tanks shall have minimum width of 75 cm, minimum depth of 1 m below the water level and a minimum liquid capacity of 1 cum. Length of tanks shall be 2 to 4 times the width.
- (ii) Septic tanks may be constructed of brickwork, stone masonry, concrete or other suitable materials as approved by the Authority.
- (iii) Under no circumstances should effluent from a septic tank be allowed into an open channel drain or body of water without adequate further treatment.
- (iv) Minimum nominal diameter of pipe shall be 100 mm. Further, at junctions of pipes in manholes, direction of flow from a branch connection should not make an angle exceeding 45 degrees with the direction of flow in the main pipe.
- (v) Gradients of land drains, under drainage as well as the bottom of dispersion trenches and soak way should be between 1:300 and 1:400.
- (vi) Every septic tank shall be provided with a ventilating pipe of at least 50 mm diameter. The top of the pipe shall be provided with a suitable cage of mosquito proof wire mesh.
- (vii) The ventilating pipe shall extend to a height as will not cause any smell nuisance to any building in the area. Generally, the ventilating pipe may extend to a height of about 2 m when the septic tank is at least 15 m away



from the nearest building and to a height of 2 m above the top of building when it is located closer than 15 m.

- (viii) When the disposal of septic tank effluent is to a seepage pit, the seepage pit may be of any suitable shape with the least cross sectional dimension of 90 cm and not less than 100 cm in depth below the invert level of the inlet pipe. The pit may be lined with stone, brick or concrete blocks with dry open joints which should be backed with at least 7.5 cm of clean coarse aggregate. The lining above the inlet level should be finished with mortar. In the case of pits of large dimensions, the top portion may be narrowed to reduce the size of the RCC cover slabs. Where no lining is used, especially near trees, the entire pit should be filled with loose stones. A masonry ring may be constructed at the top of pit to prevent damage by flooding of the pit by surface run-off. The inlet pipe may be taken down to a depth of 90 cm from the top as an anti-mosquito measure.
- (ix) When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm deep and 30 to 100 cm wide excavated to a slight gradient and shall be provided with 15 to 25 cm of washed gravel or crushed stones. Open jointed pipes placed inside the trench shall be made of unglazed earthenware clay or concrete and shall have minimum internal diameter of 75 to 100 mm. Each dispersion trench should not be longer than 30 m and trenches should not be placed closer than 1.8 m from each other.
- (x) Requirements specified for modern methods of disposal by the State and Central Governments, Public Health Institutes such as NEERI, may also be permissible.

**19.14 Boundary Wall and Gate:-**The requirements of the boundary wall shall be as given below :-

- (a) Except with the special permission of the Authority, the maximum height of the compound wall shall be 1.5 m above the level of the centre line of the front street.

Compound wall up to 2.4 m in height may be permitted if the top 0.9 m is of open type construction (railings).

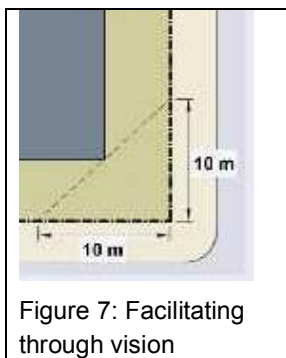


Figure 7: Facilitating through vision

- (b) In the case of corner plot, the height of boundary wall shall be restricted to 0.75 m for a length of 10 m on the front and side of the intersection and balance height of 0.75 m, if required in accordance with (a), may be made of open type construction (railings) for facilitating through vision (see **Figure 7**).

- (c) The provisions (a) and (b) above, however, are not applicable to boundary wall of Jails. In industrial buildings, electric sub stations,

transformer stations, institutional buildings like sanatoria, hospitals, industrial buildings like workshops, factories and educational buildings like schools, colleges, including the hostels, and other uses of public utility undertakings, height up to 2.4 m for boundary walls of these types of buildings may be permitted by the Authority.

- (d) The compound gate should open entirely inside the property and shall not open on any access/ pathway/ road/ street.
- (e) The main entrance to a plot accommodating a multi-storeyed high rise or a special building shall be at least 4.5 m wide and shall be so designed as not to obstruct easy movement of a fire engine or truck. The entrance gate to it shall open inside and fold back against the compound wall. If main entrance at boundary wall is built-over, the minimum headroom shall be 4.5 m.

**19.15 Office-cum-Letter Box Room :** - In the case of multi-storeyed, multi-family dwelling apartments, an office-cum-letter box room of maximum dimension 3.6 m x 3 m may be provided on the ground floor. In case the number of flats is more than 20, maximum size of the office-cum-letter box room shall be 20 sqm. It shall not be counted in F.S.I.

**19.16 Meter Rooms :** - Minimum size for a Meter room shall be of 3 m x 5 m. The size may be increased depending upon the requirements of the entity supplying electricity. Sites for transformers shall be provided as per the requirements of the entity supplying electricity.

**19.17 Chimneys:** - Chimneys, where provided, shall conform to the requirements of IS 145-1960 or its latest version. In any case, however, chimney top shall not be less than 0.9 m above parapet wall and, in the case of sloping roofs, 0.6 m above the ridge of the roof in which the chimney penetrates.

## **20.0 PROVISION OF LIFTS**

Provision of lift shall be made for all buildings more than 15 m in height. Other provisions in respect of lifts shall be as per the 'Principal Regulations'.

## **21.0 EXIT REQUIREMENTS**

**21.1 General :** - The following general requirements 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 these regulations, except for 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 provision of exits to less than that required;

- (e) Exits shall be clearly visible and the routes to reach the exits shall be clearly marked and sign posted to guide the occupants to the floor concerned ;
- (f) All exit ways shall be properly illuminated ;
- (g) Fire fighting equipment, where provided along exits, shall be suitably located and clearly marked but must not obstruct the exit way and yet there should be clear indication about its location from either side of the exit way ;
- (h) Alarm devices shall be installed for buildings above 15 m in height, to insure prompt evacuation of the occupants concerned through the exits ;
- (I) All exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to a street and ;
- (j) Exits shall be so arranged that they shall be reached without passing through another occupied unit.

## 21.2 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 or ramps or 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.

## 21.3 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 below –

- (a) **Arrangement of Exits** - Exits shall be so located that the travel distance on the floor shall not exceed that given in Table 11 below.

**Table 11 : Type of Building and Travel Distance for Exits**

Type of Building	Travel Distance
1) Residential, Educational, Institutional and Hazardous occupancies	22.5 m
2) Assembly, Business, Mercantile and Storage occupancies	30.0 m
3) Industrial	45.0 m

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

- (b) **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 worked out from the Table 12 below.

**Table 12 : Gross Area per Occupant**

Sr. No.	Occupancy Group	Gross Area per Occupant * (in sqm per person)
(1)	(2)	(3)
1	Residential	12.5
2	Educational	4
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 sales floor and basement	3
	(b) Upper sales 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 not less than 7.5 sqm gross area per 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.

- (c) **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 13 below:

**Table 13: Occupants per Unit Exit Width of 50 cm.**

Sr. No.	Group or Occupancy	Number of Occupants per unit exit width of 50 cm.		
		Stairways	Pedestrian Ramps	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

- (d) **Staircases for Special Buildings** : - For all buildings identified in Regulation No. 8.2.6.1 there shall be a minimum of two staircases. They shall be of an enclosed type stairway. At least one of them shall be on the external walls of buildings and shall open directly to the exterior/ interior open space or to any open place of safety.
- (e) **Minimum Width Provisions for Stairways** : - Provisions of Regulation 32 of the 'Principal Regulations' shall apply.

**21.4 Other Requirements of Individual Exits-** The detailed requirements of individual exits are given below :

- (I) **Stairways** : (also refer to Regulation no. 40.5 of 'Principal Regulations')
  - (a) Interior stair shall be constructed of non-combustible materials throughout;
  - (b) Interior staircase shall be constructed as a self-contained unit with at least one side adjacent to an external wall and shall be completely enclosed;
  - (c) A staircase shall not be arranged round a lift shaft unless the latter is entirely enclosed by a material of required fire- resistance rating. For buildings more than 16 m in height, the staircase location shall be to the satisfaction of Chief Fire Officer of the Special Planning Authority.
  - (d) Hollow combustible construction shall not be permitted;
  - (e) Minimum width of an internal staircase shall be as per the provisions of Table 16 of the 'Principal Regulations'.
  - (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, single flight staircase may be provided.
  - (h) Handrails shall be provided with a minimum height of 90 cm from the tread.
  - (i) Minimum unobstructed headroom in a passage under the landing of a staircase and under the staircase shall be 2.2 m.
  - (j) No living space, store or other fire risk spaces shall open directly into the external staircase or staircases.
  - (k) External exit door of staircase enclosure at ground level shall open directly to the open spaces or can be reached without passing through a large lobby.

- (l) In the case of assembly, institutional, residential, hotels, industrial and hazardous occupancies, the exit sign with arrow indicating the way to the escape route shall be provided on the wall / floor and shall be illuminated by electric light connected to corridor circuits. All exit way marking signs should be flush with the wall and so designed that no mechanical damage shall occur to them due to moving of furniture or other heavy equipments. Further, all landings of floor shall have floor indication boards indicating the floor number. The floor indication board shall be placed on the wall immediately facing the flight of stairs and nearest to the landing. It shall be of appropriate size.
- (m) In case of single staircase, it shall terminate at the ground floor level and the access to the basement shall be by a separate staircase. Wherever the building is served by more than one staircase, one of the staircases may lead to basement levels, provided the same is separated at ground level by either a ventilated lobby or cut-off screen wall without opening, having a fire resistance of not less than 2 hours with discharge point at two different ends or through enclosures. It shall also be cut off from the basement areas at various basement levels by a protected and ventilated lobby / lobbies. The staircase shall be lighted and ventilated and the minimum size of openings on walls abutting to open spaces shall be 0.5 sqm per landing.

**(II) Fire escape or external stairs**

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

- (a) Fire escape shall not be taken into account in calculating the evacuation time of building ;
- (b) All fire escapes shall be directly connected to the ground;
- (c) Entrance to fire escape shall be separate and remote from the internal staircase ;
- (d) The route to fire escape shall be free of obstructions at all times, except a doorway leading to the fire escape which shall have the required fire resistance ;
- (e) Fire escape shall be constructed of non-combustible materials ;
- (f) Fire escape stairs shall have straight flights not less than 75 cm wide with 25 cm treads and risers not more than 20 cm. The number of risers shall be limited to 16 per flight ;
- (g) Handrail shall be of height not less than 90 cm.
- (h) Fire escape staircase shall be connected to other staircases through common passage at every floor.

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

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

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

**(IV) Corridors**

- (a) Minimum width of a corridor shall not be less than 90 cm in case of 2 storeyed residential row house building and 150/200 cm in case of other buildings. Actual width shall be calculated based on the provisions of Regulation No. (a) to (c) of 21.3.
- (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.

**(V) Doorways**

- (a) Every exit doorway shall open into an enclosed stairway, a horizontal exit or a corridor or passageway 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 for bathrooms, water closets, stores etc. shall not be less than 75 cm wide. Doorways shall not be less than 200 cm in height.
- (c) Exit doorways shall open outwards, that is away from the room but shall not obstruct the travel along any exit. No door, when open, shall reduce the required width of stairway or landing to less than 90 cm. Overhead or sliding doors shall not be installed.
- (d) Exit door shall not open immediately upon a flight of stairs. A landing equal to at least the width of the door shall be provided in the stairway at each doorway. Level of landing shall be the same as that of the floor which it serves.
- (e) Exit doorways shall be openable from the side which they serve without the use of a key.

**(VI) 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 gross door width required;
- (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.

**(VII) 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) Minimum width of ramps in hospitals shall be 2.25 m ;
- (c) Handrails shall be provided on both sides of the ramp.

- (2) Ramps for Basement or Storeyed Parking :** - For parking spaces in a basement and upper floors, at least two ramps of minimum 3 m width and a slope not steeper than 1:8, shall be provided preferably on 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.17.4.1 (f) for movement of firefighting vehicles. Provided that when a building abuts 3 or more roads, the ramps shall be allowed in front marginal open space facing the smaller road or less important road from traffic point of view.

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

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

- a) **For floors above 24 m and up to 39 m** – One refuge area on the floor immediately above 24 m.
- b) **For floors above 39 m** – One refuge area on the floor immediately above 39 m and so on after every 15 m.
- c) It shall have a minimum width of 3.0 m.



- d) Refuge area provided in excess of the requirements shall be counted towards F.S.I.

**Note :** - All refuge areas shall be accessible from common passages/staircases.

## **22.0 FIRE PROTECTION REQUIREMENTS**

Provisions of Regulation no. 40 of the 'Principal Regulations' shall apply.

## **23.0 SPECIAL REQUIREMENTS OF OTHER BUILDINGS :-**

### **23.1 Educational buildings.**

- (a) Educational buildings shall not be permissible within 60 m from any assembly building and 90 m from any petrol pump.
- (b) **Area and Width of Classroom:** - No classroom shall admeasure less than 38 sqm with a minimum dimension of 5.50 m.
- (c) **Height of Classroom:** - This shall not be less than 3.60 m.
- (d) **Exit Requirements:** - These shall conform to Regulation No. 21.0 **Exit Requirements.**
- (e) **Water Supply, Drainage and Sanitation:** - These shall conform to requirements of Regulations **Error! Reference source not found.** and **Error! Reference source not found.** of these regulations.
- (f) **Parking spaces:** - These shall conform to regulation no. 18.0 **Parking, Loading and Unloading Spaces.**
- (g) **Playground:** - At least 40 per cent of plot area shall be kept open for playground.

### **23.2. Institutional Buildings (Hospitals, Maternity Homes, Health Centres and Sanatoria).**

- (a) Hospitals and Sanatoria shall be constructed on independent plot.
- (b) Any Special ward in the hospital building shall not admeasure less than 9.0 sqm in area with no side less than 3 m.
- (c) Area of the general wards shall not admeasure less than 40 sqm with no side less than 5.5 m.
- (d) Refuse collection area shall have a minimum size of 7.50 sqm. This shall not be allowed in marginal open spaces. Modern methods of incineration of refuse may be adopted.
- (e) **Exit Requirements-**This shall conform to regulation No. 21.0 **Exit Requirements**
- (f) **Water Supply, Drainage and Sanitation:** - This shall conform to requirements of regulations no. **Error! Reference source not found.** and **Error! Reference source not found.** of these regulations.

- (g) **Parking Spaces:** - This shall conform to Regulation No.18.0 **Parking, Loading and Unloading Spaces.**

**23.3 Cinema Theatre (Assembly Halls)**

- (a) **Site :** - Cinema theatres shall not be located within a distance of 60 m from any school and hospital building or within 90 m from a junction of streets wider than 15 m or classified roads.
- (b) They shall conform to the provisions of Maharashtra Cinema (Regulations) Rules, 1966, as amended from time to time.
- (c) **Exit Requirements :** - These shall conform to regulations No.21.
- (d) **Water Supply Drainage and Sanitation:** - These shall conform to the requirements of regulations 30 and 31 of these regulations.
- (e) **Parking Spaces :** - These shall conform to regulation No. 18,

**23.4 Mercantile Buildings :** - Maximum area of convenience shop shall be 6 sqm with a minimum width of 2.0 m. For other shops minimum area shall be 10 sqm with a minimum width of 3 m.

**23.5 Industrial Buildings**

- (a) In addition to provisions in these regulations, regulations prescribed under Factory Act shall be applicable.
- (b) In the case of buildings with different operations/processes, the different (gaseous, solid, liquid) effluents shall be so treated as to comply with the requirements of the 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.
- (c) **Exit Requirements :** - These shall conform to Regulation No.21.
- (d) **Water Supply, Drainage and Sanitation:** - These shall conform to regulations 30 and 31 of these regulations.
- (e) **Parking / Loading and unloading spaces :** - These shall conform to regulation No.18.
- (f) **Buffer Zone :** - Wherever necessary, construction of industrial building shall not be nearer than 24 m from residential zone.

## CHAPTER 3

### LAND USE CLASSIFICATION AND PERMISSIBLE USES.

#### 24.0 GENERAL

The land ownership of Integrated Industrial Areas (IIAs), unlike that in a normal urban area, entirely vests in one entity and as such, the Development Plan of the Special Planning Authority will be in a position to distinctively earmark space for day-to-day needs of the residents in a planned manner instead of the conventional practice of differentiating between a purely residential zone and a residential zone where several other land uses are also allowed to be mixed on the basis of the width of road on which a property fronts.

Thus, the conventional practice of classifying the residential use in to two classes may not be banked upon. Instead, the Development Plan may earmark, within the residential zone, distinctive spaces for non-residential support activities required by residents in a hierarchical manner in the form of Neighbourhood Centres, Sub-City Centres and City Centre depending upon the size of the IIAs. A set of clusters of such uses may be planned in such a manner that the farthest distance from a nearest cluster is within a walking distance of 500 to 1000 m.

Thus, there could be a centre that accommodates only service industries, another that caters to day-to-day needs and some others catering to other needs such as shops, restaurants, offices of professionals, clinics etc. These centres can be planned in such a manner that they are encircled by at least 15 m wide roads to segregate them from the surrounding residential use. They should adequately cater for associated parking and loading-unloading needs.

Such arrangement of centres will not only ensure safe, healthy, quiet and attractive residential neighbourhoods but will impart enviable efficiency to non-residential uses also. Other public needs such as health, education and recreation facilities etc. which require larger area, can be located in independent plots clearly designated as such in Development Plan.

This type of development pattern is termed as **Model-I Type Development**.

**Alternatively**, if, because of constraints on the extent of land available or, for reasons of taste, the 'Developer' opts for the conventional practice of R1 and R2 zones within residential zone, he may propose mixed land use system subject to following restrictions: -

- a. The mixed use development may be confined to roads which are not the main arteries of IIA (i.e. widths of roads 24 m and above) and are not proposed on roads narrower than 15 m in width ;
- b. The mixed-use development should be confined to ground, first and, in exceptional cases, second floor ;
- c. The extent of non-residential uses in the aggregate shall not exceed the stipulated one fourth of the area of the support activities ;
- d. Access to residences shall be separate from those for other uses ; and
- e. Parking for residential use shall be separately provided with independent entry-exit.

This type of development pattern is termed as **Model-II Type Development**.

Intermixture of these two models of development shall not be permissible.

The classification of different land uses and different uses permissible in a specific land use, clusters and independent plots are given below.

#### **24.1 Model-I Type Development**

**24.1.1** The following uses and accessory uses to the principal use of residences shall be permitted in buildings or premises in Residential Zone :

- (i) Customary Home occupations, i.e. occupations customarily carried out by the members of a household without employing hired labour and includes stitching embroidery, button making etc. with or without motive power. If motive power is used, the total electricity load should not exceed 1 H. P.
- (ii) Accessory uses customarily incidental to use of a residence including storage space, up to 50 percent of the total floor area used for the residence.

**24.1.2 Clusters of Facilities in Neighbourhood Centres, Sub-City Centres and City Centre:** - Clusters for Class A Service Industries within different levels of Centres shall be planned independently of the uses like shops for day-to-day needs, other types of shops, offices and other facilities required by residents. The hierarchical type and levels of activities to be arranged within different Centres is indicated below: -

### Hierarchical System of Centres

Criteria for Essential Activities	Neighbourhood Centre	Sub-City Centre	City Centre
Accessibility (km)	0.5 to 1.0	2.0 to 3.0	
Minimum Area (ha)	0.5	2.0	5.0
<b>Social and Commercial Activities</b>	Retail Shopping, Professional/ Commercial Offices, Local level service outlets. <b>Note: Individual activity outlet not to occupy area more than 20 sqm.</b>	Retail Shopping, Professional/ Commercial and other Offices, Cinema/ Multiplexes, Hotels, Restaurants, Banquet Halls, Socio-Cultural activities, Recreational activities, Police Post, Fire Sub-Station. Telephone Exchange, Post and Telegraph Sub-Office, Petrol Pump/ CNG station, Bus Shelter, Parking.	Retail Shopping, Professional/ Commercial and other Offices, Cinema/ Multiplexes, Hotels, Restaurants, Banquet Halls, Socio-Cultural activities / Recreational activities/ Club, Police Station, Fire Station. Telephone Exchange, Post and Telegraph Office, Radio Broadcasting Station and Studios, Petrol Pump/ CNG station, Bus Terminal, Multi level Parking.
<b>Health Activities</b>	Clinical Laboratory, Clinic.	Clinical/ other Laboratory, Clinic/ Polyclinic, Maternity, surgical and other hospitals (below 20 beds).	Clinical/ other Laboratory, Clinic/ Polyclinic, Maternity, surgical and other hospitals.
<b>Service Industries Class-A.</b>	Segregated cluster of service industries <b>Note: Individual activity outlet not to occupy area more than 20 sqm.</b>	Segregated cluster of service industries <b>Note: Individual activity outlet not to occupy area more than 50 sqm.</b>	Segregated cluster of service industries <b>Note: Individual activity outlet not to occupy area more than 50 sqm.</b>

**Note:** (i) The Authority shall exercise judgment while deciding the nature and level of activities to be permitted from the point of view of compatibility with other activities and the level of the centre.

(iii) Such centres shall not accommodate any residential use.

The norms for provision of Fire Services Establishment shall be on the following lines :-

Type	Distance Norm (km)	Area Norm (ha)
(i) Fire Station with essential residential accommodation	5 to 7	1.0
(ii) Sub Fire Station with essential residential accommodation	1 to 3	0.6

**Note:** The main fire station may be located in the industrial area.

**24.1.3** The activities that are not covered in the Clusters for Class A Service Industries or in different levels of Centres shall be arranged in to earmarked uses and in independent plots as given in **Error! Not a valid bookmark self-reference.** below.

**Table 14 : Facilities in Earmarked and Independent Plots**

<b>Earmarked Uses</b>	<b>Independent Plots</b>
Primary and nursery schools including students' hostels, Colleges, Secondary Schools, Trade or other similar schools.	Veterinary dispensaries and Veterinary hospitals
Parks, gardens, Playgrounds and Fair and Exhibition Grounds	Religious Buildings
Burial grounds, cremation grounds	Electric sub-stations, Pumping stations and Water Installations, essential Public Utilities
Animal pounds	Star category Hotels

**Notes :--**

- As roads with 24 m width and above along with classified roads (except village roads) are treated as arterial roads, uses other than residences on such roads will conflict with the mobility function of these roads. No such Centres of other uses shall, therefore, be permitted on these roads. However, if frontage/service roads are provided along side such arterial roads to facilitate access to adjoining properties, the aforesaid Centres of other uses may then be allowed to front on such service roads, locally widened to 15 m to accommodate both, the increased pedestrian activity and vehicular parking of visitors in a parking lay-by.
- The Centre shall be segregated from surrounding residential zone by 15 m wide roads or layout open spaces.
- All goods offered for sale and brought for repair shall be displayed and kept within the building and shall not be kept in the passages or footpaths or roads.
- Stores, trade and business involving any danger of fire, explosion, offensive noise, vibrations, smoke, dust glare heat or other objectionable influence may be allowed with the approval of the Authority.
- Any other use may be allowed in consultation with the Director of Town Planning, Maharashtra State in accordance with the intent and spirit of these Regulations.

**24.1.4 Clusters of Class A Service Industries :** - The units of Class A Service Industries may be permitted in independent clusters within the Centres with limitation of area, maximum number of persons to be employed, maximum permissible power and special conditions, if any, as given in **Error! Reference source not found.** for Class A Service Industries.

**24.1.5 Industries and Class B Service Industries :** - Industries and Service Industries Class-B shall be those as appear in 'Principal Regulations' and shall be permitted according to those regulations in industrial zone.

Table 15 : Schedule for Class A Service Industries

Sr. No.		Category of industry	Service Industry Class -A (Permitted in Independent Clusters in Residential Zone or in R2)				Special Conditions, if any
			Criteria for Classification and special conditions				
(1)	(2)		Max. Permissible Power (in H.P.)	Max. Permissible employment (in persons)	Max. Permissible floor area (in sq. m.)	(5)	(6)
1.		Food Products					Not Included
1.		Preservation of meat, canning, preserving and processing of fish crustaceans and similar foods.					
2.		Manufacture of milk and dairy products such as butter, ghee etc.	10	9	50		
3.		Canning & preservation of Fruits & Vegetables including production of Jam, Jelly, Sauce, etc.					Not Included
4.		(a) rice miller	10	9	50		
		(b) Groundnut decorticators	10	9	50		
		(c) Grain Mill for production of flour	10	9	50		

Sr. No.	Category of Industry	Service Industry Class -A (Permitted in Independent Clusters in Residential Zone or in R2)				
		Criteria for Classification and special conditions				
		Max. Permissible Power (in H.P.)	Max. Permissible employment (in persons)	Max. Permissible floor area (in sq. m.)	Special Conditions, if any	
(1)	(2)	(3)	(4)	(5)	(6)	
	(d) Manufacture of supari and Masala grinding (in separate building)	10	9	50		
	(e) Baby oil expellers	10	9	50		
5.	Manufacture of bakery products with no Floor above	10	9	75	(i) Fuel used shall be electricity, gas or smokeless coal. (ii) Where only electric oven is used, an additional heating load of 24 KVA permitted per establishment	
6.	Manufacture of cocoa, chocolate, Sugar confectionary				Not Included	
7.	Coffee, curing roasting and grinding	2	9	50		
8.	Cashew nut processing like drying, decorticating, roasting, salting etc.				Not Included	
9.	Manufacture of ice-cream and ice candy.	10	9	50		
10.	Sugarcane crushing & Fruit Juice	2	9	25		



Service Industry Class -A (Permitted In Independent Clusters in Residential Zone or in R2)		Criteria for Classification and special conditions				Special Conditions, if any
Sr. No.	Category of Industry	Max. Permissible Power (in H.P.)	Max. Permissible employment (in persons)	Max. Permissible floor area (in sq. m.)		
(1)	(2)	(3)	(4)	(5)	(6)	
II. BEVERAGES & TOBACCO						
11.	Manufacture of soft drinks and carbonated water	Not Included				
12.	Manufacture of bidi	No Power to be used	as permitted	250		
III. TEXTILE & TEXTILE PRODUCTS						
13.	Handloom / Power loom for a maximum of 4 looms.	5	5	50		
14.	Printing dyeing & bleaching cotton, woolen & silk textiles	Not Included				
15.	Embroidery & making of crepe laces and fringes	5	9	50		
16.	Manufacture of all types of textile garments including wearing apparel	3	3	50		

Service Industry Class -A (Permitted in Independent Clusters in Residential Zone or in R2)					
Criteria for Classification and special conditions					
Sr. No.	Category of Industry	Max. Permissible Power (in H.P.)	Max Permissible employment (in persons)	Max. Permissible floor area (in sq. m.)	Special Conditions, if any
(1)	(2)	(3)	(4)	(5)	(6)
17.	Manufacture of made up textile goods such as curtains, mosquito nets, mattresses, bedding material, pillow cases, textile bags, etc.	3	9	50	
IV. WOOD PRODUCTS AND FURNITURE					
18.	Manufacture of wooden & cane boxes & packing cases.	3	9	50	
19.	Manufacture of structural wooden goods such as beams, posts, doors and windows				Not included
20.	Manufacture of wooden furniture and fixtures	1	9		
21.	Manufacture of bamboo and cane furniture and fixtures	1	9	50	
22.	Manufacture of wooden products such as utensils, toys, art wares etc.				Not included

Service Industry Class -A (Permitted in Independent Clusters in Residential Zone or in R2)					
Criteria for Classification and special conditions					
Sr. No.	Category of Industry	Max. Permissible Power (in H.P.)	Max Permissible employment (in persons)	Max. Permissible floor area (in sq. m.)	Special Conditions, if any
(1)	(2)	(3)	(4)	(5)	(6)
V. PAPER PRODUCTS AND PRINTING/PUBLISHING					
23.	Manufacture of cartons and boxes from papers and paperboard, paper pulp.	5	9	50	Manufacture with paper pulp not permitted.
24.	Printing & Publishing newspaper.	5	9	50	
25.	Printing & Publishing periodicals, books, journals, atlases, maps, envelope, printing picture, post-card, embossing	10	9	120	
26.	Engraving, etching, block making etc.	10	9	120	
27.	Book binding	10	9	120	
VI. LEATHER PRODUCTS					
28.	Manufacture of leather footwear	5	9	50	Manufacture of leather or leather processing not permitted.
29.	Manufacture of wearing apparel like coats, gloves etc.	5	9	50	

Service Industry Class -A (Permitted in Independent Clusters in Residential Zone or in R2)					
Criteria for Classification and special conditions					
Sr. No.	Category of Industry	Max. Permissible Power (in H.P.)	Max. Permissible employment (in persons)	Max. Permissible floor area (in sq. m.)	Special Conditions, if any
(1)	(2)	(3)	(4)	(5)	(6)
30.	Manufacture of leather consumers goods such as upholstery suitcases pocket books, cigarette and key cases, purses etc.	5	9	50	
31.	Repair of footwear and other leather	5	9	50	
<b>VII. 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. NON METALLIC MINERAL PRODUCTS</b>					
34.	Manufacture of structural stone goods, stone dressing, stone crushing and polishing				Not Included
35.	Manufacture of earthen & plaster slates and images, toys and art wares.				Not Included

Service Industry Class -A (Permitted in Independent Clusters in Residential Zone or in R2)		Criteria for Classification and special conditions				Special Conditions, If any
Sr. No.	Category of Industry	Max. Permissible Power (in H.P.)	Max Permissible employment (in persons)	Max. Permissible floor area (in sq. m.)		
		(3)	(4)	(5)		
(1)	(2)					
36.	Manufacture of cement concrete building components, concrete grills, septic tank, Plaster of Paris work, lime mortar etc.				Not Included	
<b>METAL PRODUCTS</b>						
37.	Manufacture of furniture and fixtures primarily of metal.				Not Included	
38.	Plating, Polishing and buffing of metal products				Not Included	
39.	Manufacture of metal building components such as grills, gates, Doors and window frames, water tanks, wire nets, etc.	5	9	50		

Service Industry Class -A (Permitted in Independent Clusters in Residential Zone or in R2)					
Criteria for Classification and special conditions					
Sr. No.	Category of Industry	Max. Permissible Power (in H.P.)	Max. Permissible employment (in persons)	Max. Permissible floor area (in sq. m.)	Special Conditions, if any
(1)	(2)	(3)	(4)	(5)	(6)
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.				No. Included
41.	Tool sharpening and razor sharpening works	1	6	23	
X	ELECTRICAL GOODS				
42.	Repairs of household electrical appliances such as radio set, Television set, tape recorders, heaters, irons, shavers, vacuum cleaners, refrigerators, air-conditioners, washing machines, electric cooking ranges, motor rewinding works etc.	3	9	50	(i) No spray painting permitted.

Service Industry Class -A (Permitted in Independent Clusters in Residential Zone or in R2)					
Criteria for Classification and special conditions					
Sr. No.	Category of Industry	Max. Permissible Power (in H.P.)	Max. Permissible employment (in persons)	Max. Permissible floor area (in sq. m.)	Special Conditions, if any
(1)	(2)	(3)	(4)	(5)	(6)
<b>XI. TRANSPORT EQUIPMENT</b>					
43.	Manufacturing of push cart, hand cart, etc.				Not Included
44.	(a) Servicing of motor vehicles and motor cycles. (b) Repair of motor vehicles and motor cycles. (c) Battery charging and repairs.	10 10 5	5 9 6	50 50 25	(i) No spray painting permitted
45.	Repairs of bicycles and cycle rickshaws	5	6	50	
<b>XII. OTHER MANUFACTURING AND REPAIR INDUSTRIES AND SERVICES</b>					
46.	Manufacture of jewellery and related articles	3	9	50	
47.	Repairs of watches, clocks and jewellery	3	9	50	
48.	Manufacture of sports and athletic goods				Not Included
49.	Manufacture of musical instruments and their repair.	3	9	50	

Service Industry Class -A (Permitted in Independent Clusters in Residential Zone or in R2)					
Criteria for Classification and special conditions					
Sr. No.	Category of Industry	Max. Permissible Power (in H.P.)	Max. Permissible employment (in persons)	Max. Permissible Floor area (in sq. m.)	Special Conditions, if any
(1)	(2)	(3)	(4)	(5)	(6)
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.				Not Included
51	(a) Repairs of locks, stoves, umbrellas, sewing machines, gas burners, buckets & other sundry household equipment.	3	9	50	
	(b) Optical glass grinding and repairs	3	8	50	
52.	Manufacture of gas in gas work and distribution.	10	8		



Service Industry Class -A (Permitted in Independent Clusters in Residential Zone or in R2)					
Criteria for Classification and special conditions					
Sr. No.	Category of Industry	Max. Permissible Power (in H.P.)	Max. Permissible employment (in persons)	Max. Permissible floor area (in sq. m.)	Special Conditions, if any
(1)	(2)	(3)	(4)	(5)	(6)
53.	(i) Filling Stations of Petrol, Diesel, Compressed Natural Gas stations and/or any other motor vehicle fuel in plot size of 30.5 m x 15.75 m  (ii) Filling and Service Stations of Petrol, Diesel, Compressed Natural Gas Stations and/or any other motor vehicle fuel in plot size of 36.5 m x 30.5 m  (iii) Filling stations of only Compressed Natural Gas Minimum area of plot 300 sqm	(a) 15 (b) 30 per compress or (not more than 3 compress ors) (c) 150 per compress or (not more than 3 compress ors)	(a) 9  (b) 6  (c) 6	No Limit  No Limit  No Limit	Plot size to be in line with I.R.C. recommendations depending on service bay or not for Petrol and Diesel Filling or Filling cum Service Centre. (i) Quantities in (b) or (c) of columns (3) and (4) will be permitted for daughter booster pumping station and on-line pumping station respectively over (a). (ii) Permissible power mentioned in (b) & (c) in column (3) will be used exclusively for compressing and filling gas in vehicles. (iii) Special permission from Authority is necessary after clearance by the Maharashtra Pollution Control Board from noise pollution point of view and controller of Explosive and Chief Fire Officer and observance of such conditions as they may prescribe.
54.	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 59° C. (ii) Machinery having dry load capacity of 20 kg and above.
55.	Photo processing laboratories.	5	9	50	

Sr. No.	Category of Industry	Service Industry Class -A (Permitted in Independent Clusters in Residential Zone or in R2) Criteria for Classification and special conditions			
		Max. Permissible Power (in H.P.)	Max Permissible employment (in persons)	Max. Permissible floor area (in sq. m.)	Special Conditions, if any
(1)	(2)	(3)	(4)	(5)	(6)
56.	Electronic Industry of assembly type (and not of manufacturing type including heating load).				Not included
57.	Bio-technology Unit				As per Regulation No.24.1
58.	Information Technology Unit				As per Regulation No.24.2
59.	Data Processing Units with use of computers	5	9	50	

**Note :-** (i) The Authority may from time to time add to or alter or amend the above list with the approval of Director of Town Planning, Maharashtra State, Pune.

(ii) The Authority may permit different compatible uses to be grouped in individual clusters.

(iii) Individual clusters may also be designed as flatted service industry.

## 24.2 Residential Zone (where R1 - R2 pattern is used)

A 'Developer' who opts for the conventional R1 - R2 type residential development, shall follow the scheme detailed below: -

As roads with 24 m width and above along with classified roads (except village roads) function as arterial roads, uses other than residences on such roads will conflict with the mobility function of these roads. No such other uses shall, therefore, be permitted on such arterial roads. However, if frontage/service roads are provided along side such arterial roads to facilitate access to adjoining properties, the aforesaid other uses may then be allowed to front on such service roads, locally widened to 15 m to accommodate both, the increased pedestrian activity and vehicular parking of shoppers in a parking lay-by.

**24.2.1 Purely Residential Zone R1:** - All plots fronting on roads below 15 m in width constitute R1 zone. The uses other than residences shall be located on ground or first floor and, in exceptional circumstances, on second floor provided that access to them, whether by passages, staircases, lifts or ramps, shall be separate from that for residences and parking for them shall also be separately provided with independent entry-exit.

Following shall be permissible in R1 zone: -

- (i) Any residences.
- (ii) Customary Home occupation, i.e. occupations customarily carried out by the members of household without employing hired labour and shall include stitching embroidery, button making, etc, with or without motive power. If motive power is used, the total electricity load should not exceed 1 H. P.
- (iii) Dispensaries of medical and dental practitioners including pathological laboratories, diagnostic clinics, clinics and polyclinics, maternity homes and nursing homes with indoor patients.
- (iv) Professional Offices in residential tenement not occupying a floor area exceeding 20 sqm each.
- (v) Community halls, welfare centre, gymnasias (each not exceeding 80 sqm)
- (vi) Primary and nursery schools (except trade schools) including students' hostels.
- (vii) Religious buildings.
- (viii) Public Libraries and Museums.
- (ix) Club Houses, Parks and Playgrounds.
- (x) Bus shelters, taxi stands.
- (xi) Convenience shops each not more than 10 sqm like ration shops, pan shops, iron-mongers (dhobi)/ dry cleaning shops, darners, tailors, groceries, confectionary and other general provision shops, hair dressing saloons and beauty parlors, bicycle hire and repair, shoe repair, umbrella repair, vegetable

& fruit stalls, milk booths, florists, shops for bangles and other articles needed by women, small bakeries, newspaper stalls, tea shops, ATMs etc.

- (xii) Police posts, telephone exchanges, Government sub-offices, Post and Telegraph offices, branch offices of banks with safe deposit vaults, electric sub-stations, fire station, Civil Defence and Home Guard Warden posts, first aid posts, pumping stations and water installations and ancillary structures thereof required to cater to the local area.
- (xiii) Flour mill and wet / dry spices grinding subject to following conditions:
  - (a) It is located on ground floor.
  - (b) Adequate care has been taken in structural design.
  - (c) It does not cause any nuisance to the neighbours and residents of upper floors.
  - (d) Power requirement does not exceed 10 hp.
- (xiv) Roads, bridges, culverts and construction for any mode of transportation.
- (xv) Burial grounds, cremation grounds and essential public utilities on a road of width 9 m and above.
- (xvi) Raisin production.
- (xvii) Agricultural, Horticultural and allied uses (except agro-based industries).
- (xviii) Public conveniences.
- (xix) Any other use allowed in consultation with the Chief Planner, M.I.D.C. in accordance with the intent and spirit of these Regulations.

#### 24.2.2 RESIDENTIAL ZONE R-2

Plots in residential zone fronting on roads with width 15 m and above but less than 24 m, shall constitute R2 zone.

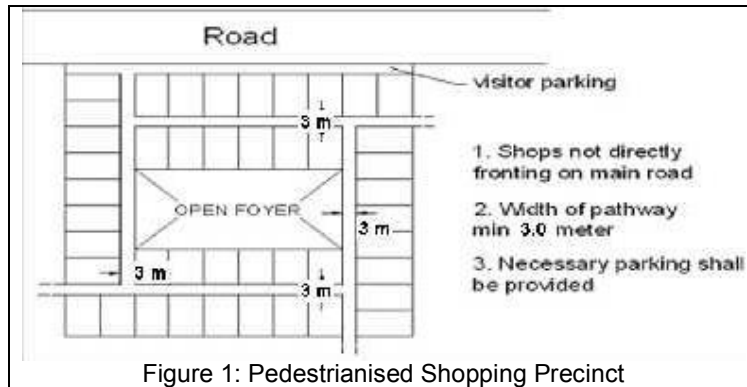
The following uses and mixed uses may be permitted in R2 zone :-

- (1) All Uses permitted in R1 zone shall be permitted in R 2 zone.
- (2) **Conditions for Other uses permissible -**

Where a building or premises accommodates mixed uses, such building or premises may be used for the purposes indicated at (3) below along with residences on upper floors, subject to the following conditions :-

- (a) The other uses listed under (3) below shall be restricted to a front portion abutting the street

- (b) Such other uses shall not, in general, consume more than half the floor area of building except where they are located in independent buildings on independent plots as indicated at (4) below.



- (c) A pedestrianised shopping precinct may be allowed subject to the condition that no shop in such pedestrianised precinct shall open directly on the road in front. The minimum width of pedestrian way shall be 3 m clear of all steps or projections and bollards shall be placed at the entrance of such pedestrian passages to prevent entry of vehicles. Provided

further that satisfactory arrangements for natural or artificial ventilation are made as may be directed by the Authority (see Figure 1).

- (d) Where the buildings or premises abut on two or more streets, no direct opening of shops shall be permissible on a street which does not qualify for R2 zone.
- (e) All goods offered for sale and brought for repair shall be displayed and kept within the building. They shall not be kept in the passages or footpaths or roads.
- (f) No trade or business involving any danger of fire, explosion, offensive noise, vibrations, smoke, dust, glare, heat or other objectionable influence shall be allowed.

**(3) Other Uses permissible in R-2 zone: -**

Following are the other uses permissible in R-2 zone: -

- (i) Stores or shops for the conduct of retail business including departmental stores. Storage and sale of combustible materials shall not normally be permitted except with the special permission of the Authority.
- (ii) Personal service establishments, professional offices.
- (iii) Radio broadcasting stations and studios, telephone exchanges, mobile towers.
- (iv) Frozen food lockers, fast food and vending stalls.
- (v) Tailor shops not employing more than 9 persons and embroidery shops and button - hole making shops not employing more than 9 persons with individual motors not exceeding 1 H. P. and total H. P. not exceeding 3 H. P..
- (vi) Shops for goldsmiths, locksmiths, watch and clock repairs, optical glass grinding and repairs, musical instrument repairs, picture framing, radio and household appliances repairs, upholstery and diamond cutting and polishing not employing, more than 9 persons with individual motors not exceeding 1 H. P. and total H. P. not exceeding 3 H. P.
- (vii) Coffee grinding with electric motive power not exceeding 1 H.P.
- (viii) Auto part stores and show rooms for motor vehicles and machinery.

- (ix) Sale of used or second hand goods or merchandise (not junk, cotton waste, rags or other materials of offensive nature).
- (x) Clubhouses or other recreational activities, conducted as business.
- (xi) Storage of furniture and household goods.
- (xii) Repairs to all household articles (excluding auto vehicle).
- (xiii) Veterinary dispensaries and hospitals.
- (xiv) Animal pounds.
- (xv) Repair, cleaning shops and analytical, experimental or testing laboratories not employing more than 15 persons in the industrial activity but not including cleaning and dyeing establishment using a cleaning or dyeing fluid having a flash point lower than 60 degree C. and machines with dry load capacity of 30 kg. for any establishment carrying on activities that are noxious or offensive because of emission of odour, dust, smoke, gas, noise or vibration or otherwise dangerous to public health and safety, provided that the motive power requirement of such establishment does not exceed 10 H. P.
- (xvi) Paper box manufacturing including paper cutting, not employing more than 9 persons, with motive power not exceeding 5 H. P. and area not more than 50 sqm.
- (xvii) Mattress making and cotton cleaning, not employing more than 9 persons with motive power not exceeding 3 H.P. and area not more than 50 sqm.
- (xviii) Establishment requiring power for sealing tin, packages, etc. not employing more than 9 persons, with motive power not exceeding 3 H.P.
- (xix) Commercial halls, exhibition halls, community halls, welfare centres, gymnasia, etc.
- (xx) Art galleries, aquariums.
- (xxi) Research, experimental and testing laboratories not involving any danger of fire or explosion nor of any noxious nature and located on a site not less than 4 Ha in area and when the laboratory is kept at least 30 m from any of the boundaries of the site and the necessary residential buildings 30 m from the laboratory.

- (xxii) Restaurants, eating houses, cafeteria, ice cream and milk bars.
- (xxiii) Establishment for preparation and sale of eatables not occupying for production an area in excess of 75 sqm per establishment and not employing more than 9 persons. Sugarcane and fruit juice crushers not employing more than 6 persons with 1.5 H.P. with area not more than 25 sqm shall also come under this sub regulation.
- (xxiv) Trade or other similar schools not involving any danger of fire or explosion nor of offensive noise, vibration, smoke, dust, odour, glare, heat or other objectionable influences.
- (xxv) Repairing garages not employing more than 9 persons and 2 H.P. motive power in the industrial activity with no floor above.
- (xxvi) Battery charging and repairing, not employing more than 6 persons with an area not more than 25 sqm and not more than 2 chargers with power not exceeding 5 KW.
- (xxvii) Photographic studios and laboratories with not more than 50 sqm area, not employing more than 9 persons and not using power more than 3 H. P.
- (xxviii) Storage of liquefied petroleum gas (LPG) cylinders (bottled gas) for domestic consumption not exceeding 300 kg with a special permission of the Authority and subject to compliance with statutory safety requirements.
- (xxix) Coal and Firewood Shops.
- (xxx) Polyclinics or pathology laboratories on independent floors, preferably ground floor.
- (xxxi) Residential Hotels or Boarding and Lodging shall be permitted in independent building or parts of building, but on separate floors.
- (xxxii) Book Depot, Medicine and chemist shops.
- (xxxiii) Business/ corporate office on any floor.

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

**(4) Uses to be permitted in independent premises / buildings in R2 zone**

The following uses shall be permitted in independent premises / building in R2 zone:

- (i) Corporate and other offices, star category hotels
- (ii) Drive-in-theatres, theatres, cinema houses multiplexes, clubhouses, assembly or concert halls, dance and music studios and such other places of entertainment.

- (iii) Petrol filling and CNG service stations.
- (iv) Colleges, secondary schools, trade or other similar schools.
- (v) Storage and sale of kerosene not exceeding 1000 liters in groceries and approved ration shops on retail basis.
- (vi) Bulk storage and sale of kerosene not exceeding 13,000 liters in separate godowns conforming to the existing regulations of Chief Controller of Explosives, Government of India. Provided further that the applicant shall make adequate fire fighting arrangements at his cost in his plot to the entire satisfaction of the Authority.
- (vii) Storage of liquefied petroleum gas (LPG) cylinders (bottled gas) for domestic consumption not exceeding 8000 kg in an independent ground floor structure (except a garage) at any one time, with the special permission of the Authority and subject to compliance with statutory safety requirements like the existing regulations of Chief Controller of Explosives, Government of India. *Provided further that*, the applicant shall make adequate fire fighting arrangements at his cost in his plot to the entire satisfaction of the Authority.
- (viii) Parking of automobiles and other light vehicles on open plots even as a business.
- (ix) Vegetable, fruit, flour, fish or meat market place with no residences above.
- (x) General Agriculture and Horticulture including domestic poultry up to 20 birds per plot and with a space requirement of 0.25 sqm per bird.
- (xi) Correctional and mental institutions, institutions for the children, the aged or widows, sanatoria and hospitals (except veterinary hospitals) in independent building provided that those principally for contagious diseases, the insane or for correctional purposes shall be located not less than 45 m from any residential premises.
- (xii) **Service Industries** - The Service Industries may be permitted in independent building (independent designated plot) in R2 along with the limitation of area, maximum number of persons to be employed, maximum permissible power requirement and the special conditions if any as given in **Error! Reference source not found.** for Service Industries Class A.

## 24.3 Commercial Zone

**24.3.1 General** : - Land allocated for commercial / economic activities shall not exceed one fourth of the area of Support Activity Zone. The service industry clusters together with clusters of facilities and certain uses to be provided in independent plots represent Commercial Use where development is not based on R1-R2 concept. Where R1-R2 type development is contemplated,



area consumed for these uses in mixed-use development shall not exceed one-fourth the area of support activity zone.

**24.3.2** Buildings or premises used for commercial purpose shall be used subject to the condition that all goods offered for sale shall be displayed within the building excluding passages.

## **24.4 Industrial Zone**

### **24.4.1 Precondition :**

Any industry / industries may be permitted after such scrutiny as may be necessary to ensure that its location is appropriate and is not likely to cause nuisance and hazard to adjoining owners. Special condition about minimum size of plot and a minimum buffer zone of 24 m width from the industrial building/ use to residential building / use may be imposed.

### **24.4.2 Uses permissible in Industrial Zone : -**

In addition to provisions in regulation 17.3.1 of the 'Principal Regulations', the following shall be permissible in Industrial Zone: -

- (i) **Service Industries Class B** : - Service industries Class B as specified to be permitted in item 5 of Appendix I of the 'Principal Regulations'.
- (ii) **Other Industries**: - These include any building or part of a building or structure in which products or materials of all kinds and properties are fabricated, assembled or processed, for example, assembly plants, laboratories, dry cleaning plants, power plants, pumping stations; smoke houses, laundries, gas plants, refineries, dairies, saw mills etc.
- (iii) **Biotechnology and Information Technology Units**

The State Government has, from time to time, sought to promote high-tech areas of industry in the State by offering incentives by way of additional F.S.I. to units and technology parks devoted to biotechnology and information technology. The State Government has also allowed such units anywhere in the State irrespective of the use zones indicated in the Development Plans or Regional Plans. However, in Integrated Industrial Areas, the Maharashtra Industrial Policy 2013 has already promoted the idea of 'Global' F.S.I. of 1.0 and as such, has put an overall limit on floor space to be constructed in the Integrated Industrial Areas. There is, however, no limit on F.S.I. to be consumed in individual plots. The individual units will be free to consume whatever Floor Space they desire by purchasing it from the 'Developer'. The question, therefore, of allocating any additional F.S.I. over and above the 'Global 1.0' will not arise. In order to utilise the full potential of industrial zone within Integrated Industrial Areas, these regulations restrict these units to choose plots within industrial zone of Integrated Industrial Areas.

Following are the stipulations for these units : -

- (A) **Biotechnology Units/ Parks** : -

Subject to approval by Director of Industries, the Authority may permit in industrial zone biotechnology units/ parks subject to following conditions : -

- (a) Out of total built up area, a minimum 90% shall be used for Biotechnology purpose and maximum 10% (excluding parking spaces) shall be used for ancillary uses such as those specified in the Govt. Resolution of Industry, Energy & Labour Department No. BTP 2008/CR-1608/Ind-2, dated 10/2/2009, as amended from time to time.
- (b) Parking spaces, as per the provisions of Development Control Regulations shall be provided subject to minimum requirement of one parking space for every 100 sqm of built-up area.

**(B) Information Technology Establishment :-**

Subject to approval by Director of Industries, the Authority may permit the IT/ITES units in industrial zone subject to following conditions :-

- (a) Permission for erecting towers and antenna up to the height permitted by the Civil Aviation Department shall be granted by the Authority.
- (b) While developing site for IT/ITES uses ancillary to the principal use, as may be approved by the Authority, shall also be allowed.
- (iv) Building or premises in industrial zone may be used for any use accessory to industry like banks, canteens, welfare centres and such other common purposes considered necessary for the industrial workers, except for any dwellings other than quarters of watchmen, caretakers or other essential staff required to be maintained on the premises.
- (v) Following uses may also be permitted :
  - (a) Fire Brigade
  - (b) Petrol Pumps and Service Stations.
  - (c) Parking lots.
  - (d) Electric Sub - stations.
  - (e) Buildings of public utility concerns except residence.
  - (f) Storage Buildings / Warehouses.

**24.5 Green Zone / Agricultural Zone**

The following are permissible uses : -

- (a) All agricultural uses including stables of domestic animals.
- (b) Garden, forestry, nursery, public parks, private parks; play fields, summer camps.
- (c) Sand clay or gravel quarries.

- (d) Mining and quarrying operations subject to stipulations mentioned in Regulation no. **Error! Reference source not found.**
- (e) Public utility establishments such as electric substations, receiving stations, sewage disposal, water works.
- (f) Mobile Phone Towers with ancillary equipments
- (g) Amusement park: - For this use, minimum plot area shall be 0.4 ha and maximum F.S.I. shall not exceed 0.04 with only ground floor structures
- (h) Brick manufacture.

#### 24.6 Public /Semi Public Zone.

The following uses or their cluster shall be permissible in independent plots : -

- (i) Pre-primary, primary schools, high schools, technical / trade Schools, colleges, educational complex, hostel for students and quarters for essential staff.
- (ii) Hospital, sanatorium, dispensary, maternity homes, health Centre, complex of such uses, concessional shelter for the relatives of patients, quarters for essential staff, veterinary hospital.
- (iii) Auditorium, exhibition hall and art gallery.
- (iv) Training institutions, essential quarters.
- (v) Government/ semi-government/ local self-government offices, Court buildings, quarters for essential staff.
- (vi) Post office, telegraph office, telephone exchange, radio station, complex of such uses, staff quarters and similar public /semi-public uses.
- (vii) Community hall, library, water tanks, stadium, religious structures etc.
- (viii) Commercial use or a cluster of such uses admeasuring not more than 15% of the area of independent plot shall be permissible subject to following conditions: -
  - (a) Convenience shops, branches of banks, small restaurants etc. may be permitted. However, hotels serving liquor or shops selling liquor, pan, cigarette, tobacco, lottery tickets and such other items or services which are detrimental to public wellbeing, and shops or godowns for domestic gas or kerosene, which are hazardous, shall be prohibited.
  - (b) Sufficient area shall be kept in the plot/ cluster for parking.

**Note :** The Authority may include other items of public interest in the above list with prior approval of the Director of Town Planning, Maharashtra State, Pune.

#### 24.7 Religious Building:

The Authority may permit the buildings in independent plots for religious purpose of registered Public Trust subject to following terms and conditions : -

- (i) The religious building shall be on independent plot.
- (ii) No-Objection Certificate shall be obtained from concerned Police Authority and Collector before applying for permission.
- (iii) Ancillary residential and commercial use may be permissible within 15% of total area.
- (iv) The minimum area of plot shall be 500 sqm.
- (v) The proposal shall be consistent with the Development Plan.

#### 24.8 Uses Permissible in Proposed Designation

- (i) The uses permissible in a designated site shall conform to the use for which it is designated. The required parking, public toilets and separate place for garbage bins shall also be provided in the designated site itself.
- (ii) Combination of uses as mentioned below may be permissible even if the designation is for a specific purpose : -

- (a) **Playground** – In playground designation, minimum 10% area shall be earmarked for parking, 80% area shall be kept open for open play activities and in the remaining 10%, the following may be permitted subject to other requirements of these regulations: - covered swimming pool & allied construction, gymnasium, covered badminton court, pavilion, watchman quarter, small restaurant to the extent of 20 sqm.
  - (b) **Stadium** - In addition to the uses permissible in playground mentioned above, shops below the spectators' tiered gallery may be permitted.
- Note** : - The F.S.I. permissible for (a) and (b) above shall be 0.1.
- (c) **Garden** – In addition to the main use of garden, open swimming pool & allied construction, water tank, rainwater harvesting system, quarter for gardener / watchman, small restaurant or food stalls to the extent of 20 sqm may be permitted after earmarking 10% of the area for parking.
  - (d) **Vegetable Market** – Open or covered platforms along with petty convenience shops, fruit stalls.
  - (e) **Shopping Centre / Market** – Shops, Vegetable market, departmental stores, offices, banks / community hall on upper floors.
  - (f) **Town hall** – Town hall, exhibition hall, art gallery, meeting / conference hall, library, small restaurant to the extent of 20 sqm.
  - (g) **Drama Theatre** – Drama theatre, art gallery, exhibition hall, library, small restaurant to the extent of 20 sqm, allied uses such as guest rooms for the artists.

- (h) **Cultural Hall** – Cultural hall, marriage hall, hall for socio-cultural activities, art gallery, exhibition hall, hall for performing arts, small restaurant to the extent of 20 sqm, allied uses such as guest rooms, yoga centre.
- (i) **Primary School** – Primary & pre-primary schools and allied activities.
- (j) **Secondary / High School** – Junior college, secondary / high school and primary-preprimary school and allied activities.
- (k) **Library** – In addition to library, nursery school, balwadi.
- (l) **Health Centre / Hospital / Maternity Home / Dispensary** – Any sort of medical facilities along with ancillary construction such as staff quarters, chemist's shop, restaurant, ATM, PCO, cyber café each not more than 20 sqm. In case of bigger hospitals of built up area not less than 6000 sqm sleeping accommodation for guests may be permissible.
- (m) **Truck Terminus** – In addition to a minimum 60% area required for parking of trucks, godowns, restaurant, hotel, motel, lodging facility for drivers, auto repair centre, auto service centre, shops for auto spare parts, shops for daily needs, ATM, PCO, health centre / first aid centre, common toilets, provision for loading-unloading.

#### 24.9 Innovative Development Proposals :

Any development proposal, which is otherwise in accordance with the spirit of these regulations but consists of new concepts or innovative ideas, may be approved by the Authority in consultation with the Chief Planner, M.I.D.C.

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## CHAPTER 4

### MARGINAL SPACES AND HEIGHT

#### 25.0 GENERAL:

Marginal open spaces, area, height limitations and permissible F.S.I. of buildings for different uses are as given below.

#### 25.1 Marginal Open Spaces, Area, Height Limitations for Buildings.

##### 25.1.1 Residential Buildings:

- (a) The provisions as given in **Error! Reference source not found.** and **Error! Reference source not found.** shall apply for residential buildings, and ancillary residential buildings permissible in industrial areas.
- (b) Explanations for **Error! Reference source not found.:** -
  - i. Part (A) of the table indicates the range of width of roads on which a plot with a given area can be sited, e.g., a 20-sqm plot cannot be sited on roads above 12 m in width.
  - ii. Part (B) of the table indicates the range of width of roads on which a given type of development can be allowed, e.g., if a row housing type development is being contemplated, the road cannot be wider than 12 m.
  - iii. Part (C) of the table indicates the size range of plot areas that are required for a given type of development.

Table 16 : Type of Road, Type of Development &amp; Plot Area

(A) Plot areas according to class & widths of Roads		(B) Maximum Road width on which a Type of Development is allowed		(C) Plot Area required for a Type of Development	
Road width (m)	Plot Area (m <sup>2</sup> )	Type of Development allowed	Road width (m)	Type of Development allowed	Plot Area (m <sup>2</sup> )
(i) up to 12	20 & above	Row	(i) up to 12	Row	50 - 125
(ii) above 12 & up to 18	125 & above	Semi-Detached	(ii) above 12 & up to 18	Semi-Detached	125 - 250
(iii) All roads other than (iv) below	250 & above	Detached	(iii) All roads	Detached	above 250
(iv) Roads above 30 m width & Classified Roads excluding Village Roads	450 & above	Detached	(iv) Roads above 30 m width & Classified Roads excluding Village Roads	Row (HDH/ EWS/LIG/ SRA by Auth.)	20 - 50

Table 17 : Plot Areas and Marginal Distances

Sr. No.	Plot Size (in sqm)	Min. front setback from road line (meters)	Min. side open space (meters)		Min. rear open space (meters)	Type of Development
(1)	(2)	(3)	(4)		(5)	(6)
1.	450 and above	6 or as specified by Highway rules whichever is more.	3.0		3.0	Detached
2.	300 and up to 450	4.5	3.0		3.0	Detached
3.	250 and up to 300	3.0	2.25		2.25	Detached Only G + 2 structure

Sr. No.	Plot Size (in sqm)	Min. front setback from road line (meters)	Min. side open space (meters)	Min. rear open space (meters)	Type of Development
(1)	(2)	(3)	(4)	(5)	(6)
4.	above 125 and up to 250	3.0	1.5 (in the case of corner plot, 3.0 from road boundary or the building line, if any, of the adjoining road whichever is more)	1.5	Semi-Detached Only G + 2 structure.
5.	above 50 and up to 125	2.25	0.0 (in the case of corner plot, 2.25 from road boundary or the building line, if any, of the adjoining road whichever is more)	1.5	Row Housing
6.	above 20 and up to 50	1.0 from pathway or 2.25 from road boundary	0.0 (in the case of corner plot, 1.0 from pathway or 2.25 from road boundary or the building line, if any, of the adjoining road whichever is more)	1.0	Row Housing (EWS/ LIG/ Slum Rehousing)

**Notes : -**

- (1) In no case ribbon development rules shall be relaxed without approval of the Highway Authority.
- (2) Row-housing plot at the junction of two roads shall be larger to maintain the setback from both roads and not more than 8 and not less than 4 plots shall be allowed in each block of a row. Each block shall be separated from the other by 6 m.
- (3) Where the height of a building exceeds 10 m. or G + 2, the side and rear marginal open spaces shall be left as per Regulation No. 17 i.e. (H/3) subject to minimum of 3 m.
- (4) For heights above 48 m, the width of open spaces around buildings need not exceed 16m.
- (5) If the length or depth of the building exceeds 40 m, add 10 percent of length or depth of building minus 4.0 m to values in column 3, 4 and 5 above.
- (6) Where rooms do not derive light and ventilation from the exterior open space, the width of such exterior open space as prescribed in Table may be reduced by 1m subject to a minimum margin of 3' m. No projections shall be permitted in such reduced marginal space.
- (7) Steps may be permitted in marginal open spaces up to 1.2 m from the building line.



**25.2 Other Buildings:** - The provisions as given in Table below shall apply for different categories of buildings and clusters of service industries and other facilities.

**Table 18 : Marginal Open Spaces for Other Types of Buildings**

Sr. No.	Use of Building	Min. road width required	Marginal Open Spaces		Other Stipulation
			Front	Side and Rear	
(1)	(2)	(3)	(4)		(7)
1	Hospital, Maternity Homes, Health Club, Public-Semipublic buildings	15 m	6 m	6 m	
<b>2</b>	<b>Educational Buildings</b>				
	i) Pre-primary School	9 m & not more than 18 m	4.5 m	3 m	
	ii) Primary School	9 m. & not more than 18 m.	6 m	6 m	
	iii) Other Educational Buildings	15 m	9 m	6 m	
3	Cinema Theatre/ Drama Theatre/ Assembly Hall/ Multiplex / Shopping Malls	18 m	12 m	6 m	The minimum distance from the boundary of site to boundary of educational & hospital buildings shall not be less than 60 m.
4	Marriage Hall and the like buildings	15 m	12 m	6 m	The minimum distance from the boundary of site to boundary of educational & hospital buildings shall not be less than 60 m.
5	Petrol/Fuel Filling Stations with or without service bays	15 m	6 m	6 m	i) Should be at least 90 m away from any junction of roads of width 12 m and more or from the nearest gate of a school, hospital, theatre, place of assembly or stadium. ii) Restrictions imposed by Ribbon Development Rules, I.R.C., MoRTH, Explosives Dept, Fire Authority shall apply. iii) Petrol filling station shall not be sited on the inner side of a road curve. In case the curve is not very sharp and cars moving out of the station are completely visible from a distance of at least 90 m to the traffic and vice versa, a petrol station may be permitted on the inner side of a road curve.

Sr. No.	Use of Building	Min. road width required	Marginal Open Spaces		Other Stipulation
			Front	Side and Rear	
(1)	(2)	(3)	(4)		(7)
6	Mercantile / Business/ /Commercial buildings	15 m	6 m	6 m	
7	Stadium / Pavilion	18 m	6 m	6 m	Covered portion shall not exceed 20% of plot area. The spectators' gallery shall not be counted towards F.S.I. Shops below spectator's gallery are permissible.
8	Clusters of service industries and other facilities	15 m	6 m	6 m	A layout of buildings in the cluster including parking/ loading-unloading shall be planned.
9	Buildings for Information / Bio-Technology	24 m	12 m	6 m	Sufficient parking/ loading-unloading shall be provided.

**Note:** (i) In case of plots fronting on National Highway, State Highway and Major District Roads, the building line shall be as per Ribbon Development Rules or as given in Table above, whichever is more.  
(ii) Larger of the marginal open spaces for a given category of plots mentioned in above Table and in Regulation No.15 shall govern.  
(iii) A stadium shall generally accommodate a running track of 400 m length.

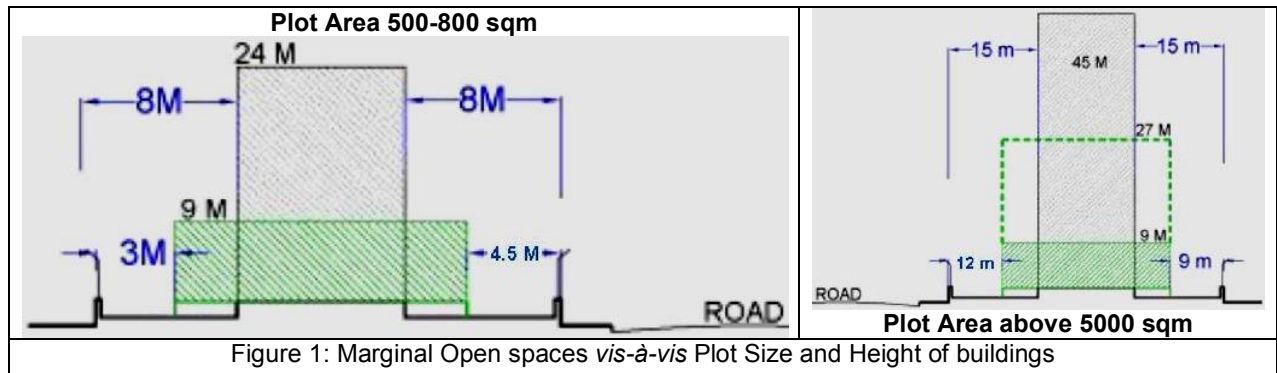
### 25.3 Industrial buildings

Minimum plot areas and height limitations for industrial buildings shall be as given in Table 1 and as illustrated in **Figure 1** below.

**Table 19 : Area and Height Limitations for Industrial Building**

Sr. No.	Plot Size in sqm	Minimum Front Margin in meters	Minimum Side & Rear Margins in meters
1	Above 500 and up to 800	4.5 or 1/3rd height of building whichever is more	3 or 1/3rd height of building whichever is more
2	Above 800 and up to 1200	6 or 1/3rd height of building whichever is more	4.5 or 1/3rd height of building whichever is more
3	Above 1200 and up to 2500	6 or 1/3rd height of building whichever is more	6 or 1/3rd height of building whichever is more
4	Above 2500 and up to 5000	9 or 1/3rd height of building whichever is more	6 or 1/3rd height of building whichever is more
5	Above 5000	12 or 1/3rd height of building whichever is more	9 or 1/3rd height of building whichever is more

**Note:** (i) In the case of plots fronting on National Highway, State Highway and Major District Roads, the building line shall be as per Ribbon Development Rules or as given in Table above, whichever is more.  
(ii) Larger of the marginal open spaces for a given category of plots mentioned in above Table and in Regulation No.17 shall govern.



**25.4 Tower-like structures:** - Notwithstanding any provision to the contrary, a tower-like structure may be permitted only with 6 m marginal open space at the ground level and one set back of 2 m at the height of 18 m provided that the total height does not exceed 24 m.

If it exceeds 24 m but does not exceed 36 m, the minimum open space at ground level shall be 9 m with a set back of 3 m at the height of 27 m.

If it exceeds 36 m, the minimum open space at ground level shall be 12 m with two set backs of 2 m each - first set back at 36 m height and the second at 42 m height.

The terraces created by the set backs shall be accessible through a common passage and /or common staircase only.

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## CHAPTER 5

### STRUCTURAL SAFETY, WATER SUPPLY, DRAINAGE & SANITARY REQUIREMENTS, OUTDOOR DISPLAY AND OTHER SERVICES

#### 26.0 STRUCTURAL DESIGN

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

#### 27.0 QUALITY OF MATERIALS AND WORKMANSHIP

**27.1.** All materials and workmanship shall be of good quality conforming generally to accepted standards of Public Works Department of Maharashtra and Indian Standard Specifications and Codes as included in Part 5 - Building Materials and Part 7 - Construction Practices and Safety of National Building Code of India, amended from time to time.

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

#### 28.0 ALTERNATIVE MATERIALS, METHODS OF DESIGN AND CONSTRUCTION AND TESTS

**28.1.** The provision of the regulations are not intended to prevent the use of any material or method of design or construction not specifically prescribed by the regulations, provided any such alternative has been approved.

**28.1.1.** The provision of these regulations is also not intended to prevent the adoption for architectural planning and layout conceived as an integrated development scheme.

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

**28.3 Tests:** Whenever there is insufficient evidence of compliance with the provisions of the regulations of evidence that any material or method of design or construction does not conform to the requirements of the rules or in order to substantiate claims for alternative materials, design or methods of construction, the Authority may require tests sufficient in advance as proof of compliance. These tests shall be made by an approved agency at the expense of the owner.

**28.3.1** Test method shall be as specified by the regulations for the materials or design or construction in question. If there are no appropriate test methods specified in the regulations, the Authority shall determine the test procedure. For methods of tests for building materials; reference may be made to relevant Indian standards as given in the National Building Code of India published by the Bureau of Indian Standards. The latest version of the National building Code of India shall be taken into account at the time of enforcement of these rules.

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

## **29.0 BUILDING SERVICES**

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

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

**29.2.1 Maintenance of Lift in working order:** The lifts shall be maintained in working order.

## **30.0 WATER SUPPLY, DRAINAGE AND SANITARY REQUIREMENTS.**

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

### **30.2. Requirements of water supply in building.**

The total requirements of water supply shall be calculated based on the population as given in Table 20 below:

**Table 20 : Occupancy Type & Occupant Load**

<b>Occupancy</b>	<b>Basis</b>
Residential Building	5 persons per tenement
Other Buildings	No. of persons on occupant load and area of floors given in <b>Error!</b> <b>Reference source not found.</b>

**30.2.1** The requirements of water supply for various occupancies shall be as given in Table 21 to Table 23 or as specified by the Authority from time to time.

**Table 21 : Per Capita Water Requirements for Various Occupancies/Uses**

<b>Sr. No.</b>	<b>Type of Occupancy</b>	<b>Consumption per head per day (in liters)</b>
1	<b>Residential:</b>	
	(a) in living units	135
	(b) Hotels with lodging accommodation (per bed)	180

Sr. No.	Type of Occupancy	Consumption per head per day (in liters)
2	<b>Educational:</b>	
	(a) Day Schools	45
	(b) Boarding Schools	135
3	<b>Institutional (Medical Hospitals):</b>	
	(a) No. of beds not exceeding 100	340
	(b) No. of beds exceeding 100	450
	(c) Medical quarters and hostels	135
4	Assembly-Cinema theatres, auditorium etc. (per seat of accommodation)	15
5	Government and Semi-public business	45
6	<b>Mercantile (Commercial):</b>	
	(a) Restaurants (per seat)	70
	(b) Other business buildings	45
7	<b>Industrial:</b>	
	(a) Factories where bathrooms are to be provided	45
	(b) Factories where no bath-rooms are required to be provided	30
8	Storage (including warehousing)	30
9	Hazardous	30
10	Intermediate / Stations (excluding mail and express stops)	45 (25)*
11	Junction Stations	70 (45)*
12	Terminal / Stations	45
13	International and domestic Airports	70

**Notes:** (i) \* The value in parenthesis is for stations where bathing facilities are not provided.

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

**Table 22 : Flushing Storage Capacities**

Sr. No.	Classification of building	Storage capacity
(1)	(2)	(3)
1	Tenements having common convenience	900 liters per W.C. seat
2	Residential premises other than tenements having common convenience	270 liters for one W.C. seat and 180 liters for each additional seat in the same flat
3	Factories and Workshops	900 liters per W.C. seat and 180 liters per urinal seat
4	Cinemas, public assembly halls, etc.	900 liters per W.C. seat and 350 liters per urinal seat

**Table 23 : Domestic Storage Capacities**

Sr. No.	No. of Floors	Storage Capacity	Remarks
(1)	(2)	(3)	(4)
<b>For premises occupied as tenements with common conveniences</b>			
1	Floor (Ground)	NIL	Provided no down take fittings are installed
2	Floors 1, 2, 3, 4, 5 and upper floors	500* liters per tenement	
<b>For premises occupied as Flats or blocks</b>			
1	Floor (Ground)	NIL	Provided no down take fittings are installed
2	Floors 1, 2, 3, 4, 5 and upper floors	500* liters	

\* Subject to provisions of water supply and drainage rules.

**NOTE 1:** If the premises are situated at a place higher than the road level in the front of the premises, storage at ground level shall be provided on the same line as on floor 1.

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

Down take taps - 70 liters each

Showers - 135 liters each

Bathtubs - 200 liters each

### **31.0 DRAINAGE AND SANITATION REQUIREMENTS**

#### **31.1 General**

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

- (a) Each family dwelling unit on premises (abutting on a sewer or with a private sewage disposal system) shall have, at least, one water closet and one kitchen type sink. A bath or shower shall also be installed to meet the basic requirement of sanitation and personal hygiene.
- (b) All other structures for human occupancy or use on premises, abutting on a sewer or with a private sewage disposal system, shall have adequate sanitary facilities, but in no case less than one water-closet and one other fixture for cleaning purposes.

#### **31.2 For Residences**

- (a) Dwelling with individual convenience shall have at least the following fitments:
  - i) One bathroom provided with a tap and a floor trap;
  - ii) One water-closet with flushing apparatus with an ablution tap; and
  - iii) One tap with a floor trap or a sink in kitchen or washing place.
- (b) Dwelling without individual conveniences shall have the following fitments:
  - i) One water tap with floor trap in each tenement;
  - ii) One water closet with flushing apparatus and one ablution tap, bath for every two tenements; and
  - iii) One bath with water tap and floor trap for every two tenements.

### 31.3 For Buildings Other than Residences

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

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



Table 24 : Office Buildings

Sr. No.	Fixtures	Public Toilets		Staff Toilets	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	<b>Executive Rooms and Conference Halls in Office Buildings</b> Toilet suite comprising one W.C., one washbasin (with optional shower stall at user's option if building is used round the clock) Pantry optional as per user requirement	Unit could be common for Male / Female or separate depending on the number of users of each facility		For individual officer rooms	
ii)	<b>Main Office Toilets for Staff and Visitors</b>				
	a) Water-closet	1 per 25	1 per 15	1 per 25	1 per 15
	b) Ablution tap with each water-closet	1 in each water-closet			
	c) Urinals          Add @ 3% for Add @ 2.5 %	Nil up to 6 1 for 7 to 20 2 for 21 to 45 3 for 46 to 70 4 for 71 to 100 101 to 200 Over 200	-	Nil up to 6	-
	d) Washbasins	1 per 25	1 per 25	1 per 25	1 per 25
	e) Drinking water fountain	1 per 100	1 per 100	1 per 100	1 per 100
	f) Cleaner's sink	1 per floor			

Table 25 : Factories

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

Sr. No.	Fixtures	Offices / Visitors		Workers	
		Male	Female	Male	Female
1	2	3	4	5	6
v)	Drinking water fountain	1 per every 100 or part thereof with minimum one on each floor		1 per every 100 or part thereof with minimum one on each floor	
vi)	Cleaner's sink	1 on each floor	1 on each floor	1 on each floor	1 on each floor
vii)	Showers /Bathing rooms	As per trade requirements			
viii)	Emergency shower and eye wash fountain	-	-	1 per every shop floor per 500 persons	

**NOTE** – For factories requiring workers to be engaged in dirty and dangerous operations or requiring them to being extremely clean and sanitized conditions additional and separate (if required so) toilet facilities and if required by applicable Industrial and Safety Laws and the Factories Act must be provided in consultation with the user.

**Table 26 : Cinema, Multiplex Cinema, Concerts and Convention Halls, Theatres**

Sr. No.	Fixtures	Public		Staff	
		Male	Female	Male	Female
1	2	3	4	5	6
i	Water-closets	1 per 100 up to 400 Over 400, add 1 per 250 or part thereof	3 per 100 up to 200 Over 200, add 2 per 100 or part thereof	1 for up to 15	1 for up to 12
ii	Ablution tap	1 in each water-closet			
iii	Urinals	1 per 25 or part thereof	-	Nil up to 6 1 for 7 to 20 2 for 21 to 45	-
iv	Washbasins	1 per 200 or part thereof		1 for up to 15 2 for 16 to 35	1 for up to 12 2 for 13 to 25
v	Drinking water fountain	1 per 100 persons or part thereof			
vi	Cleaner's sink	1 per floor			
vii	Showers/ Bathing rooms	As per trade requirements			

**NOTES** – (1) Some WC's may be European style if desired.

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

**Table 27 : Art Galleries, Libraries and Museums**

Sr. No.	Fixtures	Public		Staff	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Water-closets	1 per 200 up to 400 Over 400 add at 1 per 250 or part thereof	1 per 100 up to 200 Over 200 add at 1 per 150 or part thereof	1 for up to 15 2 for 16 to 35	1 for up to 12 2 for 13 to 25
ii)	Ablution tap	One in each W.C.	One in each W.C.	One in each W.C.	One in each W.C.
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
iii)	Urinals	1 per 50	-	Nil up to 6 1 per 7 to 20 2 per 21 to 45	-
iv)	Wash basins	1 for every 200 or part thereof. For over 400, add 1 per 250 persons or part thereof	1 for every 200 or part thereof. For over 200, add 1 per 150 persons or part thereof	1 for up to 15 2 for 16 to 35	1 for up to 12 2 for 13 to 25
v)	Drinking water fountain	1 per 100 persons or part thereof			
vi)	Cleaner's sink	1 per floor, Minimum			
vii)	Showers/ Bathing rooms	As per trade requirements			

**NOTES: -**

- 1) Some W.C.s may be European style if desired.
- 2) Male population may be assumed as two-third and female population as one-third.

**Table 28 : Hospitals with Indoor Patient Wards**

Sr. No.	Fixtures	Patient Toilets		Staff Toilets	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Toilet suite comprising one W.C., one wash basin and shower stall	Private room with up to 4 patients		For individual doctor's/officer's rooms	
For General Wards, Hospital Staff and Visitors					
ii)	Water-closets	1 per 8 beds or part thereof	1 per 8 beds or part thereof	1 for up to 15 2 for 16 to 35	1 for up to 12 2 for 13 to 25
iii)	Ablution tap	One in each W.C.	One in each W.C.	One in each W.C.	One in each W.C.
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
iv)	Urinals	1 per 30 beds	-	Nil up to 6 1 for 7 to 20 2 for 21 to 45 2 for 21 to 45	-

v)	Wash basins	2 for every 30 beds or part thereof. Add 1 per additional 30 beds or part thereof	1 for up to 15 2 for 16 to 35	1 for up to 12 2 for 13 to 25
vi)	Drinking water fountain	1 per ward	1 per 100 persons or part thereof	
vii)	Cleaner's sink	1 per ward	-	
viii)	Bed pan sink	1 per ward	-	
ix)	Kitchen sink	1 per ward	-	

**NOTES: -**

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

**Table 29 : Hospitals - Outdoor Patient Department**

Sr. No	Fixtures	Patient Toilets		Staff Toilets	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Toilet suite comprising one WC and one washbasin (with optional shower stall if building used for 24 h)	For up to 4 patients		For individual doctor's/officer's rooms	
ii)	Water-closets	1 per 100 persons or part thereof	2 per 100 persons or part thereof	1 for up to 15 2 for 16 to 35	1 for up to 12 2 for 13 to 25
iii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
iv)	Urinals	1 per 50 persons or part thereof	-	Nil up to 6 1 per 7 to 20 2 per 21 to 45	-
v)	Wash basins	1 per 100 persons or part thereof	2 per 100 persons or part thereof	1 for up to 15 2 for 16 to 35	1 for up to 12 2 for 13 to 25
vi)	Drinking water fountain	1 per 500 persons or part thereof		1 per 100 persons or part thereof	

**NOTES -** 1) Some W.C.s may be European style if desired.

- (2) Male population may be assumed as two-third and female population as one-third.
- (3) Provision for additional and special hospital fittings where required shall be made.

**Table 30 : Hospitals' Administrative Buildings**

Sr. No.	Fixtures	Staff Toilets	
		Male	Female
1	2	3	4
i)	Toilet suite comprising one W.C. and one wash basin (with optional shower stall if building used for 24 hours)	For individual doctor's/officer's rooms	
ii)	Water-closets	1 per 25 persons or part thereof	1 per 15 persons or part thereof
iii)	Ablution tap	One in each W.C.	One in each W.C.
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of W.C.s and urinals	
iv)	Urinals	Nil up to 6 1 per 7 to 20 2 per 21 to 45	-
v)	Wash basins	1 per 25 persons or part thereof	1 per 25 persons or part thereof
vi)	Drinking water fountain	1 per 100 persons or part thereof	
vii)	Cleaner's sink	1 per floor, minimum	
viii)	Kitchen sink	1 per floor, minimum	

**NOTE** - Some W.C.s may be European style if desired.

**Table 31 : Hospitals' Staff Quarters and Nurses Homes**

Sr. No.	Fixtures	Staff Quarters		Nurses Homes	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Water-closets	1 per 4 persons or part thereof	1 per 4 persons or part thereof	1 per 4 persons or part thereof 2 for 16 to 35	1 per 4 persons or part thereof 2 for 16 to 35
ii)	Ablution tap	One in each W.C.	One in each W.C.	One in each W.C.	One in each W.C.
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of W.C.s and urinals			
iii)	Wash basins	1 per 8 persons or part thereof		1 per 8 persons or part thereof	
iv)	Bath (shower)	1 per 4 persons or part thereof		1 per 4 persons or part thereof	
v)	Drinking water fountain	1 per 100 persons or part thereof, minimum 1 per floor		1 per 100 persons or part thereof, minimum 1 per floor	
vi)	Cleaner's sink	1 per floor		1 per floor	

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

2) For independent housing units fixtures shall be provided as for residences.

**Table 32 : Hotels**

Sr. No.	Fixtures	Public Rooms		Non-Residential Staff	
		Male	Female	Male	Female
1	2	3	4	5	6
i)	Toilet suite comprising one W.C., wash basin with shower or a bath tub	Individual guest rooms with attached toilets		-	
	Guest Rooms with Common Facilities				
ii)	Water-closets	1 per 100 persons up to 400 Over 400 add 1 per 250 or part thereof	2 per 100 persons up to 200 Over 200 add 1 per 100 or part thereof	1 for up to 15 2 for 16 to 35 3 for 36 to 65 4 for 66 to 100	1 for up to 12 2 for 13 to 25 3 for 26 to 40 4 for 41 to 57 5 for 58 to 77 6 for 78 to 100
iii)	Ablution tap	One in each W.C.	One in each W.C.	One in each W.C.	One in each W.C.
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
iv)	Urinals	1 per 50 persons or part thereof	-	Nil up to 6 1 for 7 to 20 2 for 21 to 45 3 for 46 to 70 4 for 71 to 100	-
v)	Wash basins	1 per W.C./Urinal	1 per W.C.	1 for up to 15 2 for 16 to 35 3 for 36 to 65 4 for 66 to 100	1 for up to 12 2 for 13 to 25 3 for 26 to 40 4 for 41 to 57
vi)	Bath (shower)	1 per 10 persons or part thereof		-	-
vii)	Cleaner's sink	1 per 30 rooms, minimum 1 per floor			
viii)	Kitchen sink	1 per kitchen			

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

Table 33 : Restaurants

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

**NOTES:** 1) Some W.C.s may be European style if desired.

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

3) Provision for additional and special fittings where required shall be made.\

**Table 34 : Schools and Educational Institutions**

Sr. No.	Fixtures	Nursery School	Non-Residential		Residential	
			Boys	Girls	Boys	Girls
1	2	3	4	5	6	7
i)	<b>Water closets</b>	1 for 15 pupils or part thereof	1 for 40 pupils or part thereof	1 per 25 pupils or part thereof	1 per 8 pupils or part thereof	1 per 6 pupils or part thereof
ii)	<b>Ablution tap</b>	One in each W.C.	One in each W.C.	One in each W.C.	One in each W.C.	One in each W.C.
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals.				
iii)	<b>Urinals</b>	----	1 per 20 pupils or part thereof	----	1 per 25 pupils or part thereof	----
iv)	<b>Wash basins</b>	1 per 15 pupils or part thereof	1 per 60 pupils or part thereof	1 per 40 pupils or part thereof	1 per 8 pupils or part thereof	1 per 6 pupils or part thereof
v)	<b>Bath/ Showers</b>	1 per 40 pupils or part thereof	----	----	1 per 8 pupils or part thereof	1 per 6 pupils or part thereof
vi)	<b>Drinking water fountain or taps</b>	1 for 50 pupils or part thereof	1 for 50 pupils or part thereof	1 for 50 pupils or part thereof	1 for 50 pupils or part thereof	1 for 50 pupils or part thereof
vi)	<b>Cleaner's Sink</b>	1 per floor				

**NOTES: -**

1) Some W.C.s may be European style if desired.

2) For teaching staff, the schedule of fixtures to be provided shall be the same as in case of office building.

**Table 35 : Hostels**

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



iv)	<b>Wash basins</b>	1 per 8 persons or part thereof	1 per 6 persons or part thereof	----	----	----	----
v)	<b>Bath/ Showers</b>	1 per 8 persons or part thereof	1 per 6 persons or part thereof	----	----	----	----
vi)	<b>Cleaner's Sink</b>	1 per floor					

**NOTE:** Some W.C.s may be European style if desired.

**Table 36 : Fruit and Vegetable Markets**

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

**NOTES:** (1) Toilet facilities for individual buildings in a market should be taken same as that for office buildings.  
 (2) Common toilets in the market buildings provide facilities for persons working in shops and their regular visitors.  
 (3) Special toilet facilities for a large floating population of out of town buyers/sellers, labour, drivers of vehicles for whom special toilet (public toilets).

**Table 37 : Airports and Railway Stations**

Sr. No.	Fixtures	Junction Stations, Intermediate Stations and Bus Stations		Terminal Railway and Bus Stations		Domestic and International Airports	
		Male	Female	Male	Female	Male	Female
1	2	3	4	5	6	7	8
i)	<b>Water closet</b>	3 for up to 1000 Add 1 per additional 1000 or part thereof	4 for up to 1000 Add 1 per additional 1000 or part thereof	4 for up to 1000 Add 1 per additional 1000 or part thereof	5 for up to 1000 Add 1 per additional 1000 or part thereof	Minimum 2 For 200, 2 For 400, 9 For 600, 12 For 800, 16 For 1000, 18	Minimum 2 For 200, 2 For 400, 9 For 600, 12 For 800, 16 For 1000, 18
ii)	<b>Ablution tap</b>	One in each water closet					
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals.					
iii)	<b>Urinals</b>	4 for up to 1000 Add 1 per additional 1000	----	6 for up to 1000 Add 1 per additional 1000	----	1 per 40 or part thereof	----
iv)	<b>Wash basins</b>	1 per W.C. / Urinal	1 per W.C.	1 per W.C. / Urinal	1 per W.C.	1 per W.C. / Urinal	1 per W.C.
v)	<b>Bath/ Showers</b>	2 per 1000		3 per 1000		4 per 1000	
vi)	<b>Drinking water fountain or taps (in common lobby for male/ female)</b>	2 per 1000 or part thereof		3 per 1000 or part thereof		4 per 1000 or part thereof	
vii)	<b>Cleaner's sink</b>	1 per toilet compartment with 3 W.C.s					
viii)	<b>Toilet for Disabled</b>	1 per 4000					

**NOTES:** 1) Some WC's may be European style if desired.

2) Male population may be assumed as three-fifth and female population as two-fifth.

3) Separate provision shall be made for staff and workers.

### 32.0 SIGNS AND OUTDOOR DISPLAY STRUCTURES

**32.1** In addition to Appendix IV of the 'Principal Regulations' (except item IX that contains the provision for deposit and fees), the display of advertising signs on buildings and land shall be in accordance with Part 10, Section 2 "Signs and outdoor display structures" of National Building Code of India as amended from time to time.

- 32.2. Prohibition of advertising signs and outdoor display structure in certain cases:** - 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 Authority. In the case of Government buildings, advertising signs or outdoor display structures may be permitted only if they relate to the activities carried out in the building, or are for own purposes or related programmes.
- 32.3** 'Developer' shall be free to decide, levy and recover suitable fees for advertisements and hoardings and any deposit therefor.
- .....

## CHAPTER 6 REGULATIONS FOR SPECIAL ACTIVITIES

### 33.0. MINING OR QUARRYING OPERATIONS:-

With the prior approval of the Authority, mining or quarrying operations may be permitted on following conditions: -

- (a) Pits and holes created in the process of mining and quarrying should be appropriately filled up and not left open.
- (b) The site shall be restored so as to make it safe either by laying out a garden by planting and rearing trees around it or by making it a recreational water body.
- (c) Mining & quarrying operation should be in a controlled manner.
- (d) Hill tops and hill slopes from which rainwater flows should not be allowed to be used for mining and quarrying.
- (e) The natural landscape and environment are not adversely affected.
- (f) Quarrying shall be regulated according to prescriptions of the District Collector.
- (g) Regulations prescribed by the Revenue authorities regarding the resettlement and restoration of environment shall be strictly followed.
- (h) Quarrying shall not be permitted within 500 m from a gaothans / village settlements and from the rivers, forts, historical places and places of tourist interest and within 500 m from the high tide line along the coast.
- (i) The conditions prescribed under Maharashtra Minor Mineral Extraction Rules and Regulations shall be observed.

### 34.0 ERECTION OF MOBILE TOWERS:

Mobile towers may be allowed to be erected, subject to following conditions :

- (i) Mobile towers may be allowed to be erected in any land use zone on ground or on terrace of a building provided that an approach road of minimum 12 m width shall be necessary.
- (ii) A cabin that shall be used only for keeping the instruments used for cellular mobile phone services shall be permitted and shall not admeasure more than 20 sqm. Any change in this respect made by the Authority in consultation with the Government shall be binding.
- (iii) On termination of mobile phone services, the applicant / land owner / agency shall demolish the cabin and tower at his own cost.
- (iv) The structural stability of the tower or building should be certified by a licensed structural engineer.
- (v) Copy of license issued by the telecommunications authorities for providing cellular telecommunication service should be produced.
- (vi) If the land is in the vicinity of airport, no-objection certificate should be produced from the aviation authorities.

- (vii) Entire responsibility will be fixed on the concerned applicant agency / land owner for any accident that occurs during erection of tower.
  - (viii) Consents from owner, co-owner and tenement owner shall be necessary.
  - (ix) Development Charges under Chapter VI-A of the Maharashtra Regional and Town Planning Act, 1966 shall be levied as decided by the Government from time to time.
  - (x) Any directions in this regard issued by the Government from time to time or policies framed by the Government shall prevail over these Regulations.
- .....

# ANNEXURE A-1

## FORM FOR APPLICATION FOR CONSTRUCTION OF BUILDING OR LAYOUT OF BUILDING / GROUP HOUSING

APPLICATION FOR PERMISSION FOR CONSTRUCTION OF BUILDING OR LAYOUT OF  
BUILDING / GROUP HOUSING UNDER SECTION 44 OF THE MAHARASHTRA REGIONAL AND  
TOWN PLANNING ACT, 1966.

(requisite court fee stamp)

To,

The Authority,  
Special Planning Authority for ... .. Integrated Industrial Area.

Sir,

I intend to carry out the under mentioned development in the site to erect/ to re-erect/ to demolish/ to make material alteration in the building on/ in Plot No. ... .., at ... .. Integrated Industrial Area situated at Road/ Street ... .. in accordance with Section 44 of the Maharashtra Regional and Town Planning Act, 1966.

I forward herewith the following plans and statements, whichever applicable (Item 1 to 6), in quadruplicate, signed by me (Name in block letters) ... .. and the Architect / Licensed Engineer / Structural Engineer / Supervisor, (License No... ..), who has prepared the plans, designs and a copy of other statements /documents as applicable (Item 7 to 10).

- (1) Key Plan (Location Plan);
- (2) Site Plan (in quadruplicate) of the area proposed to be developed;
- (3) Sub-division/Layout Plan
- (4) a detailed building plan showing the plan, section and elevations of the proposed development work;
- (5) Service Plan
- (6) Particulars of development in Form enclosed (to be submitted for development other than individual buildings);
- (7) An extract of record of rights, property register card (any other document showing ownership of land to be specified) along with consent of co-owners where third party interest is created.
- (8) Attested copy of receipt of payment of scrutiny fees;
- (9) Latest property tax receipt;
- (10) No Objection Certificate, wherever required.

I request that the proposed development/ construction may be approved and permission accorded to me to execute the work.

Signature and Name  
of the Licensed  
Surveyor/Architect

Signature of  
Owner  
Name of Owner  
Address of Owner

Dated

**FORM GIVING PARTICULARS OF DEVELOPMENT\***  
**(CONSTRUCTION OF BUILDING OR LAYOUT OF**  
**BUILDING / GROUP HOUSING)**  
**(PART OF ANNEXURE A-1, ITEM 6)**

01	(a)	(i)	Full Name of Applicant	.....
		(ii)	Address of applicant	.....
		(iii)	e-mail ID	.....
		(iv)	Mobile No.	.....
	(b)		Name and address of Architect/ Licensed Engineer/ Structural Engineer/ Supervisor employed	.....
	(c)		No. and date of issue of License	.....
02			Is the plot affected by any designations or road lines? If yes, are these correctly and clearly marked on the block plan?	.....
03	*(a)		What is the total area of the plot according to the document for property transfer (Lease Deed/ Conveyance Deed)?	.....
	*(b)		Does it tally with the Record of Rights?	.....
	*(c)		What is the actual area available on site as measured by the Architect/ Licensed Engineer/ Structural Engineer/ Supervisor?	.....
	(d)		Is there any deduction in the original area of the plot on account of road lines or designations? State the total area of such deductions.	.....
	(e)		If so, what is the net area?	.....
NOTE: ABOVE DETAILS SHALL ALSO BE MENTIONED ON BUILDING PLAN SUBMITTED FOR APPROVAL				
04			Are all plans enclosed as required under Regulation No.8.2?	.....
05	(a)		What is the plot number in the approved layout?	.....
	(b)		State the sanction number and date of sub-division / layout	.....
06	(a)		In what zone does the plot fall?	.....
	(b)		What is the permissible Floor Space for the plot as per deed of transfer of property?	.....
07	(a)		Is the use of every room in the proposed work marked on the plans?	.....
	(b)		Is it in accordance with the regulations?	.....
	(c)		What industrial classification does it fall under? Give reference to relevant 'Principal Regulations' number.	.....
	(c)		Does the use of the building, fall in the category of Special Types of buildings like, cinema halls, theatres assembly halls, stadia, buildings for religious purpose, hospital buildings, educational buildings, markets and exhibition halls etc.?	.....
08			If the work is in connection with an industry: -	
	(a)		Please briefly describe the main and accessory process.	.....

---

\* The permission shall be based on the area whichever is minimum.

- (b) Please state the maximum number of workmen and the total horse power likely to be employed per shift in the factory. ....
- (c) Does the proposal constitute relocation of an existing industry? If so, give the name and address of existing industry ....
- (d) Will the building be at 23 m. away from the boundary of a residential and commercial zone? ....
- (e) Nature and quantum of industrial waste/ effluents and method of disposal ....
- 09 (a) What is the: -
- (i) prescribed width of road on which plot is fronting? ....
- (ii) If the plot abuts on two or more streets, give information in respect of all the streets. ....
- (b) What is the height of the building above the average ground level of the plot? ....
- (c) Does it comply with the Regulation No.17.5? ....
- 10 (a) If there are existing structures on the plot: -
- (i) Are they correctly marked and numbered on the site plan? ....
- (ii) Are those proposed to be immediately demolished hatched in yellow colour? ....
- (iii) What is the plinth area and total floor area of all existing structures to be retained? ....  
(Please give details conforming to the plan submitted)
- (b) What is the plinth area and total floor area of the proposed work? (Please give details conforming to the plan submitted) ....
- 11 (a) Please state the plinth area and total floor area, existing and proposed (total of Item No. 10 (a) (iii) and 10 (b)) ....
- (b) Please state the overall F.S.I. (shall not exceed 1.0) (Item 11 (a) divided by Item 6 (b)) ....
- (c) Is the Building proposed with setbacks on upper floors? ....
- 12 (a) What is the width of the front open space? ....  
If the building abuts two or more streets, does the front open space comply with Regulation No.25? ....
- (b) Which sub-regulation of Regulation No.25 is applicable for the front open spaces? ....  
Does the front open space comply with that regulation? ....
- 13 What is the distance from the centre line of the street? Does it comply with the rules ....
- 14 (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 according to that required for the highest wing? ....
- 15 (a) What are the dimensions of the inner or outer chowk? ....



- (b) (i) Is (are) room (s) dependent for its (their) light and ventilation on the chowk? .....  
If so, are the dimensions of the chowk as required for the highest wing of the building? .....
- (ii) If not, is the area equal to the square of 1/5th of the height of the highest wall abutting the chowk as per Regulation No.17.2.1 (c)? .....
- 16 If the height of the building is more than 15 meters above the average ground level, is provision for lifts made? .....
- (a) If so, give details of lift: -
- | Type | Passenger Capacity | No. of Lifts | Type of Doors |
|------|--------------------|--------------|---------------|
| (1)  | (2)                | (3)          | (4)           |
|      |                    |              |               |
|      |                    |              |               |
- (b) Details of Fire Lift .....
- 17 (a) Does the building fall under purview of Regulation No.8.2.6.1? .....
- (b) If so, do the proposed fire protection requirements conform to Part III of the 'Principal Regulations'? .....
- (c) If not, give reasons for non conformity: -
- (i) .....
- (ii) .....
- (iii) .....
- 18 (a) (i) What are the requirements of parking spaces under the Regulations? .....
- (ii) How many are proposed? .....
- (iii) How many lock up garages are proposed? .....
- (b) (i) Are loading-unloading spaces necessary? .....
- (ii) If so, what is the requirement? .....
- (iii) How many are proposed? .....
- 19 (a) (i) What are the maximum widths of balconies? .....
- (ii) Will they reduce the required open spaces to less than the provisions of Regulations? .....
- (iii) Do they serve as a passage to any part of the building? .....
- (iv) What is their total area? .....
- (b) What is the maximum width of weather frames, Sunshades (Chajja), Sun breakers, cornice, eaves or other projection? .....
- (c) (i) Are any porches / Canopies proposed? .....
- (ii) Are they in compliance with Regulation No.17.4.1(c)? .....
- 20 (a) What is the width of the means of access? .....
- (b) Will it be paved, drained & kept free of encroachment? .....
- 21 (a) Is recreational open space provided as required under Regulation No.15.3.1 & 15.4.1? .....
- (b) Is any structure proposed in the recreational open space? If so, is it as per regulation? .....

- 22 (a) Are any accessory buildings proposed? If so, for what purpose? ... ..  
 (b) What are their heights? ... ..  
 (c) Are they 7.5 m away from the street or front boundary and if located within the open spaces, 1.5 m from other boundary? (Regulation no. 17.4.1 (e) and 19.7) ... ..  
 (d) Is their area calculated in F.S.I.? ... ..  
 23 (a) What is the proposed height of the compound / boundary wall? ... ..  
 (b) Is it at a junction? ... ..  
 (c) Is it in compliance with Regulation No.19.14? ... ..  
 24 (a) Does the proposal fall under the category of tower like structures vide Regulation No. 25.5? If so, does it comply with the requirements thereof? ... ..  
 (b) Is the proposal in the Air Port Zone? If yes, does it conform to restrictions? ... ..  
 (c) Is a "No. Objection certificate" for height obtained? ... ..  
 25 Does the proposal fall in any of the restricted zones? ... ..  
 26 (a) Does any natural watercourse pass through the land under development? ... ..  
 (b) Is necessary set back provided as per Regulation No. 13.1(b)? ... ..  
 27 Is the plinth level proposed to be above the level of the surrounding ground? ... ..  
 28 The details of the materials to be used in construction with specifications as below:  
     Roofs ... ..  
     Floors ... ..  
     Walls ... ..  
     Columns ... ..  
     Any other material ... ..  
 29 The number of water closet, urinals, kitchen sinks, wash basins, baths to be provided are as follows: -  

	Water closets	Baths	Urinals	Wash Basins	Kitchen Sinks
Existing	... ..	... ..	... ..	... ..	... ..
Proposed	... ..	... ..	... ..	... ..	... ..

  
 30 Details of the source of water to be used in the construction ... ..  
 31 Distance from the sewer ... ..  
 32 How much land belonging to 'Developer' will be used for stacking building material? ... ..  
 33 Has provision of tenements for EWS / LIG been made as required under regulation no. 15.6 (3)? ... ..  
 34 Please explain in detail in what respect the proposal does not comply with the Development Control Regulations and the reasons therefor, 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 : ... ..

Address : ... ..

Signature of the  
Applicant.

**FORM OF CERTIFICATE TO BE SIGNED BY THE ARCHITECT/ LICENSED  
ENGINEER/ STRUCTURAL ENGINEER/ SUPERVISOR EMPLOYED BY THE  
APPLICANT**

***CERTIFICATE***

I, (... .. Name ... ..) have been employed by the applicant as his Architect / Licensed Engineer / Structural Engineer / Supervisor. I have examined the boundaries and the area of the plot and I do hereby certify that I have personally verified and checked all the statements made by the applicant (who is the owner/ lessee in possession of the plot) as in the above form and found them to be correct.

Signature of Architect/ Licensed  
Engineer/ Structural Engineer/  
Supervisor

Date: ... ..

License No.: ... ..

Address: ... ..

E\_mail ID: ... ..

Mobile No.: ... ..

**FORM OF STATEMENT 1**

**EXISTING BUILDINGS TO BE RETAINED [SR. NO. 10 (A) (iii)]**

Existing Building No.	Floor No.	Area	Total Floor Area of Existing Building	Use / Occupancy of Floors.
(1)	(2)	(3)	(4)	(5)

**FORM OF STATEMENT 2**

**PROPOSED BUILDING [SR. NO. 10 (b)]**

Building No.	Floor No.	Area	Total Floor Area of Proposed Work	Use / Occupancy of Floors.
(1)	(2)	(3)	(4)	(5)

**PROFORMA 1**  
**(AT RIGHT HAND TOP CORNER OF SITE/ BUILDING PLAN AT FLOOR 1 LEVEL)**

Square Meters

<b>A</b>	<b>AREA STATEMENT</b>			
	<b>1</b>	<b>Area of plot</b>		
	<b>2</b>	Floor Space Permissible as per Base F.S.I.		
	<b>3</b>	Additional Floor Space allotted by 'Developer'		
	<b>4</b>	Permissible Total Floor Space = (2+3)		
	<b>5</b>	Existing Floor Space		
	<b>6</b>	Proposed Floor Space		
	<b>7</b>	Excess Balcony Area included in Floor Space (As per B (c) Below)		
	<b>*8</b>	Total Floor Space consumed = (5 + 6 + 7)		
	<b>*9</b>	F.S.I. Consumed (8 / 4) (shall not exceed 1.0)		
<b>B</b>	<b>BALCONY AREA STATEMENT</b>			
	(a)	Permissible Balcony Area on all Floors (see regulation no. 17.4.1 (c))		
	(b)	Proposed Balcony Area on all Floors		
	(c)	Excess Balcony Area on all Floors = [(b) – (c)]		
<b>C</b>	<b>PARKING STATEMENT</b>			
	(a)	Garages Permissible ... ..	Garage Proposed ... ..	
	(b)	<b>Type</b>	<b>Parking Required</b>	<b>Parking Proposed</b>
		Car		
		Scooter/ Motorcycle		
		Cycle		
		Visitors		
<b>*D</b>	<b>LOADING/ UNLOADING SPACES</b>			
	(a)	Loading/ Unloading required		
	(b)	Total Loading / Unloading Provided		
<b>E</b>		Provision of tenements for EWS / LIG		

**PROFORMA 2**  
**(AT RIGHT HAND BOTTOM CORNER OF PLANS / BELOW PROFORMA 1)**

<b>Contents of Sheet</b>						
<b>Stamps of Approval of Plans</b>						
<p style="text-align: center;"><b>*CERTIFICATE OF AREA</b></p> <p>Certified that the plot under reference was surveyed by me on ... .. and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership.</p> <p style="text-align: right; margin-top: 50px;">Signature of Architect/Licensed Engineer/ Structural Engineer/ Supervisor.</p>						
Description of Proposal & property:						
Name of Owner:						
<table style="width: 100%; border: none;"> <tr> <td style="width: 16.6%; border: none;">Job No.</td> <td style="width: 16.6%; border: none;">Drawing No.</td> <td style="width: 16.6%; border: none;">Scale</td> <td style="width: 16.6%; border: none;">Drawn By</td> <td style="width: 16.6%; border: none;">Checked By</td> <td style="width: 16.6%; border: none;">North Line</td> </tr> </table>	Job No.	Drawing No.	Scale	Drawn By	Checked By	North Line
Job No.	Drawing No.	Scale	Drawn By	Checked By	North Line	

## ANNEXURE A-2

### FORM FOR APPLICATION FOR SUB-DIVISION OF LAND AS PLOTTED LAYOUT

---

**APPLICATION FOR PERMISSION FOR SUB-DIVISION OF LAND AS PLOTTED LAYOUT  
DEVELOPMENT UNDER SECTION 44 OF THE MAHARASHTRA REGIONAL AND TOWN  
PLANNING ACT, 1966.**

---

From .....  
(Name of the owner)

To,  
The Authority,  
Special Planning Authority for  
..... Integrated Industrial Area.

Sir,

I intend to carry out the under mentioned development in the site/ plot of land, bearing Plot No. ...., at ..... Integrated Industrial Area situated at Road/ Street ..... in accordance with Section 44 of the Maharashtra Regional and Town Planning Act, 1966.

I forward herewith the following plans and statements (Item 1 to 3) wherever applicable, in quadruplicate, signed by me (Name in block letters) ..... and the Architect / Licensed Engineer / Structural Engineer / Supervisor (License No.....), who has prepared the plans, designs and a copy of other statements /documents as applicable (Items 4 to 6).

- (1) Key Plan (Location Plan);
- (2) a site plan (in quadruplicate) showing the surrounding land and existing access to the land included in the layout;
- (3) a layout plan (in quadruplicate) showing Particulars of Development, viz.: -
  - (i) sub-divisions of the land or plot with dimensions and area of each of the proposed sub-division and its use according to prescribed regulations;
  - (ii) width of the proposed streets; and
  - (iii) dimensions and area of open spaces provided in the layout for the purpose of recreational open space or any like purpose.
- (4) An extract of record of rights / property register card (any other document showing ownership of land to be specified) along with consent of co-owners where third party interest is created.
- (5) Attested copy of Receipt for payment of scrutiny fees.
- (6) No Objection Certificate, wherever required.

I request that the proposed layout may please be approved and permission accorded to me to execute the work.

Signature of the Licensed Surveyor/ Architect	Signature of Owner	_____
Dated _____	Name of Owner	_____
	Address of Owner	_____

Form Giving Particulars of Development  
(Part of Annexure A-2, Item 3)

1	(a)	(i)	Full Name of Applicant	_____
		(ii)	Address of applicant	_____
		(iii)	e-mail ID	_____
		(iv)	Mobile No.	_____
	(b)		Name and address of Architect/ licensed Engineer employed	_____
	(c)		No. and date of issue of License	_____
2			Is the land affected by any designations or road lines? If yes, are these correctly and clearly marked on the block plan?	_____
3	*(a)		What is the total area of the land according to the document?	_____
	*(b)		Does it tally with the Record of Rights?	_____
	*(c)		What is the actual area available on site measured by Architect/ licensed Engineer?	_____
	(d)		Is there any deduction in original area of the land on account of road lines or designation? (Please state the total area of such deductions)	_____
	(e)		If so, what is the net area?	_____
4	(a)		What is the Plot Number/s in the Layout/ Sub-division prepared by the 'Developer'?	_____
	(b)		Whether the certified measurement plan of the land issued by the Architect/ Registered Surveyor and countersigned by the 'Developer' is submitted with the proposal?	_____
5			In what zone does the land fall?	_____
6			What is the width of the access Road?: -	
		(i)	prescribed width	_____
		(ii)	existing width	_____
7			Whether the internal roads proposed in the layout conform to the Regulation No.15.2?	_____
8			How much recreational open space is required?	_____
9			How much recreational open space is proposed?	_____
10			Whether amenity space is required as per regulations? If so, how much?	_____
11			How much is proposed?	_____
12			Has provision of plots for EWS / LIG been made as required under regulation 15.6 (3)?	_____

\* The permission shall be based on the area whichever is minimum

- 13 Does the proposal fall in any of the restricted zones (e.g. Buffer/ Hill Slope-Top/ Funnel etc.)? \_\_\_\_\_
- 14 Does any natural watercourse pass through the land under development? If so, the set-back proposed up to building \_\_\_\_\_

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 : \_\_\_\_\_

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

Signature of the Applicant

E-mail ID : \_\_\_\_\_

Mobile No.: \_\_\_\_\_

### PROFORMA 1

#### (AT RIGHT HAND TOP CORNER OF LAND SUB-DIVISION LAYOUT PLAN)

AREA STATEMENT	sqm
1 Area of Land/ Plot	_____
2 Area Under: -	
(a) Proposed Road in Development Plan	_____
(b) Any Designation in Development Plan	_____
(c) Recreation Open Space as per Regulation No.15.3 1 and 15.4.1	_____
(d) Amenity Open Space as per Regulation No.15.3.2 and 15.4.2	_____
(e) Internal Roads	_____
3 Area of Sub-Plots	_____
4 Provision of plots for EWS / LIG	_____

### PROFORMA 2

#### (AT RIGHT HAND BOTTOM CORNER OF PLANS / BELOW PROFORMA 1)

<b>Contents of Sheet</b>					
<b>Stamps of Approval of Plans (Tentative/ Final)</b>					
<b>*CERTIFICATE OF AREA</b> Certified that the plot under reference was surveyed by me on ... .. and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership. <div style="text-align: right;">Signature of Architect/Licensed Engineer/ Structural Engineer/ Supervisor.</div>					
Description of Proposal & property:					
Name of Owner:					
Job No.	Drawing No.	Scale	Drawn By	Checked By	North Line



**ANNEXURE 'B'**  
**FORM FOR DESIGN AND SUPERVISION BY**  
**STRUCTURAL ENGINEER**

To,

The Authority,  
Special Planning Authority for ... .. Integrated Industrial Area.

1. Proposal:
2. Ref. No.:
3. Name and Address of the owner:
4. Name and address of Architect/ Licensed Engineer/ Supervisor:

Sir,

I hereby certify that the **structural work** of the Building No. ... .. in Plot No. ... ..  
... .. in Block No. ... .. situated at ... .. Road / street in ... ..  
Integrated Industrial Area and its **details** will be designed and supervised during its construction by  
me and I will ensure that it conforms to relevant provisions of the National Building Code of India  
2005.

(Signature of Structural Engineer)

Name of Structural Engineer:

Registration No.:

Place :

Date :

## **ANNEXURE 'C'**

### **QUALIFICATION, COMPETENCE, DUTIES AND RESPONSIBILITIES ETC. OF ARCHITECT, LICENSED TECHNICAL PERSONNEL OR BUILDERS**

#### **C-1 General**

**C-1.1** The qualifications of the technical personnel and their competence to carry out different jobs for building permit and supervision for the purpose of licensing by the Authority shall be as given in Regulation No. C-2 to C-6. The procedure for licensing the technical personnel is given in regulation No.C-6.

#### **C-2 ARCHITECT**

**C-2.1 Qualifications :** - The Qualifications for licensing of Architect will be the Associate Membership of the Indian Institute of Architects or such Degree or Diploma which makes him eligible for such membership or such qualifications listed in Schedule XIV of Architects Act, 1972 and shall be registered under the Council of Architecture as per Architects Act, 1972.

**\*C-2.2 Competence of Architect :** - To carry out work related to development permission as given below and to submit -

- (a) All plans and information connected with development permission.
- (b) Structural details and calculations for building on plot up to 500 sqm and up to 3 storeys or 11 m height and
- (c) Certificate of supervision and completion for all building.

#### **C-3 ENGINEER**

**C-3.1 Qualifications:** - The qualifications for Licensing Engineer will be the corporate membership (civil) of the Institution of Engineers or such Degree or Diploma in Civil or Structural Engineering.

**\*C-3.2 Competence:** - To carry out work related to development permission as given below and to submit-

- (a) All plans and related information connected with development permission.
- (b) Structural details and calculations for building on plot up to 500 sqm and up to 5 storeys or 16 m height, and
- (c) Certificate of supervision and completion for all building.

#### **C-4 STRUCTURAL ENGINEER**

**C-4.1 Qualifications:** - Qualifications for Licensing of structural engineers shall be in the following with minimum 3 years experience in structural engineering practice with designing and field work ;

- (a) Graduate in Civil Engineering of recognised Indian or Foreign University and 'Chartered Engineer or Associated Member in Civil Engineering Division of Institution of Engineers (India) or equivalent Overseas Institution; and
- (b) Associate member in Civil Engineering Division of institution of Engineers (India) or equivalent Overseas: Institution possessing exceptional merits.

The 3 years experience shall be relaxed to 2 years in the case of Post-graduate degree of recognised Indian and Foreign University in the Branch of Structural Engineering. In the case of doctorate in Structural Engineering, the experience required would be one year.

**\*C-4.2 Competence** - To submit the structural details and calculations for all buildings and supervision.

**\*C-4.2.1** Complicated buildings and sophisticated structures, as decided by the Authority, which are not within the horizontal areas and vertical limits under C-2.2 (b), C-3.2 (b) & C-5.2 (a) (I) shall be designed only by Structural Engineer.

## **C-5 SUPERVISOR :**

### **C-5.1 Qualification**

- (a) **For Supervisor - 1 :-**
  - (i) Three years architectural assistantship or intermediate in architecture with two years experience, or
  - (ii) Diploma in Civil engineering with two year's experience.
- (b) **For Supervisor - 2 :-**
  - (i) Draftsman in Civil Engineering from ITI with five year's experience under Architect / Engineer.

### **C-5.2 Competence**

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

## **C-6 LICENSING -**

### **\*C-6.1 Technical Personnel to be licensed: -**

The Qualified technical personnel or group as given in regulations; No C-3, C-4, C-5 shall be licensed with the authority and the license shall be valid for three calendar years ending 31<sup>st</sup> December after which it shall be renewed every three years.

### **\*C-6.2 Fees for Licensing: - The annual licensing fees shall be as follows: -**

For Engineer and Structural Engineer 1000 p. a.

For supervisor – 1 500 p. a.

For supervisor – 2 300 p. a.

### **\* C-6.3 Duties and Responsibilities of Licensed Technical Personnel:**

The duties and responsibilities of licensed technical Personnel shall be as follows:-

- (1) It will be incumbent on every licensed Technical personnel, in all matters in which he may be professionally consulted or engaged, to assist and co-operate with the Authority and other Officers in carrying out and enforcing the provisions of Maharashtra Regional & Town Planning Act, 1966 and of any regulations for the time being in force under the same.
- (2) Every licensed Technical Personnel shall in every case in which he may be professionally consulted or engaged, be responsible, so far as his professional connection with such case extends, for due compliance with the provisions of Maharashtra Regional & Town Planning Act, 1966 and of any regulations for the time being in force under the said Act, or such of them as may respectively be applicable to the circumstances of the particular case and in particular it will be obligatory on him to satisfy himself that a qualified and competent Maistry or Inspector of Works is constantly employed and present on the work to supervise the execution of all work and to prevent the use of any defective material therein and the improper execution of any such work.
- (3) In every case in which a Licensed Technical Personnel is professionally concerned in connection with any building or work upon any premises, in respect of which a right to require a set-back has accrued or is about to accrue to the Authority under the provisions of relevant Acts or any of them it will be incumbent on such Licensed Technical Personnel to ascertain whether " the regular line of the street" has been prescribed under the provisions of relevant Act; and whether any portion of the said premises is required for the street and no Licensed Technical Personnel must, on any account or under any pretence whatever, be a part to any evasion or attempted evasion of the set-back (if any that may be required).

- (4) In every case in which a Licensed Technical Personnel is professionally concerned in connection with any building or work upon any premises designed or intended to be used for any purposes in respect of which the written permission or license of the Authority 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 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 Authority.

#### 6.4 Licensing of Builders:

- (a) No builder / real estate firm or company shall be allowed to undertake development / do business / practice in Integrated Industrial Area unless they are licensed with the sanctioning authority of the respective area.
- (b) It shall be mandatory for a builder to register himself as a builder with the Authority to undertake the development of the apartment buildings, Group Housing Schemes, all High-Rise Buildings and all commercial complexes.
- (c) Developments undertaken for construction of individual residential houses, normal educational / institutional / industrial buildings and developments undertaken by public agencies are exempted from the above condition.
- (d) Any builder undertaking development or any firm doing development of a property mentioned in paragraph (b) above, in any Integrated Industrial Area or soliciting property sale / transactions or advertising as such in case of above, shall necessarily mention the details of his license number to whom the approval is given by the Special Planning Authority for the said Integrated Industrial Area, together with the permit number and its validity for information and verification of public / prospective buyers.
- (e) Absence of the above or suppressing of the above facts would invite penal action including debarring of the real estate firm / development firm / company from practicing / conducting business in the local authority area for 5 years or more, besides prosecution under the relevant laws / code of conduct by the sanctioning authority.
- (f) Any licensed builder who undertakes construction in violation of the sanctioned plans shall be black listed and this would entail cancellation of his license besides being prosecuted under the relevant laws / code of conduct.

**ANNEXURE 'D-1'**  
**FORM FOR TENTATIVE APPROVAL FOR DEMARCATION  
OF LAND / SUB-DIVISION LAYOUT**

To,

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

Sir,

With reference to your application No \_\_\_\_\_, dated \_\_\_\_\_  
for the land sub-division approval, under Section 44 of The Maharashtra Regional and Town  
Planning Act, 1966 to carry out development work in respect of land bearing Plot  
No \_\_\_\_\_ of \_\_\_\_\_ Integrated Industrial Area, situated at Road  
/Street \_\_\_\_\_, it is to inform you that, land sub-division layout is hereby tentatively  
approved and recommended for demarcation, subject to the following conditions:

1. You will get the land sub-division layout demarcated on the site by the Architect/  
Registered Technical Person and submit the certified copy to that effect for final approval.
2. It shall be the responsibility of the owner to carry out all the development work including  
construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc.  
to the satisfaction of the Authority and hand it over to the Industrial Township after its  
establishment.
3. You will have to submit an undertaking in respect of recreational open spaces (if in  
residential zone) as stipulated in Regulation No.15.3.1 (B).
4. This permission does not entitle you to develop the land which does not vest in you.
5. (other conditions, if any, including provision of plots for EWS / LIG)

Outward No. \_\_\_\_\_ Office Stamp

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

Yours faithfully,

Authority,  
Special Planning  
Authority for  
\_\_\_\_\_ Integrated  
Industrial Area

**OFFICE OF THE SPECIAL PLANNING AUTHORITY  
FOR .....**

**INTEGRATED INDUSTRIAL AREA**

Letter No.....,

Date .....

**LAYOUT RECOMMENDED FOR DEMARCATION**

subject to conditions mentioned in the aforesaid letter.

(space for signature)

(space for name)

**AUTHORITY**

← **Specimen of Stamp  
to be marked on land  
sub-division layout  
plan recommended for  
demarcation**

**ANNEXURE 'D-2'**  
**FORM FOR FINAL APPROVAL TO THE LAND SUB-DIVISION / LAYOUT**

To,

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

Sir,

With reference to your application No. \_\_\_\_\_, dated \_\_\_\_\_ for the land sub-division approval, under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work in respect of land bearing Plot No. \_\_\_\_\_, of \_\_\_\_\_ Integrated Industrial Area, situated at Road /Street \_\_\_\_\_, it is to inform you that the land sub-division layout is finally approved as demarcated under Section 45 of the Maharashtra Regional & Town Planning Act, 1966, subject to the following conditions:

1. It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. to the satisfaction of the Authority and hand it over to the Industrial Township after its establishment.
2. As per the undertaking submitted by you in respect of recreational open spaces (if in residential zone) as stipulated in Regulation No.15.3.1 (B), the said open spaces admeasuring ----- sqm stand vested in the name of plot holders of the layout or society of the plot holders and you have no right of ownership or interest in the said recreational open space.
3. This permission does not entitle you to develop the land which does not vest in you.
4. (other conditions, if any, including provision of plots for EWS / LIG)

Office No \_\_\_\_\_ Office Stamp

<b>OFFICE OF THE SPECIAL PLANNING AUTHORITY</b> <b>FOR .....</b> <b>INTEGRATED INDUSTRIAL AREA</b> Letter No..... Date ..... <b>LAYOUT SANCTIONED</b> subject to conditions mentioned in the aforesaid letter. <div style="text-align: right; margin-top: 10px;">           (space for signature)            (space for name)  <b>AUTHORITY</b> </div>
---

Yours faithfully,

Authority,  
 Special Planning  
 Authority for  
 \_\_\_\_\_ Integrated  
 Industrial Area

← Specimen of Stamp to be  
 marked on approved land sub-  
 division layout plan

**ANNEXURE 'D-3'**  
**FORM FOR REFUSAL**  
**OF SANCTION TO LAND SUB-DIVISION / LAYOUT**

To,

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

Sir,

With reference to your application No. \_\_\_\_\_, dated \_\_\_\_\_ for the land sub-division approval, under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work in respect of land bearing Plot No. \_\_\_\_\_, of \_\_\_\_\_ Integrated Industrial Area, situated at Road /Street\_\_\_\_\_, I regret to inform you that the proposal has been refused under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, on the following grounds and also on grounds mentioned on the reverse page.

- (1) \_\_\_\_\_
- (2) \_\_\_\_\_
- (3) \_\_\_\_\_
- (4) \_\_\_\_\_
- (5) \_\_\_\_\_
- (6) \_\_\_\_\_

Yours faithfully,

Authority,  
Special Planning  
Authority for  
\_\_\_\_\_ Integrated  
Industrial Area

Office memo No. BE/ \_\_\_\_\_  
Office Stamp \_\_\_\_\_  
Date : \_\_\_\_\_

(continued on the reverse side of the form)



*(the reverse side of the form)*

**OBJECTIONS**

1. Application Form.
2. Plans and Statement.
- \*3. Architect
4. Ownership.
5. Road width not as per the regulation.
6. Cognizance of Development Plan
7. Required recreational open space
8. Required amenity space
9. Miscellaneous including provision of plots for EWS / LIG

Authority,  
Special Planning  
Authority for  
\_\_\_\_\_ Integrated  
Industrial Area

← Specimen of stamp to  
be affixed on the plan

Letter No. .... Date .....

**REJECTED**

## ANNEXURE 'E'

### PLANNING STANDARDS FOR INTEGRATED INDUSTRIAL AREAS

#### 1.0 TRANSPORT INFRASTRUCTURE

Following are the guidelines for development of transport infrastructure throughout the Integrated Industrial Area.

- (1) The urban landscape is characterized by a set of interdependent elements that create a sense of place. These include road type, and the form and disposition of landscape and lighting. Transport infrastructure provides the IIA with moving lanes for vehicles, bicycles and public transport. A road is associated with a particular type of movement, and is endowed with two attributes: movement type and character. The movement type of the road refers to the number of vehicles that can move safely through a segment within a given time period; it is physically manifested by the number of lanes and their width, by the centerline radius, the curb radius, and the super elevation of the pavement. The character of the road refers to its suitability as a setting for pedestrian activities.
- (2) Roads can be assigned appropriately to Use Zones, with calibrated widths for Rights-of-Way, movement types, design speed, number of travel lanes, pavement width, curb radius and Verge type. They should reflect a clear road hierarchy.
- (3) The following additional assumptions govern the roads:
  - To clear sight lines for drivers, Visibility Triangles are required. (see Figure 2)
  - Carriageway widths are measured inside of curb to inside of curb.
  - Curb and gutter may range from fifty (50) cm for township roads to sixty (60) cm for classified roads such as ODR, MDR, SH, NH etc. or roads above 30 m in width.
  - Tree spacing should be provided to match Plot Line spacing in smaller plots and elsewhere at a spacing of about 10 m.
  - Tree planters have a minimum dimension of 1.2 m x 1.2 m, increased where possible to a 1.2 m x 2.4 m dimension.
  - In order to facilitate pedestrian safety, bulb-outs (see Figure 3) may be added where road widths are wide (24 m and above) and design speed high, or where sidewalks are narrow (less than 2 m).
  - The accommodation of bicycles and public transport requires detailed response to the road dimensions and traffic condition.
- (4) Transport infrastructure must evolve with the needs of the development. As the development continues to increase, a road may change in character

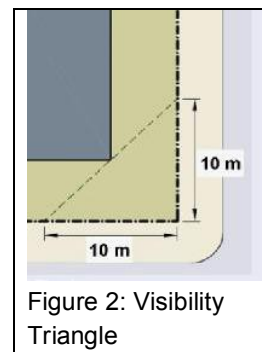


Figure 2: Visibility Triangle

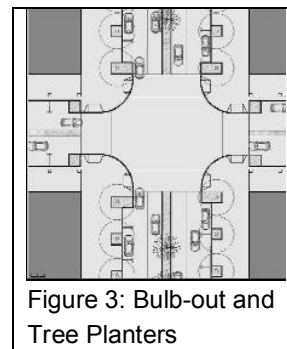


Figure 3: Bulb-out and Tree Planters

reflecting new density. For instance, a continuous lawn planter may be replaced with individual tree wells for additional sidewalk space, or a wide neighborhood street may be narrowed (traffic calming) to control traffic intrusion.

- (5) Bicycles need to be a viable mode of transportation and recreation in the IIA. Bicycle use of roads needs to be as follows:
  - i. Bicycles and vehicles may share use of lanes on all roads.
  - ii. Roads that have sufficient carriageway width to accommodate safety of bicyclists should include dedicated Bicycle Lanes.
  - iii. Greenways, waterfront walks and other civic spaces need to include Bicycle usage.
- (6) An IIA-wide bicycle plan may designate an interconnected network serving bicyclists with a series of marked routes that include Bicycle Lanes as well as Bicycle Routes that give bicycles priority, such as those roads which parallel major corridors or include major corridors which can be reconfigured to limit conflicts between vehicles and bicycles.
- (7) Pedestrian comfort should be a primary consideration of road dimensions and design. Design conflict between vehicular, bicycle and pedestrian movement needs to be decided in favour of the pedestrian.

## 2.0 INDICATIVE NORMS AND STANDARDS

### 2.1 General

The basic objective of suggesting norms and standards is to provide a basis for taking decision about their provision in a Development Plan. The norms and standards suggested below are indicative and may be adapted suitably.

### 2.2 Norms and Standards for Residential Area

Provision of facilities in IIAs will be governed by their extent. The average household size of around 4 and the average dwelling unit of around 50 sqm can be assumed in the Integrated Industrial Areas resulting in 12.5 sqm per person. This leads to a simple formula for converting gross area of Integrated Industrial Areas (in ha) in to population that can be accommodated in residential part of Integrated Industrial Areas (assumed to constitute 30% of gross area of Integrated Industrial Areas after accounting for commercial at 10%) by multiplying the gross area of Integrated Industrial Areas (in ha) by a factor of 240. For smaller IIAs, i.e. with extent between 40 and 100 ha, the population will range between approximately 10,000 and 24,000. For larger IIAs, population that will reside in the 30% of the Integrated Industrial Areas area will be in excess of 24,000.

**2.2.1 Recreational facilities :** - These will consist of gardens/parks and playgrounds of different sizes, sports complexes/ stadia, swimming pools etc. Norms for these are given in table below. However, collectively, these facilities not be less than 10% of the area under residential zone.

Sr. No.	Facility	Norm related to Population	Norm related to Gross area of IIA	Remarks
(1)	Gardens	1 ha for 15,000 population or part thereof	1.5% of gross area of IIA	including space for parking and incidental uses
(2)	Parks	1 ha for 10,000 population or part thereof	2.5% of gross area of IIA	including space for parking and incidental uses
(3)	Children's Play Ground	1 ha for 30,000 population or part thereof	0.75% of gross area of IIA	to be located away from schools

Sr. No.	Facility	Norm related to Population	Norm related to Gross area of IIA	Remarks
(4)	Play Ground	1 ha for 30,000 population or part thereof	0.75% of gross area of IIA	including space for parking
(5)	Sports Complex/ Stadium	Optional. At least 3 ha.		including space for parking and incidental uses. Space below gallery may be used for commercial purpose.

**2.2.2 Education:** - These will consist of day-care centres, nursery schools, pre-primary, primary, secondary, higher secondary, college, trade and vocational schools, special schools (for differently abled), university etc. The Development Plan will need to provide space for at least primary and secondary schools in all IIAs and for other levels and categories at Developer's option. These could be grouped in separate complexes along with other compatible uses. Norms for these are given in table below.

Sr. No.	Facility	Norm	Remarks
(1)	Day-Care Centres, Nursery Schools, Pre-Primary	To be located in an independent building or in a separate portion of a building with independent passage/ corridor, staircase/ lift.	May be permitted in layout open space subject to conditions about structures to be permitted in such open spaces.
(2)	Primary School with play ground	(a) 1 primary school of 500 students (b) 0.4 ha of plot area (c) 40% of plot area to be left for play ground	Primary school going students are taken at 15% of population. This works out to 1 primary school of 500 students for every 14 ha of gross area of I.
(3)	Secondary School with play ground	(a) 1 secondary school of 750 students (b) 1 ha of plot area (c) 40% of plot area to be left for play ground	Secondary school going students are taken at 7.5% of population. This works out to 1 secondary school of 750 students for every 40 ha of gross area of I.
(4)	Higher secondary, trade and vocational schools, special schools (for differently abled)	According to requirement	
(5)	College/University	As per U.G.C., I.M.C. and A.I.C.T.E. norms as may be applicable	

**2.2.3 Health facilities:** - These will consist of dispensaries, clinics and poly-clinics, radiological centres, pathological and laboratories, maternity homes, nursing homes, homes for convalescents, mental hospitals, surgical and general hospitals etc.

These are expected to be provided by private sector initiative. Where the 'Developer' has opted for development of clusters for locating facilities instead of usual R1-R2 type development, may earmark separate clusters for these either in

district or in neighbourhood centres. In R1-R2 type development where hospital is being proposed, the usual norm of 50 sqm per bed will hold good for deriving plot size. For other facilities, areas can be as required by the enterprise.

**2.2.4 Fire Station:** - At least one Fire Station or Sub Fire Station within 1 km to 3 kms for every 200,000 population or part thereof shall be provided with the following requirements: -

- ❖ Area for Fire Station with essential residential accommodation - 1.00 ha;
- ❖ Area for Sub Fire Station with essential residential accommodation - 0.60 ha.]

**2.2.5 Other facilities :** - Land should be allocated for burial and cremation ground, solid and liquid waste management and areas required for other utilities. The IIA will also need several other facilities like libraries, community halls, cultural centres, marriage halls, theatres, vegetable markets, gymnasias, swimming pools etc., however, these are expected to be provided by private sector initiative. Plots may be allotted as per requirement and where facility cluster type development is being opted for, the clusters may be planned for accommodating these uses in a compatible manner.

## **2.3 Norms and Standards for Industrial Area**

**2.3.1 General :** - Development Plan shall ensure that Industrial Buildings shall be at least 23 m away from residences in Residential zone. The buffer provided by this distance can be used as a landscape element or allocated for activities that will not conflict with residential use e.g. open uses like play ground, parks and gardens etc. Care should be taken to ensure that effluents and wastes of all types from industries do not affect residential areas. Sufficient areas for treatment and disposal of these would need to be allocated in the Development Plan.

**2.3.2 Circulation Pattern :** - This should conform in spirit to item 3.0 herein. As industrial area is likely to experience presence of heavy vehicles with long wheelbase as also articulated vehicles, it will be necessary that roads in industrial areas are wide enough to accommodate them. A 15 m wide road has been recommended as the absolute minimum except where exigency of situation demands lesser width. Cul-de-sacs should, as far as possible, be avoided. In addition to parking provision within individual plots, public parking would satisfy a felt public need in industrial areas. Needs of public transport services like turning spaces, bus terminals, bus bays and bus stops would also require adequate attention.

**2.3.3 Facilities in Industrial area :** - Adequate space for locating facilities required by both, the public visiting industrial units and the workers, will be necessary. These spaces, in addition to parks and gardens, would cater for facilities like fire stations, facility centres, health facilities including a central hospital, post and telegraph office, banks, restaurants, hotels, and such other uses admissible in amenity spaces.

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